

W. 17.C

AGENDA COVER MEMO

DATE: November 29, 2005

TO: BOARD OF COUNTY COMMISSIONERS

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

RE: In the Matter of Considering a Ballot Measure 37 Claim and Deciding Whether to Modify, Remove or Not Apply Restrictive Land Use Regulations in Lieu of Providing Just Compensation (PA 05-5948, Matthew Greufe)

I. MOTION: Move to adopt the attached Order.

II. ISSUE OR PROBLEM

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

III. DISCUSSION

A. Background

Applicant: Matthew & Dianna Colleen Greufe
37342 Parsons Creek Rd.
Springfield, Or. 97478
Owner: Same as above
Subject Property: Map 16-02-14, tax lot 1303
Acreage: Approximately 21.8 acres, with one dwelling.
Current Zoning: Impacted Forest Lands (F-2/RCP, LC 16.211)

Date Property Acquired:

August 29, 1969, via Warranty Deed #87-21192: Richard I. Anderson to Ludger J. & Rita Y. Greufe

May 13, 1987, via Warranty Deed #87-21280: Rita Y. Greufe to Rita Y. Greufe and Matthew J. Greufe

February 23, 1988, via Warranty Deed #88-07656: Matthew J. Greufe to Matthew J. & Dianna Colleen Greufe

Land Use Regulations in Effect at Date of Acquisition:

August 29, 1969: Unzoned.

May 13, 1987: F-2 (Impacted Forest Lands, LC 16.211, version effective on 7-27-85)
February 23, 1988: F-2 (Impacted Forest Lands, LC 16.211, version effective on 12-25-87)

Specific Relief Sought: The current owners, Matthew and Dianna Greufe, wish to subdivide the 21+ acres into seven lots of 6.17ac. 3ac. (2 lots), 4 ac., 2 ac., and 1.5 ac. (2 lots), and establish a dwelling on each lot. The existing dwelling would be on the 6.17 acre lot.

The appraisal evidence is based upon the development of a residence on each parcel.

B. Lane Code Submittal Requirements

All of the basic materials and information required by LC 2.720 have been provided. A copy of the entire submittal is attached to this report (30 total pages, so numbered).

C. Analysis

Application Review and Referral Determination

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

The County has either adopted, enforced or applied a land use regulation that restricts the use of private real property after the current owner of the property (the applicant) became the owner (LC 2.740(1)(a) and (c));

The current owner of record for the subject property is Matthew and Dianna Greufe. Matthew Greufe acquired an interest in the property from his parent on 5-13-87 (Warranty deed 87-21280). The F-2 zone ordinance, LC 16.211, was in effect on that purchase date, specifically the version of that ordinance that went into effect on 7-27-85.

On February 23, 1988, Matthew Greufe placed the property into joint ownership with wife, Dianna (Warranty deed 88-07656). A revision of the F-2 ordinance LC 16.211 was in effect at that time, specifically the version that became effective on 12-25-87.

The subject property was unzoned when it was acquired by the parents in 1969. As such, there was no zoning regulation that would have prohibited the proposed seven lot residential subdivision. At the time of acquisition of the property by Matthew Greufe in 1987, the F-2 zone required a 20 acre minimum parcel size (LC 16.211(7)(a), 1985 version). At the time of acquisition by both Matthew and Dianna Greufe in 1988, the minimum parcel size was still 20 acres. The current version of LC 16.211 requires an 80-acre minimum parcel size for new parcels.

The Applicant has requested a waiver to allow the creation of seven lots ranging in size from 6.17 acres to 1.5 acres, and to place a dwelling on each. The submittal (p.1) does not directly identify the restrictive regulation from which the current owners seek relief, but LC 16.211 (F-2 zone) would not allow the proposed subdivision. Page

2 of the submittal states that “We are seeking a waiver on the land use restriction zoning [sic] changed back to what it was before 1980”. However, that is not possible, as Measure 37 appears to provide a waiver of land use restrictions only to the current owner and those restrictions in place at the time of their acquisition.

The Applicant can clarify at the hearing which code restriction from which they specifically seek relief. The fact remains, however, that a waiver can only be granted to the current owner (Matthew and Dianna Greufe), and that the F-2 ordinance (LC 16.211), which was in effect when the Applicant’s acquired the property, and the current version of the F-2 zone, both restrict use of the property as proposed in this claim.

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 (LC 2.740(1)(b)); and

The property has an existing dwelling. The proposal calls for retaining 6.17 acres with the dwelling. The remainder of the property would be subdivided into six buildable lots. In order to conclude that there has been a reduction in fair market value of this property, the Board will first need to determine that the market value of six buildable lots (ranging in size from 1.5 ac. to 4 ac.) is greater than the current 21+ acre property containing one dwelling. The submitted appraisal assumes the current owner could carry out that stated proposal, and presents credible evidence of value reduction if that assumption is accurate. No independent review of the appraisals has been conducted. The applicant has provided appraisals from a State certified Appraiser, Joe Hines (pp. 17-22) which state (p.22):

The value of the existing 21+ acre property with one dwelling is \$370,000;

The value of six buildable lots (1.5-4 acres in size) is \$1,175,000, which is the claimed compensation amount.

The Applicant’s parents acquired the property in 1969. The property was unzoned in 1969, and as such there were no minimum lots size regulations. In this regard, compensation consideration is warranted. The claim, however, is based on the assumption that a restriction placed upon the property since it was acquired by the current owners forbids the seven lot proposal. This is a false assumption, as the F-2 zoning already in effect at the time Matthew and Dianna Greufe acquired the property (in 1988) required a 20-acre minimum parcel size. Even if Measure 37 could be construed to allow a waiver back to when Matthew Greufe acquired the property (in 1987), without Dianna, the 20 acre minimum was still in effect. The property contains one dwelling on one unit of land. The restriction prohibiting more lots and/or dwellings was in effect prior to acquisition by the current owners.

Ultimately, the Board will need to decide whether or not the F-2 (LC 16.211) regulations have the effect of reducing the fair market value of the property to conclude that Matthew and Dianna Greufe comply with these criteria and may be considered for compensation under Ballot Measure 37.

The challenged regulation is not an exempt regulation as defined in LC 2.710 (LC 2.740(1)(d)).

The land division regulations of LC 16.211(7) (1985 and 1987 versions) and LC 16.211(10) (current version) establish the minimum land division lot sizes in the F-2 Zone. Those land division minimum lot size requirements are not part of the exempt regulations addressing public nuisances, public health and safety, federal law, or restrictions to prohibit use of the property for pornography or nude dancing. The parts of the F-2 zone and other sections of Lane Code that do not restrict the use of the property for home sites and reduce the value of the property should remain applicable until shown otherwise. Therefore, this criterion appears to be met because the challenged minimum lot size and dwelling regulations are not part of the exempt regulations defined in LC 2.710.

Final Conclusion:

While the claim establishes a compensation amount for uses prohibited by regulations enacted after the original family member owners acquired the property, the ability to waive land use restrictions under Ballot Measure 37 is limited to the regulations in effect when the current owners, Matthew and Dianna Greufe, acquired the property (1988). The waiver of current land use restrictions to allow development in accordance with the 1988 F-2 provisions would not allow the development proposed by the applicant.

D. Conclusion/County Administrator Recommendation

The amount of just compensation alleged to result from the restrictive land use regulations applied to the subject property has been determined by a professional appraiser to be \$1,175,000. That claim assumes an ability to create seven lots, with a dwelling on each. In light of the discussion above, this does not appear to be an accurate assumption under a waiver issued to the current owners but does reflect what earlier family owners might have been able to accomplish. Restrictions prohibiting the further division of the property were already in effect when the current owners acquired the property in 1987 and 1988. Lane County has not appropriated funds for compensation for Ballot Measure 37 claims and has no funds available for this purpose. The public benefit from application of the land use regulation to the applicant's property seems to be outweighed by the public burden of paying the claimed compensation.

As an alternative to the payment of compensation, the County Administrator recommends the Board "waive" the current F-2 provisions to allow development in a manner consistent with regulations in effect when the current owners acquired the property. Granting the waiver would allow development of the property in a manner consistent with the F-2 ordinance in effect when Matthew and Dianna Greufe acquired the property in 1987 or 1988. All other sections of Lane Code should remain applicable unless it can be shown they restrict the use and have the effect of reducing the fair market value of the Greufe property.

IV. ALTERNATIVE/OPTIONS

1. The Board of Commissioners disagrees with the County Administrator's conclusion that the application is a valid claim, and directs issuance of a final written decision denying the Claim.
2. Recommend the application appears valid and adopt an order reflecting the Board of County Commissioners determination for final disposition of the Bruce Measure 37 claim.

V. RECOMMENDATION

Option #2.

VI. IMPLEMENTATION / FOLLOW-UP

Upon adoption of the final determination that either the claim should be denied or a "waiver" of restrictive land use regulations is necessary to avoid owner entitlement to compensation, the County Administrator will provide notice of the final decision pursuant to LC 2.760.

