

W. 14.b.



Memorandum Date: August 23, 2006
Order Date:

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 (PA06-5493, LINDAHL)

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 Rebecca and Geraldine Lindahl 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

Applicant: Rebecca Lindahl
Current Owner: Rebecca and Geraldine Lindahl
Agent: Norm Waterbury
Map and Tax lot: 15-05-32 #900 and #1000.
Acreage: approximately 40 acres
Current Zoning: E40 (Exclusive Farm Use)

Date Property Acquired: Geraldine and Rebecca acquired an interest in tax lot #1000 on January 15, 1976 (Contract 7621192/WD 8823176). Geraldine acquired an interest in tax lot #900 on July 23, 1956 (WD 91598). Rebecca acquired an interest in tax lot #900 on March 24, 1988 (WD 8812428).

Date claim submitted: This claim was submitted on March 28, 2006. The 180-day processing deadline is September 24, 2006.

Land Use Regulations in Effect at Date of Acquisition: The property was unzoned until March 20, 1980. On that date, the property was zoned EFU-20.

Restrictive County land use regulation: Minimum lot size and restrictions on new dwellings in the E40 (Exclusive Farm Use) zone.

B. Policy Issues

This claim does not involve any policy issues.

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 \$190,000 or a waiver of the E40 zone regulations that prohibit the division of the property into lots containing less than 40 acres and construction of a dwelling on each lot.

E. Analysis

The claimant has submitted information in support of this claim including an appraisal, deeds and the processing fee. The property contains two dwellings, approximately 30 acres, and is zoned E40. In this zone, the minimum lot size is 40 acres and new dwellings require a special use permit.

The claimant wishes to subdivide the property into lots that contain less than 40 acres and place a dwelling on each lot. The property was acquired on different dates as listed in Table 1. Geraldine and Rebecca acquired an interest in tax lot #1000 on January 15, 1976 (Contract 7621192/WD 8823176). Geraldine acquired an interest in tax lot #900 on July 23, 1956 (WD 91598). Rebecca acquired an interest in tax lot #900 on March 24, 1988 (WD 8812428). The property was unzoned until March 20, 1980. On that date, it was zoned EFU-20. On February 29, 1984, the property was rezoned to E40.

Table 1: Acquisition Dates

	#900	#1000
Geraldine	7/23/56 WD 91598	1/15/76 Contract 7621192
Rebecca	3/24/88 WD 8812428	1/15/76 Contract 7621192

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

Geraldine Lindahl acquired an interest in tax lot #900 in 1956 and in tax lot #1000 in 1976. The property was unzoned on those dates. Currently, it is zoned E40. This zone requires 40 acres for new lots and a special use permit for a new dwelling. Rebecca Lindahl acquired an interest in tax lot #900 in 1988. On that date, the property was zoned E40. She acquired an interest in tax lot #1000 in 1976. On that date, it was unzoned. The claimants wish to divide the property into lots that contain less than 40 acres and place a dwelling on each lot.

Reduction in Fair Market Value

The claimants have submitted an appraisal as evidence of a reduction in fair market value. The claimants allege a reduction of \$190,000. The Board must determine if the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

Exempt Regulations

The E40 zone limitations on new dwellings, and the minimum parcel size of 40 acres do not appear to be exempt regulations described in Measure 37 or LC 2.710.

Conclusion

If the Board determines the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation, it appears this is a valid claim for Geraldine and Rebecca. The minimum lot size and restrictions on new dwellings can be waived for Geraldine for tax lots 900 and 1000. These restrictions can be waived for Rebecca for tax lot 1000. However, these restrictions can not be waived for Rebecca for tax lot 900 because these restrictions were applicable when she acquired an interest in this

tax lot in 1988. She has not identified any restrictive regulations enacted after March 24, 1988.

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 claimants 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 from enforcement of a restrictive land use regulation, the County Administrator recommends the Board waive the minimum lot size of 40 acres and the requirement for special use permits for new dwellings for Geraldine for tax lots 900 and 1000, and for Rebecca for tax lot 1000. The County Administrator also recommends the Board waive the restrictive land use regulations enacted since March 24, 1988, for Rebecca for tax lot 900.

VII. FOLLOW-UP

The adopted order will be recorded.

VII. ATTACHMENTS

- Draft order.
- Vicinity map.
- Application.

**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 (Geraldine and Rebecca Lindahl/
) PA06-5493).

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 Geraldine and Rebecca Lindahl (PA06-5493), the owners of real property described in the records of the Lane County Assessor as map 15-05-32, taxlots 900 and 1000, consisting of approximately 40 acres in Lane County, Oregon; and

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

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

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

WHEREAS, on August 23, 2006, the Board conducted a public hearing on the Measure 37 claim (PA06-5493) of Geraldine and Rebecca Lindahl and has now determined that the restrictive E40 (Exclusive Farm Use) zone dwelling and land division requirements of LC 16.212 were enforced and made applicable to prevent Geraldine and Rebecca Lindahl from developing the property as might have been allowed at the time Geraldine Lindahl acquired an interest in tax

lot 900 on July 23, 1956, and tax lot 1000 on January 15, 1976, and when Rebecca Lindahl acquired an interest in tax lot 900 on March 24, 1988, and in tax lot 1000 on January 15, 1976, and that the public benefit from application of the current E40 restrictions on new dwellings to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, Geraldine and Rebecca Lindahl request either \$190,000 as compensation for the reduction in value of their property, or waiver of all land use regulations that would prevent the creation of lots that contain less than forty-acres and placement of a single family dwelling on each lot, uses that could have otherwise been allowed at the time they acquired an interest in the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the E40 zone to the subject property in the manner and for the reasons stated in the report and recommendation of the County Administrator incorporated here by this reference except as explicitly revised here to reflect Board deliberation and action to allow Geraldine and Rebecca Lindahl 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; and

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

NOW, THEREFORE IT IS HEREBY ORDERED that the applicant Geraldine and Rebecca Lindahl 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 Geraldine and Rebecca Lindahl shall be granted and the restrictive provisions of LC 16.212 that prevent the creation of lots containing less than forty acres and placement of a dwelling on each lot in the E40 (Exclusive Farm Use) Zone shall not apply to Geraldine Lindahl, so that she can make application for approval to develop the property described in the records of the Lane County Assessor as map 15-05-32, tax lots 900 and 1000, in a manner consistent with the land use regulations in effect when she acquired an interest in the property on July 23, 1956 (tax lot 900), and January 15, 1976 (tax lot 1000), and the restrictive provisions of LC 16.212 shall not apply to Rebecca Lindahl, so that she can make application for approval to develop the property described in the records of the Lane County Assessor as map 15-05-32, tax lots 900 and 1000, in a manner consistent with the land use regulations in effect when she acquired an interest in the property on March 24, 1988, (tax lot 900), and January 15, 1976 (tax lot 1000).

IT IS HEREBY FURTHER ORDERED that Geraldine and Rebecca Lindahl will need to make application and receive approval for division of the property and placement of a dwelling under the other land use regulations applicable to dividing the property and placing a dwelling that were not specifically identified or established by Geraldine and Rebecca Lindahl as restricting the division of the property 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

any land division or 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 Geraldine and Rebecca Lindahl 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.

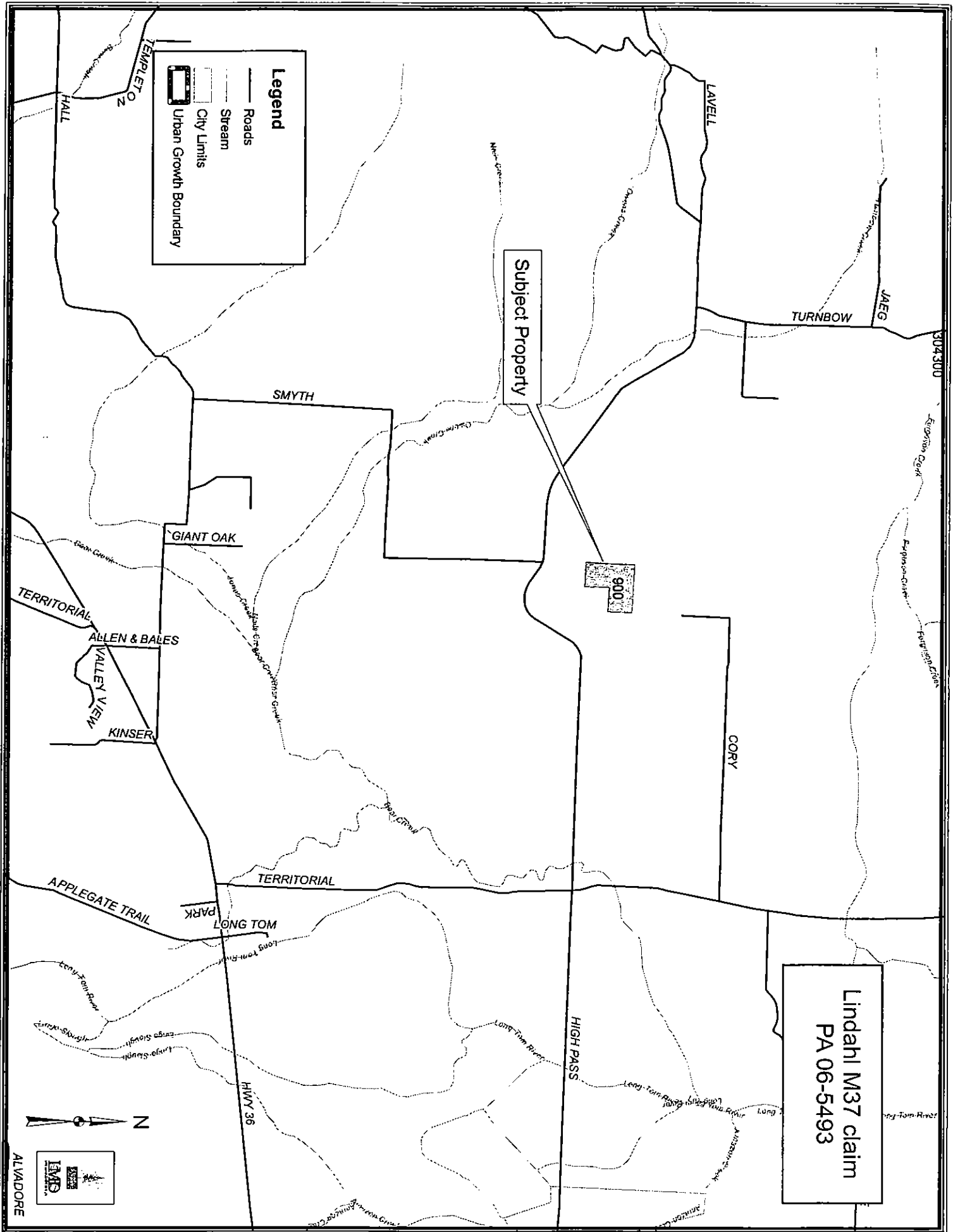
Bill Dwyer, Chair
Lane County Board of County Commissioners

