

W-15.C.



Memorandum Date: August 28, 2006
Order Date: September 27, 2006

TO: Board of County Commissioners

DEPARTMENT: Public Works Dept./Land Management Division

PRESENTED BY: BILL VANVACTOR, COUNTY ADMINISTRATOR
KENT HOWE, PLANNING DIRECTOR

AGENDA ITEM TITLE: 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 (PA06-6437, ARNOLD)

I. MOTION

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

II. AGENDA ITEM SUMMARY

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 John and Susan Arnold to use the property as allowed at the time they acquired an interest in the property?

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

Applicants: John and Susan Arnold

Current Owner: John and Susan Arnold

Agent: none

Map and Tax lots: 17-01-08 #201

Acreage: 36 acres

Current Zoning: E60 (Exclusive Farm Use)

Date Property Acquired: August 1, 1974 (WD #7433332)

Date claim submitted: August 15, 2006. The 180-day processing deadline is February 11, 2007.

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 E60 (Exclusive Farm Use)

B. Policy Issues

As directed by the Board on March 21, 2006, a claimant must submit reasonable and competent evidence of a reduction in fair market value from a land use regulation. An appraisal is not required, but an analysis of the tax values is not adequate. The claimant has submitted a list of comparables that have sold within the last two years and appears to address the alleged reduction in value. Because of this, the County Administrator has waived the requirement for an appraisal. If the Board determines the submitted evidence is not reasonable or competent, the Board has the authority to require an appraisal.

C. Board Goals

The public hearing will provide an opportunity for citizen participation in decision making, in conformance with the overall goals of the Lane County Strategic Plan.

D. Financial and/or Resource Considerations

The applicant has requested compensation in the amount of \$858,000 or a waiver of the E60 (Exclusive Farm Use) zone regulations that prohibit the division of the property into lots containing less than 60 acres and construction of a dwelling on each lot.

E. Analysis

The claimants have submitted information in support of this claim including a list of comparable sales, a deed and the processing fee. The property contains approximately 36 acres and is zoned E60. In this zone, the minimum lot size is 60 acres and new dwellings require a special use permit. The claimant wishes to subdivide the property into lots that contain less than 60 acres and place a dwelling on each lot. John and Susan Arnold acquired an interest in the property on August 1, 1974 (WD #7433332). On that date, the property was unzoned.

As evidence of a reduction in value, the claimants have submitted a list of comparable sales. The Board must determine if this 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

The property contains approximately 36 acres and is zoned E60. In this zone, the minimum lot size is 60 acres and new dwellings require a special use permit. The claimant wishes to subdivide the property into lots that contain less than 60 acres and place a dwelling on each lot. John and Susan Arnold acquired an interest in the property on August 1, 1974 as evidenced by Warranty Deed #7433332. On that date, the property was unzoned.

Reduction in Fair Market Value

As evidence of the alleged reduction in value, the claimants have submitted a list of comparables that have sold within the last two years and it appears to address the alleged reduction in value. This evidence alleges a reduction of \$858,000. The Board must determine if this evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

Exempt Regulations

The E60 (Exclusive Farm Use) zone limitations on new dwellings, and the minimum parcel size of 60 acres do not appear to be exempt regulations described in Measure 37 or LC 2.710.

Conclusion

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.

F. Alternatives/Options

The Board has these options:

- Determine the application appears valid and adopt the order attached to this report.
- Require more information regarding the reduction in value or ownership.
- 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. TIMING/IMPLEMENTATION

If the Board determines this is a valid claim and waives a land use regulation, the claimant must receive a similar waiver from the state before a land use application and/or development proposal is submitted.

VI. RECOMMENDATION

If the Board determines the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation, the County Administrator recommends the Board waive the restrictive land use regulations adopted after August 1, 1974.

VII. FOLLOW-UP

If an order is adopted, it will be recorded.

VII. ATTACHMENTS

- Draft order to approve the claim of John and Susan Arnold.
- Vicinity Map.
- Claim submitted on August 15, 2006.

**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 (Arnold/PA06-6437).

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 John and Susan Arnold (PA06-6437), the owners of real property described in the records of the Lane County Assessor as map 17-01-08, tax lot 201, consisting of approximately 36 acres in Lane County, Oregon; and

WHEREAS, the County Administrator has determined that the application appears to meet all of the criteria of LC 2.740(1)(a)-(d), appears to be eligible for just compensation and appears to require modification, removal or not applying the restrictive land use regulations in lieu of payment of just compensation and has referred the application to the Board for public hearing and confirmation that the application qualifies for further action under Measure 37 and LC 2.700 through 2.770; and

WHEREAS, the County Administrator has determined under LC 2.740(4) that modification, removal or not applying the restrictive land use regulation is necessary to avoid owner entitlement to just compensation under Ballot Measure 37 and made that recommendation to the Board; and

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

WHEREAS, on September 27, 2006, the Board conducted a public hearing on the Measure 37 claim (PA06-6437) of John and Susan Arnold and has now determined that the restrictive E60 (Exclusive Farm Use) zone dwelling and land division requirements of LC 16.212 were enforced and made applicable to prevent John and Susan Arnold from developing the property as might have been allowed on August 1, 1974, when they acquired an interest in the property, and that the public benefit from application of the current E60 restrictions on new dwellings and the minimum parcel size to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, John and Susan Arnold requests either \$858,000 as compensation for the reduction in value of their property, or waiver of all land use regulations that would prevent the division of the land into lots that contain less than 60 acres and placement of a dwelling on each lot, uses that could have otherwise been allowed at the time John and Susan Arnold acquired an interest in the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the E60 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 John and Susan Arnold to make application for development of the subject property in a manner similar to what they could have been able to do under the regulations in effect when they acquired an interest in the property on August 1, 1974; and

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

NOW, THEREFORE IT IS HEREBY ORDERED that the applicant John and Susan Arnold made a valid claim under Ballot Measure 37 by describing the use being sought, identifying the county land use regulations prohibiting that use, submitting evidence that those land use regulations have the effect of reducing the value of the property, showing evidence that they acquired the property before the restrictive county land use regulations were enacted or enforced and the Board hereby elects not to pay just compensation but in lieu of payment, the request of John and Susan Arnold shall be granted and the restrictive provisions of LC 16.212 that prevent the division of the land into lots containing less than 60 acres and placement of a dwelling on each lot in the E60 (Exclusive Farm Use) Zone shall not apply to John and Susan Arnold, so that they can make application for approval to develop the property described in the records of the Lane County Assessor as map 17-01-08, tax lot 201, in a manner consistent with the land use regulations in effect when they acquired the property on August 1, 1974.

IT IS HEREBY FURTHER ORDERED that John and Susan Arnold still will need to make application and receive approval for a division of the property and placement of a dwelling under the other land use regulations applicable to dividing the land and placing a dwelling that were not specifically identified or established by John and Susan Arnold as restricting the division of the land and 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, and return to the Board for action, if necessary. All other Lane Code land use and development regulations shall remain applicable to the subject property until such time as they are shown to be restrictive and that those restrictions reduce the fair market value of the subject property.

IT IS HEREBY FURTHER ORDERED that this action making certain Lane Code provisions inapplicable to use of the property by John and Susan Arnold 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 9-19-2006 Lane County


OFFICE OF LEGAL COUNSEL

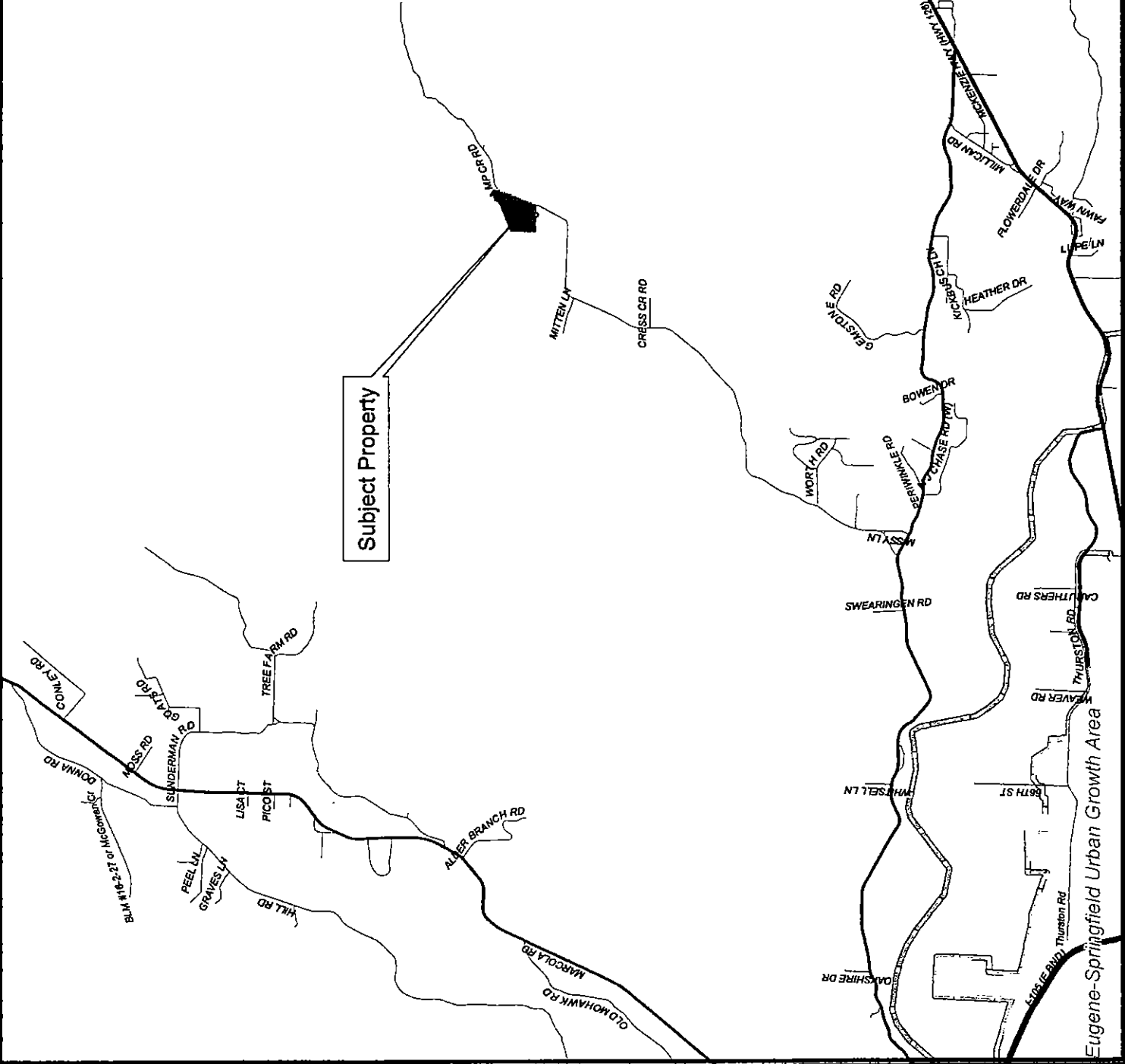
Arnold M37 Claim
PA06-6437

Subject Property

Legend

- Highway
- ▭ Urban Growth Boundary
- ▭ City Limits
- ▭ Metro Plan Boundary
- ▭ Arnold

Scale: 0 0.2 0.4 0.8 1.2 Miles



Eugene-Springfield Urban Growth Area



LANE COUNTY RECEIPT

RECEIPT NUMBER: R06005956

08-15-2006

PLANNING ACTION #: PA066437

TYPE: Measure 37 Claim
SITE ADDRESS: 38845 UPPER CAMP CREEK RD SPR
PARCEL: 17-01-08-00-00201
APPLICANT: ARNOLD JOHN D & SUSAN J
38845 UPPER CAMP CR RD
SPRINGFIELD OR

97478
726-0620

Type	Method	Description	Amount
Payment	Check	802	850.00

	Description	Current Pymt
3040	Planning Hrg Official	850.00

PAID BY: JOHN ARNOLD



LAND MANAGEMENT DIVISION

Measure 37 Claim Form

125 E 8th AVENUE, EUGENE OR 97401

PLANNING: 682-3807

For Office Use Only: FILE # PA066437 CODE: PLN-M37

FEE: \$850

This completed form, supporting documentation and processing fee must be submitted to the Lane County Land Management Division for all claims subject to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 4, 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.