VII. ATTACHMENT:

1. Proposed Order
2. Greufe Ballot Measure 37 Application—30 pp.

**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 (PA05-5948, Matthew Greufe)

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 Matthew and Dianna Greufe (PA05-5948), the owners of real property located at 37342 Parsons Creek Road, and more specifically described in the records of the Lane County Assessor as map 16-02-14, tax lot 1303, of approximately 21.8 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 Board has 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, 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, on December 7, 2005, the Board conducted a public hearing on Matthew and Dianna Greufe's Measure 37 claim (PA05-5948), and has now determined that the current restrictive Impacted Forest Land (F-2) minimum land division sizes and dwelling requirements of Lane Code 16.211 that were made applicable to the property prevent Matthew and Dianna Greufe from developing the property as may be allowed under the Lane County Revised Subdivision Ordinance in effect at the time Ludger J. and Rita Y. Greufe acquired the property in

1969 and that the public benefit from application of the current F-2 regulations to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, Matthew and Dianna Greufe request \$1,175,000 compensation for reduction in the fair market value of his property as a result of Lane County's enforcement of the minimum land division size and forest dwelling standard of the Forest Lands Rule (OAR 660-06); 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 current F-2 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 Matthew and Dianna Greufe to make application to develop the subject property under those regulations; and

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

NOW, THEREFORE IT IS HEREBY ORDERED that the applicant Matthew and Dianna Greufe made a valid claim under Ballot Measure 37 by specifying the amount of the claim, 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 family members 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 Greufe request shall be granted and the current F-2 restrictions for minimum lot sizes and dwellings in Lane Code 16.211(5)-(7) and (10) that restrict the division of the property and the placement of dwellings shall not apply to Matthew and Dianna Greufe, so that they can make application for land divisions and dwellings on the property described as Assessors Map 16-02-14, tax lot 1303, in a manner consistent with the regulations of Lane Code Chapter 13 (Land Divisions) and the F-2 Zone (LC 16.211) in effect when Matthew Greufe acquired an interest in the property on May 13, 1987 or the regulations in effect when Dianna Greufe acquired an interest in the property on February 23, 1988.

IT IS HEREBY FURTHER ORDERED that Matthew and Dianna Greufe will still need to make application and receive approval for a land division and dwellings under other land use regulations applicable to dividing land and placing dwellings on the property that were not specifically identified or established as restricting Matthew and Dianna Greufe's use of the property. To the extent necessary to effectuate the Board action to not apply the minimum land division size and dwelling restrictions of the applicable zone described above, the claimant shall submit appropriate applications for review and approval of a land division and any new dwellings to show the specific development proposal and in the event additional county land use regulations result in a restriction of those uses that has 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. 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 Matthew and Dianna Greufe's use of their property does not constitute a waiver or modification of any corresponding state law or administrative rules and does not authorize immediate division of land or construction of a dwelling. The requirements of state law, including ORS 215.705, ORS 215.720-750, Goal 4 and OAR chapter 660, division 6, containing specific standards regulating development on Forest Land, and the applicant 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 claim for this property before seeking county land use approval.


IT IS HEREBY FURTHER ORDERED that the county land use regulations and other 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 rights of the applicants can be transferred to another owner. If the ruling of the Marion County Circuit Court in *MacPherson v. Dept. of Administrative Services*, (Marion County Circ. Ct. Case No. 00C15769, October 14, 2005) 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 _____, 2005.

Anna Morrison, Chair
Lane County Board of County Commissioners

APPROVED AS TO FORM

Date 11-30-2005 Lane County



OFFICE OF LEGAL COUNSEL

Application for Claims Under LC 2.700 through 2.770

Due to Regulatory Reduction of Property Value Under Provisions Added to ORS Chapter 197 by BM37

Note: This completed form together with the referenced supporting documentation and application fee must be submitted to the Lane County Land Management Division, 125 East 8th Avenue, Eugene, Or., 97401 for all claims subject to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004), to be considered for compensation under LC 2.700 through 2.770. In all cases, the applicant has the burden of demonstrating, with competent evidence, that all applicable criteria are met and the applicant would be entitled to compensation if the land use regulation continues to apply. Use additional paper, if necessary.

1. Applicant/ Agent

Matthew & ^{Dianna} Colleen Greufe 37342 Parsons CK Rd 933-2239/682-4144
Applicant Name (Please Print) Mailing Address Phone
Home WORK

Same _____
Agent Name (Please Print) Mailing Address Phone

2. Property Owner

Please provide the Name, Mailing Address and telephone number of all property owners of record holding interest in the property that is the subject of this application. Include a complete listing of all lien holders, trustees, renters, lessees or anyone with an interest in the property and describe the ownership interest.

Matthew & ^{Dianna} Colleen Greufe 37342 Parsons CK Rd 933-2239/682-4144
Property Owner Name (Please Print) Mailing Address Phone
Home WORK

Same _____
Property Owner Name (Please Print) Mailing Address Phone

3. Legal Description

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

Assessor Map & Tax Lot 16-02-14 1303
Street Address 37342 Parsons CK Rd Legal Description Attached

4. Identification of Imposed Land Use Regulation

Please identify the Lane Code section or other land use regulation imposed on the private real property that is alleged to restrict the use of the subject property in a manner that reduces the fair market value. Include the date the regulation was first adopted, enforced or applied to the subject property and a written statement addressing all the criteria in LC 2.740(1).

The subject property, Map 16-02-14 #1303, was unzoned until September 28, 1980. At that time, Ordinance 841 applied the requirements of the Forest Lands (F-2) Zone to the property. Land divisions in excess of 3 parcels per calendar year were regulated by the Lane County Subdivision Ordinance No. 3.

5. Title Report

Please attach a Preliminary Title Report showing title history and continuous ownership traced to the earliest family member ownership, the date of current owner(s) acquisition and all current interests of record for the subject property, issued within 30 days of the application submittal. Provide copies of relevant deeds.

See Attachment with more information
see Attachment.

6. Appraisal/Regulatory Effect

Please provide one original, signed appraisal prepared by an appraiser licensed by the Appraiser Certification and Licensure Board of the State of Oregon addressing the requirements of provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004) and indicating the amount of the alleged reduction in fair market value by showing the difference in the fair market value of the property before and after the application of the challenged regulations as of the date the owner makes written demand for compensation. Include all of the supporting methodology, assumptions and calculations affecting the appraisal.

See Attachments

7. Leases, Covenants, Conditions and Restrictions

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

N/A

8. Identification of Relief Sought

Please specifically indicate what relief is being sought, either a monetary value of the claim describing the reduction in fair market value of the property or the specific use authorization sought in any waiver of the land use regulation.

We are seeking a waiver on the land use restriction, zoning, changed back to what it was before 1980.

I (we) have completed all of the attached application requirements and certify that all statements are true and accurate to the best of my (our) knowledge and belief. I am (We are) authorized to submit this application on behalf of all those with an interest in the property and all the owner(s) agree to this claim as evidenced by the signature of those owner(s) below. Include additional signatures, as necessary.

Entry by County or its designee upon the subject property is authorized by the owner(s) and the owner(s) consent to the application for claims under provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004).

Matthew J Greife
Dianne Allen Greife
Owner(s) Signature *Dianne Allen Greife*

7-7-05
Date
7-7-05

SAME AS ABOVE
Applicant/Agent Signature Date

The following contacts are provided to assist you in finding the necessary information for this application.
For zoning and land use information, please contact the Land Management Division at 682-3577.
This phone contact is a message line. Please leave a message and a Planner will return your call.
For deeds and records information, please contact Lane County Deeds and Records at 682-3654.

June 17, 2005

Matt & Colleen Greufe
37342 Parsons Creek Road
Springfield, OR 97478



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

Re: Research Request PA 05-5675
Map 16-02-14 #1303

On May 20, 2005 you submitted a "Request for Research of Public Records" to the Land Management Division. The information requested was stated as: "We want to know what the zoning and parcel restrictions were on August 29, 1969 when Ludger J Greufe & Rita Y Greufe bought the place." I have researched the available records with the following results:

The subject property, Map 16-02-14 #1303, was unzoned until September 28, 1980. At that time, Ordinance 841 applied the requirements of the Forest Lands (F-2) Zone to the property. Land divisions in excess of 3 parcels per calendar year were regulated by the Lane County Subdivision Ordinance No. 3.

Enclosed find a copy of the Ordinance 3 provisions effective April 2, 1962 and the amendments to it adopted by Ordinance 15-68 and Ordinance 6-69. Please call if I can be of further assistance.