APPROVED AS TO FORM

Date 8-15-2006 Lane County



OFFICE OF LEGAL COUNSEL



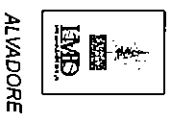
Legend

- Roads
- Stream
- City Limits
- Urban Growth Boundary

Subject Property

900

Lindahl M37 claim
PA 06-5493



ALVADORE

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

<u>Rebecca Lindahl</u>	<u>320 Timothy ST JCOR 97448</u>	<u>998-2317</u>
Applicant Name (Please Print)	Mailing Address	Phone
<u>Norm Waterbury</u>	<u>28788 Gimpl Hill Rd Eug OR 97402</u>	<u>5103501 or 485-8081</u>
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.

<u>Geraldine Lindahl</u>	<u>86% 320 Timothy ST JCOR 97488</u>	<u>998-2317</u>
Property Owner Name (Please Print)	Mailing Address	Phone
<u>Rebecca Lindahl</u>	<u>14% 320 Timothy ST JCOR 97488</u>	<u>998-2317</u>
Property Owner Name (Please Print)	Mailing Address	Phone

3. Legal Description

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

Assessor Map & Tax Lot 15-05-32-00-00900

Street Address 26285 High Pass Rd JCOR 97448 Legal Description Attached

See Exhibit 3

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).

See Exhibit 4

5. Title Report

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

6. Appraisal/Regulatory Effect

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

Exhibit 6

7. Leases, Covenants, Conditions and Restrictions

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

None

8. Identification of Relief Sought

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

See Exhibit 8

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).

Rebecca L. Galt

Geraldine Ottosen

Owner(s) Signature

1/31/06
Date

Norm Wataha

Applicant/Agent Signature

1-30-06
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.

Exhibit 4 Lindahl

Identification of imposed Regulation

Beginning with Statewide Planning Goals and guidelines, specifically Goal (3), Agricultural Land which restricts uses and parcel sizes on agricultural land.

ORS statutes 215.203, 215.243, 197.175 through 175.250 and 215.243 through 215.700

Lane Codes including LC 16.212 (2) – (7) which restrict residential uses of the property and requires minimum lot sizes on EFU Lands. Lane Code 16.212 (9 and (10) also restricts lot sizes for EFU lands.

Further restrictions in Lane Code that have a bearing on the value of the subject property are LC 10.100-10, 30 and 40, LC 13.050 (1), (2), (5) and 12. LC 15.137.045 (1), 15.070, 15.080, 15.137 and 15.138

The original purchase date of the subject property (19~~5~~6), (See Enclosed Deed, Exhibit 5), was earlier than the date of implementation of any of the above regulations.

Exhibit 6

Relief Sought Through Measure 37

As noted in the enclosed appraisal there is a significant difference between the current appraised value and the value of the subject property if it were to be divided, \$ 190,000. At this time we are requesting That Lane County waive the restrictions on dividing this property and allow for the creation of separate build able lots.

The subject property already has 2 separate homes which were placed prior to the implementation of the current land use laws. As shown on the zoning map, the neighborhood exist of numerous parcels that are under 5 acres in size. There are over 10 small parcels in the immediate area of the subject property and the proposed land division would not be out of character with the existing pattern of development.

Exhibit 8 Identification of Relief Sought Lindahl

As noted in the appraisal summary provided by Mr. McKern, the subject property currently consist of a single parcel containing 29.78 acres m/l. The Lindahl's would like to divide their into 3 separate parcels each containing approximately 10 acres. Each of these parcels would be allowed to have a single family dwelling upon the proposed waiver granted by Measure 37 .

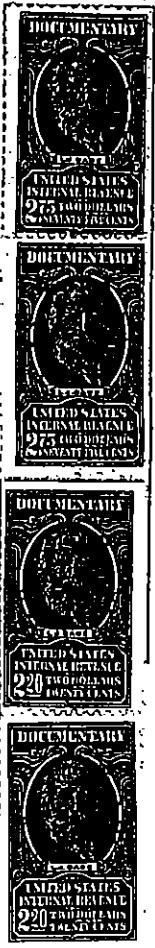
WARRANTY DEED

For Value Received FULLER E. WOODIE and IRIS B. WOODIE, husband and wife

the grantors, do hereby grant, bargain, sell and convey unto LEONARD G. LINDAHL and GERALDINE LINDAHL, husband and wife, as tenants by the entirety

the grantees, the following described premises, to wit:

The Southwest quarter of the Southwest quarter of Southeast quarter and the North half of Southwest quarter of Southeast quarter of Section 32, Township 15 South Range 5 West of the Willamette Meridian, in Lane County, Oregon.



TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee s, that they are the owner s in fee simple of said premises; that they are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: July 23rd, 1956.

_____(SEAL) *Fuller E. Woodie* (SEAL)
_____(SEAL) *Iris B. Woodie* (SEAL)

STATE OF OREGON, COUNTY OF LANE, ss:
On this 23rd day of July 1956 personally came before me, a Notary Public in and for said county, the within named Fuller E. Woodie and Iris B. Woodie, husband and wife

to me personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely, and voluntarily for the uses and purposes therein named.

Witness my hand and seal this day and year last above written.
[Signature]
Notary Public for Oregon.

My Commission Expires March 14, 1958

State of Oregon, *7482-7000*
County of Lane—ss.
I, Harry L. Chase, County Clerk and ex-officio Recorder of Conveyance, in and for said County, do hereby certify that the within instrument was received for record at

1649-2000
1956 AUG 6 PM 4 25

REL 8556 D

Lane County Records.
HARRY L. CHASE, County Clerk.
By *[Signature]*, Deputy.

91598

7621192

MEMORANDUM OF CONTRACT

Memorandum is made that under the terms of a written Land Sale Contract, dated January 15, 1976, HAROLD L. BARTRAM and BETTY JEAN BARTRAM, husband and wife, Sellers, have contracted with GERALDINE LINDAHL and REBECCA LINDAHL, joint tenants with the right of survivorship, Buyers, to sell the following described real property (Subject Property):

The Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 32, Township 15 South, Range 5 West of the Willamette Meridian, in Lane County, Oregon.

The Contract between the parties is now a valid and subsisting Contract, not in default, and Buyers are intitled to and in possession of the Subject Property.

The true and actual consideration for this transfer is \$18,000.00.

This Memorandum is not a conveyance of or a contract to convey the Subject Property, but is a memorandum only and subject to all of the terms and provisions of the Contract itself.

DATED this 15th day April, 1976.

SELLERS:

Harold L. Bartram
Harold L. Bartram
Betty Jean Bartram
Betty Jean Bartram
120 Marine Drive
Blakely Island, Washington 98222

BUYERS:

Geraldine Lindahl
Geraldine Lindahl
Rebecca Lindahl
+ Rebecca Lindahl
26285 High Pass Road
Junction City, Oregon 97448

Until a change is requested, send all tax statements to Buyers above.

STATE OF WASHINGTON)
) ss.
County of Whatcom)

Personally appeared the above-named HAROLD L. BARTRAM and BETTY JEAN BARTRAM, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

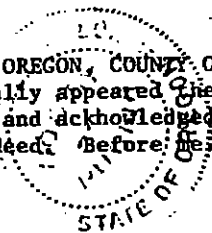
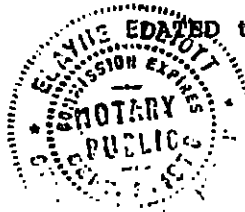
DATED this 27 day of April, 1976.

E. Lynn Elliott
Notary Public for Washington
My Commission Expires 9/3/78

STATE OF OREGON, COUNTY OF LANE) ss.

Personally appeared the above-named GERALDINE LINDAHL and REBECCA LINDAHL, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me: DATED this 15th day of April, 1976.

Patricia E. Taylor
Notary Public for Oregon
My Commission Expires 4-5-79



After recording return to: **8823176**

NAME, ADDRESS, ZIP

Until change is requested, mail all tax statements to:

Geraldine and Rebecca Lindahl

26285 High Pass Road

Junction City, Oregon 97448

NAME, ADDRESS, ZIP

State of Oregon,
County of Lane-ss.

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

10 JAN 63 2:55

Reel **1518R**

Lane County OFFICIAL Records.
Lane County Clerk

By: John E. Four
County Clerk

WARRANTY DEED-STATUTORY FORM

HAROLD L. BARTRAM and BETTY JEAN BARTRAM, husband and wife, Grantor

conveys and warrants to GERALDINE LINDAHL and REBECCA LINDAHL, as joint tenants

with the right of survivorship.