LOCATION

17 01 08 00 L-201
Township Range Section qtr section Taxlot

38845 Upper Camp Creek Road SPD Oregon
Site address 97478

Applicant (print name): John D Arnold + Susan Jane Arnold

Mailing address: 38845 Upper Camp Creek Road SPD

Phone: 541-726-0620 Email:

Applicant Signature: John D Arnold, + Susan J Arnold

Agent (print name):

Mailing address:

Phone: Email:

Agent Signature:

Land Owner (print name): John D Arnold + Susan Jane Arnold

Mailing address: 38845 Upper Camp Creek Road SPD

Phone: 541-726-0620 Email:

Land Owner Signature: John D Arnold, + Susan J Arnold

By signing this application, the applicant, agent and landowner(s) certify the following: 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 owners(s) agree to this claim as evidenced by the signature of those owners. (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 4, 2004).

Additional land owners, lien holders, trustees, lessees or anyone with an interest in the subject property. Describe the ownership interest. Attach more pages if necessary.

Susan Jane Arnold C. Susan J. Arnold same
Name Signature Address

wife & co applicant for measure 37
Name Signature Address

Name Signature Address

Name Signature Address

Submit the following documents:

- Title Report. This report must identify the current land owner(s) and the date the current land owner(s) acquired the property or an interest in the property.
- Description Card and deeds. The description card is available in the Tax Assessor's Department. Submit all the deeds listed on the card from the date the current owner acquired an interest in the property. The deeds must verify the current land owner, as listed on the Title Report, and demonstrate continuous ownership by that owner since the date of acquisition.
- If the property is in a Trust, LLC or other type of ownership, submit documentation regarding the ownership. These document must show whether the Trust, LLC or other type of ownership is revocable and identify all persons with an interest in the ownership.
- If the property was acquired through a land sale contract, identify the original land owner and each person who assumed the contract prior to the current land owner. Include the documentation that demonstrates when the contract was conveyed. Also, submit the document(s) demonstrating the contract was completed and ownership was conveyed to the current owner.
- Leases, covenants, conditions or restrictions applicable to the subject property.
- Reasonable and competent evidence of a reduction in fair market value from a land use regulation.

Current Zoning: EFU - 60

Acreage: 37 Acres

When did the current land owner acquire an interest in the property? July 1974

When did the family acquire an interest in the property? July 1974

Current fair market value of property: \$550,000.00 w/ house and w/o buildable lots.

Alleged reduction in fair market value: \$858,000 - 1.2 million

EXISTING IMPROVEMENTS Identify any existing improvements to the property such as any homes, roads, other structures, etc.

Existing home on lot #3 of property
well & septic tank installed on lot #2
drive way road entrance to lot #2
well & septic tank installed on lot #2
drive way road to enter lot #2

What relief is being sought? Are you requesting monetary compensation or a waiver of a land use regulation(s)? If a waiver is desired, what is the desired use and/or how do you want to develop the property?

I would like the county to honor its commitment of my approved minor partition completed & approved in 1981. I would like to install a dwelling on lots # 1 & 2

APPROVAL CRITERIA

Lane Code 2.740(1)

The County Administrator shall make a determination as to whether the application qualifies for Board compensation consideration. An application qualifies for compensation consideration if the applicant has shown that all of the following criteria are met:

- (a) The County has either adopted or enforced a land use regulation that restricts the use of private real property or any interest therein;
- (b) The restriction on use has the effect of reducing the fair market value of the property or any interest therein, upon which the restriction is imposed;
- (c) The challenged land use regulation was adopted, enforced or applied after the current owner of the property (the applicant) became the owner; and
- (d) The challenged regulation is not an exempt regulation as defined in LC 2.710.

Answer the following questions. Attach additional pages if necessary.

- What land use regulation(s) has been enacted since the current owner acquired the property that reduced the fair market value of the property?
- How has the identified regulation(s) reduced the fair market value of the property?
- What evidence are you providing that demonstrates the value reduction? Explain the evidence.

(1) when I purchased the land in July 1974 there was no land use zoning. See attached letter.
(2) In 1981 I went thru a minor partition off EFU-40 zoned property to get approval to build on in distant future. See attached paperwork. This partition was approved in 1981. I received verbal word & confirmation that I didn't need to complete anything else until time to build. At this time would submit building plans for building permits. when I came in in early 2006 to make application for building permits I was told my previous partition and approval had lapsed after 2 years.

(See next page)

AT the time of my minor partition I was not informed of any time restrictions in which to build. There is no mention of it in any of my conditions of Approval requirements See Attached.

The restrictions in force at this time render lots 2 & 2 as farm land and not buildable legal lots as approved in 1981 partition and recognized as such in 2-7-06 See attached.

By taking away two buildable lots this lowers the value of my property by thousands of dollars.

I have enclosed some property's now listed and past sales to show the property values and dollars lost.

I hope that this paper work supplied is sufficient for you to make a decision.

I would also like to request if any of the cost for applying for this measure 37 could be refunded or applied towards my building permits?

PAGE (5)

I make this request because in 1981 I already did a request for exemption in a zoning of E.F.U. This was approved.

The required soil research, farm value evaluations, notice to neighbors and ect was all done at this time and therefore should not need to be done again. I just want the County to honor their approval of 1981.

Thank you
John D. Arnold

6-13-06

MR FAY Stewart

I believe that my property issue is different than most concerning measure 39 issues.

Most that I have read about are properties that are beginning from ground 0. They are applying to establish building rights on properties that have not been checked out for partitions and lot sizes, septic feasibility and or approvals, Removals from tax defered status, Soil conditions and farm or forest value and others.

My property has already gone thru all these checks and requirements and has meet all the requirement. Lane County has even said it agrees that I have 3 legal lots copy of such is with my Paper work you have.

My property was zoned E.F.U. when this partition and special use variation was approved in 1981. The property today is still zoned E.F.U. The property has not changed over the years, the soils are still the same probably less value as farm land as it has not been worked up, seeded fertilized or used. There have been (2) septic tanks & wells installed for the purpose of dwellings.

The only thing that happened is that there was a 2 year time limit to put a dwelling on these properties.

I was not informed of this requirement and it was not listed with any of the requirements that I had to do to get approval.

When this was completed I asked is there anything

else I need to do or be aware of. I was verbally told all was complete and in order just bring in house plans & purchase permits when ready to build.

When I went in earlier in 2006 to apply for permits then the 2 yr time limit suddenly showed its ugly head.

What and all that I am asking is that you re-instate my previous special use permit in E.F.U. zoning, as it is still E.F.U. zoning. I am not changing a thing just asking you to honor your previous agreement to me that would allow me to put dwellings on this property for my children as stated in the original application.

Thank you
John Arnold



Lane County

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

July 18, 2006

John Arnold
38845 Upper Camp Creek Rd
Springfield OR 97478

Re: PA06-6105. Research request.

Dear applicant,

On June 20, 2006, you submitted a research request for map 17-01-08; tax lot 201. Your letter indicated you want to know zoning of the property on July 31, 1974. This letter contains our findings.

On July 31, 1974, the property was unzoned. Your letter also requested "all records that might be needed to take to hearing [sic] for measure 37". If you know the records you want, they can be obtained. Otherwise, you will probably find the information you need on the Measure 37 application form. It contains general instructions on how to submit a complete claim. I have enclosed a copy for your convenience. It is also available on the the Lane County website (landcounty.org).

If you have any other questions, I can be contacted at 682-3159 or by email at steve.hopkins@co.lane.or.us.

Sincerely,

lane county
working
for you

Steve Hopkins, AICP
Planner
Lane County Land Management Division

February 28, 1977



John Arnold
217 Shamrock Ct.
Eugene, OR

Dear Mr. Arnold,

Re: Final Approval - Partition Application m292-75

Final approval is hereby granted to the above-referenced partition, inasmuch as all requirements and conditions of approval of the partition have been completed.

Attached is a copy of the recorded partition map for your records.

If we may be of any assistance in the future, feel free to contact this office.

Very truly yours,

Joe Hudzikiewicz
Joe Hudzikiewicz, Planner
Land Use Controls Section

cc: Jack Thomas, Transportation Dept.

Enclosure

1s

NOTE: LANE COUNTY PLANNING
RECOGNIZES THAT THERE IS
3 LEGAL LOTS, BEING PARCELS 1, 2, & 3
OF MP 292-75 WITHIN TL. 201

D.G. NICKEL
D.G. NICKEL

292

24



Request for Special Use or Permit Exemption
For Dwelling in A-1, A-2 or EFU Zones

Name of Applicant John Arnold Phone 726-0620
Mailing Address 38845 Upper Camp ^{Creek} Rd
City Springfield Zip Code 97477
Property Address 38845 Upper Camp Creek Rd
Map _____ Tax Lot(s) 201 Acreage 37

Fill out the following where applicable

- (1) I plan to (check one): build a dwelling on the property; place a mobile home on the property. *in far future for children*
- (2) I am receiving a farm tax deferral for the property? Check if yes.
- (3) I have a cooperative or lease agreement with another owner of farmland for management of the subject property. _____ Check if yes and attach copy of agreement.
- (4) I have a farm management plan for the property. *I manage myself* Check if yes and attach copy of plan including an explanation.
- (5) I am currently undertaking the following commercial farming practice(s) on subject property. (Explain): Growing Hay for Cattle, Raising Cattle, Raising Chickens, Putting 8 Acres into Corn

Because of compliance with either of items 2-5 above, I hereby request a special use permit exemption for dwelling in an A-1, A-2 or EFU zone.

Signed John Arnold
Date May 8 1981

Office Use Only

Exemption request received (date) _____ by _____
Referred to Planning Division (date) _____ by _____

Action (indicate one):
Exemption approved (date) 5-8-81 by D. Hoop
Exemption not approved; recommend special use or permit application (date) _____ by _____

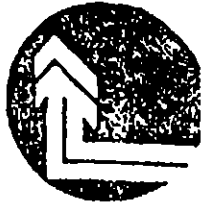
Copy to applicant (date) _____ by _____

Application No. DSP 83-133 PA 1984-83

(Applicant) John Arnold

(Address) 38845 Upper Camp Crk. Rd., Spfld, OR 97477

(Map & Tax Lot) 17-01-08/201



Approved for Parcel 1

The above referenced application to allow two residences on two parcels; 6.97 acres and 7.33 acres, respectively; non-farm dwellings on non-farm parcels (as defined by Lane Code 10.107-5(3)) within an A-2 Agricultural Land District.

has been:

approved with the stipulations and conditions stated below.

denied.

The decision was based on the findings of this office (copy enclosed) in accordance with the provisions of Lane Code 10.107-12(13). The decision will become final on 11/7/83 unless appealed to the Hearings Official, via the Planning Division on or before that date. An appeal may be filed by you, your representative, or any other property owner impacted by the decision in accordance with the provisions of Lane Code Chapter 14. * The appeal is to be filed with this office and must state how the decision is in error. If an appeal is filed, you and the adjacent property owners will be advised of the date, time and place of the hearing before the Hearings Official.