Thom Lanfear
Associate Planner
Land management Division
(541) 682-4054

Enclosure

3

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OLD NUMBER _____

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

CODE NO. _____

MAP NO. 16-02-14	TAX LOT NO. 1303	034 361	SECTION 14	TOWNSHIP 16 S.	RANGE 2W	W.M.	AERIAL PHOTO
ACCOUNT NUMBER		SECTION		TOWNSHIP		RANGE	
LOT NO.	BLOCK NO.	ADDITION				CITY	

INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD		ACRES REMAINING
		DATE OF ENTRY	DEED NUMBER	
	F.T.L.P.O.			
	Beg. at the $\frac{1}{4}$ Sec. corner on the East line of Sec. 14, Twp. 16S, R. 2W, WM. & running thence S. 89° 28' W. 1360.7 ft. thence S. 00° 19' 30" W. 1340.6 ft. to the South line of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 14, thence East 1360.0 ft. along said line to the East line of Sec. 14; thence North along the East line of Sec. 14, to the POB. all in LCO.	1962		41.86
	Cont. m/l			
	Except: 20.24 acres to T.L. (1304) per R220 /13516. (1963)			21.62
	Cont. m/l			
	A tract of land in the N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14, Twp. 16S, R. 2W, WM. bounded & desc. as follows, to wit:	1963	R187/57808	
	Beg. at a point on the North line of said N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14, which point is S. 89° 28' W. 1010.35 ft from the E $\frac{1}{4}$ corner of said Sec. 14, thence	1966	R272/16361	
	S. 00° 19 $\frac{1}{2}$ ' W. 25.00 ft. to a point marked by an iron pipe; thence continuing	1967	R332/70908	
	S. 00° 19 $\frac{1}{2}$ ' W. 1313.85 ft. to a point marked by an iron pipe in the South line of said N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14, thence along said South line		(Pass)	
	S. 89° 11' W. 350.45 ft. to a point marked by an iron pipe, thence	1989	R1475/8739492	
	N. 00° 19 $\frac{1}{2}$ ' E. 1315.60 ft. to a point marked by an iron pipe, thence continuing		8739534 ✓	
	N. 00° 19' E. 25.00 ft. to the North line of said N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14; thence along said North line,			
	N. 89° 28' E. 350.35 ft. to the POB. cont. 10.50 acres m/l. in LCO.			
	Also:			
	A tract of land in the N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14 Twp. 16S, R. 2W, WM. bounded & described as follows: to wit	1966	R272/16361	
	Beg. at a point on the North line of said N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14, which point is S. 89° 29' W. 660.00 ft. from the E $\frac{1}{4}$ corner of said Sec. 14, thence	1967	R332/70909 ✓	
			(Pass)	
	(OVER)			
	MICROFILM			
			(OVER)	

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

CODE NO.

OLD NUMBER

MAP NO. 6-02-14	TAX LOT NO. 1303	SECTION 14	TOWNSHIP 16 S.	RANGE 2W	W.M.	AERIAL PHOTO
ACCOUNT NUMBER		ADDITION				CITY
LOT NO.	BLOCK NO.					

INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD		ACRES REMAINING
		DATE OF ENTRY	DEED NUMBER	
	S.00° 19½' W. 25.00 ft. to a point marked by an iron pipe; thence continuing	1987	R1459/8721188	188
	S.00° 19½' W. 1312.10 ft. to a point marked by an iron pipe in the South line of said N½ of S½ of Sec. 14, thence along said South line,		/8721190	190
	S.89° 11' W. 350.45 ft. to a point marked by an iron pipe; thence		/8721191	191
	N.00° 19½' E. 1313.85 ft. to a point marked by an iron pipe; thence continuing		/8721189	189
	N.00° 19½' E. 25.00 ft. to the North line of said N½ of S½ of Sec. 14, thence along said North line		/8721192	192
	N.89° 28' E. 350.35 ft. to the POB. Cont.		/8721280	280
	10.50 acres m/l			
	Total acres m/l			21.62
	Acreage Correction	1964		
	Cont. m/l			21.56
	Less: 0.44 ac. in road. (1968)	1988	R1502/8807656	
	Cont. m/l			21.12
	Acreage Correction for 1970			21.56
	Less: 0.44 acre in Parsons Creek Rd. (Co. Rd. No. 1348) by resolution.			
	Containing more or less			21.12

MICROFILMED
DATE _____

5

10A

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RITA Y. GREUFE, a Widow, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RITA Y. GREUFE, a Widow and MATHEW J. GREUFE, not as Tenants in Common but with Right of Survivorship, hereinafter called grantees, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Lane, State of Oregon, described as follows, to-wit:

A tract of land in the North half of the South half of Section 14, Township 16 South, Range 2 West of the Willamette Meridian, bounded and described as follows; to-wit:

Beginning at a point on the North line of said North 1/2 of the South 1/2 of said Section 14, which point is South 89° 28' West 660.0 feet from the East quarter corner of said Section 14, thence South 0° 19 1/2' West 25.0 feet to a point marked by an iron pipe; thence continuing South 0° 19 1/2' West 1312.1 feet to a point marked by an iron pipe in the South line of said North 1/2 of the South 1/2 of Section 14; thence along said South line South 89° 11' West 700.7 feet to a point marked by an iron pipe; thence North 0° 19 1/2' East 1315.6 feet to a point marked by an iron pipe; thence continuing North 0° 19 1/2' East 25.0 feet to the North line of said North 1/2 of the South 1/2 of Section 14; thence along said North line North 89° 28' East 700.7 feet to the point of beginning, in Lane County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE
To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$love and affection.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of May, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Rita Y. Greufe

STATE OF OREGON, County of Lane

The foregoing instrument was acknowledged before me this 13th day of May, 1987, by Rita Y. Greufe

Alicia Ann Remington, Notary Public for Oregon, My commission expires: 11-20-90

STATE OF OREGON, County of Lane

The foregoing instrument was acknowledged before me this 13th day of May, 1987, by Rita Y. Greufe, president, and by MatheW J. Greufe, secretary of Lane County Official Records.

Notary Public for Oregon

My commission expires: 11-20-90

9440A001 05/20/87, My commission expires: 11-20-90

Rita Y. Greufe, 37342 Parsons Creek Road, Springfield, OR 97477

Rita Y. Greufe and MatheW J. Greufe, 37342 Parsons Creek Road, Springfield, OR 97477

Eugene Escrow Service, Inc., P. O. Box 409, Eugene, OR 97440 #1233

Remains the same

STATE OF OREGON, County of Lane

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at 20 MAY 87 10:5

1459R

Lane County Official Records, Lane County Clerk

in instrument on the 19th day of May, 1987, I recorded on the instrument seal of

By [Signature] Deputy

8807656

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Matthew J. Gruefe

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Matthew J. & Dianna Colleen Gruefe, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Lane and State of Oregon, described as follows, to-wit:

SEE EXHIBT "A"

8565A001 02/23/88PFD 10.00
8565A001 02/23/88 REC 10.00

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ LOVE & Affection. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In Witness Whereof, the grantor has executed this instrument this 23 day of February, 1988.

Matthew J. Gruefe

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Lane, February 23, 1988.

Personally appeared the above named Matthew J. Gruefe and Dianna Colleen Gruefe and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon, April Kelso, My commission expires 11-16-88

STATE OF OREGON, County of Lane, Personally appeared Matthew J. Gruefe and Dianna Colleen Gruefe, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in the hall of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

Matthew J. Gruefe
Dianna Colleen Gruefe
Matthew & Dianna Gruefe
57342 Parsons Creek Rd.
Springfield, OR 97477

STATE OF OREGON, County of Lane. I certify that the within instrument was received for record on the day of February, 1988, at 10 o'clock A.M., and recorded in book/reel/volume No. on page or as fee/title/transmittal/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed.

7

8807656

EXHIBIT "A"

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
OFFICE OF COUNTY ASSESSOR LAKE COUNTY, OREGON

CODE NO.

16-02-14	TAX LOT NO. 1303	SECTION 14	TOWNSHIP 16 S.	RANGE 24 W.M.	AERIAL PHOTO
ACCOUNT	NUMBER				

21.6

Cont. m/l

A tract of land in the N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14, Twp. 16S, R. 24W, 78A. bounded & desc. as follows, to wit:

beg. at a point on the North line of said N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14, which point is S. 89° 28' W. 1010.35 ft from the E $\frac{1}{2}$ corner of said Sec. 14, thence S. 00° 19 $\frac{1}{2}$ ' W. 25.00 ft. to a point marked by an iron pipe; thence continuing S. 00° 19 $\frac{1}{2}$ ' W. 1313.85 ft. to a point marked by an iron pipe in the South line of said N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14, thence along said South line S. 89° 11' W. 350.45 ft. to a point marked by an iron pipe, thence N. 00° 19 $\frac{1}{2}$ ' E. 1313.60 ft. to a point marked by an iron pipe, thence continuing N. 00° 19' E. 25.00 ft. to the North line of said N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14; thence along said North line, N. 09° 28' E. 350.35 ft. to the POB. cont. 10.50 acres m/l. in LCO.

1963 R187/57808
1966 R272/16361
1967 R332/70908
(Pass)

Also:

A tract of land in the N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14 Twp. 16S, R. 24W, 78A. bounded & described as follows: to wit:

beg. at a point on the North line of said N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14, which point is S. 89° 29' W. 660.00 ft. from the E $\frac{1}{2}$ corner of said Sec. 14, thence

1966 R213/1802
1967 R272/16361
R332/70909
(Pass)

(OVER)

(OVER)

MICROFILMED

S. 00° 19 $\frac{1}{2}$ ' W. 25.00 ft. to a point marked by iron pipe; thence continuing S. 00° 19 $\frac{1}{2}$ ' W. 1312.10 ft. to a point marked by iron pipe in the South line of said N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14, thence along said South line, S. 89° 11' W. 350.45 ft. to a point marked by iron pipe; thence N. 00° 19 $\frac{1}{2}$ ' E. 1313.85 ft. to a point marked by iron pipe; thence continuing N. 00° 19 $\frac{1}{2}$ ' E. 25.00 ft. to the North line of said N $\frac{1}{2}$ of S $\frac{1}{2}$ of Sec. 14, thence along said North line N. 09° 28' E. 350.35 ft. to the POB. Cont. 50 acres m/l