Grantee, the following described property free of encumbrances, except as specifically set forth herein.

The Southeast quarter of the Southwest quarter of the
Southeast quarter of Section 32, Township 15 South,
Range 5 West of the Willamette Meridian, in Lane
County, Oregon.

Account No. 1105251 and 21020

6155A001 06/10/88PFND 10.00
0003

6155A001 06/10/88TGC 5.00
0003

(IF INSUFFICIENT SPACE, CONTINUE DESCRIPTION ON ADDITIONAL PAGE)

The said property is free from all encumbrances except Lane County Oregon real property taxes
from and after January 15, 1976.

true consideration for this conveyance is \$18,000.00

Dated January 15, 19 76

Harold L. Bartram
Harold L. Bartram
Betty Jean Bartram
Betty Jean Bartram

Personally appeared the above named

HAROLD L. BARTRAM and BETTY JEAN BARTRAM, husband and wife,

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

Dated April 27th A.D. 19 76

My Commission Expires: 9/3/78

Clayton Elliott
Notary Public for Oregon Washington

CASCADE TITLE COMPANY

1075 Oak Street, Eugene

Form No. 107

8823176

Tax Map 15 05 32 00 #00900 & #01000

T.G. 186,963
Escrow 199-87

ALSO: **WARRANTY DEED — STATUTORY FORM**

Map 16 05 05 00 #00202 (INDIVIDUAL or CORPORATION)

8812428

GERALDINE LINDAHL and REBECCA LINDAHL

Grantor, conveys and warrants to..... GERALDINE LINDAHL, as to an 86% interest, and

..... REBECCA LINDAHL, as to a 14% interest, as tenants in common
Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND BY
REFERENCE MADE A PART HEREOF

Tax Acct #'s 21012, 1105251, 21020 & 1059219

1025A001 03/30/88TGC 10.00
0005

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.
Encumbrances: Covenants, conditions, restrictions and easements of record

1025A001 03/30/88PFND 10.00
0005

The true consideration for this conveyance is \$ TO CORRECT VESTING (Here comply with the requirements of ORS 93.030*).

Dated this 24th day of March, 1988; if a corporate grantor, it has caused its name to be signed by order of its board of directors

Rebecca Lindahl

Geraldine Lindahl
(Geraldine Lindahl)

STATE OF OREGON,)
County of Lane) ss.
March 24 1988)

STATE OF OREGON, County of _____) ss.
_____ 19 _____

Personally appeared the above named
Geraldine Lindahl

Personally appeared _____ and
_____ 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 the
_____, a corporation, and that said instrument
was signed in behalf of said corporation by authority of its board of
directors; and each of them acknowledged said instrument to be its
voluntary act and deed.

_____ and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:
Sally M. Collins
Notary Public for Oregon
My commission expires 5/10/91

Before me:

Notary Public for Oregon
My commission expires: _____

*If the consideration consists of or includes other property or value, add the following:
The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).

GERALDINE LINDAHL

Grantor's Name and Address

Grantee's Name and Address

After recording return to:

8812428

EXHIBIT "A"

PARCEL I:

The southwest quarter of the southwest quarter of southeast quarter and the north half of southwest quarter of southeast quarter of Section 32, Township 15 South, Range 5 West of the Willamette Meridian, in Lane County, Oregon.

PARCEL II:

The southeast quarter of the southwest quarter of the southeast quarter of Section 32, Township 15 South, Range 5 West of the Willamette Meridian, in Lane County, Oregon.

PARCEL III:

Beginning at the point of intersection of the north line of Section 5 in Township 16 South, Range 5 West of the Willamette Meridian with the westerly right of way of County Road No. 859, called High Pass Road, said intersection being 362.76 feet North 89 degrees 38' West of the northeast corner of said Section 5; and run thence South 30 degrees 26' 50" West 69.34 feet along said right of way line to a point; thence North 89 degrees 38' West 920.50 feet to a point; thence South 380.04 feet to a point; thence North 89 degrees 38' West 1308.14 feet to a point; thence North 1 degree 20' West 440.22 feet to the north 1/4 of said Section 5; thence along the north line of said Section 5 South 89 degrees 38' East 2274.00 feet to the point of beginning, all in said Section 5, Lane County, Oregon.

EXCEPT: Beginning at a point 60.00 feet South of the northeast corner of the northwest one-quarter of the northeast one-quarter of Section 5 in Township 16 South, Range 5 West of the Willamette Meridian; and run thence South 380.04 feet to a point; thence North 89 degrees 38' West 659.19 feet to a point; thence North 380.04 feet to a point; thence South 89 degrees 38' East parallel to the north line of said Section 5, 659.19 feet to the point of beginning, all in said Section 5, Lane County, Oregon.

ALSO EXCEPT: Beginning at a point 30.01 feet South 1 degree 20' East of the one-quarter corner on the north line of Section 5, in Township 16 South, Range 5 West of the Willamette Meridian; and run thence South 1 degree 20' East 410.21 feet to a point; thence South 89 degrees 38' East 648.95 feet to a point; thence North 410.04 feet to a point, said point being 30.00 feet South of the northeast corner of the northwest one-quarter of the northwest one-quarter of the northeast one-quarter of Section 5; thence North 89 degrees 38' West parallel to the north line of said Section 5, 658.49 feet to the point of beginning, all in said Section 5, in Lane County, Oregon.

ALSO an appurtenant easement for roadway over the following described property: A 60-foot wide roadway being 30 feet on each side of the line common to the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter and the Southeast one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 32 in Township 15 South, Range 5 West of the Willamette Meridian in Lane County, Oregon.

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Craig E. McKern, Appraiser, P.C.
State Certified Residential Real Estate Appraiser
Mailing: 1574 Coburg Road, PMB 397, Eugene, Oregon 97401-4802
Telephone 541-345-0744 Facsimile 541-345-0577
email: cem9th@msn.com

September 29, 2005

Geraldine Lindahl
Rebecca Lindahl
320 Timothy Street
Junction City, Oregon 97448

c/o Norm Waterbury, agent
28788 Gimpl Hill Road
Eugene, Oregon 97402

RE: Lane Code 2.740 (6)

Norm,

For your files, here is the Ballot Measure 37 summary for the Lindahl properties at 26285 and 26295 High Pass Road, Junction City, Oregon 97448. The access driveway, Tax Lot 202, was not separately appraised and is considered an appurtenant site for benefit of subject sites and also for adjacent other owners using Tax Lot 202 as easement driveway access.

This includes five appraisal reports:

- A) Tax Lot 15-05-32-00-00900 – 29.78 acres m/l --is its entirety (26285 High Pass Road)
- B) 26285 High Pass Road on a hypothetical 14.5 acre parcel out of Tax Lot 900
- C) a hypothetical 14.5 acre parcel which is the unimproved remainder of Tax Lot 900
as a postulated separate single family residential homesite
- D) Tax Lot 15-05-32-00-01000, an existing 10 acre site with a non-permitted mobile home
Plus site improvements as noted in the report (26295 High Pass Road)
- E) Tax Lot 15-05-32-00-01000, an existing 10 acre site with hypothetical assumption
Of being a legally permitted buildable single family residential homesite (26295)

The different reports are noted and summarized on the cover letter for the entire file 081505 which is presented as one report for ease of reading and understanding by the reader.

For purposes of this letter and summary required by the county, it is postulated :
The value difference using “as is before” appraised value and “hypothetical after” hypothecated values is arrived at arithmetically:

Lindahl
26285 and 26295 High Pass Road
Junction City, Oregon 97448
Measure 37 proceeding

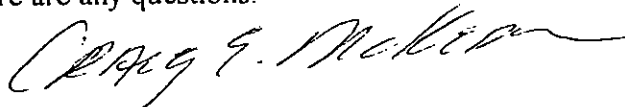
page 2 of 2

Therefore it is postulated:
Total "before" values are: \$ 381,000, say \$380,000
Total "after" values are: \$570,000

Net difference is: \$190,000
Difference is attributed to: additional 14.5 acre more or less permitted building site out of
Tax Lot 900 and change from non-buildable to buildable status for Tax Lot 1000.

Please call if there are any questions.

Cordially,



Craig E. McKern

Summary Appraisal Reports of a Complete Appraisals of:

File 081505A
26285 High Pass Road, Junction City Oregon 97448
the present 29.78 acre more or less site, with dwelling;
all of Tax Lot 15-05-32-00-00900, a "before" instance"

AND
File 081505B
26285 High Pass Road, Junction City, Oregon 97448
on a hypothetical 14.5 acre more or less site, with dwelling,
a portion of Tax Lot 15-05-32-00-00900, an "after" instance
(unsurveyed, not a legal lot or partitioned site at this time)

AND
File 081505C
A hypothetical 14.5 +/- acre more or less parcel proposed to
be created from Tax Lot 15-05-32-00-00900 to allow a hypothetical
14.5 acre more or less vacant but buildable site to be created for an
additional homesite for use by Geraldine Lindahl, her heirs or assigns,
an "after" instance

AND
File 081505D
26295 High Pass Road, Junction City, Oregon 97448
All of Tax Lot 15-05-32-00-01000, a parcel of 10 acres m/l
with a presently non-conforming older mobile home first
established as a "hardship" site which is not currently a
buildable site under county regulations, a "before" instance
(not a legal buildable site at this time)

AND
File 081505E
26285 High Pass Road, Junction City, Oregon 97448
The present 10 acre more or less Tax Lot 15-05-32-00-01000,
with hypothetical condition of being a permitted single family
residential parcel after Measure 37 proceedings as rezoned
to a permitted 10 acre more or less site; an "after" instance

Client:

Lindahl, Geraldine
owner (86%) and
Rebecca Lindahl
owner (14%)
320 Timothy Street
Junction City, Oregon 97448

c/o Norm Waterbury, their agent

Purpose of the Appraisals:

To estimate market value of actual and hypothetical parcels subject to certain conditions
outlined in the text and exhibits of the reports 081505 A through E

Use of the Appraisal:

For use in a State Measure 37 proceeding brought by the owner and agent in Lane County, Oregon

Date of Most Recent Inspection
and Effective Date of Report:
August 27, 2005

Report Completion Date:
September 29, 2005

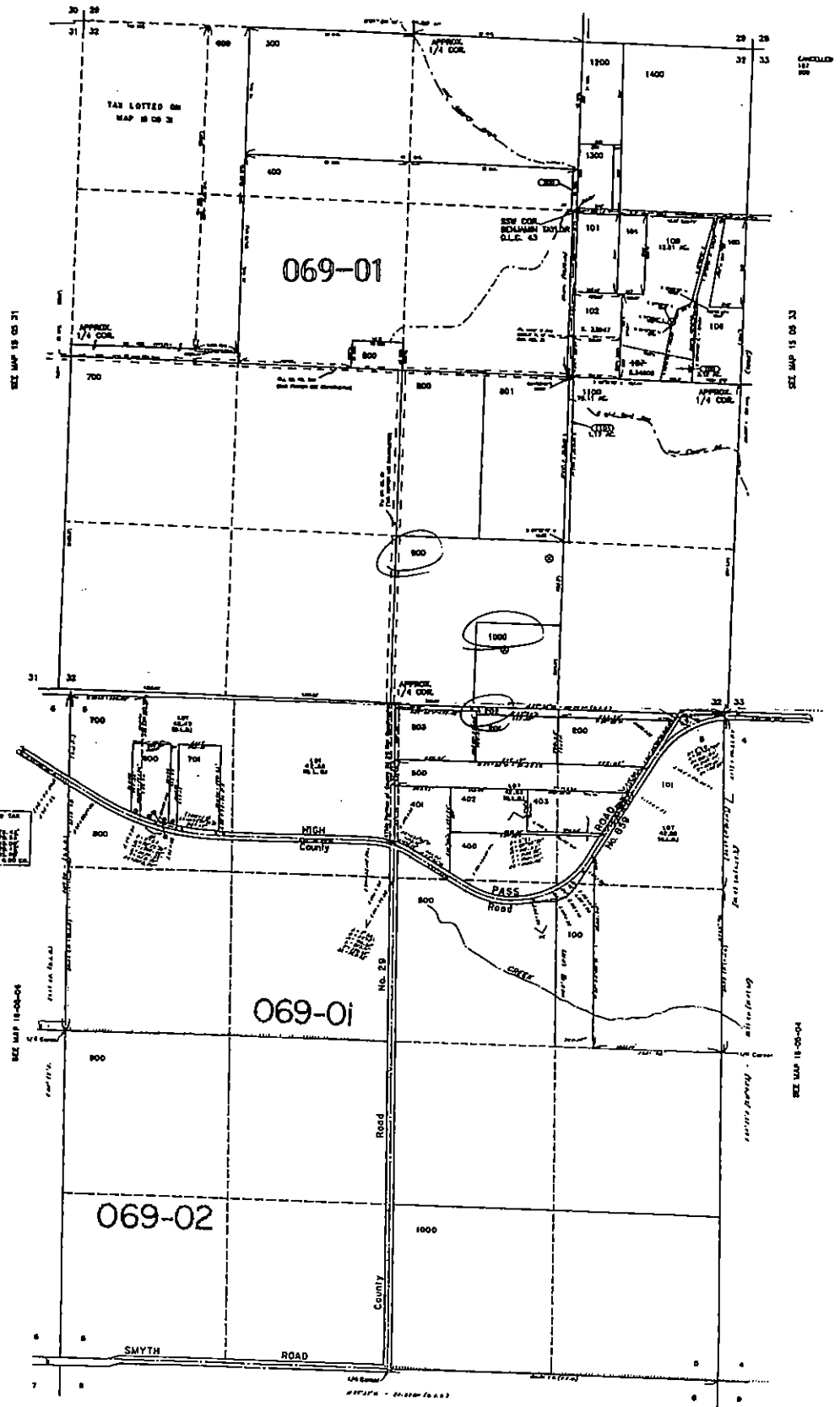
FOR ASSESSMENT
AND TAXATION
ONLY

SECTION 32 T.15S. R.5W. W.M.
LANE COUNTY
SCALE 1" = 400'

15 05 32

NAD 83/91

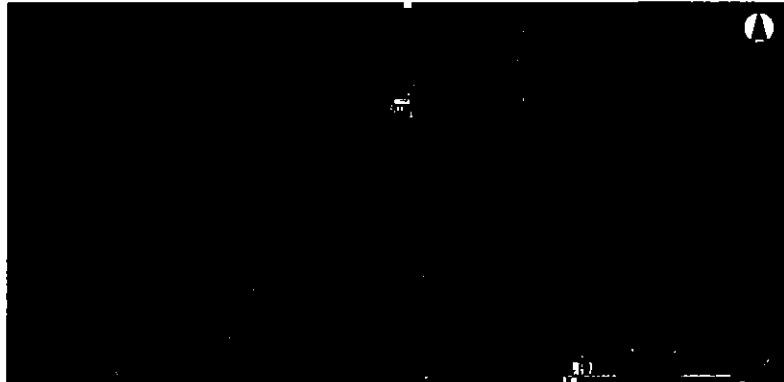
SEE MAP 18-06-29



SEE MAP 18-05-06



General aerial view of subject area, subject and adjacent Lindahl property in center north of curve in High Pass Road. Territorial Highway along far right. Grey lines on photo below are approximate property lines only.



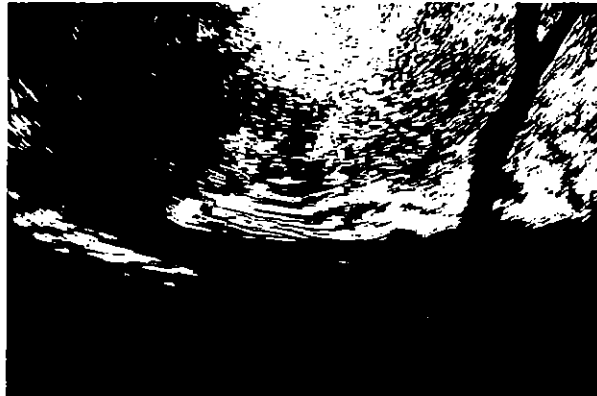
Detail of aerial photo above; subject dwelling in upper center; Tax Lot 900 "L" shaped around north and west side of Tax Lot 1000, also owned by Lindahl (see separate report). Tax Lot 202 driveway west to east to High Pass Road, lower right corner

Street and site access photos

Borrower/Client	No borrower				
Property Address	26285 High Pass Road				
City	Junction City	County	Lane	State	OR
Lender	Lindahl, Geraldine et al				
				Zip Code	97448



Looking east on High Pass Road from east end of Tax Lot 202, owned by Lindahl,



Fuzzy photo looking west from High Pass Road up Tax Lot 202



Driveway to Tax Lot 900 looking north from southeast corner of Tax Lot 1000

PHOTOGRAPH ADDENDUM One

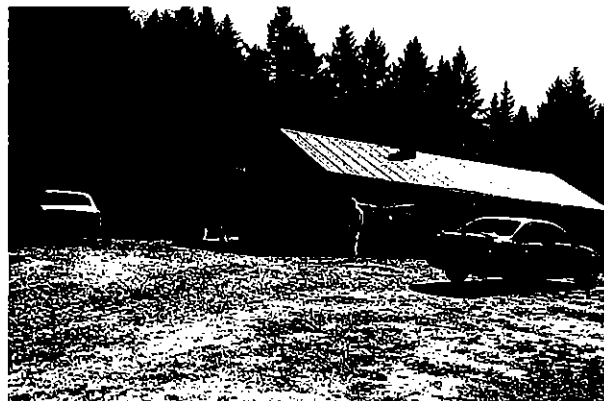
Borrower/Client	No borrower				
Property Address	26285 High Pass Road				
City	Junction City	County	Lane	State	OR
Zip Code	97448				
Lender	Lindaht, Geraldine et al				



Looking south across east side of Tax Lot 900 toward Tax Lot 1000, access drive on site to left



Looking westerly upslope from northeast access road corner to subject dwelling on TL 900



North elevation of dwelling and east, north elevations of studio/guest structure, parking area

PHOTOGRAPH ADDENDUM Two

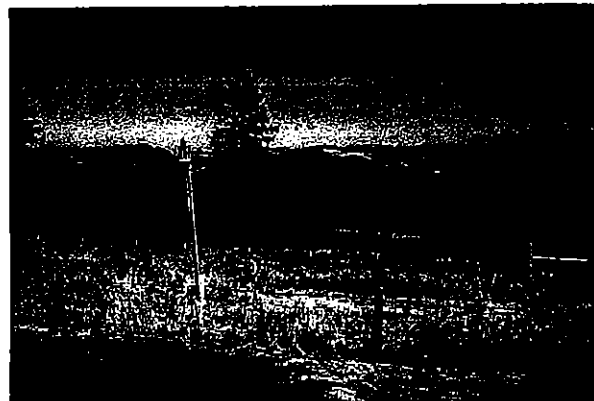
Borrower/Client	No borrower					
Property Address	26285 High Pass Road					
City	Junction City	County	Lane	State	OR	
Lender	Lindahl, Gerakdine et al				Zip Code	97448



North elevation of dwelling, door to family room used as ordinary entry



Detail of covered porch area on east elevation, designed as the front of the dwelling



View to northeast from front porch toward Willamette Valley and distant foothills of Cascade Range