Joe Hudzikiewicz

Joe Hudzikiewicz, Planner

*Your appeal must be accompanied by a \$ 195.00 filing fee.

CONDITIONS OF APPROVAL

1. The approval is limit to a single residence on parcel no. 1 of partition m 292-75 (revised); the 7.33 acre parcel. Any additional residences on the subject property may be requested by a separate application.
2. A request to disqualify farm deferral shall be submitted to and approved by Lane County Assessment and Taxation Department. A copy shall be forwarded to this office.

REPORT OF FINDINGS

Applicant: John Arnold
Journal Number: DSP 83-133

Prepared By: J. Hudzikiew
Date: October 25, 1983

A. For one single family dwelling or mobile home in conjunction with forest or farm uses (including accessory units) in A-1, A-2 or EFU, all of the following criteria must be met:

1) *Is compatible with and not hazardous to existing farm uses and uses permitted in the surrounding Zoning District(s).*

The proposed residence is to be located in the southeast corner of the 7.33 acre parcel, near a barn and loafing shed. A sewage disposal was installed by a permit issued in 1975.

2) *Is consistent with the purpose of ORS 215.243.*

The proposal cannot be considered urban development.

3) *Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use.*

The proposed building site is about 64 feet from the side property line.

4) *Does not materially alter the stability of the overall land use pattern of the area.*

Commercial size parcels appear to be located on the east side of Upper Camp Creek Road. Other parcels along the west side of Upper Camp Creek Road appear to be non-farm parcels (less than 51 acres, as defined by Lane Code 10.360). The 7.33 acre parcel, which was created by a partition in 1978, is defined by Lane Code 10.107-50(3) as a non-farm parcel (a pre-existing parcel not meeting area requirements for a commercial farm parcel).

- 5) *Is situated upon land generally unsuitable for the production of farm crops or livestock, considering the terrain, adverse soil or land condition, drainage and flooding, vegetation, location and size of tract.*

The proposed building site appears to be located on Class IIw soil. All the property is suitable for agricultural uses.

- 6) *Will not be adversely affected by natural hazards, such as floods, slides and erosion.*

The building site is not within a designated flood plain area. No other hazards are in evidence.

- B. For one single family dwelling or mobile home not in conjunction with forest or farm uses and not in addition to a dwelling unit in conjunction with forest or farm uses in A-1, A-2 or EFU, the following criteria, in addition to the preceding criteria, must be met:

- 7) *Will not cause hazardous conditions.*

The site is relatively flat, no potential hazards appear evident.

- 8) *Where the dwelling or mobile home is proposed on land valued at true cash value for farm use under ORS 308.370, evidence has been submitted that the lot or parcel upon which the dwelling or mobile home is proposed has been disqualified for valuation at true cash value for farm use under ORS 308.370.*

Applicant must apply for disqualification of farm deferral.

Note: The above-listed criteria are intended to be consistent with those provided in ORS 215.213(3).



Application No. PA 1984-83

(Applicant) John Arnold

(Address) 38845 Upper Camp Creek Road-SpId 97477

(Map & Tax Lot) 17-01-08-TL#201

*APPROVAL FOR
Parcel 2
(see Finding 4)*

The above referenced application to allow a non-farm residence on a non-farm parcel
(as defined by Lane Code 10.107-5(3)) within an A-2 Agricultural Land District.

has been:

XX

approved with the stipulations and conditions stated below.

denied.

The decision was based on the findings of this office (copy enclosed) in accordance with the provisions of Lane Code 10.107-12(13). The decision will become final on 11-28-83 unless appealed to the Hearings Official, via the Planning Division on or before that date. An appeal may be filed by you, your representative, or any other property owner impacted by the decision in accordance with the provisions of Lane Code Chapter 14. * The appeal is to be filed with this office and must state how the decision is in error. If an appeal is filed, you and the adjacent property owners will be advised of the date, time and place of the hearing before the Hearings Official.

Joseph Steczkiewicz

*Your appeal must be accompanied by a \$195.00 filing fee.

CONDITIONS OF APPROVAL

NONE

REPORT OF FINDINGS

Applicant: John Arnold
Journal Number: PA 1984-83

Prepared By: J. Hudzikiewicz
Date: November 16, 1983

A. For one single family dwelling or mobile home in conjunction with forest or farm uses (including accessory units) in A-1, A-2 or EFU, all of the following criteria must be met:

- 1) *Is compatible with and not hazardous to existing farm uses and uses permitted in the surrounding Zoning District(s).*

The proposed residence is to be located on a 6.9 acre parcel. The subject parcel and abutting land is being used for pasture. The building site would gain access off Upper Camp Creek Road and will disturb little of the pasture.

- 2) *Is consistent with the purpose of ORS 215.243.*

The proposal is not urban development.

- 3) *Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use.*

The proposed site is directly off Upper Camp Creek Road; any interference will be minimal.

- 4) *Does not materially alter the stability of the overall land use pattern of the area.*

The parcel is located in an area where commercial and non-commercial farms exist (as defined by Lane Code 10.360). This parcel abuts another non-farm parcel (7.3 acres) to the south.

- 5) *Is situated upon land generally unsuitable for the production of farm crops or livestock, considering the terrain, adverse soil or land condition, drainage and flooding, vegetation, location and size of tract.*

All the property is suitable for agricultural use.

- 6) *Will not be adversely affected by natural hazards, such as floods, slides and erosion.*

The building site is not within a designated flood plain area. No other hazards are in evidence.

- B. For one single family dwelling or mobile home not in conjunction with forest or farm uses and not in addition to a dwelling unit in conjunction with forest or farm uses in A-1, A-2 or EFU, the following criteria, in addition to the preceding criteria, must be met:

- 7) *Will not cause hazardous conditions.*

The site is relatively flat; no potential hazards are present.

- 8) *Where the dwelling or mobile home is proposed on land valued at true cash value for farm use under ORS 308.370, evidence has been submitted that the lot or parcel upon which the dwelling or mobile home is proposed has been disqualified for valuation at true cash value for farm use under ORS 308.370.*

The applicant's building site has been disqualified from farm deferral (see file DSP 83-133).

- Note: The above-listed criteria are intended to be consistent with those provided in ORS 215.213(3).

REQUEST TO DISQUALIFY FARM DEFERRAL ON TWO 1 Acre parcels on

MAP # 17-01-08 - 201

ACCT. # 1092178 CODE 19-01

Please remove the Farm Deferral on the above tax lot(s) for the 1984-85 tax year and compute the special assessment which will appear on the 1984-85 tax statement.
 1 Acre out of Parcel #1
 1 Acre out of Parcel #2

RECEIVED BY Marge Pierce

SIGNATURE John D Arnold

DATE Nov. 2, 83

DATE SIGNED 11-2-83

The above described property will be disqualified for valuation at true cash value for farm use for the 1984-85 assessment and tax roll.

November 2, 83
Date Signed

Marjorie Pierce
Signed
Lane County Assessment & Taxation

This request is to satisfy a requirement of ORS Ch. 215 regarding the establishment, in an exclusive farm use zone, of a single-family dwelling not in conjunction with farm use.

County Planning File No. DSP 83-133

Conditional Approval Date October 25, 1983

Joe Hledshewicz
Signed, Lane County Planning

4-4-06

Ladies & Gentlemen

I am writing this letter in the hope that something internally could be approved to allow me to build on my (2) land parcels. I would like to try to avoid the measure 37 red tape if possible.

I have already went thru the process of getting a special use permit to have dwelling in EFU zones. This was approved 5-8-81 see copy enclosed.

I did everything required in the conditions of approval portions of the request. See copys enclosed.

I was told by employees at the county in the past that all was ok and in order, and when ready to build just come in with house plans and all would be ok.

When I came in about 11 months ago to get process going I was told that I would have to go thru the total process of special use approval again and would be very unlikely it would be approved. I was shown the zone ordinance of October 1980.

good for 2 years. I was not told verbally or in writing of this any time prior. Had I been aware of this condition I certainly would have done something to not lose this approval.

Looking at this ordinance the planning director was in charge of the revocation therefore I am in hopes the planning director in charge now could review my situation, and possibly avoid having to do measure 37.

This land has not changed to any better farm land as it was in 1981. In fact it is less good as farm land in that it hasn't been worked up planted or harvested to improve its productivity. I have installed water wells and septic tanks on these parcels getting ready for building dwellings. These parcels should be considered building lots, not farms.

I have been diagnosed with terminal cancer and my health is failing. I would like to get this dwelling approval accomplished if possible so that I might get homes on this property for my children as stated in 1981 approval.

my son and daughter-in-law currently live in my home with me, they assist with my care.

I would like to get them their own home on this property and fulfill my dream from long ago.

By allowing these parcels to be home sites will certainly bring more revenue to the county in the form of higher taxes.

This will bring in revenue to the area in the form of hiring workers and buying building materials.

With the addition of homes and higher taxes it will also help the failing funding of our schools.

I pray you will give this your consideration.

Please keep me informed.

Thank you

John Arnold
38845 Upper Camp Creek Road
Springfield, Oregon

541-726-0620

April 6, 2006

John Arnold
38845 Upper Camp Creek Road
Springfield, OR 97477



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

**RE: 1981 Special Use Permit for a Dwelling in the EFU Zone
Map & Tax Lot: 17-01-08-00 TL 201**

Dear Mr. Arnold:

In 1981 you received conditional approval to site a dwelling in the EFU zone on the above referenced property. That conditional approval was valid for two years pursuant to the code in effect at that time and has since expired.

The laws governing the provision for dwellings in the EFU zone have changed significantly since 1981. However, you are welcome to apply for a dwelling in the EFU zone under the current Lane Code provisions. I would recommend that you contact a qualified land use consultant or land use attorney to assess your options in more detail.

Sincerely,

A handwritten signature in cursive script that reads "Kent Howe".

Kent Howe,
Planning Director

Compliments of:

Kevin Hamaker
Customer Service Representative
6/16/2006

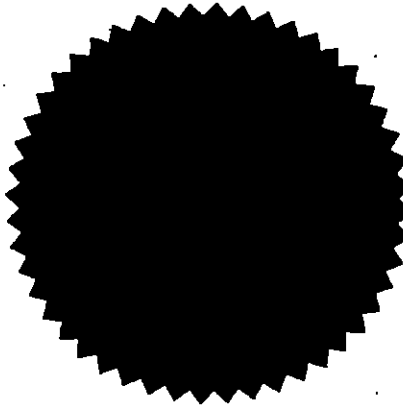
Prepared Especially For :

CHRISTINA ARNOLD
EUGENE ASSOC REALTORS

PROPERTY: 38845 Upper Camp Creek Rd Springfield 97478

OWNER: Arnold John D & Susan J

Fidelity National Title



Company of Oregon

"The Closing Company"

Main Office
800 Willamette Street, Ste. 500
Eugene, OR 97401
Direct: 541.683.5422
Direct Fax: 541.344.4534

Village Plaza Office
4710 Village Plaza Loop, Ste. 160
Eugene, OR 97401
Direct: 541.684.9960
Direct Fax: 541.684.0196

North Delta Office
3007 North Delta Hwy, Ste. 206
Eugene, OR 97408
Direct: 541.345.3660
Direct Fax: 541.345.3678



Fidelity National Title**Company of Oregon****800 Willamette Street, Suite 500****Eugene, Oregon 97401**Company : **EUGENE ASSOC REALTORS**Attention : **CHRISTINA ARNOLD**By : **Kevin Hamaker**