1987 R1459/8721188
/8721190
/8721191
/8721189
/8721192
/8721190

Total acres m/l
Acroage Correction Cont. m/l

1964

21.62

21.56

Less: 0.44 ac. in road. (1968) Cont. m/l

21.12

Acroage Correction for 1970

21.56

Less: 0.44 acre in Parsons Creek Rd. (Co. Rd. 1348) by resolution. Containing more or less

21.12

MICROFILMED
DATE

8807656

State of Oregon,
County of Lane--

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

23 FEB 23 11 0
A.M. 1502R

Lane County Official Records
Lane County Clerk

By: *John E. Fair*
County Clerk

8

WARRANTY DEED

WPT 73900-C

8721192

710

FOR VALUE RECEIVED

RICHARD I. ANDERSON, single

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

LUDGER J. GREUFE and RITA Y. GREUFE, husband and wife

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

A tract of land in the North half of the South half of Section 14, Township 16 South, Range 2 West of the Willamette Meridian, bounded and described as follows; to-wit:

Beginning at a point on the North line of said North 1/2 of the South 1/2 of said Section 14, which point is South 89° 28' West 660.0 feet from the East quarter corner of said Section 14, thence South 0° 19 1/2' West 25.0 feet to a point marked by an iron pipe; thence continuing South 0° 19 1/2' West 1312.1 feet to a point marked by an iron pipe in the South line of said North 1/2 of the South 1/2 of Section 14; thence along said South line South 89° 11' West 700.7 feet to a point marked by an iron pipe; thence North 0° 19 1/2' East 1315.6 feet to a point marked by an iron pipe; thence continuing North 0° 19 1/2' East 25.0 feet to the North line of said North 1/2 of the South 1/2 of Section 14; thence along said North line North 89° 28' East 700.7 feet to the point of beginning, in Lane County, Oregon.

The true and actual consideration for this transfer is \$24,000.00.

9392A001 05/19/87PFND
0005

10.00

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee & their heirs and assigns forever. And the said Grantor do es 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 encumbrances, Except rights of the public in roads; power line easement recorded June 8, 1946; Book 322, Page 97; right of way recorded July 8, 1955 Reception No. 60457, Deed Records of Lane County, Oregon.

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

9392A001 05/19/87JPTD
0005

7.00

REVENUE STAMPS

Dated August 29 1969

(Seal)

(Seal)

(Seal)

Richard I. Anderson (Seal)

(Seal)

(Seal)

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

RICHARD I. ANDERSON, single

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

Dated August 29 A.D. 1969
My Commission Expires 8-1-73

Notary Public for Oregon

N. Jan Watch (Signature)

Until a change is requested all Tax Statements shall be sent to:
Rita Y. Greufe, et al
37342 Parsons Creek Road
Springfield, OR 97477

8721192

WARRANTY

County of

Pioneer

TITLE CO.

310 Pearl Street

TO

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the

day of

19, at o'clock M.,

and recorded in book

State of Oregon,
County of Lane--s.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

19 MAY 87 14: 53

Ref 1459R

Lane County OFFICIAL Records,
Lane County Clerk

(Signature)

By:

9



Fidelity National Title Company of Oregon

4710 Village Plaza Loop Suite 160 • Eugene, OR 97401
(541) 684-9960 • FAX (541) 684-0196

PRELIMINARY REPORT

ESCROW OFFICER: Susan Steele
TITLE OFFICER: Cynthia Cowles

ORDER NO.: 02-108320-46

TO: Washington Mutual Bank
ATTN: Heather Jett
5300 SW Meadows Rd., Ste 450
Lake Oswego, OR 97035

OWNER/SELLER: Matthew J Greufe
BUYER/BORROWER:

PROPERTY ADDRESS: 37342 Parsons Creek Road, Springfield, OR 97478

EFFECTIVE DATE: April 25, 2005, 05:00 P.M.

1. The policy and endorsements to be issued and the related charges are:

	<u>AMOUNT</u>	<u>PREMIUM</u>
Lender's Extended	220,000.00	982.00
Government Service Charge		20.00
100, 116, 8.1 Endorsement(s)		50.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS **VESTED IN:**

Matthew J. Greufe and Dianna Colleen Greufe, as tenants by the entirety

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED, IN AN UNINCORPORATED AREA, IN THE COUNTY OF LANE, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

CC\cc 05/07/2005

10

Order No. 02-108320-46

EXHIBIT "ONE"

A tract of land in the North half of the South half of Section 14, Township 16 South, Range 2 West of the Willamette Meridian, bounded and described as follows:

Beginning at a Point on the North line of said North 1/2 of the South 1/2 of said Section 14, which point is South 89° 28' West 660.0 feet from the East quarter corner of said Section 14; thence South 0° 19 1/2' West 1312.1 feet to a point marked by an iron pipe on the South line of said North 1/2 of the South 1/2 of Section 14; thence, along said South line, South 89° 11' West 700.7 feet to a point marked by an iron pipe; thence North 0° 19 1/2' East 1315.6 feet to a point marked by an iron pipe; thence continuing North 0° 19 1/2' East 25.0 feet to the North line of said North 1/2 of the South 1/2 of Section 14; thence, along said North line, North 89° 28' East 700.7 feet to the Point of Beginning, in Lane County, Oregon.

Order No. 02-108320-46

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records, proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings whether or not shown by the records of such agency or by the public records.
- 2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession.
- 3. Easements, or claims of easements or encumbrances, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
- 5. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for worker's compensation, which have now gained or may gain priority over the lien of the insured deed of trust, which liens do not now appear of record.

SPECIFIC ITEMS AND EXCEPTIONS:

6. **The herein described property** has been classified as forest lands, as disclosed by the tax roll. In the event of declassification, the property may be subject to additional taxes and/or penalties.

7. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Mountain States Power Company, a Delaware Corp.
 Purpose: Electric Distribution
 Recorded: June 5, 1946, Book 322, Page 97
 Affects: Blanket easement

8. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Le Roy Grafe et ux
 Purpose: Roadway
 Recorded: July 6, 1955, Recorder's No. 60457
 Affects: Northerly 25 feet

12

Order No. 02-108320-46

- 9. **A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby**

Amount: \$120,000.00
 Dated: November 2, 1998
 Grantor: Matthew J. Greufe and Dianna Colleen Greufe, as tenants by the entirety
 Trustee: Western Pioneer Title Company
 Beneficiary: Frontier Investment Co. dba Rainland Mortgage Co.
 Loan No.: 976422
 Recorded: November 10, 1998, Recorder's No. 9890005

The beneficial interest thereunder has been assigned, by mesne assignments, to:

Assignee: Fleet Mortgage Corporation
 Recorded: October 4, 1999, Recorder's No. 99084573

- 10. **A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby**

Amount: \$80,000.00
 Dated: September 25, 2003
 Grantor: Matthew J. Greufe and Dianna Colleen Greufe
 Trustee: none shown
 Beneficiary: Washington Mutual Bank
 Loan No.: 0623164563
 Recorded: October 8, 2003, Recorder's No. 2003-098616

- 11. **Matters contained in that certain document entitled "Structure Use Covenant", dated May 26, 2005, by and between Dianna Colleen Greufe and Lane County, recorded May 26, 2005, Recorder's No. 2005-038657, which document, among other things, contains or provides for: "A proposed building".**

Reference is made to said document for full particulars.

The following matters pertain to Extended coverage only:

- 12. **Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession.**

To remove this item, we will require an affidavit and indemnity on a form supplied by the company.

- 13. **Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for worker's compensation, which have now gained or may gain priority over the lien of the insured deed of trust, which liens do not now appear of record.**

To remove this item, we will require an affidavit and indemnity on a form supplied by the company.

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Order No. 02-108320-46

14. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$225,000.00
 Dated: June 6, 2005
 Grantor: Matthew J. Greufe and Dianna Colleen Greufe, as tenants by the entirety
 Trustee: Fidelity National Title
 Beneficiary: Washington Mutual Bank, a Washington corporation
 Recorded: none shown

END OF ITEMS AND EXCEPTIONS

NOTES:

Note A. YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. THESE CONSEQUENCES AFFECT YOUR RIGHTS AND OBLIGATIONS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT YET SEEN, PLEASE CONTACT THE ESCROW AGENT.

Note B. Property taxes for the fiscal year 2004-2005, Paid in full.

Amount: \$1,332.07
 Account No.: 1180668
 Map No.: 16-02-14-00-01303
 Levy Code: 19-05
 Split Code

Note C. Property taxes for the fiscal year 2004-2005, Paid in full.

Amount: \$61.48
 Account No.: 0034361
 Map No.: 16-02-14-00-01303
 Levy Code: 19-15
 Split Code

Note D. There are no judgments of record against Matthew J. Greufe or Dianna Colleen Greufe.

Note E. There are no tax liens of record against Matthew J. Greufe or Dianna Colleen Greufe.