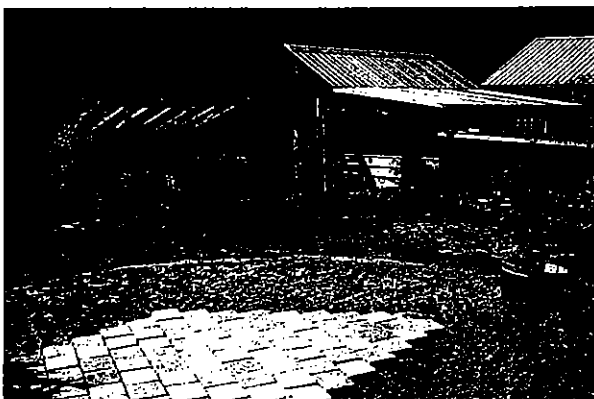
PHOTOGRAPH ADDENDUM Three

Borrower/Client	No borrower						
Property Address	26285 High Pass Road						
City	Junction City	County	Lane	State	OR	Zip Code	97448
Lender	LindahI, Gerakdine et al						



West elevation of dwelling; roof is metal over trusses over former low pitch original roof

Studio structure to far left



Patio and garden area, poultry pens and greenhouse in center



South portion of TL 900 looking south from south elevation of dwelling

All merchantable timber is excluded from valuation as there is no cruise available

PHOTOGRAPH ADDENDA Four

Borrower/Client	No borrower				
Property Address	26285 High Pass Road				
City	Junction City	County	Lane	State	OR
Lender	Lindahl, Geraldine et al				
				Zip Code	97448



Looking west from garden area to west portion of TL 900; see aerial photo



North elevation of studio/carport/shed/stalls structure

Only studio/guest room has slab foundation

The studio/guest room is finished; has no hardwired heat source and no plumbing, per Becky Lindahl



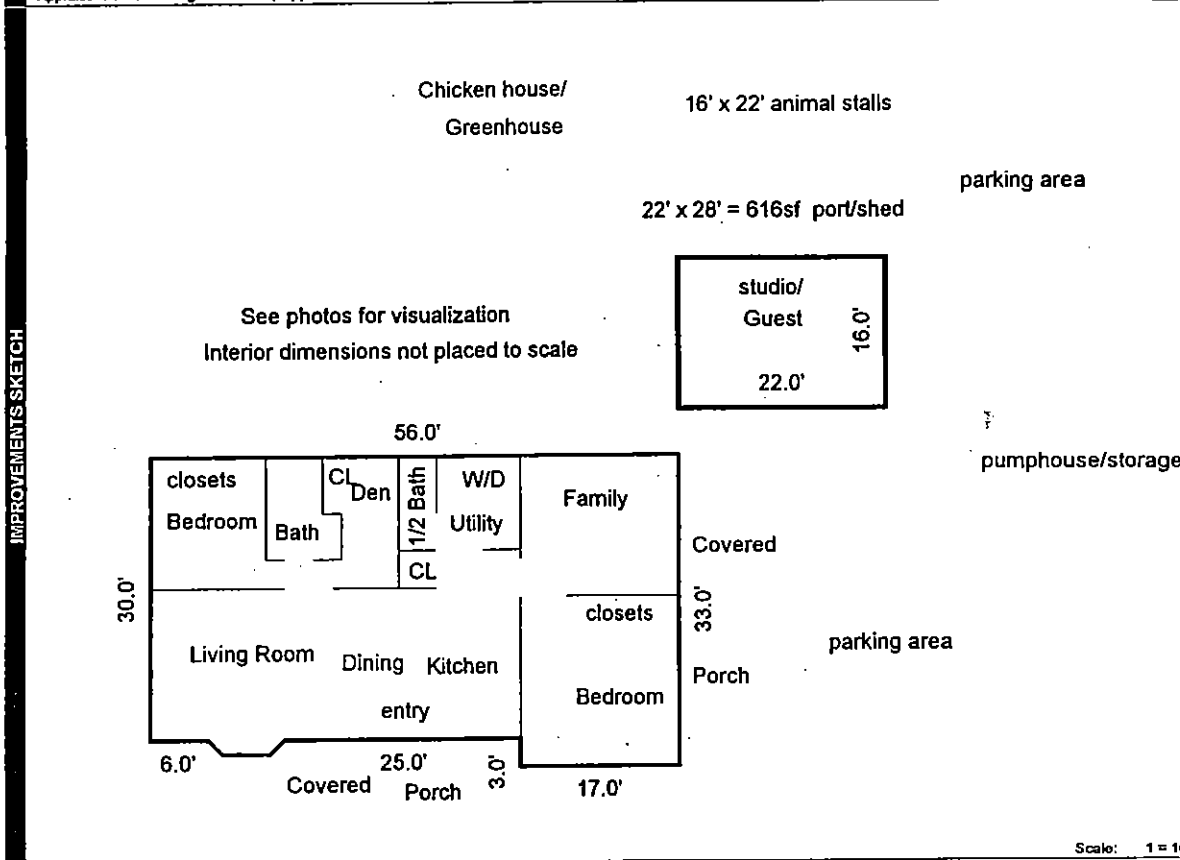
North area of Tax Lot 900, access road on right; this area is possibly the area chosen for a residence on the hypothetically created additional site as noted on plat map; the outline is not a survey and is for illustration purposes only

Property Address	26285 High Pass Road	City	Junction City	State	OR	Zip Code	97448	
Legal Description	Southwest Qtr. of Southeast Qtr. (except SE Qtr. thereof), Sec. 32, T 15 S, R 5 W					County	Lane *** fire patrol fee	
Assessor's Parcel No.	Tax Lot 15-05-32-00-00900; see comments		Tax Year	04-05	R.E. Taxes	\$ 744.19	Special Assessments	\$ 56.00****
Borrower	No borrower		Current Owner	Lindahi, Geraldine & Rebecca		Occupant:	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	
Property rights appraised	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	Project Type	<input type="checkbox"/> PUD	<input type="checkbox"/> Condominium (HUD/VA only)		HOA \$ None /Mo.	
Neighborhood or Project Name	Junction City and Cheshire districts		Map Reference	Pittman County page 4 Census Tract 41-039- 4.02				
Sale Price \$	Not Sold		Date of Sale	N/A		Description and \$ amount of loan charges/concessions to be paid by seller	Not Applicable	
Lender/Client	Lindahi, Geraldine et		Address c/o Rebecca Lindahi, 320 Timothy Street, Junction City, Oregon 97448					
Appraiser	Craig E. McKern, Appraiser, P.C.		Address 1574 Coburg Road, PMB 397, Eugene, Oregon 97401-4802					
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Predominant occupancy	Single family housing PRICE \$ (000)	AGE (yrs)	Present land use %	Land use change
Built up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 90	100	Low <5	One family 85	<input type="checkbox"/> Not likely <input type="checkbox"/> Likely
Growth rate	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	<input type="checkbox"/> Tenant 10	900+	High 80+	2-4 family 5	<input checked="" type="checkbox"/> In process
Property values	<input checked="" type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (HUD/VA)	Predominant		Multi-family	To: Residential from vacant by spot infilling
Demand/Market	<input checked="" type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply					

SKETCH/AREA TABLE ADDENDUM

File No. 081505A

Property Address	26285 High Pass Road		
City	Junction City	County	Lane State Oregon Zip 97448
Borrower	no borrower		
Lender/Client	Lindahi		
Appraiser Name	Craig E. McKern, Appraiser PC		



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1740.8	1740.8
GBA1	Studio/guest	352.0	352.0
Net LIVABLE Area (Rounded)			1741
Net BUILDING Area (Rounded)			352

LIVING/BUILDING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
	8.0 x 30.0	240.0
	1.5 x 5.0	7.5
	0.5 x 1.5 x 1.5	1.1
	0.5 x 1.5 x 1.5	1.1
	30.0 x 42.0	1260.0
	6.0 x 30.0	180.0
	3.0 x 17.0	51.0
Studio/guest		
	16.0 x 22.0	352.0
8 Items (Rounded)		2093

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 081505A

Valuation Section

ESTIMATED SITE VALUE		= \$ 200,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Cost approach data from National Building Cost Service data and office files. Site value based on data from the subject's general or competitive areas which may be limited in any location which is mostly "built-up" at this time. No merchantable timber value included in site value.
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:			
Dwelling	1,741 Sq. Ft. @\$ 75.00	= \$ 130,575	
	352 Sq. Ft. @\$ 35.00	= 12,320	
Fireplace, porches, patio, pumphouse		= 15,000	
Garage/Carport	616 Sq. Ft. @\$ 15.00	= 9,240	
Total Estimated Cost New		= \$ 167,135	
Less	Physical Functional External		
Depreciation	80,000	= \$ 80,000	
Depreciated Value of Improvements		= \$ 87,135	
As-is Value of Site Improvements		= \$ 35,000	
INDICATED VALUE BY COST APPROACH		= \$ 322,135	Physical depreciation is based on the age/life method. Depreciated site improvements: utilities, site preparation, walks, long driveways, landscape, fence, wells/septic systems; parking area, chicken house, greenhouse, stall shed