Phone: (541) 683-5422

Fax : (541) 683-5437

LANE COUNTY**PROPERTY PROFILE INFORMATION**

Account# : 1408002	Owner Phone :
Owner : Arnold John D & Susan J	Tenant Phone :
CoOwner :	
Site : 38845 Upper Camp Creek Rd Springfield 97478cel #	: 17-01 08 00 00201 000
Mail : 38845 Upper Camp Creek Rd Springfield Or 97478sus	: 2.00 4
Land Use : 551 Agr,Improved,Efu	Elem : Neighborhood : 402R1
Stat. Class :	Jr. High :
Zoning : E60	High School :

ASSESSMENT & TAX INFORMATION

RMV Total	: \$234,373
RMV Land	: \$50,703
RMV Imprvt	: \$183,670
% Improved	: 78
05-06 Taxes	: \$1,926.98
M50 Assd Tot	: \$195,000
Prior Assd Tot	: \$226,353

PROPERTY CHARACTERISTICS

Year Built	: 1979
Bedrooms	: 4
Bathrooms	: 2.50
Bldg Sq Ft	: 2,604
1st Floor	: 2,604
2nd Floor	:
Bsmt Fin SF	:
Fl. Covering	: Carpet
Water Heater	:
Heating Type	:
Attic Sq Ft	:
Lot Sq Ft	: 217,800
Lot Size Ac	: 5.00
Lot Dim.	:
Stories	:
Landscape	:
Garage SF	: 576
Roof Style	: GABLE
Roof Mat'l	: AVG CMP SHINGL
Exter. Wall	: WOOD
Deck Type	:
Deck Sq Ft	:
Well	: 1
Septic	: 1
Driv'way SF	: 520
Elem. School	:
Mid. School	:
High School	:

SALE & LOAN INFORMATION

Sale Date	:
Sale Amount	:
\$Cost/SqFt	: \$0.00
Document #	:
Deed Type	:
Loan Amount	:
Lender	:
Loan Type	:
Interest Type	:
Vesting	:

Loan Type :

PRIOR SALE INFORMATION

Previous Transfer	:
Previous Sale Amt	:

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.

Fidelity National Title

Company of Oregon
800 Willamette Street, Suite 500
Eugene, Oregon 97401

Company : EUGENE ASSOC REALTORS
Attention : CHRISTINA ARNOLD
By : Kevin Hamaker

Phone: (541) 683-5422
Fax : (541) 683-5437

LANE COUNTY
PROPERTY PROFILE INFORMATION

Account# : 1092178	Owner Phone :
Owner : Arnold John D & Susan J	Tenant Phone :
CoOwner :	
Site : *no Site Address*	Parcel # : 17 01 08 00 00201 000
Mail : 38845 Upper Camp Creek Rd Springfield Or 97478sus	
Land Use : 551 Agr,Improved,Efu	Elem :
Stat. Class :	Jr. High :
Zoning : B60	High School :
	Neighborhood : 402R1

ASSESSMENT & TAX INFORMATION

RMV Total : \$218,286
RMV Land : \$218,286
RMV Imprvt :
% Improved :
05-06 Taxes : \$165.92
M50 Assd Tot : \$11,650
Prior Assd Tot : \$202,170

PROPERTY CHARACTERISTICS

Year Built :
Bedrooms :
Bathrooms :
Bldg Sq Ft :
1st Floor :
2nd Floor :
Bsmt Fin SF :
Fl. Covering :
Water Heater :
Heating Type :
Attic Sq Ft :
Lot Sq Ft : 1,399,583
Lot Size Ac : 32.13
Lot Dim. :
Stories :
Landscape :
Garage SF :
Roof Style :
Roof Mat'l :
Exter. Wall :
Deck Type :
Deck Sq Ft :
Well :
Septic :
Driv'way SF :
Elem. School :
Mid. School :
High School :

SALE & LOAN INFORMATION

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

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.

CT-116623

74-1150

① 8-17-1W

74-33332
WARRANTY DEED

FOR VALUE RECEIVED THEOPHILUS SCHAFF, herein referred to as Grantor, hereby grants, bargains, sells and conveys unto JOHN D. ARNOLD and SUSAN J. ARNOLD, herein referred to as Grantees, the following described real property, with covenants, hereditaments and appurtenances, to wit:

That portion of the following described property lying West of the Westerly right of way line of the County Road:

Beginning at a point in the center of Camp Creek which point is South 0° 17' East, 54.28 chains from a point in the North line of the Benjamin R. Barton Donation Land Claim No. 47, in Township 17 South, Range 1 West of the Willamette Meridian, 16.82 chains East of the Northwest corner of said Claim; thence South 145.0 feet; thence South 66° 30' West 18.33 chains; thence South 14.14 chains to the South line of the Wm. McMeakin Donation Land Claim No. 49; thence East 59.82 chains to the East line of the Thomas Clark Donation Land Claim No. 38; thence North 10.0 chains to the South line of the Benjamin R. Barton Donation Land Claim No. 47; thence East 6.61 chains to the Southeast corner thereof; thence North 1141.3 feet to the Southeast corner of that Tract of Land described in Deed to Danial Ray and Lois Ray recorded April 27, 1949, in Book 394, Page 451, Lane County Oregon Deed Records; thence North 81° 05' West 1416.3 feet along the Southerly line of said tract to a point on the Southerly line of that tract of land described in Deed to G. R. Imbach and Faith I. Imbach recorded February 16, 1943, in Book 242, Page 407, Lane County Oregon Deed Records, said Southerly line is also referred to in said deed as the centerline of County Road No. 598; thence Southwesterly along said tract to the most Southerly Southwest corner thereof; thence North 102.0 feet along the most Southerly West line of said tract to a point in the center of Camp Creek; thence Southwesterly along the centerline of Camp Creek to the point of beginning, in Lane County, Oregon;

EXCEPT: A strip of land 16.0 feet in width, being 8.0 feet on each side of a centerline described as follows: Beginning at a point South 0° 09' East, 3582.48 feet from a stone marked "cs" which is 1118.6 feet North 89° 51' East from the Northwest corner of the Benjamin R. Barton Donation Land Claim No. 47, Township 17 South, Range 1 West of the Willamette Meridian, said beginning point being 108.1 feet North 0° 09' West from a stone marked "cs"; run thence North 81° 11' East, 115.30 feet to the True Point of Beginning; run thence South 45° 10' 15" East, 34.70 feet; thence North 73° 45' East, 42.96 feet; thence South 77° 10' East, 265.63 feet to the West margin of County Road No. 598, in Lane County, Oregon.

This deed is made and executed upon, and is subject to, certain express conditions and restrictions, said conditions and restrictions being a part of the consideration for the property hereby conveyed and are to be taken and construed as running with the land and shall be binding on all persons claiming under them, and shall be for the benefit of and limitations upon future owners of said real property and for the benefit of the Grantor and property retained in ownership by the Grantor to the East and contiguous to the property herein conveyed, said conditions and restrictions being that the property shall be used solely for residential and agricultural purposes with no industrial development or commercial enterprise conducted upon any portion of the property, and subject to the following limitations:

1. No trailer or mobile home or other temporary structure shall be used on any portion of the property at any time as a residence either temporarily or permanently; and
2. No modular home or dwelling shall be permitted on the property; and
3. All residence dwellings shall contain not less than 1,100 square feet of total floor area in the main structure, exclusive of accessory buildings or appurtenances

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

Warranty Deed - 1

LUVAAS, COBB, RICHARDS & FRASER
ATTORNEYS AT LAW
117 N. GO STREET
LEWIS & CLARK
EUGENE, OREGON 97401

743332

encumbrances, except conditions and restrictions hereinabove set forth, and further except:

1. Taxes for the current fiscal year;
2. Rights of the public in and to that portion lying in County Road No. 598 (Upper Camp Creek Road);
3. Roadway, telephone and power line easement, including the terms and provisions thereof, granted to Dalbert G. Silas and Edna B. Silas by instrument recorded May 5, 1942, in Book 231, Page 101, Lane County Oregon Deed Records;
4. Access road easement, including the terms and provisions thereof, granted to the United States of America by instrument recorded June 8, 1963, Reception No. 13303, Lane County Oregon Deed Records;
5. Power line easement, including the terms and provisions thereof, granted to the City of Eugene by instrument recorded August 16, 1968, Reception No. 35501, Lane County Oregon Deed Records;
6. Transmission line easement, including the terms and provisions thereof, granted to the United States of America by instrument recorded December 4, 1967, Reception No. 6828, Lane County Oregon Records.

and that he will warrant and defend the same from all other lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$35,000.00.

DATED: August 1, 1974.

Theophilus Schaff
THEOPHILUS SCHAFF

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above named THEOPHILUS SCHAFF and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Deputy August 1, 1974.

Antie Mae Harlow
Notary Public for Oregon
My Commission Expires: 7-2-77



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

1974 AUG 2 AM 11 30

Reel 701 R

Lane County OFFICIAL RECORDS.

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

By [Signature] Deputy

G29-083-05
LRS & PRA/SL
11/27/74
R 87461

Warranty Deed - 2

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: **38845 UPPER CAMP CREEK RD**

Map & Tax Lot #: **17-01-08-00-00201**

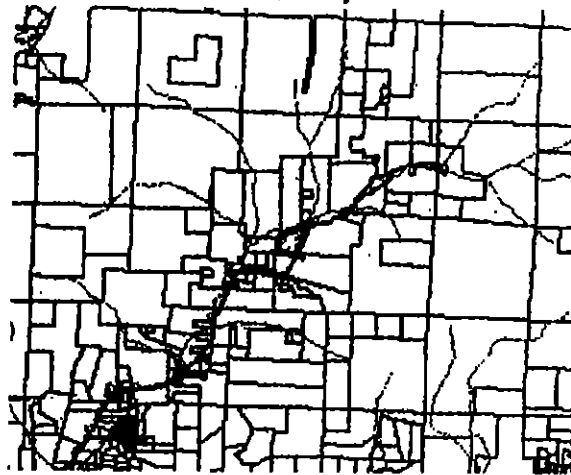
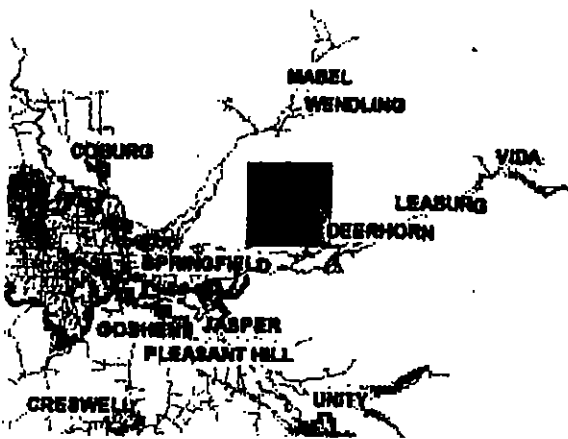
Special Interest Code:

A & T Account #: **1408002**



Vicinity Map

Detail Map



Site Address State Plane Coordinates

X-Coord: **4308579**

Y-Coord: **898931**

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
38845			UPPER CAMP CREEK		RD		
	Mailing City		State	Zip Code	Zip+4	Carrier Route	
	SPRINGFIELD		OR	97478	9756	R004	
	Create Date: 1986-07-02			Update Date:			

Land Use

Land use information has not been field verified.

Land Use Code and Description:

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

Use Code and Description:

S Description: **SINGLE FAMILY**

Zoning

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

Zoning Jurisdiction:

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

Parent Zone 1:

E60 Description: **EXCLUSIVE FARM USE 60 ACRE MIN**

Boundary Information

Please verify boundary information with local jurisdiction.