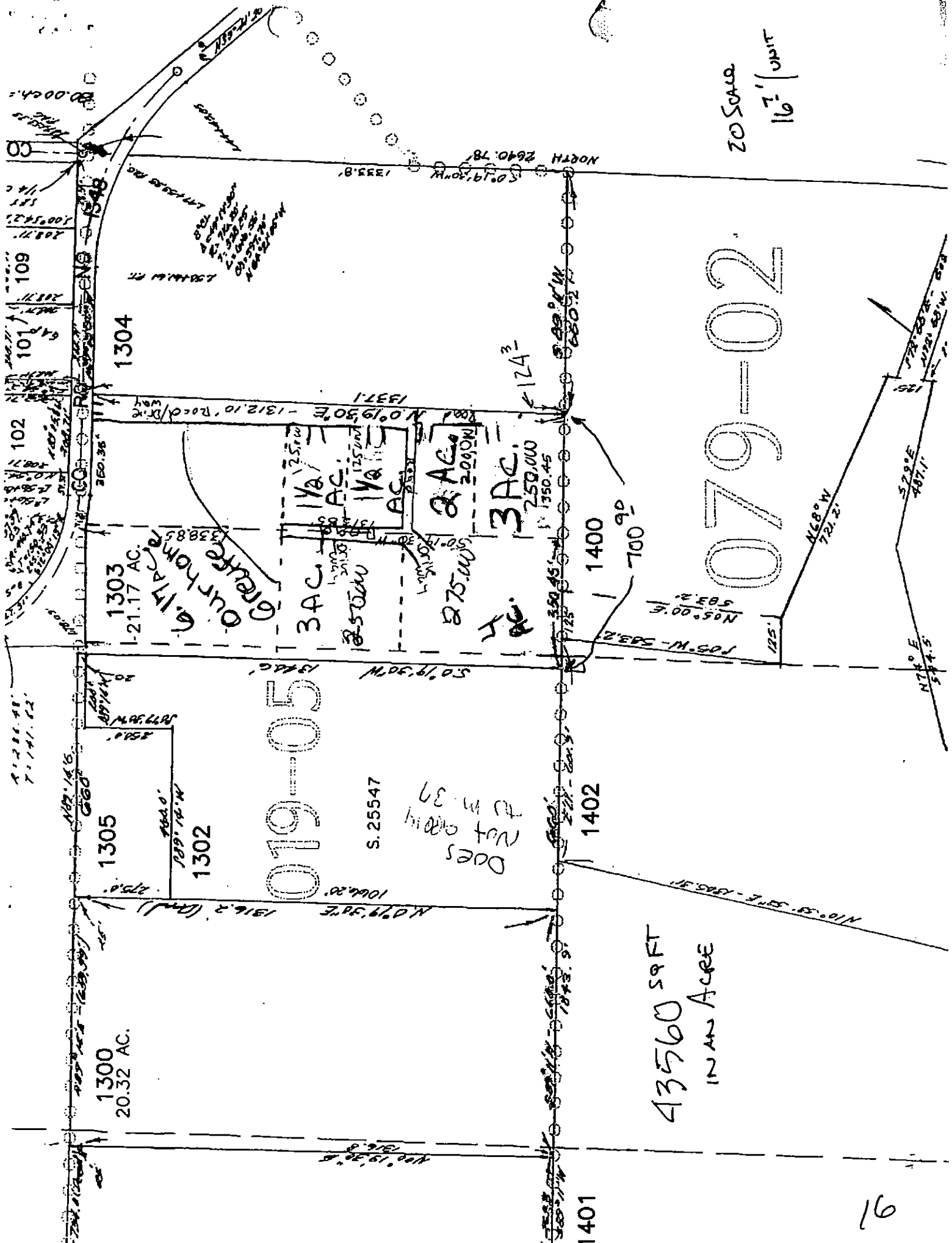
14

This is an example of what we want to do.

Our wishes are to give our only Child/Son his pick of where he would want to build His home. We might move my Mom on one of the 1 ½ acre sites. We would sell the other 1 ½ acre & one of the 3 acre parcel. Our plans are to keep the other parcels to give to our future Grandkids? Our wishes are to keep it in the Family.

This Parcel break up might change it depends on how the surveyors can break it up hopefully as close to this sketch as possible.

A handwritten signature in cursive script, appearing to read "Clark Cooper".



20 SCALE
16" = 167'

SUBJECT

Property Address 37342 Parsons Creek Road City Springfield State OR Zip Code 97478
 Legal Description Account #1180668 & 0034361 County Lane
 Assessor's Parcel No. 16 02 14 00 01303 000 Tax Year 04-05 R.E. Taxes \$ 1,332.07 Special Assessments \$ None
 Borrower Greufe, Matthew J Current Owner Greufe, Mathew J / Dianna C Occupant Owner Tenant Vacant
 Neighborhood or Project Name Mohawk Valley Project Type PUD Condominium HOA \$ None /MO
 Sales Price \$ Refinance Date of Sale N/A Description / \$ amount of loan charges/concessions to be paid by seller N/A
 Property rights appraised Fee Simple Leasehold Map Reference N/A Census Tract 0002.00

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Single family housing PRICE \$ (000) <u>100</u> AGE (yrs) <u>Low New</u>	Condominium housing PRICE (if applic.) \$ (000) <u>N/A</u> AGE (yrs) <u>N/A</u>
Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	600+ High <u>80</u>	N/A High <u>N/A</u>
Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.	Predominant <u>250</u>	Predominant <u>N/A</u>

Neighborhood Boundaries
 ** SEE ADDITIONAL FIELD TEXT ADDENDA **

SITE

Dimensions Irregular, See Plat Map Site Area 21.17 Shape Irregular
 Specific zoning classification and description F2 - Impacted Forest (160 acre minimum site size). Subject pre-exists zoning and could be rebuilt if destroyed.
 Zoning compliance Legal Legal Nonconforming (Grandfathered use) Illegal, attach description No zoning
 Highest and best use of subject property as improved (or as proposed per plans and specifications): Present use Other use (explain)
 Utilities Public Other Public Other
 Electricity Water Private Well (Typical)
 Gas Sanitary sewer Private Septic (Typical)
 Off-site Improvements Type Public Private
 Street Asphalt
 Alley None
 Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? Yes No If Yes, attach description.

IMPROVEMENTS

Source(s) used for physical characteristics of property: Interior and exterior inspection Exterior inspection from street Previous appraisal files
 MLS Assessment and tax records Prior inspection Property Owner Other (Describe): Metroscan
 No. of Stories 1 Type (Det./Att.) Detached Exterior Walls T-111 Roof Surface Comp Shingle Manufactured Housing Yes No
 Does the property generally conform to the neighborhood in terms of style, condition, and construction material? Yes No If No, attach description
 Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?
 Yes No If Yes, attach description.
 Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc) present in the improvements, on the site, or in the immediate vicinity of the subject property?
 Yes No If Yes, attach description.

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
 My research revealed a total of 5 sales ranging in sales price from \$ 303,000 to \$ 439,900
 My research revealed a total of 2 listings ranging in list price from \$ 339,900 to \$ 365,000
 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3
Address	37342 Parsons Creek Rd Springfield	91939 Marcola Road Springfield	36885 Parsons Creek Road Springfield	90640 Nadeau Road Springfield
Proximity to Subject		0.71 miles SE	0.70 miles NW	3.86 miles SW
Sales Price	\$ Refinance	\$ 439,900	\$ 303,000	\$ 407,500
Price/Gross Liv. Area	\$ 0	\$ 219.40	\$ 85.69	\$ 215.61
Data & Verification Sources		RMLS, Doc #60693	RMLS, Doc #41470	RMLS, Doc #25725
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjustments	DESCRIPTION + (-) \$ Adjustments	DESCRIPTION + (-) \$ Adjustments
Sales or Financing Concessions		Conventional None Noted	Cash None Noted	Conventional None Noted
Date of Sale/Time		8/2/2004 - Closed	6/2/2004 - Closed	4/12/2005 - Close
Location	Rural	Rural	Rural	Rural
Site	21.17 acres	22.13 acres -1,500	5.00 acres 24,000	15.98 acres 7,500
View	Pasture	Pasture	Private	Territorial -10,000
Design (Style)	Cottage	Traditional	Traditional	Ranch
Actual Age (Yrs.)	1935 (70)	1983 (22)	1946 (59)	1976 (29)
Condition	Good	Good	Inferior Qual/Con 45,400	Average+ 8,300
Above Grade	total bdrms baths	total bdrms baths	total bdrms baths	total bdrms baths
Room Count and Gross Living Area	7 3 2 1952 Sq. Ft.	7 3 2.5 -2,500 2005 Sq. Ft.	7 3 2 -47,500 3,536 Sq. Ft.	7 3 2 1,890 Sq. Ft.
Basement and Finished Rooms Below Grade	None	None	None	None
Garage/Carport	3-Car Garage/Shop	2-Car Garage 5,000	2-Car Carport 10,000	2-Car Garage/Sho =
Amenities	FAW/WtrFtr/Sm. Barn	FAE/HP/1WS/Bar: Shop/Arena -70,000	BBE/1PS 8,500	FAE/HP/1WS/SS/ -30,000 Large Barn/Shop
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -69,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 40,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -24,200
Adjusted Sales Price of Comparables		15.69 17.96 \$ 370,900	13.33 44.69 \$ 343,400	5.94 13.69 \$ 383,300
Date of Prior Sale	None in past 3 years	6/18/2001	10/25/2002	10/28/2004
Price of Prior Sale	\$ N/A	\$ 305,000	\$ 256,500	\$ 387,500

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables:
 ** SEE ADDITIONAL FIELD TEXT ADDENDA **

Summary of sales comparison and value conclusion:
 ** SEE ADDITIONAL FIELD TEXT ADDENDA **

This appraisal is made "as-is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions: Underwriter Referral - 21.17 acres

BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 370,000 , AS OF 5/18/2005

17

PUD

Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Provide the following information for PUDs only if the developer/builder is in control HOA and the subject property is an attached dwelling unit:

Total number of phases N/A Total number of units N/A Total number of units sold N/A

Total number of units rented N/A Total number of units for sale N/A Data Source(s) N/A

Was the project created by the conversion of existing buildings into a PUD? Yes No If yes, date of conversion: N/A

Does the project contain any multi-dwelling units? Yes No Data Source N/A

Are the common elements completed? Yes No If No, describe status of completion: N/A

Are any common elements leased to or by the Home Owner's Association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: N/A

CONDOMINIUM

Project Information for Condominiums (if applicable) -- Is the developer/builder in control of the Home Owner's Association (HOA)? Yes No

Provide the following information for all Condominium projects:

Total number of phases N/A Total number of units N/A Total number of units sold N/A

Total number of units rented N/A Total number of units for sale N/A Data Source(s) N/A

Was the project created by the conversion of existing buildings into a condominium? Yes No If yes, date of conversion: N/A

Project Type: Primary Residence Second Home or Recreational Row or Townhouse Garden Midrise Highrise N/A

Condition of the project, quality of construction, unit mix, etc.: N/A

Are the common elements completed? Yes No If No, describe the status of completion: N/A

Are any common elements leased to or by the Home Owner's Association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: N/A

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

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

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

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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

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

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

1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property); (2) collecting, confirming, and analyzing data from reliable public and/or private sources; and (3) reporting the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.
2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.
3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
5. I have no present or prospected interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
7. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them, unless I have noted otherwise in this report.
9. I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in the place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).
10. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.
11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER:

Signature: 

Name: Joe Hines

Company Name: Washington Mutual Appraisal Department

Company Address: 1100 Willamette, 3rd Floor
Eugene OR 97401

Date of Report/Signature: 5/18/2005 - 5/18/2005

State Certification #: CR00193 - WAMU #1512

or State License #: _____

State: OR

Expiration Date of Certification or License: 06/30/2005

ADDRESS OF PROPERTY APPRAISED:

37342 Parsons Creek Road
Springfield OR 97478

APPRAISED VALUE OF SUBJECT PROPERTY \$ 370,000

EFFECTIVE DATE OF APPRAISAL/INSPECTION 5/18/2005

LENDER/CLIENT:

Name: NorthWest ARC

Company Name: Washington Mutual / Secondary Market

Company Address: 7600 Dublin Boulevard, 2nd Floor Dublin CA 94568

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____

Name: _____

Company Name: _____

Company Address: _____

Date of Report/Signature: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

SUPERVISORY APPRAISER:

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
- Did inspect interior and exterior of subject property

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street

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ADDITIONAL FIELD TEXT

File No 00002795

Borrower/Client	Greufe, Matthew J		
Property Address	37342 Parsons Creek Road		
City	Springfield	County	Lane
		State	OR
		Zip Code	97478
Lender	NorthWest ARC		
	Washington Mutual / Secondary Market		

ANALYSIS CURRENT AGREE COMPS 1-3

No sales of the subject property were noted in the past 3 years or listings in the past 1 year. The comparables were not sold or listed in the past year, other than what is shown above.

COMMENT SALES COMPARE COMPS 1-3

Comparable 1 is a similar sized home located on a slightly larger site. The home was of similar overall quality and condition, but had an additional 1/2 bathroom. The 2-car garage was inferior, but the remaining outbuildings were superior and included an indoor arena, large shop, and barn. Comparable 2 is a considerably larger home with a similar room count. The home was on a much smaller site and was of considerably inferior quality and condition with minimal updating. This sale was utilized for its location on the same road as the subject. The amenities were inferior as the home lacked a garage and barn. Comparable 3 is another similar sized home located on a slightly smaller site. The home had superior views of the surround hills, and the amenities were superior included a large barn with hay loft and tack room. After reviewing these three sales, a value opinion correlated towards the middle of the range would appear most reasonable with all three sales lending some support. This value is based on an estimated 60-180 day exposure period which is typical of homes in the area.

NEIGHBORHOOD BOUNDARIES

The subjects neighborhood is being defined as the entire Mohawk Valley area. This includes rural Springfield as well as the towns of Mohawk, Marcola and Mabel. The area consists primarily of single family, manufactured or stickbuilt homes on small to medium sized acreage parcels.

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TEXT ADDENDUM

File No. 00002795

Borrower/Client	Greufe, Matthew J		
Property Address	37342 Parsons Creek Road		
City	Springfield	County	Lane
		State	OR
		Zip Code	97478
Lender	NorthWest ARC		
	Washington Mutual / Secondary Market		

Text Addendum

Scope of the Appraisal

The following steps were followed in arriving at the final estimate of value included in the appraisal report of the subject property:

1. After receiving the assignment, a preliminary search of all available resources was made to determine market trends, influences and other significant factors pertinent to the subject property.
2. A physical inspection of the property was performed. Although due diligence was exercised while at the subject, the appraiser is not an expert in such matters as pest control, structural engineering, hazardous waste, etc., and no warranty is given as to these elements. As needed, inspections by various professionals within these fields might be recommended with the final estimate of value subject to their findings.
3. A second review of the data was then performed with the most relevant factors extracted and considered. Sales were examined and discussed with parties involved in the transactions. Market factors were weighted and their influences on the subject property was determined.
4. The appraisal report was then delivered to the client which constituted the completion of the assignment.

Highest and Best Use

The subject property satisfies the four tests considered in testing a properties highest and best use.

1. The subject site has the utilities, features and characteristics necessary to make the improvements physically possible.
2. The subject site is reported by the City or County to be legally permissible for residential use.
3. The subject property is believed to be financially feasible based upon market appeal and sales data for the market area.
4. The property is felt to be maximally productive as the highest and best use is not seen as changing in the foreseeable future.

Additional Comments

This report is intended solely for use by Washington Mutual (the client), as well as the secondary market. The intended use of this report is for mortgage lending purposes only and is not intended for any other use. The value contained in this report is defined as market value in terms of cash as of the effective date of the report.

This is a limited summary appraisal report that departs from section 1-4b(i,ii,iii) and 1-4c(i,ii,iii,iv) of the Uniforms Standards of Professional Appraisal Practice (USPAP). This report may be less reliable than a complete summary report due to the invoking of the departure provision.

Appraiser Certification

I certify to the best of my knowledge and belief:

the statements of fact contained within this report are true and correct.

the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

my engagement in this assignment was not contingent upon developing or reporting predetermined results.

my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction of value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report.

no one provided significant real property appraisal assistance to the person signing this certification.

Joe Hines

5/18/2005

Name Signature Date of Signature

1. Home with 21.17 acres has appraised for \$ 370.000

2. Comparable home with 5 acres sold in 2004 for \$ 303.000

3. So we feel that if the home owner kept the current home & 6 acres it would appraise for 325.000

4. If the home owner's remaining 15 acres were split up accordingly to their wishes, this is what the comparable market value acres in their area are selling for.

1. 1 ½ acre parcel $\$125.000 \times 2 = \$ 250.000$

2. 2 acre parcel \$2000.000

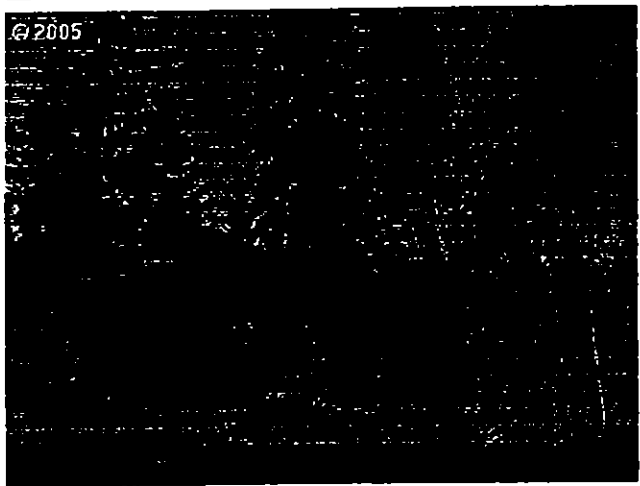
3. 3 acre parcel $\$225.000 \times 2 = \$ 450.000$

4. 4 acre parcel \$275.000

Total compensation \$ 1,175.000

5. If the home owner were to split the 15 acres into 1 acre parcels each parcel has a value of \$75.000 to \$125.000. This is not what the home owners are asking for.

This is just showing you what the Market value is on 1 acre parcels. Totalling \$1,500.000



Presented by: Larry Alberts
 RE/MAX Integrity
LOTS AND LAND Status: SLD 7/1/2005
 ML#: 5015717 Area: 250 List Price:
 Address: Parsons Creek Rd.
 City: Springfield Zip:
 Additional Parcels: /
 Map Coord: 1/A/1 Zoning:
 County: Lane Tax ID: 34122
 Subdivision:
 Manuffs Okay: N CC&Rs: #image: 2
 Elem: MOHAWK Middle: BRIGGS
 High: THURSTON Prop Type: RESID
 Legal: See title report

GENERAL INFORMATION

Lot Size: 20K-.99AC	Acres: .99	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #
Perc Test: /	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View:
Lot Desc: WOODED		Soil Type/Class:
Topography:		Present Use: RECREAT
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: SPT-APP, WELL
 Existing Structure: N /

REMARKS

XSt/Dir: 42nd to Marcola Rd. to Parsons Creek, next to 37568 on South line
 Remarks: Better hurry! This is an extremely rare beautiful piece in the Parsons Creek Valley. Just under 1 acre. Excellent ne high production and clean water tests. Septic approved. Mostly flat. Price includes new driveway apron and parti: No manufactured homes, no exceptions.