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	26285 High Pass Road Junction City	25563 Hall Road Junction City // asking \$325,000	90954 Territorial Highway Junction City // negotiated price	91415 Kirk Road Junction City // asking \$339,900	
Proximity to Subject		3 air miles southwest	7 miles south	6.5 miles south	
Sales Price	\$ Not Sold	\$ 325,000	\$ 195,700	\$ 334,000	
Price/Gross Living Area	\$	\$ 221.99 /sf	\$ 88.03 /sf	\$ 239.94 /sf	
Date and/or Verification Source	Inspection/ County Rcrds	Eric Sprado Realty/ County Records / RMLS	Past Inspection/Realtor County Records / RMLS	RE/max Integrity/ County Records / RMLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions		New Conv. Loan No Points, Costs		New Conv. Loan Seller paid costs	-5,700
Date of Sale/Time		08-2005 (COE)	0	05-2005 (COE)	0
Location	Average	Average		Average plus	-10,000
Leasehold/Fee Simple	Fee	Fee		Fee	
Site	29.78 acres m/l	16 acres m/l	+42,000	26.29 acres m/l	+10,000
View	Wooded, valley	Creek, Pond,Wds	-10,000	Wooded	+20,000
Design and Appeal	Rambler	Contemporary	-10,000	Rambler	
Quality of Construction	Average minus	Average plus	-10,000	Average	-5,000
Age	47act 40eff	33act 25eff	-15,000	40act 40eff	
Condition	Average	Average plus	-5,000	Fair to poor	+40,000
Above Grade	Total : Bdrms : Baths	Total : Bdrms : Baths		Total : Bdrms : Baths	
Room Count	7 : 2 : 1	6 : 2 : 1		8 : 2 : 1	
Gross Living Area	1,741 Sq. Ft.	1,464 Sq. Ft.	+5,500	2,223 Sq. Ft.	-9,600
Basement & Finished Rooms Below Grade	No Basement 352sf Guest Qtrs	No Basement	+10,000	No Basement	
Functional Utility	Average	Average		Fair	+30,000
Heating/Cooling	Wall/Baseboard	FA Electric/ HP	-5,000	No Heat System	+3,000
Energy Efficient Items	75% Weatherizd	Partial Wlhrizd.	0	Not Weatherized	+4,000
Garage/Carport	1+Por/ parking	Shop parking		2+ Garages	-5,000
Porch, Patio, Deck, Fireplace(s), etc.	Porches, patio 1 FP/ Insert	Deck, Porch Pellet Stove	0	Porches 1 FP/ Insert	
Fence, Pool, etc.	Landscape,Fnce	Landscape,Fnce		Infer. Lnscp,Fnc	+5,000
Outbuildings	Sheds, stalls, PH	Older Barn/Sheds	-5,000	Older sheds, stor	0
Net Adj. (total)		\$ 2,500		\$ 86,700	
Adjusted Sales Price of Comparable		\$ 322,500		\$ 282,400	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Subject presents a somewhat difficult appraisal problem due to limited sale or listing data of similar homes on similar acreages in the Junction City area. A number of adjustments for site size (at \$3,000 per net acre difference), view, design and appeal, overall condition, quality, accessory structures. Emphasis on Sales 1 and 3 as adjusted; Sale 2 was not openly marketed, dwelling sold as dated and in unfinished condition (shown in functional utility, condition adjustments and is known to be a very low indicator at the sale price. Consideration also given to more distant and dissimilar Sale 4 which is not gridded and which sold in the same general price range on a 25 acre site as a larger home needing finish work but overall superior quality and appeal.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Date, Price and Data Source, for prior sales within year of appraisal	None Noted, Known	None Noted, Known (3 years) County Records/RMLS Days on market = 8	None Noted, Known (3 years) County Records/RMLS Negotiated sale; no D.O.M.	None Noted, Known (3 years) County Records/RMLS Days on market = 34	
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: No current or past listing or marketing of the subject was noted per owner, RMLS records in past three calendar years. No prior sales of the sale comparables noted in past three calendar years.					
INDICATED VALUE BY SALES COMPARISON APPROACH		\$ 310,000			
INDICATED VALUE BY INCOME APPROACH (if Applicable)		Estimated Market Rent	\$ N/A	/Mo. x Gross Rent Multiplier	N/A = \$

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications.
 Conditions of Appraisal: The appraisal is made to cash equivalency per USPAP/FIRREA guidelines; USPAP departure provisions do not apply. See attached assumptions, limiting conditions, comments. Appraisal assumes clear structural report, satisfactory well, septic system inspections.
 Final Reconciliation: The market data approach, based on the sales of reasonably similar properties, is judged the more reliable indicator of value.
 Support is from the cost approach. The income approach is not considered applicable to owner-occupied residences. Only full open market exposure at a reasonable asking price can determine the actual market value of the subject.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised Not Applicable).
 I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF August 27, 2005
 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 310,000
 APPRAISER: Signature *Craig E. McKern* SUPERVISORY APPRAISER (ONLY IF REQUIRED):
 Name: Craig E. McKern, Appraiser, P.C. Signature: _____
 Date Report Signed: September 25, 2005 Date Report Signed: _____
 State Certification # CR00024 State OR State Certification # email: cem9th@msn.com State
 Or State License # State Or State License # phone 541-345-0744/fax 541-345-0577 State

Comparable Photo Page

Borrower/Client No borrower			
Property Address 26285 High Pass Road			
City Junction City	County Lane	State OR	Zip Code 97448
Lender Lindahl, Geraldine et al			



Comparable 1

25563 Hall Road
Prox. to Subject 3 air miles southwest
Sale Price 325,000
Gross Living Area 1,464
Total Rooms 6
Total Bedrooms 2
Total Bathrooms 1
Location Average
View Creek, Pond, Wlds
Site 16 acres m/l
Quality Average plus
Age 33act 25eff

RMLS file photo



Comparable 2

90954 Territorial Highway
Prox. to Subject 7 miles south
Sale Price 195,700
Gross Living Area 2,223
Total Rooms 8
Total Bedrooms 2
Total Bathrooms 1
Location Average plus
View Wooded
Site 26.29 acres m/l
Quality Average
Age 40act 40eff

Appraiser's file photo



Comparable 3

91415 Kirk Road
Prox. to Subject 6.5 miles south
Sale Price 334,000
Gross Living Area 1,392
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 1
Location Average plus
View Wooded
Site 41 acres m/l
Quality Average
Age 75act 50eff

RMLS file photo

Additional Value Indicator

Borrower/Client	No borrower				
Property Address	26285 High Pass Road				
City	Junction City	County	Lane	State	OR
Lender	Lindahl, Geraldine et al		Zip Code	97448	



23052 Warthen Road, Elmira, is located about 9 air miles southwest of the subject is north of the community of Noll. This location has fairly similar commute time and distance to Eugene metro area as compared to the subject.

It was listed at an asking price of \$329,900 since June 6, 2004, became a pending sale in May, 2005, and closed July 15, 2005 at a price of \$315,000.

The property consists of a 1966 rambler style home with 1,966 square feet reported in an 8-3-1.5 room count.

The site is 25 +/- acres of pasture and wooded land, mostly level, with frontage on the slow and meandering Long Tom River.

The listing notes the property is being sold at the end of a remodeling and there is finish work to be completed.



There is also an inground pool with a spa/hot tub room off the pool area and the dwelling, a barn, garden area, greenhouse and RV parking.

This property appears similar to the subject in most respects except for finish work to be completed. As seen there is an inground pool, spa room with vaults and enclosed glass, 2 oversize garages and a barn.

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 081505B

Valuation Section

COST APPROACH table with columns for item, subject, comparable no. 1, 2, 3 and values for site value, reproduction cost, depreciation, and indicated value.

SALES COMPARISON ANALYSIS table with columns for item, subject, comparable no. 1, 2, 3 and rows for address, proximity, sales price, price/gross living area, data and/or verification source, value adjustments, room count, etc.

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Subject presents a somewhat difficult appraisal problem due to limited sale or listing data of similar homes on similar acreages in the Junction City area.

Table with columns for item, subject, comparable no. 1, 2, 3 and rows for date, price and data source, and analysis of any current agreement of sale.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 260,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$

This appraisal is made [X] "as is" [X] subject to the repairs, alterations, inspections or conditions listed below [] subject to completion per plans & specifications.

Final Reconciliation: The market data approach, based on the sales of reasonably similar properties, is judged the more reliable indicator of value.

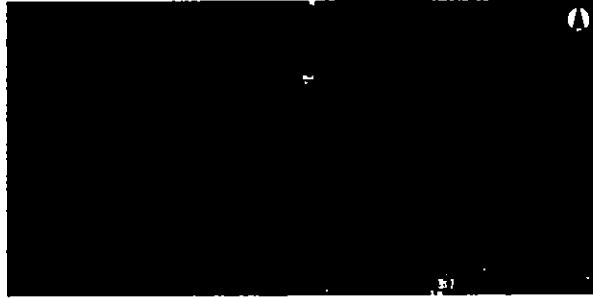
REPORT IS A HYPOTHETICAL VALUE FOR SUBJECT DWELLING ON 14.5 acre more or less SITE FOR MEASURE 37 PURPOSES Only.

APPRaiser: Signature: [Signature] Name: Craig E. McJern, Appraiser, P.C. Date Report Signed: September 25, 2005

Freddie Mac Form 70 6/93 PAGE 2 OF 2 Fannie Mae Form 1004 6-93

Hypothetical 14.5 acre m/l site photo addenda

Borrower/Client	No borrower						
Property Address	26285 High Pass Road -- hypothetical site // Portion of Tax Lot 15-05-32-00-00900						
City	Junction City	County	Lane *** fire patrol	State	Oregon	Zip Code	97448
Lender	Lindahl, Gerakine et al c/o Becky Lindahl						

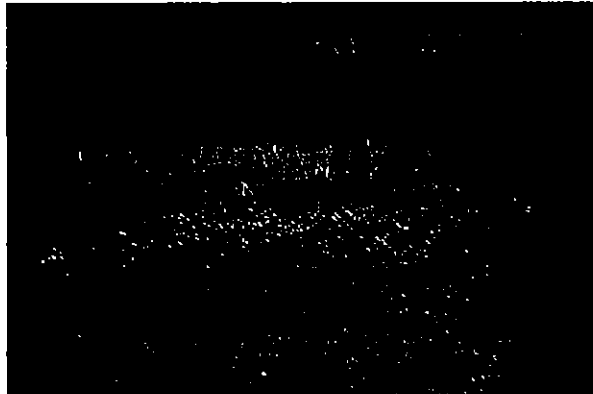


Aerial photo showing drawing hypothetical property line for this hypothetical portion of tax Lot 900

This outlined area is not surveyed and is not a legal lot of record; for illustration and Measure 37 purposes only

Potential homesite is considered by owners to be along the same ridgeline as the present dwelling in order to preserve maximum wooded acreage and usable grazing land.