General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

MKF MCKENZIE FIRE & RESCUE

Plan Designation:

Node:

N

2000 Census Tract:

0200

2000 Block Group:

4

Year Annexed:

Annexation #:

2004 Transportation Analysis Zone: **504**

Approximate Acreage: **36.36**

Approximate Square Footage: **1,583,842**

Environmental Findings

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

A Areas of 100-year flood; base flood elevations and flood hazard factors not determined

Metro Wetlands:

FEMA Flood Hazard Zones

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

FIRM Map Number:

41039C1180F

Code:

A

X

Soils

Soil Map Unit Number:

28

78

79

125C

29

Schools

District:

Elementary School:

Middle School:

High School:

Service Districts

LTD Service Area:

LTD Ride Source:

Ambulance District:

Emerald People's Utility District:

Soil Water Conservation District:

Soil Water Conservation District

Zone:

Political Districts

Election Precinct:

County Commissioner District:

County Commissioner:

State Representative District:

State Representative Name:

City Council Ward:

City Councilor Name:

State Senate District:

State Senator:

LCC Board Zones:

EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 1408002 | Map & Tax Lot: 17-01-08-00-00201

Property Owner

Owner1 Name: **ARNOLD JOHN D & SUSAN J**

Owner Address: **38845 UPPER CAMP CR RD**

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Taxpayer

Taxpayer Name: **ARNOLD JOHN D & SUSAN J**

Taxpayer Address: **38845 UPPER CAMP CR RD**

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Property Legal Description

Community Number:

415591

Description:

Areas of 100-year flood, no base flood elevations determined.

Areas determined to be outside of 500-year flood.

Post - FIRM Date:

1985-12-18

Panel Printed? (Y/N):

Y

Soil Type Description:

CHEHALIS SILTY CLAY LOAM, OCCASIONALLY FLOODED

MCALPIN SILTY CLAY LOAM

MCBEE SILTY CLAY LOAM

STEIWER LOAM, 3 TO 12 PERCENT SLOPES

CLOQUATO SILT LOAM

Percentage
of Tax Lot:

40

30

29

1

0

Code:

19

Name:

SPRINGFIELD

122

CAMP CREEK

505

BRIGGS

668

THURSTON

EC Area: **EAST/CENTRAL**

Provider: **SPRINGFIELD DEPT OF FIRE & LIFE SAFETY**

EAST LANE

0

100155

5

EAST

FAYE STEWART

11

PHIL BARNHART

6

WILLIAM MORRISETTE

3

Township: 17 Range: 01 Section: 08 Quarter: 00
 Subdivision Type: Subdivision Name: Division/Phase:
 Lot/Tract/Unit Number: TL 00201
 Subdivision Number:
 Recording Number:

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2005	50,703	183,670	234,373	195,000
2004	42,033	184,320	226,353	192,084
2003	38,460	188,080	226,540	186,577
2002	34,936	172,550	207,486	181,077
2001	38,586	151,360	189,946	161,885
2000	44,192	144,150	188,342	154,423
1999	42,220	145,610	187,830	155,590
1998	32,980	154,900	187,880	165,210
1997	31,710	135,880	167,590	146,020
1996	31,400	124,860	156,060	134,640
1995	65,650	134,550	200,200	184,750

195,000 0 0
Taxable Value Exemption Amount Regular (EAR) Frozen Assessed Value (FZNPU)

Tax Year

2005
 2004
 2003
 2002
 2001
 2000
 1999
 1998
 1997
 1996
 1995

Tax (See Explanation of Tax)

1,926.98
 1,934.87
 1,916.22
 1,802.44
 1,627.90
 1,557.81
 1,488.25
 1,602.38
 1,437.52
 1,300.42
 1,852.95

Explanation of Tax

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

Account Status

- Active for the 2005 Tax Year
- New Account Scheduled to be Active for the 2006 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator 1092178

Remarks:

Potential Additional Tax

Special Assessment Program (if applicable)

Code:

Description:

ZFARM

ZONED FARM

General Information

Property Class: 551
 Statistical Class: 130
 Neighborhood Code: 40261
 Property Use Type: 502
 Account Type: RP
 Category: LAND AND IMPROVEMENTS
 Mortgage Company Name:
 Total Acreage for this Account: 5.00
 Fire Acres:

**FARM, EFU, IMPROVED
 CLASS 3 SINGLE FAMILY HOME**

Tax Code Area (Levy Code): 01909 Lane County Assessment and Taxation 2005-2008 Billing Rates

LANE COMMUNITY COLLEGE

LANE COUNTY

LANE EDUCATION SERVICE DISTRICT

MCKENZIE RURAL FIRE PROTECTION DISTRICT

SPRINGFIELD SCHOOL DISTRICT. 19

Sales Information

Sales Date: Sales Price: Grantor: Grantee: Instrument #: Analysis Code: Mult Acct?:

Manufactured Structures

Building 1 Characteristics

Account: 1408002

Inspection Date: 10-06-1995

Building Type: 31 STAT 130

Class: 3+

Year Built: 1979

Effect Year Built: 1979

Map & Tax Lot: 17-01-08-00-00201

Roofstyle: GABLE

Roof Cover: COMP SHINGLE MEDIUM

Heating: HEAT PUMP

Exterior Wall: WOOD SIDING

Depreciation: 16

Bedrooms: 4

Full Baths: 2

Half Baths: 1

Fireplaces: YES

Percent Improv. Complete: 100

Floor	Base Area	Finished Area	Parking Area
Basement:			
First:	2604	2604	576
Second:			
Attic:			
TOTAL	2604	2604	520 330

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

Fidelity National Title / Lane (OR)

Owner : Pierce Jason A/Meghan K	Account# : 1441045
Site : 88771 Mckenzie Acres Dr Springfield 97478	Parcel : 17 01 21 00 00107 000
Mail : 88771 Mckenzie Acres Dr Springfield Or 97478	Xfered : 10/25/2005
LandUse : 641 For,Improved,Unzoned Farm Land	Price : \$560,000
Census :Tract: 1.00 Block: 1	OwnerPhone :
Bedroom : 3 Bath : 2.50 YB : 1994 BldgSF : 3,090	LotDim : Ac : 25.28

Owner : Pierce Jason A/Meghan K	Account# : 1704632
Site : 88771 Mckenzie Acres Dr Springfield 97478	Parcel : 17 01 21 00 00107 000
Mail : 88771 Mckenzie Acres Dr Springfield Or 97478	Xfered : 10/25/2005
LandUse : 641 For,Improved,Unzoned Farm Land	Price : \$560,000
Census :Tract: 1.00 Block: 1	OwnerPhone :
Bedroom : Bath : YB : BldgSF :	LotDim : Ac : 20.28

Owner : Dowd David	Account# : 1434305
Site : 88995 Mckenzie Acres Dr Springfield 97478	Parcel : 17 01 21 00 00105 000
Mail : 88995 Mckenzie Acres Dr Springfield Or 97478	Xfered : 04/25/2006
LandUse : 641 For,Improved,Unzoned Farm Land	Price : \$599,000
Census :Tract: 1.00 Block: 1	OwnerPhone :
Bedroom : 3 Bath : 3.00 YB : 1990 BldgSF : 4,917	LotDim : Ac : 32.76

Owner : Dowd David	Account# : 1704889
Site : 88995 Mckenzie Acres Dr Springfield 97478	Parcel : 17 01 21 00 00105 000
Mail : 88995 Mckenzie Acres Dr Springfield Or 97478	Xfered : 04/25/2006
LandUse : 641 For,Improved,Unzoned Farm Land	Price : \$599,000
Census :Tract: 1.00 Block: 1	OwnerPhone :
Bedroom : Bath : YB : BldgSF :	LotDim : Ac : 27.76

Owner : Mendelsohn Edmund T & Jocelyn C	Account# : 0110930
Site : 37914 Shenandoah Loop Springfield 97478	Parcel : 17 02 24 00 00124 000
Mail : 37914 Shenandoah Loop Springfield Or 97478	Xfered : 08/23/2005
LandUse : 101 Res,Improved	Price : \$416,900
Census :Tract: 2.00 Block: 4	OwnerPhone :
Bedroom : 4 Bath : 3.00 YB : 1970 BldgSF : 2,884	LotDim : Ac : .86

Owner : Heckathorn Robert J	Account# : 1250735
Site : 37811 Upper Camp Creek Rd Springfield 97478	Parcel : 17 02 13 00 00601 000
Mail : 37811 Upper Camp Creek Rd Springfield Or 97478	Xfered : 08/30/2005
LandUse : 401 Tract,Improved	Price : \$335,500
Census :Tract: 2.00 Block: 1	OwnerPhone :
Bedroom : 2 Bath : 2.00 YB : 1961 BldgSF : 1,500	LotDim : Ac : 3.97

Owner : Schultz Living Trust	Account# : 0106128
Site : 37905 Upper Camp Creek Rd Springfield 97478	Parcel : 17 02 13 00 00802 000
Mail : 125 B 29th Pl Eugene Or 97405	Xfered : 05/04/2006
LandUse : 409 Tract,Manufactured Structure	Price : \$87,756
Census :Tract: 2.00 Block: 1	OwnerPhone :
Bedroom : Bath : YB : BldgSF :	LotDim : Ac : .77

Owner : Ruhl Richard E/Kimberly A	Account# : 1408192
Site : 38154 Upper Camp Creek Rd Springfield 97478	Parcel : 17 01 18 00 00702 000
Mail : 390 Coburg Rd #F Eugene Or 97401	Xfered : 10/07/2005
LandUse : 641 For,Improved,Unzoned Farm Land	Price : \$425,000
Census :Tract: 2.00 Block: 4	OwnerPhone :
Bedroom : 2 Bath : 2.00 YB : 1980 BldgSF : 1,245	LotDim : Ac : 5.00

Fidelity National Title / Lane (OR)