FINANCIAL

PTax/Yr: 500 HOA Dues: /
 HOA Incl:

COMPARABLE INFORMATION

Pend: 4/8/2005 DOM: 29 Sold: 5/19/2005 Terms: CASH O/Price: \$79,900 Sold:

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

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No Photo Available

Presented by: Larry Alberts
 RE/MAX Integrity
LOTS AND LAND Status: SLD 7/1/2005
 ML#: 5002582 Area: 250 List Price:
 Address: Parsons Creek RD
 City: Springfield Zip:
 Additional Parcels: /
 Map Coord: 1/A/1 Zoning:
 County: Lane Tax ID: 34064
 Subdivision:
 Manufhs Okay: CC&Rs: #mage:
 Elem: MOHAWK Middle: BRIGGS
 High: THURSTON Prop Type: RESID
 Legal: See title report

GENERAL INFORMATION

Lot Size: 1-2.98AC	Acres: 1.45	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #L
Perc Test: /	RdFrntg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: VALLEY
Lot Desc: WOODED		Soil Type/Class:
Topography: ROLLING		Present Use: RECREAT
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: SEPTIC
 Existing Structure: N /

REMARKS

XSt/Dir: 42nd to Marcola Rd. to Parsons Creek
 Remarks: Rare wooded and pasture 1.45+/- acre parcel in the very sought after Parsons Creek area. Bordered by seasona
 Septic is in. Well and drive-way apron included at full price.

FINANCIAL

PTax/Yr: 214.63 HOA Dues: /
 HOA Incl:

COMPARABLE INFORMATION

Pend: 1/26/2005 DOM: 29 Sold: 3/9/2005 Terms: CONV ~~Old Price: \$105,000~~ Sold:

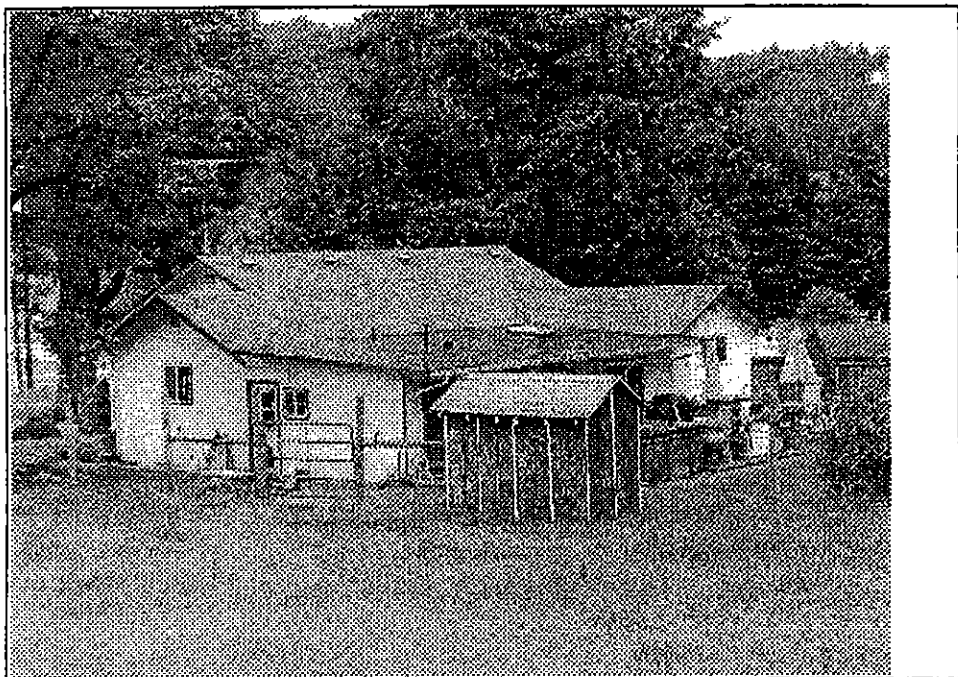
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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFC
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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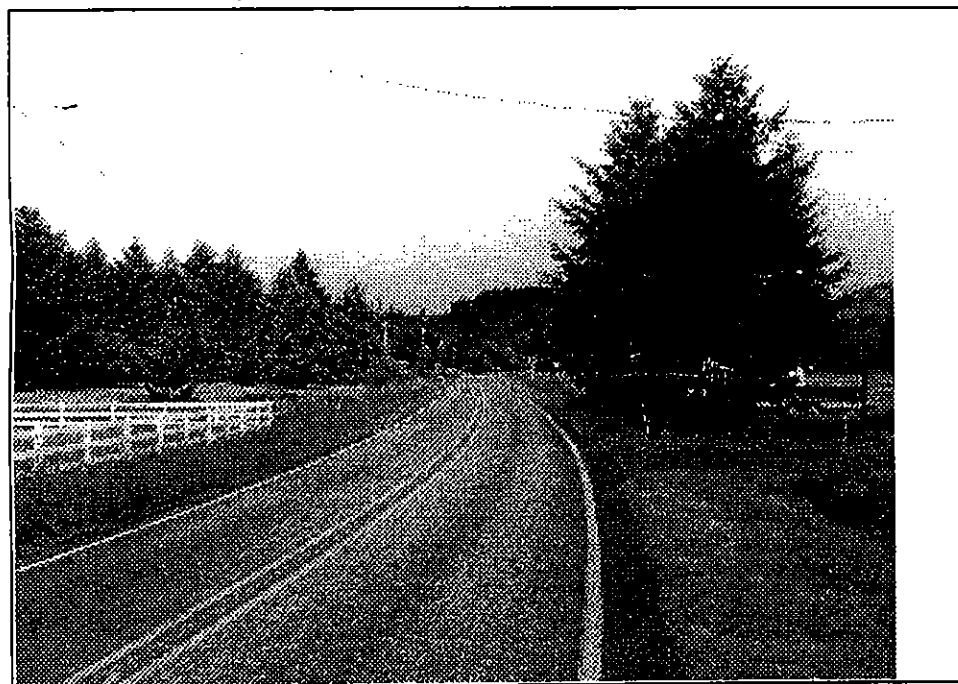
Borrower/Client	Greufe, Matthew J		
Property Address	37342 Parsons Creek Road		
City	Springfield	County	Lane
		State	OR
		Zip Code	97478
Lender	NorthWest ARC		
	Washington Mutual / Secondary Market		