As seen from photos, the site is more forest land type than tillable "exclusive farm use" type soils and slopes.



Northeast portion of Tax Lot 900 to north of dwelling along access road; a potential building site for this hypothetical portion near available drive, power and well serving present dwelling



Access drive to 26285 High Pass Road; actual property corner is about 100 yards to left and slightly downhill from drive corner shown

LAND APPRAISAL REPORT

HYPOTHETICAL

File No. 081505C

IDENTIFICATION

Borrower No borrower Census Tract 4.02 Map Reference Pittmon page 4
 Property Address 26285 High Pass Road - hypothetical site // Portion of Tax Lot 15-05-32-00-00900
 City Junction City County Lane *** fire patrol State Oregon Zip Code 97448
 Legal Description Hypothetical Metes and Bounds Description; not a legal or surveyed lot of record
 Sale Price \$ Not Sold Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ N/A (yr) Loan charges to be paid by seller \$ N/A Other sales concessions Not Applicable
 Lender/Client Lindahl, Geraldine et al c/o Becky Lindahl Address 320 Timothy Street, Junction City, Oregon 97448
 Occupant vacant (as appraised) Appraiser Craig E. McKern Instructions to Appraiser appraise to market value per USPAP standards.
Craig E. McKern, Appraiser, P.C. 1574 Coburg Road, PMB 397, Eugene, Oregon 97401 telephone 541-345-0744 facsimile 541-345-0577

NEIGHBORHOOD

Location Urban Suburban Rural Good Avg. Fair Poor
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 85% 1 Family 5% 2-4 Family % Apts. % Condo % Commercial
% Industrial % Vacant 10% other
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From vacant/re-developed To residential
 Predominant Occupancy Owner Tenant 5 % Vacant
 Single Family Price Range \$ 100 to \$ 900+ Predominant Value \$ 300+
 Single Family Age <5 yrs. to 80+ yrs. Predominant Age 20-50 yrs.

Employment Stability
 Convenience to Employment
 Convenience to Shopping
 Convenience to Schools
 Adequacy of Public Transportation
 Recreational Facilities
 Adequacy of Utilities
 Property Compatibility
 Protection from Detrimental Conditions
 Police and Fire Protection
 General Appearance of Properties
 Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject is located about 7 air miles west of Junction City and about 4 air miles northwest of Cheshire. The area is on the east slope of the Coast Range of mountains between the Pacific Ocean and the Willamette Valley. Access to Eugene metro area is within 20 minutes drive time. A wide variety of home values, ages, site sizes, qualities is present, typical of rural residential and natural resource locations in Lane County. See site and neighborhood descriptions on URAR

SITE

Dimensions Hypothetical 14.5 acre site, irregular dimensions = 14.5 Sq. Ft. or Acres Corner Lot
 Zoning classification Exclusive Farm Use 40 acre minimum Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) potential to partition to this smaller site under present Measure 37 procedures
 Public Other (Describe) _____
 Elec. _____ OFF SITE IMPROVEMENTS
 Gas _____ Street Access Public Private
 Water _____ Surface Asphalt/A.W.G.
 San. Sewer _____ Maintenance Public Private
 Assm permit Storm Sewer Curb/Gutter
 Underground Elect. & Tel. Sidewalk Street Lights
 Topo Rolling ridge line slopes
 Size Typical of the area
 Shape Assumed Irregular
 View Valley, Hills, Wooded
 Drainage Adequate
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): Site described of 14.5 acres more or less includes NO improvements and is a HYPOTHETICAL partition for Measure 37 illustration purposes ONLY and is NOT a legal lot of record (apart from the present residence at 26285 High Pass Road, which is sited on 29.78 m/l wooded/pasture acres; see report 081505A). Access to this hypothetical site over same drive as 26285 High Pass Road over Tax Lot 202, a private drive owned by Lindahl subject to easements.

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

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>NNA High Pass Road - HYPO</u> <u>14.5 acre site, Junction City</u>	<u>Tax Lot 16-06-17-00-00403</u> <u>Junction City // asking \$185,000</u>	<u>Tax Lot 15-06-35-44-00200</u> <u>Junction City // asking \$135,000</u>	<u>Tax Lot 16-05-19-00-00217</u> <u>Junction City // asking \$129,500</u>
Proximity to Subject		<u>8 air miles southwest</u>	<u>2 air miles southwest</u>	<u>9 air miles southwest</u>
Sales Price	<u>\$ Not Sold</u>	<u>\$ 185,000</u>	<u>\$ 120,000</u>	<u>\$ 129,500</u>
Price	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
Data Source	<u>Inspection/Owner</u>	<u>Coldwell Banker CIR Realty/</u>	<u>Windermere/Tate Real Estate</u>	<u>Leslie and Leslie Realtors</u>
Date of Sale and Time Adjustment	<u>DESCRIPTION</u> <u>08-27-2005</u>	<u>DESCRIPTION</u> <u>Active Listing (8-05)</u>	<u>DESCRIPTION</u> <u>01-2005 (COE)</u>	<u>DESCRIPTION</u> <u>0 Active Listing (7-05)</u>
Location	<u>Average</u>	<u>Average minus +10,000</u>	<u>Average</u>	<u>Average minus +10,000</u>
Site/View	<u>14.5 ac/ wds, valley</u>	<u>18.49ac wds, Crk -20,000</u>	<u>17 ac/ hills, cutover +25,000</u>	<u>7.14 ac/ wds, valley +21,000</u>
Dwelling/ permitted	<u>None/ Assum Permit</u>	<u>No Value/Assumed</u>	<u>None/ Assum Permit</u>	<u>None/ Assum Permit</u>
Buildability/Slope	<u>Assumed / Rolling</u>	<u>Assumed / Rolling</u>	<u>Assumed / Rolling</u>	<u>Assumed / Rolling</u>
Drive/Road access	<u>A.W.G / permitted</u>	<u>A.W.G / permitted</u>	<u>A.W.G / permitted</u>	<u>A.W.G / permitted</u>
Well/Septic/Utilities	<u>None/Assm/Available</u>	<u>None/Assm/Avail.</u>	<u>Well/Assm/Avail.</u>	<u>None/Assm/None +5,000</u>
Sales or Financing Concessions	<u>Cash to seller assumed</u>	<u>Cash to seller</u>	<u>Cash</u>	<u>Cash to seller</u>
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>10,000</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>25,000</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>36,000</u>
Indicated Value of Subject		<u>\$ 175,000</u>	<u>\$ 145,000</u>	<u>\$ 165,500</u>

Comments on Market Data: The one available actual sale (2) provides a low indicator due to high seller motivation and is zoned RR-5 acre minimum with potential (no guarantee) for 3 parcels; it was cutover logged in 1999. Listing 1 is a high indicator at asking price, is located near Low Pass further from urban services, has small unpermitted cabin of no value. Listing 3 also further from services, has no improvements.

Comments and Conditions of Appraisal: The appraisal is made to cash equivalency per USPAP and FIRREA guidelines; USPAP departure provisions do not apply. See attached assumptions, limiting conditions and comments. Subject site comments: NO merchantable timber value included; a well is in use by the dwelling at 26285 High Pass Road, which could be shared; no well or septic system is in place on this hypothetical parcel. Utilities are available along the drive access. It is considered a future homesite if permitted would be along the same ridge line as present home.

Final Reconciliation: The market data approach, based on the sales of reasonably similar properties, is judged the more reliable indicator of value. Cost approach and income approaches do not typically apply to vacant land valuations. THIS REPORT IS A HYPOTHETICAL VALUE FOR A POTENTIAL 14.5 acre more or less SITE CREATED OUT OF TAX LOT 15-05-32-00-00900 AND FOR MEASURE 37 PURPOSES ONLY.

RECONCILIATION

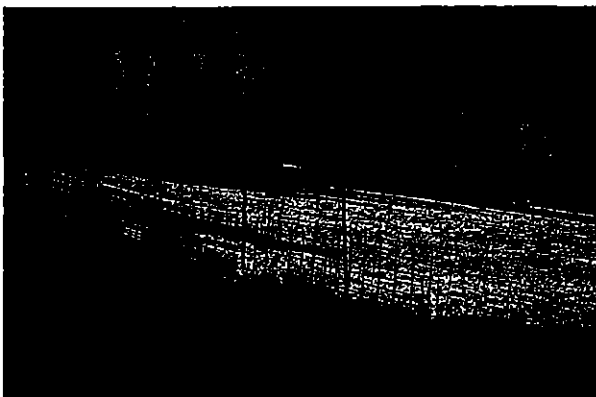
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF August 27, 2005 to be \$ 150,000
 The opinion of value stated is within a range of indicated values. Value opinion is provided for comparison purposes in a Measure 37 proceeding purchaser of wooded-suburban and rural parcels is seeking to preserve and enhance a homesite.
 Appraiser(s) Craig E. McKern 925-65 Did Did Not Physically Inspect Property
 Review Appraiser (if applicable)

Tax Lot 1000 site photo addenda One

Borrower/Client	No borrower						
Property Address	26295 High Pass Road – hypothetically buildable site // Tax Lot 15-05-32-00-01000						
City	Junction City	County	Lane *** fire patrol	State	Oregon	Zip Code	97448
Lender	Lindah, Geraldine et al c/o Becky Lindahl						



Access drive to subject on Tax Lot 202 looking west and uphill from intersection of drive to Tax Lot 900



Looking from same camera point as above to northwest over southeast portion of tax Lot 1000