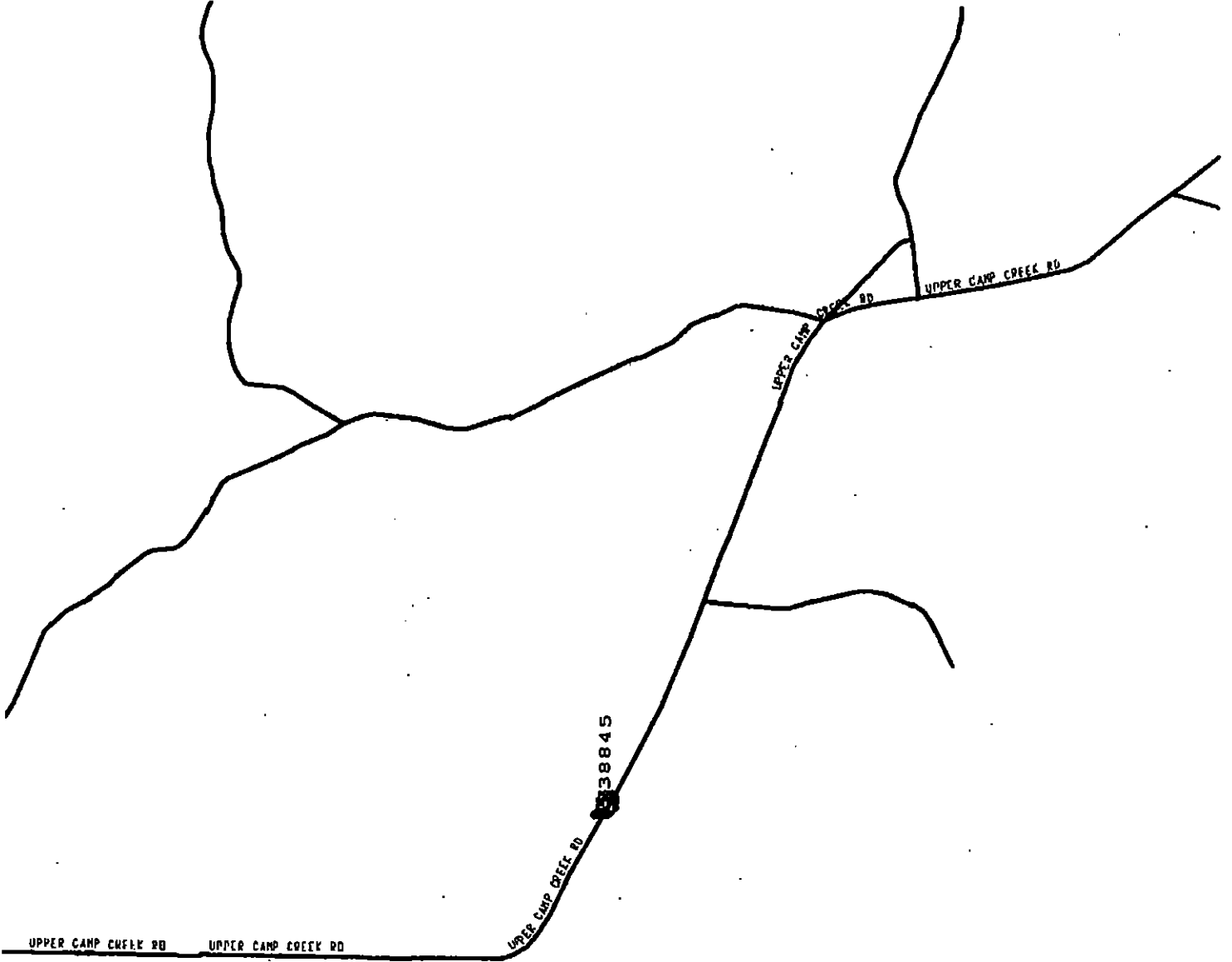
Owner : White Babara E	Account# : 1408051
Site : 38382 Upper Camp Creek Rd Springfield 97478	Parcel : 17 01 17 00 00400 000
Mail : 38382 Upper Camp Creek Rd Springfield Or 97478	Xfered : 07/22/2005
LandUse : 681 For,Improved,Mult Spec Assmt	Price : \$100,000
Census :Tract: 2.00 Block: 4	OwnerPhone :
Bedroom : 4 Bath : 1.00 YB : 1938 BldgSF : 1,830	LotDim : Ac : 5.00

Owner : White Babara E	Account# : 0095677
Site : 38386 Upper Camp Creek Rd Springfield 97478	Parcel : 17 01 17 00 00400 000
Mail : 38382 Upper Camp Creek Rd Springfield Or 97478	Xfered : 07/22/2005
LandUse : 681 For,Improved,Mult Spec Assmt	Price : \$100,000
Census :Tract: 2.00 Block: 4	OwnerPhone :
Bedroom : Bath : YB : BldgSF :	LotDim : Ac : 141.53

Owner : Anderson Kara L	Account# : 1308640
Site : 38698 Upper Camp Creek Rd Springfield 97478	Parcel : 17 01 08 00 01001 000
Mail : 38698 Upper Camp Creek Rd Springfield Or 97478	Xfered : 09/30/2005
LandUse : 401 Tract,Improved	Price : \$419,500
Census :Tract: 2.00 Block: 4	OwnerPhone :
Bedroom : 3 Bath : 2.00 YB : 1947 BldgSF : 2,882	LotDim : Ac : 5.00

Owner : Youngman Walter E & Janet S	Account# : 1021896
Site : 37797 Worth Rd Springfield 97478	Parcel : 17 02 24 00 00141 000
Mail : 37797 Worth Rd Springfield Or 97478	Xfered : 08/22/2005
LandUse : 401 Tract,Improved	Price : \$365,000
Census :Tract: 2.00 Block: 4	OwnerPhone :
Bedroom : 4 Bath : 3.50 YB : 1972 BldgSF : 2,826	LotDim : Ac : 5.00

Owner : Youngman Walter E & Janet S	Account# : 1571791
Site : 37797 Worth Rd Springfield 97478	Parcel : 17 02 24 00 00141 000
Mail : 37797 Worth Rd Springfield Or 97478	Xfered : 08/22/2005
LandUse : 401 Tract,Improved	Price : \$365,000
Census :Tract: 2.00 Block: 4	OwnerPhone :
Bedroom : Bath : YB : BldgSF :	LotDim : Ac : .30



OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

201 092 178

OLD NUMBER		ACCOUNT NUMBER		
TAX LOT		SECTION		
MAP NO.	PARCEL NO.	SECTION	TOWNSHIP	RANGE
17-01-08	201	8	17 S.	1 W
INDENT EACH NEW COURSE TO THIS POINT		LEGAL DESCRIPTION	DEED RECORD	
			DATE OF ENTRY	DEED NUMBER
		That portion of the following described property lying West of the Westerly right of way line of the County Road: Beginning at a point in the center of Camp Creek which point is S00°17'E, 54.28 chains from a point in the North line of the Benjamin R. Barton DLC No. 47, in Township 17 South, Range 1 West of the Willamette Meridian, 16.82 chains East of the NW corner of said claim; thence South 145.00 ft.; thence S66°30'W 18.33 chains; thence South 14.14 chains to the South line of the Wm McMaekin DLC No. 49; thence East 59.82 chains to the East line of the Thomas Clark DLC No. 38; thence North 10.00 chains to the South line of the Benjamin R. Barton DLC No. 47; thence East 6.61 chains to the SE corner thereof; thence North 1141.30 ft. to the SE corner of that Tract of land described in Deed to Daniel Ray and Lois Ray recorded April 27, 1949, in Book 394, Page 451, Lane County Oregon Deed Records; thence N81°05'W 1416.30 ft. along the S'y line of said tract to a point on the S'y line of that tract of land described in Deed to G. R. Imbach and Faith I. Imbach recorded February 16, 1943, in Book 242, Page 407, Lane County Oregon Deed Records, said Southerly line is also referred to in said deed as the centerline of County Road No. 598; thence Southwesterly along said tract to the most Southerly Southwest corner thereof; thence North 102.60 ft. along the most Southerly West line of said tract to a point in the center of Camp Creek; thence Southwesterly along the centerline of Camp Creek to the Point of Beginning, in Lane County, Oregon.	1974	R701/33332
		Continued - Over on Page - 2		

7-116623
24-1450

08-17-11

74-35332

WARRANTY DEED

FOR VALUE RECEIVED THEOPHILUS SCHAFF, herein referred to as Grantor, hereby grants, bargains, sells and conveys unto JOHN D. ARNOLD and SUSAN J. ARNOLD, herein referred to as Grantees, the following described real property, with tenements, hereditaments and appurtenances, to wit:

That portion of the following described property lying West of the Westerly right of way line of the County Road:
Beginning at a point in the center of Camp Creek which point is South 0° 17' East, 54.28 chains from a point in the North line of the Benjamin E. Barton Donation Land Claim No. 47, in Township 17 South, Range 1 West of the Willamette Meridian, 16.82 chains East of the Northwest corner of said Claim; thence South 145.0 feet; thence South 66° 30' West 18.33 chains; thence South 14.14 chains to the South line of the Wm. McNeekin Donation Land Claim No. 49; thence East 59.82 chains to the East line of the Thomas Clark Donation Land Claim No. 38; thence North 10.0 chains to the South line of the Benjamin E. Barton Donation Land Claim No. 47; thence East 6.61 chains to the Southeast corner thereof; thence North 1141.3 feet to the Southeast corner of that Tract of land described in Deed to Daniel Ray and Lois Ray recorded April 27, 1949, in Book 394, Page 451, Lane County Oregon Deed Records; thence North 81° 05' West 1416.3 feet along the Southerly line of said tract to a point on the Southerly line of that tract of land described in Deed to G. R. Imbach and Faith T. Imbach recorded February 16, 1943, in Book 242, Page 407, Lane County Oregon Deed Records, said Southerly line is also referred to in said deed as the centerline of County Road No. 598; thence Southwesterly along said tract to the most Southerly Southwest corner thereof; thence North 102.0 feet along the most Southerly West line of said tract to a point in the center of Camp Creek; thence Southwesterly along the centerline of Camp Creek to the point of beginning, in Lane County, Oregon;

EXCEPT: A strip of land 16.0 feet in width, being 8.0 feet on each side of a centerline described as follows: Beginning at a point South 0° 09' East, 3582.48 feet from a stone marked "cs" which is 1118.6 feet North 89° 51' East from the Northwest corner of the Benjamin E. Barton Donation Land Claim No. 47, Township 17 South, Range 1 West of the Willamette Meridian, said beginning point being 108.1 feet North 0° 09' West from a stone marked "cs"; run thence North 81° 11' East, 119.30 feet to the True Point of Beginning; run thence South 45° 10' 15" East, 34.70 feet; thence North 73° 45' East, 42.96 feet; thence South 77° 10' East, 265.63 feet to the West margin of County Road No. 598, in Lane County, Oregon.

This deed is made and executed upon, and is subject to, certain express conditions and restrictions, said conditions and restrictions being a part of the consideration for the property hereby conveyed and are to be taken and construed as running with the land and shall be binding on all persons claiming under them, and shall be for the benefit of and limitations upon future owners of said real property and for the benefit of the Grantor and property retained in ownership by the Grantor to the East and contiguous to the property herein conveyed, said conditions and restrictions being that the property shall be used solely for residential and agricultural purposes with no industrial development or commercial enterprise conducted upon any portion of the property, and subject to the following limitations:

1. No trailer or mobile home or other temporary structure shall be used on any portion of the property at any time as a residence either temporarily or permanently; and
2. No modular home or dwelling shall be permitted on the property; and
3. All residence dwellings shall contain not less than 1,100 square feet of total floor area in the main structure, exclusive of accessory buildings or appurtenances

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

LUVAS, COBB, RICHARDS & PRABER
ATTORNEYS AT LAW
111 - 10th Street
EUGENE, OREGON 97401

743332

encumbrances, except conditions and restrictions hereinabove set forth, and further except:

1. Taxes for the current fiscal year;
2. Rights of the public in and to that portion lying in County Road No. 398 (Upper Camp Creek Road);
3. Easements, telephone and power line easement, including the terms and provisions thereof, granted to Delbert G. Silas and Edna B. Silas by instrument recorded May 5, 1942, in Book 231, Page 101, Lane County Oregon Deed Records;
4. Access road easement, including the terms and provisions thereof, granted to the United States of America by instrument recorded June 6, 1963, Reception No. 13303, Lane County Oregon Deed Records;
5. Power line easement, including the terms and provisions thereof, granted to the City of Eugene by instrument recorded August 16, 1968, Reception No. 35501, Lane County Oregon Deed Records;
6. Transmission line easement, including the terms and provisions thereof, granted to the United States of America by instrument recorded December 4, 1967, Reception No. 6828, Lane County Oregon Records.

and that he will warrant and defend the same from all other lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$35,000.00.

DATED: August 1, 1974.

Theophilus Schaff
THEOPHILUS SCHAFF

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above named THEOPHILUS SCHAFF and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Artie Mae Harlow
Notary Public for Oregon
My Commission Expires: 7-2-77

Dated August 1, 1974.



Warranty Deed - 2

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

1974 AUG 2 AM 11:30

Reel 701 R

Lane County OFFICIAL RECORDS.