FRONT OF
SUBJECT PROPERTY



REAR OF
SUBJECT PROPERTY



STREET SCENE

ADDITIONAL PHOTOGRAPH ADDENDUM

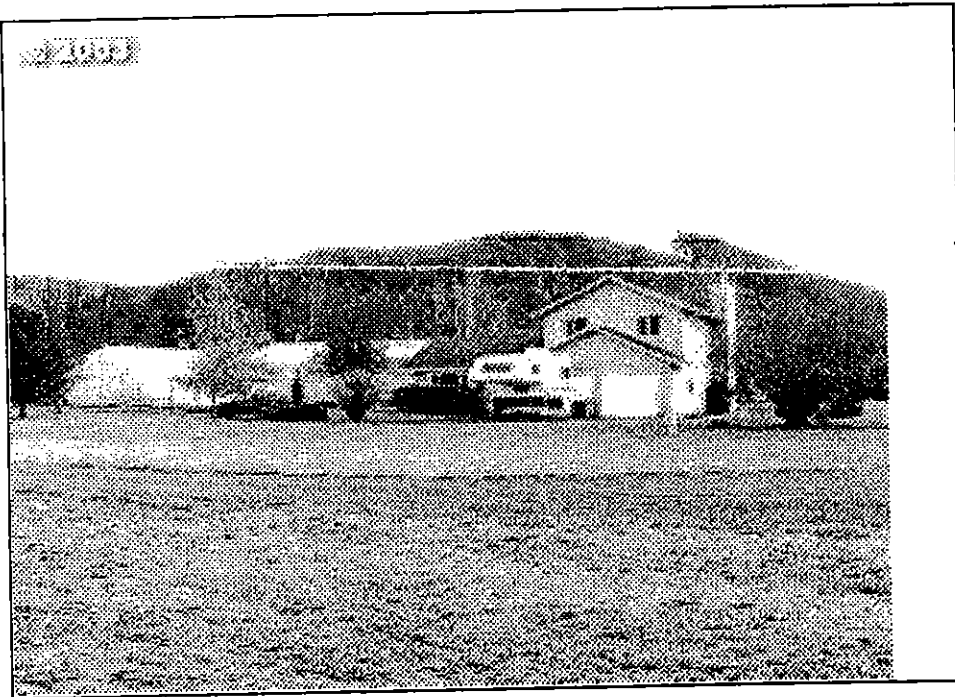
File No. 00002795

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		State	OR
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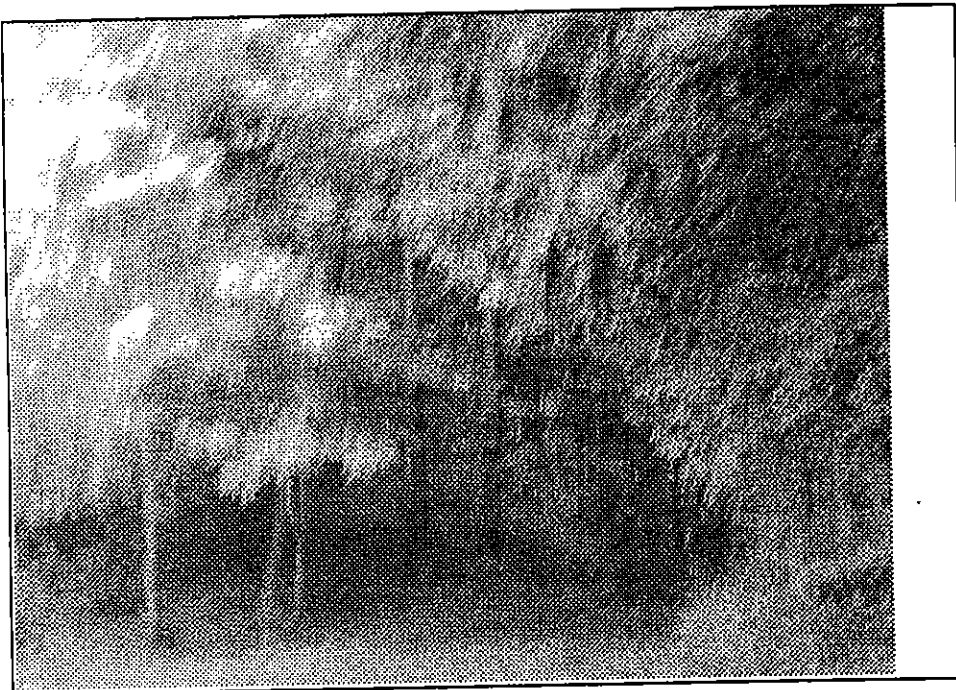
COMPARABLES PHOTOGRAPH ADDE UM

File No. 00002795

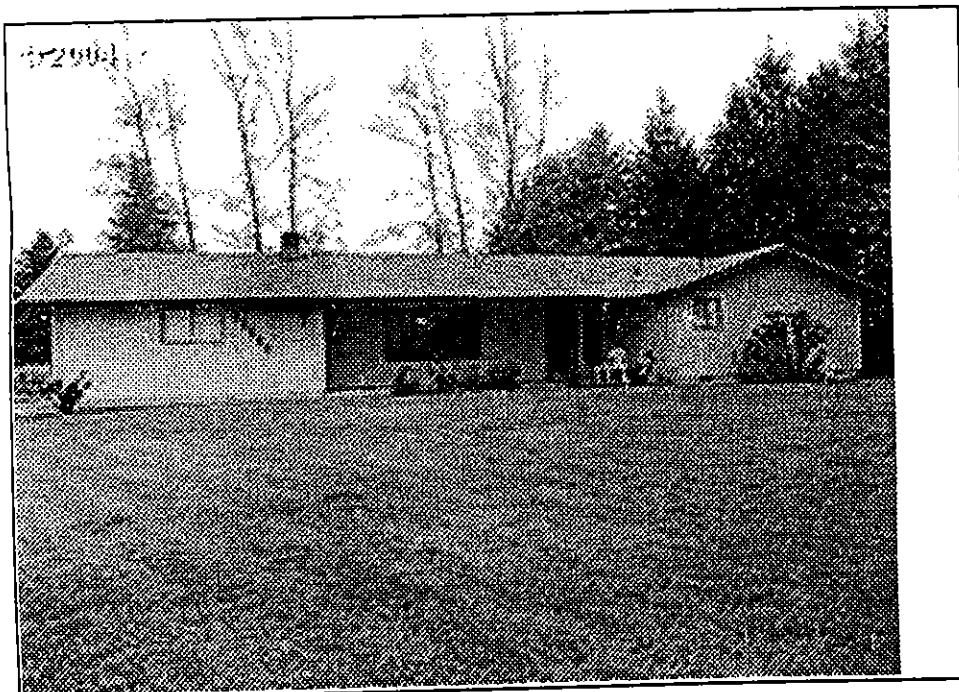
Borrower/Client Greufe, Matthew J
 Property Address 37342 Parsons Creek Road
 City Springfield County Lane State OR Zip Code 97478
 Lender NorthWest ARC Washington Mutual / Secondary Market



Comparable Sale
91939 Marcota Roa
Springfield
 Date of Sale: 8/2/2004 - Closed
 Sale Price: 439900
 Sq. Ft.: 2005
 \$ / Sq. Ft.: 219.40



Comparable Sale
36885 Parsons Cre
Springfield
 Date of Sale: 6/2/2004 - Closed
 Sale Price: 303,000
 Sq. Ft.: 3,536
 \$ / Sq. Ft.: 85.69

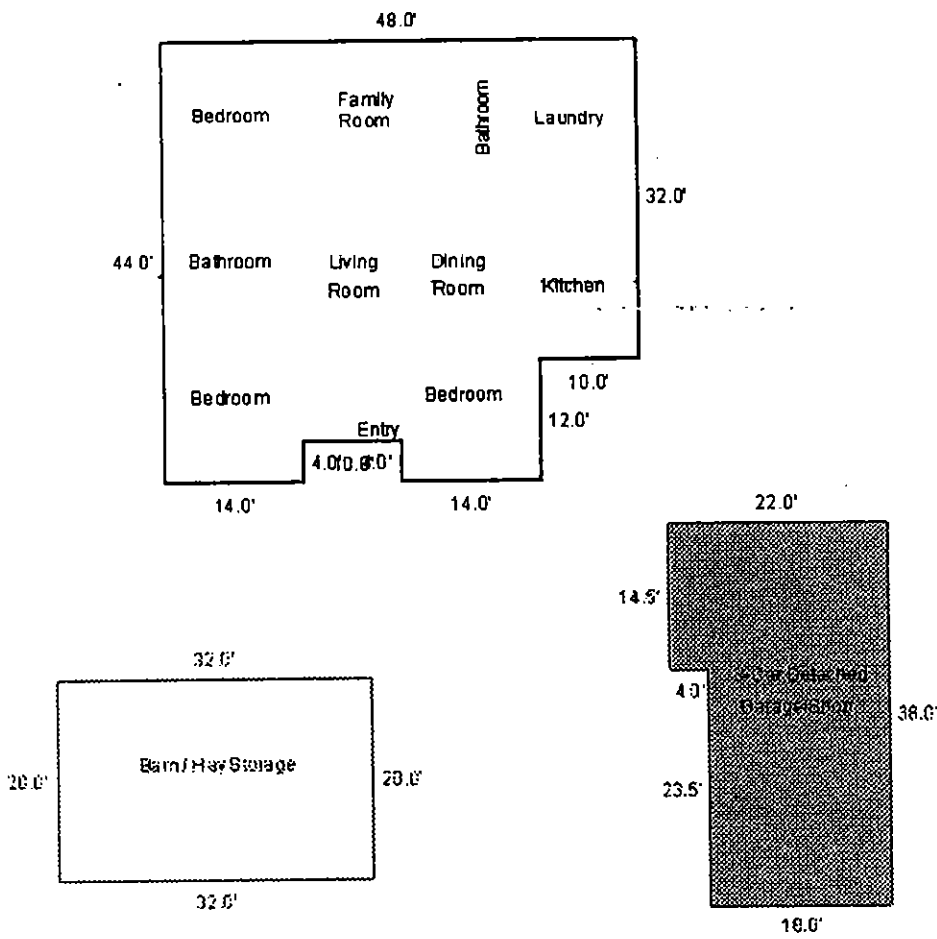


Comparable Sale
90640 Nadeau Roa
Springfield
 Date of Sale: 4/12/2005 - Closed
 Sale Price: 407,500
 Sq. Ft.: 1,890
 \$ / Sq. Ft.: 215.61

SKETCH ADDENDUM

File No. 00002795

Borrower/Client Greufe, Matthew J
 Property Address 37342 Parsons Creek Road
 City Springfield County Lane State OR Zip Code 97478
 Lender NorthWest ARC Washington Mutual / Secondary Market



SKETCH CALCULATIONS		Area
	A1: 32.0 x 20.0 =	640.0
	Barn	640.0
	Total Misc. Area	640.0
	A2: 48.0 x 32.0 =	1536.0
	A3: 14.0 x 4.0 =	56.0
	A4: 38.0 x 8.0 =	304.0
	A5: 14.0 x 4.0 =	56.0
	First Floor	1952.0
	A6: 22.0 x 14.5 =	319.0
	A7: 18.0 x 23.5 =	423.0
	Detached Garage	742.0
Total Garage Area		742.0

5/18/2005 8:36:48 PM



LANE COUNTY RECEIPT

RECEIPT NUMBER: **R05005501**

07-06-2005

PLANNING ACTION #: **PA055948**

TYPE: Measure 37 Claim
SITE ADDRESS: 37342 PARSONS CREEK RD SPR
PARCEL: 16-02-14-00-01303
APPLICANT: GREUFE DIANNA C
37342 PARSONS CREEK RD
SPRINGFIELD OR

97478
933-2239

Type	Method	Description	Amount
Payment	Check	3281	850.00

Description	Current Pymt
3040 Planning Hrg Official	850.00

PAID BY: DIANA GREUFE

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