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

By Debbie Jensen Deputy

C29-083-05
INDEX & FILE
NOTARY

400

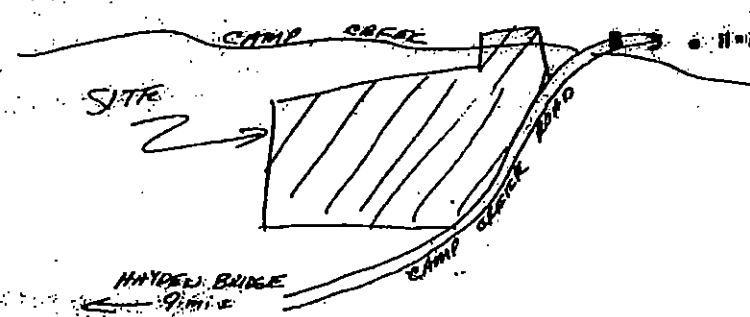
TRIP...
 ...
 INTEREST IN PROPERTY: None
 ...
 NAME: John Arnold
 ADDRESS: 317 Shamrock Ct
Eugene, Oregon
 PHONE: 689-2050
 TAX LOT: L-200 MAP: 17-01-08

DATE SUBMITTED: 8-27-75
 RECEIVED BY: HW
 FEE PAID: \$5.00
 HEARING DATE: 9-11-75
(for officials use only)

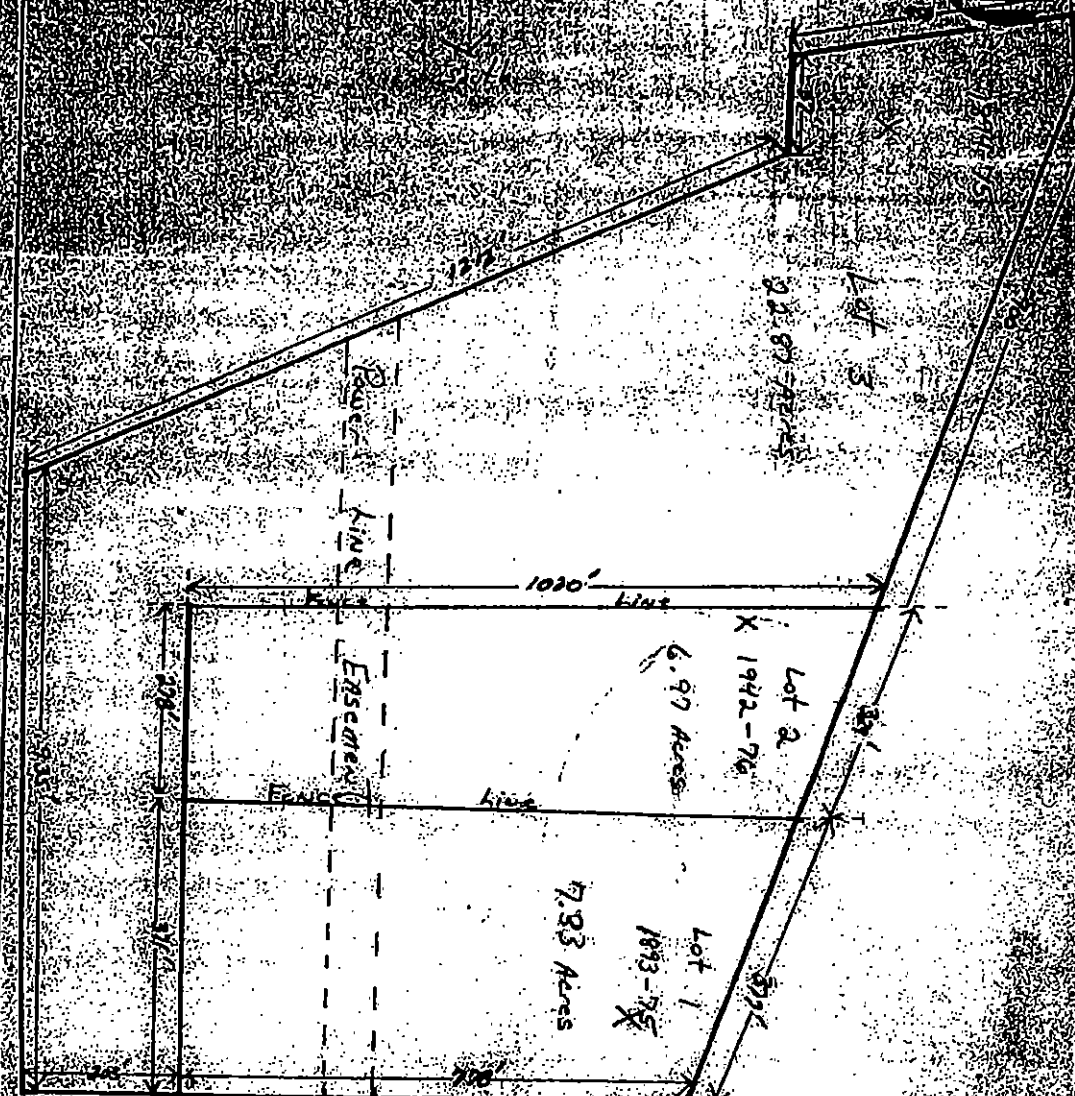
Approval

BY: Joseph DeLuna
 Acting Chairman, Land Development Review Committee
Joseph DeLuna
 DATE: January 10, 1976
 NOTE: This partition is being re-recorded for the purpose of amending (entering) parcels no. 1 and 2 as noted on page 2.

vicinity map



FILE NO: 17-292-75 MAP PREPARED BY: **292 19**
 PLANNING DIVISION / ENVIRONMENTAL MANAGEMENT DEPARTMENT / 135 EAST 6TH AVE. / EUGENE, OR 97401 / PHONE (503) 671-1100
 613-15 292-75 8088C



SCALE

FILE NO. 10-243-75-105

PLANNING DIVISION / ENVIRONMENTAL MANAGEMENT DEPARTMENT / 135 EAST 6TH AVE. / EUGENE, OR 97401 / PHONE 620-607-1100

Sheet 2 of 2

POSTAGE

Board of Regents
County of Los Angeles

1. D.M. Pugh, Director of the Department of Corrections, for work performed during the period from 1/1/76 to 12/31/76. The amount of \$100,000.00 is hereby authorized for payment.

11 OCT 76 11 26

RM 944 R

Los Angeles OFFICIAL RECORDS

D.M. Pugh, Director of the Department of Corrections

By *Shirley E. Powell*

10/1

10/1

10/1

10/1

RESIDENTIAL

6/29/2006 8:28:59 AM

6 Matches

MLS# P	Type	Address	City	Area	Bed	Bath	APX SQFT	Price	
Pending									
6040448	8 RESID	90185 Sunderman RD	Springfield	250	4	3	2478	\$774,500	
Sold									
4028872	0 RESID	90708 Hill RD	Springfield	250	4	2	2834	\$339,000	
4031145	8 RESID	90438 Hill RD	Springfield	250	3	2.1	2050	\$485,000	
3033472	8 RESID	91088 Marcola RD	Springfield	250	4	2.1	2025	\$485,000	
5021232	8 RESID	38300 CAMP CREEK RD	Springfield	280	4	3	2277	\$500,000	
4080783	8 RESID	88440 Periwinkle RD	Springfield	250	3	2.1	2411	\$550,000	
Total 6									
		Average List	\$483,333			Average SQFT	2319	Average Sold	\$479,300
		Average DOM	150			Average \$/SQFT	\$211	Average \$/SQFT	\$204

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\$ 531,216 - \$549,444
 market value w/ house
 and acreage.

House
 And
 Property
 Values

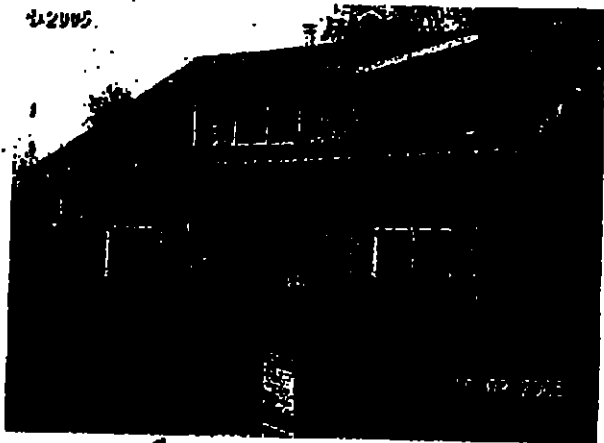


Image 1 of 8.

Presented By:

Client Full

RESIDENTIAL Status: SLD 6/29/2006 8:28:22 AM
 ML#: 6021232 Area: 250 List Price: \$647,000
 Addr: 38300 CAMP CREEK RD
 City: Springfield Zip: 97478 Units:
 Map Coord: 33/G/21 Zoning: Condo Loc/Lvl:
 County: Lane Tax ID: 110518
 Elev: CAMP CREEK Middle: BRIGGS
 High: THURSTON PropType: RESID
 Nhood: #Image: 8
 Legal: 17-02-22-03000

GENERAL INFORMATION

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

Acres: 56.25
 View:
 Seller Disc: DSCLOSUR

Lot Dimensions:
 Lot Desc:
 Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 1029 SF3rc:
 Main SQFT: 1248 TotUp/Mn: 2277
 Lower SQFT: 0 Parking:
 Total SQFT: 2277 Roof: COMP

#Bdrms/#Lvl: 4/2
 Style: FARMHSE
 #Garage: 3 /
 Exterior: OTHER

Year Built: 1913 /
 Home Wmnty: 55+ w/Affidavit Y/N:
 #Fireplaces: /
 Bsmnt/Fnd:

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 16 X 19 /
 Kitchen: M / 13 X 9 /
 Dining: M / 13 X 10 /
 Family: / /
 SHOP M / 30 X 36 /

Metr Bd: U / 22 X 14 /
 2nd Bd: U / 18 X 12 /
 3rd Bd: U / 23 X 14 /
 BONUS / /
 4TH-BD M / 13 X 12 /

Bathe - Full Part
 Upper Lvl: 1.0
 Main Lvl: 2.0
 Lower Lvl: 0.0
 Total Bth: 3.0

REMARKS

X36Dir: Marcia Road to Camp Creek to Property
 Remarks: PC2161 DOGI Call listing agent to show 954-4454. WOW!! one of a kind, mint condition, updated farm house on 56 acres with pond, creek, McKenzie River Frontage, pasture, x fenced, 4 car garage, cool barn, RVP, nice landscape and Much more. Don't miss out on this great home. CLA to Show

FEATURES AND UTILITIES

Kitchen: COOK-IS, DISHWAS, OTHER, PANTRY
 Interior: GAR-OPN, SMOKDET, WW-CARP
 Exterior: BARN, BBQ-PIT, DOG-RUN, GARDEN, OUTBULD, RV-PARK, SHOP
 Accessibility: NATLITE

Cook: HT-PUMP Hot Water: ELECT Heat: HT-PUMP, WOODSTV Fuel: ELECT
 Water: PRIVATE Sewer: SEPTIC Insul: OTHER

FINANCIAL

PTax/Yr: 2511.17 Rent, if Rented:
 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 9/28/2005 DOM: 179 Sold: 10/29/2005 Terms: CASH O/Price: \$579,500 Sold: \$500,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By:

Client Full

RESIDENTIAL Status: SLD 6/29/2006 8:28:23 AM
 ML#: 4080783 Area: 250 List Price: \$569,500
 Addr: 88440 Perwinde RD Unit#:
 City: Springfield Zip: 97478 Condo Loc/Lvl:
 Map Coord: 32/G/20 Zoning: RR5
 County: Lane Tax ID: 1445491
 Elev: CAMP CREEK Middle: BRIGGS
 High: THURSTON PropType: RESID
 Nhood: #Image: 8
 Legal: 17-02-24-00-01404, 1401, 1403

Image 1 of 8.

Lot Size: 10-10.99AC
 Waterfront:
 River/Lake:

GENERAL INFORMATION
 # Acres: 10.18
 View: MNTAIN, VALLEY
 Seller Disc: DSCLOSUR

Lot Dimensions:
 Lot Desc: MRCHTIM, SLOPED, TREES
 Other Desc: siding

Upper SQFT: 978 SFBr: floor plan
 Main SQFT: 1433 TotUp/Mn: 2411
 Lower SQFT: 0 Parking: OFF-STR
 Total SQFT: 2411 Roof: TILE

RESIDENCE INFORMATION
 #Bdms/Lvl: 3 / 2
 Style: 2STORY
 #Garage: 2 / ATTACHD
 Exterior: STUCCO

Year Built: 1980 / REMOD
 Home Wmty: N 85+ w/Affidavit Y/N:
 #Fireplaces: 1 / WOOD
 Bemt/Fnd: CRAWLSP, NO-BAS

Living: M / 14 X 12 / FORMAL
 Kitchen: M / 20 X 12 / EATAREA, GOURMET
 Dining: M / 13 X 9 / BLT-INS, FORMAL
 Family: M / 23 X 14 / FIREPL, SLIDER

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Mstr Bd: U / 13 X 13 / BALCONY, WI-CLOS
 2nd Bd: U / 10 X 10 /
 3rd Bd: U / 15 X 11 / BAYWIND
 UTILITY M / 17 X 8 / BLT-INS
 Baths - Full, Part
 Upper Lvl: 2.0
 Main Lvl: 0.1
 Lower Lvl: 0.0
 Total Bth: 2.1

REMARKS

XSt/Dir: 42nd to Marcola Rd, R on Camp Cr, 5 mi, L on Perwinde, 1st on L
 Remarks: Gorgeous Spanish style on 10+ ac(zoned RR5) w/great views, paved dr, RV dump & elec. Lg shop/barn, courtyard, fenced yard, enclosed pastures. Great kit w/granite counters, new Wolfe cktop, Subzero bl refrig, Trane ht pmplovely master ba w corian, jetted tub, lighted hutches in dr.

FEATURES AND UTILITIES

Kitchen: BI-RANG, BI-REFR, DISHWAS, DISPOS, PANTRY, BI-DOWN
 Interior: GAR-OPN, HARDWOD, SMOKDET, TILE-FL, WW-CARP, JET-TUB, LAM-FL
 Exterior: BARN, FENCED, PATIO, RV-PARK, SHOP, SPRNKLR, X-FENCE, PAVEDRD, RV-HKUP
 Accessibility:
 Cool: HT-PUMP Hot Water: ELECT Heat: HT-PUMP Fuel: ELECT, WOOD
 Water: WELL Sewer: SEPTIC Insul: UNKNOWN

FINANCIAL

PTax/Yr: 2512 Rent, if Rented:
 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 5/8/2005 DOM: 134 Sold: 6/8/2005 Terms: CASH O/Price: \$569,500 Sold: \$560,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

LAND ONLY LOTS 142
Loss in value is determined by
the copies of property only that
have sold or are listed.

These properties are for 1.24 AC
My lots are 7.33 acres and 6.97 acres.
Thus should be higher in value.

Thank you
John Arnold



© 2006

Presented by: Christina Arnold Agent Full
 Association of Realtors
 Date: SLD 8/14/2006 8:33:33 PM
 Price: 250 List Price: \$110,000
 Zip: 97478
 Listing: RR5 List Type: ER LR: N
 ID: 111458
 Res: N #Image: 1
 Middle: BRIGGS
 Prop Type: RESID
 Legal: to be provided in escrow
 Public Internet/Address Display: Y/Y Offer/Nego:

Land
only

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.24
 Waterfront: N / CREEK River/Lake:
 Perc Test: Y / IN-LO RdFrntg: Y
 Seller Disc: Other Disc:
 Lot Desc: PASTURE, TREES, WOODED
 Topography: LEVEL, STEEP
 Soil Cond: NATIVE

Lot Dimensions:
 Availability: SALE #Lots:
 Rd Surf: PAVEDRD
 View: TREES, MNTAIN
 Soil Type/Class:

Present Use: RAWLAND

IMPROVEMENTS

Utilities: SEPTIC, WELL
 Existing Structure: N / NONE

REMARKS

XSt/Dir: 42nd R on Marcola, R on Camp Cr pass Missy La to approx MP 5, prop on L
 Private: This parcel was surveyed and partitioned in 04. Buildable lot, but buyer to verify. Well tested 06/06 incl all chemical analysis. Results on file at LO. 15gpm Maps on file in LO.
 Public: Close in country property. Great level parcel for new home or manufactured home. Small yr round creek divides flat part of parcel and hill with trees. New well and septic installed in 04. Ready to build on now. Well tested 06/06, 15gpm, results on file at LO as well as property maps

FINANCIAL

Prop Tax/Yr: 302.96 Spcl Asmt Balance: Tax Deferral: BAC: % 3
 Crop/Land Lease: N 3rd Party: N SAC:
 HOA Dues: HOA Dues-2nd:
 HOA Incl:
 Terms: CASH, CONV Escrow Preference: Western, Kim McBryde

BROKER / AGENT DATA

BRCD: 5CHB01 Office: John L. Scott Eugene-Spld Phone: 541-687-1415 Fax: 541-687-1419
 LPID: KARWASK Agent: Karen Waskow Phone: 541-684-6408 Cell/Pgr: 541-543-5344
 CoLPID: CoBRCD: CoAgent: CoPh:
 Agent E-mail: karenwaskow@johnlscott.com
 List: Exp: Show: VACANT Poss: CLOSING
 Tran: 7/14/2006 Owner: Deffenbacher Phone:
 Tenant: Phone:

COMPARABLE INFORMATION

Pend: 6/29/2006 DOM/CDOM: 2 / 2 O/Price: \$110,000
 Sold: 7/13/2006 Terms: CASH / Sold Price: \$112,500
 SPID: NEUCHERY S/Agt: Cheryl Neu S/Off: 5CHN01 S/Off Phone: 541-933-2221

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Presented by: Christina Arnold **Agent Full**
 Eugene Association of Realtors
LOTS AND LAND **Status:** SLD **8/14/2008** **8:33:33 PM**
ML#: 4003322 **Area:** 250 **List Price:** \$75,000
Address: Camp Creek RD
City: Springfield **Zip:** 97478
Additional Parcels: N/
Map Coord: 30/H/16 **Zoning:** res **List Type:** ER LR: N
County: Lane **Tax ID:** Not Found
Subdivision:
Manufns Okay: Y **CC&Rs:** N **#Image:** 7
Elem: CAMP CREEK **Middle:** BRIGGS
High: THURSTON **Prop Type:** RESID
Legal: Lot 3 Land Partition
Public Internet/Address Display: Y/N **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 1.24	Lot Dimensions: large irreg	
Waterfront: N / CREEK	River/Lake:	Avallability: SALE	#Lots: 1
Perc Test: Y / APROVED	RdFrntg: Y	Rd Surf: PAVEDRD	
Seller Disc: DSCLOSUR	Other Disc: well & septic	View: MNTAIN, VALLEY	
Lot Desc: ORCHARD, PASTURE		Soil Type/Class:	
Topography: LEVEL		Present Use: RAWLAND	
Soil Cond: NATIVE			

IMPROVEMENTS

Utilities: SEPTIC, WELL
Existing Structure: / NONE

REMARKS

XSt/Dir: 42nd right on Marcola, right on Camp Creek to apprx MP #5
Private: New well & septic sytems being installed. Great level parcel for your new home or manufactured okay too. Some fruit trees, small creek along base of bluff. Survey map showing well, septic, building envelope, & curb cut locations. This one is ready for you to build on now.
Public: Well & septic being installed. Great level parcel for your new home or manufactured home. Some fruit trees, small creek along base of bluff. Survey map showing well, septic, building envelope, & curb cut locations. This one is ready for you to build on now.

FINANCIAL

Prop Tax/Yr: 600	Spcl Asmt Balance: 0	Tax Deferral: N	BAC: % 3.5
Crop/Land Lease: N		3rd Party: N	SAC:
HOA Dues: 0/	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH			

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5PRU01	Office: Prudential R.E. Professionals	Phone: 541-485-1400	Fax: 541-485-7136
LPID: PHILLIPN	Agent: Nancy Phillips	Phone: 541-984-2508	Cell/Pgr: 541-579-9491
CoLPID:	CoAgent:		CoPh: 541-515-2929
Agent E-mail:			
List:	Exp:	Show: VACANT	Poss: CLOSING
Tran: 2/1/2005		Owner: Rob Demers	Phone: 541-520-1555
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 11/4/2004	DOM/CDOM: 34 /	O/Price: \$75,000	
Sold: 1/31/2005	Terms: CONV /	Sold Price: \$73,000	
SPID: KARWASK	S/Agt: Karen Waskow	S/Off: 5CHB01	S/Off Phone: 541-687-1415

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

Presented by: Christina Arnold Agent Full
 Eugene Association of Realtors
LOTS AND LAND Status: ACT 8/14/2006 8:33:33 PM
 ML#: 50555.30 Area: 250 List Price: \$148,500
 Address: Camp Creek Road
 City: Springfield Zip: 97478
 Additional Parcels: /
 Map Coord: 30/H/16 Zoning: RR5 List Type: ER LR: N
 County: Lane Tax ID: 777100
 Subdivision:
 Manufns Okay: Y CC&Rs: Y #Image: 1
 Elem: CAMP CREEK Middle: BRIGGS
 High: THURSTON Prop Type: RESID
 Legal: Tax Lot: 17 02 25 00 904
 Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY
 PDF Doc(s): 2

RD40
 (CO. RD. 1290)

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acre: 1.24	Lot Dimensions: Irregular
Waterfront: Y / CREEK	River/Lake:	Availability: SALE #Lots: 1
Perc Test: /	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc: EXEMPT	Other Disc:	View: TREES, MNTAIN
Lot Desc: CLEARED, STREAM, TREES, WOODED, PUBLCRD		Soil Type/Class:
Topography: LEVEL, STEEP		Present Use: RAWLAND
Soil Cond:		

IMPROVEMENTS

Utilities: SEPTIC, WELL
 Existing Structure: N /

REMARKS

XSt/Dir: Marcola Road, Right on Camp Creek past Missy Lane, Property on Left
Private: LOCATION LOCATION! A Sweet Little Acre with Homesite Overlooking Tiny Creek! Well & Septic Are In! Manufactured Home OK. Lot Mostly Level, has Treed Hillside for Privacy! Buyer Must Verify That Lot is Buildable & Suits Buyer's Intended Use Prior to Writing Offer. Must Be Cash to Seller Before Improvements. A Rare Opportunity for Affordable Home Package!
Public: Close-In Location! Well & Septic Are In! Home Site Overlooks Tiny Creek! Manufactured Home OK! Mostly Flat w Treed Hillside for Privacy! Buyer to Verify That Lot is Buildable & Suits Buyer's Use Before Offer! Rare Acre for Affordable Home Package! Cash to Seller Before Improvements.

FINANCIAL

Prop Tax/Yr: 303	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
Crop/Land Lease: N	HOA Dues-2nd:	3rd Party: N	SAC: % 0
HOA Dues:			
HOA Incl:			
Terms: CASH		Escrow Preference: 1st Choice Escrow	

BROKER / AGENT DATA

BRCD: 5CHN01	Office: Cheryl Neu Real Estate	Phone: 541-933-2221	Fax: 541-933-2222
LPID: CORYNEU	Agent: Cory Neu	Phone: 541-933-2221	Cell/Pgr: 541-746-6440
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: info@neurealty.com			
List:	Exp:	Show: VACANT	Poss:
Tran: 7/31/2006		Owner: David Vander Ploeg	Phone:
		Tenant:	Phone:

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