Potential homesite in area of older mobile home which was first established as a hardship permitted site

The homesite area is along the ridgeline between open dry pasture and woods



Woods to west of homesite along ridgeline

Property line with Tax Lot 900 is about 75 feet into the woods from this point

Tax Lot 1000 site photo addenda Two

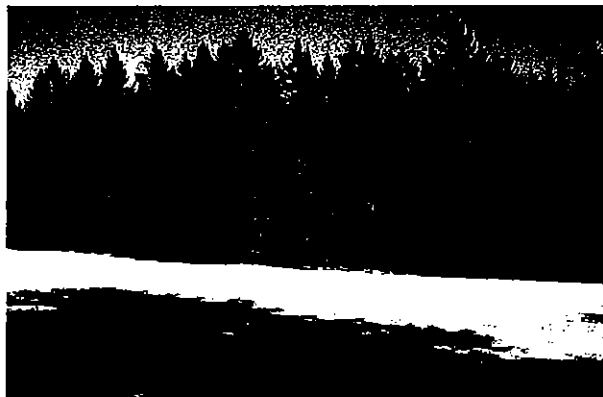
Borrower/Client	No borrower				
Property Address	26295 High Pass Road – hypothetically buildable site // Tax Lot 15-05-32-00-01000				
City	Junction City	County	Lane *** fire patrol	State	Oregon
Zip Code	97448				
Lender	Lindahl, Geraldine et al c/o Becky Lindahl				



South elevation of older (1960's single wide, per owner) mobile home with address 26295 High Pass Road.

This homesite has its own well (new in 2005) and septic system in place.

Home is under a rain cover.



View to east over east dry pasture to wooded area owned by others; access road to Tax Lot 900 is just in the trees



North elevation of older mobile home showing mobile home and attached shed roof addition as a covered, enclosed porch on post and pier foundation.

The mobile home has minimal remaining value. It is anticipated a permitted homesite will occupy the same location on the site as the present mobile home.

Tax Lot 1000 site photo addenda Three

Borrower/Client	No borrower						
Property Address	26295 High Pass Road -- hypothetically buildable site // Tax Lot 15-05-32-00-01000						
City	Junction City	County	Lane *** fire patrol	State	Oregon	Zip Code	97448
Lender	Lindahl, Geraldine et al c/o Becky Lindahl						



Looking south on driveway along ridgeline with older mobile home at left



East side of 56' x 48' = 2,688sf metal roof, metal skin, dirt floor barn with loafing/feeder shed, stalls and loft



South side of barn and end of driveway on northwest corner of the Tax Lot 1000 site, chicken house and storage at left

LAND APPRAISAL REPORT

HYPOTHETICAL
File No. 081505E

Summary Appraisal Report

Borrower No borrower Census Tract 4.02 Map Reference Pittmon page 4
 Property Address 26295 High Pass Road - BUILDABLE SITE // Tax Lot 15-05-32-00-01000
 City Junction City County Lane *** fire patrol State Oregon Zip Code 97448
 Legal Description Southeast Quarter of Southwest Quarter of Southeast Quarter of Section 32, Township 15 S, Range 5 West, W.M.
 Sale Price \$ Not Sold Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ N/A (yr) Loan charges to be paid by seller \$ N/A Other sales concessions Not Applicable
 Lender/Client Lindahl, Geraldine et al/o Rebecca Lindahl Address 320 Timothy Street, Junction City, Oregon 97448
 Occupant not usually occupied Appraiser Craig E. McKern Instructions to Appraiser appraise to market value per USPAP standards.
Craig E. McKern, Appraiser, P.C. 1574 Coburg Road, PMB 397, Eugene, Oregon 97401 telephone 541-345-0744 facsimile 541-345-0577

IDENTIFICATION

Location Urban Suburban Rural Good Avg. Fair Poor
 Built Up Over 75% 25% to 75% Under 25% Employment Stability
 Growth Rate Fully Dev. Rapid Steady Slow Convenience to Employment
 Property Values Increasing Stable Declining Convenience to Shopping
 Demand/Supply Shortage In Balance Oversupply Convenience to Schools
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos. Adequacy of Public Transportation
 Present Land Use 85% 1 Family 5% 2-4 Family 0% Apts. 0% Condo 0% Commercial
0% Industrial 0% Vacant 10% other
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From vacant/re-developed To residential
 Predominant Occupancy Owner Tenant 5% Vacant
 Single Family Price Range \$ 100 to \$ 900+ Predominant Value \$ 300+
 Single Family Age <5 yrs. to 80+ yrs. Predominant Age 20-50 yrs.

NEIGHBORHOOD

Employment Stability
 Convenience to Employment
 Convenience to Shopping
 Convenience to Schools
 Adequacy of Public Transportation
 Recreational Facilities
 Adequacy of Utilities
 Property Compatibility
 Protection from Detrimental Conditions
 Police and Fire Protection
 General Appearance of Properties
 Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject is located about 7 air miles west of Junction City and about 4 air miles northwest of Cheshire. The area is on the east slope of the Coast Range of mountains between the Pacific Ocean and the Willamette Valley. Access to Eugene metro area is within 20 minutes drive time. A wide variety of home values, ages, site sizes, qualities is present, typical of rural residential and natural resource locations in Lane County. See site, neighborhood descriptions on 081505A.

Dimensions 660' x 652' more or less = 10 Sq. Ft. or Acres Corner Lot
 Zoning classification Exclusive Farm Use 40 acre minimum Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) future single family residence subject to Measure 37 procedures
 Public Other (Describe) _____
 Elec. _____ OFF SITE IMPROVEMENTS
 Gas _____ Street Access Public Private
 Water _____ Surface Asphalt/A.W.G.
 San. Sewer Private Well Maintenance Public Private
 Private Septic Storm Sewer Curb/Gutter
 Underground Elect. & Tel. Sidewalk Street Lights
 Topo Rolling ridge/line slopes
 Size Typical of the area
 Shape Square
 View Fields, Wooded
 Drainage Adequate
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): Site is presently a separate tax lot with same ownership as Tax Lot 900 to north and west. Mobile home on site is not legal or permitted as a residence, per owner, but was permitted as a hardship residence. This appraisal is to establish value for subject site under hypothetical scenario of a permitted, not hardship, residential site. The subject mobile home was an owner occupied dwelling before the permitted hardship ceased to exist and is not a rental. See below.

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

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	26295 High pass Road - HYPO BUILDABLE site, Junction City	Tax Lot 16-05-19-00-00520 Junction City // asking \$134,900	Tax Lot 15-06-35-44-00200 Junction City // asking \$135,000	Tax Lot 16-05-19-00-00217 Junction City // asking \$129,500
Proximity to Subject		8 air miles southwest	2 air miles southwest	9 air miles southwest
Sales Price	\$ Not Sold	\$ 129,500	\$ 120,000	\$ 129,500
Price	\$	\$	\$	\$
Data Source	Inspection/Owner	Leslie and Leslie Realtors	Windermere/Tate Real Estate	Leslie and Leslie Realtors
Date of Sale and Time Adjustment	DESCRIPTION 08-27-2005	DESCRIPTION 10-2004 (COE) 0	DESCRIPTION 01-2005 (COE) 0	DESCRIPTION Active Listing (7-05)
Location	Average	Average	Average	Average
Site/View	10 ac/ wds, fields	5.0ac /Wds, valley +15,000	17 ac/ hills, cutover +12,000	7.14 ac/ wds, valley +5,000
Dwelling/ permitted	No Value/ Assumed	No Value/ Assumed	None/ AssumPermit	None/ AssumPermit
Driveway/Slope	Installed / Rolling	Installed / Rolling	Installed / Rolling	Rough / Rolling +5,000
Well / Septic	Installed/Installed	Installed/Installed	Well/ Assm'd Permit +5,000	None/ Assm Permit +15,000
Utilities/outbuildings	Installed/ Barn, fence	Available/ None +15,000	Available/ None +15,000	None/ None +20,000
Sales or Financing Concessions	Cash to seller assumed	Cash to seller	Cash	Cash to seller
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 30,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 32,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 45,000
Indicated Value of Subject		Net 103.2% \$ 159,500	Net 126.7% \$ 152,000	Net 94.7% \$ 174,500

Comments on Market Data: Sale 2 provides a low indicator due to high seller motivation and is zoned RR-5 acre minimum; potential (no guarantee) for 3 parcels; cutover logged in 1999. Sale 1 was on market almost a year, had drive, well and septic installed; no appreciation adjustment made due to being high indicator at time of sale. Sale 3 in same area west of Cheshire off Highway 36 as Sale 1, has no well, septic, utilities.

Comments and Conditions of Appraisal: The appraisal is made to cash equivalency per USPAP and FIRREA guidelines; USPAP departure provisions do not apply. See attached assumptions, limiting conditions and comments. NO merchantable timber value included; the well installed on site was reported at 10 gpm per Becky Lindahl. Septic system assumed in satisfactory condition. No recent and highly similar sale indicators forces use of Indicator Listing 3 as a price indicator and it is given least weight as a high indicator at the asking price.

Final Reconciliation: The market data approach, based on the sales of reasonably similar properties, is judged the more reliable indicator of value. Cost approach and income approaches do not typically apply to vacant land valuations. THIS REPORT IS A HYPOTHETICAL VALUE FOR subject site as a 10 acre more or less BUILDABLE SITE FOR MEASURE 37 PURPOSES ONLY. See report 081505D attached as addendum.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF August 27, 2005 to be \$ 160,000

The opinion of value stated is within a range of indicated values. Value opinion is provided for comparison purposes in a Measure 37 proceeding

Craig E. McKern *Craig E. McKern 9/25/05* Did Did Not Physically Inspect Property
 Appraiser(s) Review Appraiser (if applicable)

APPRAISAL AND REPORT IDENTIFICATION

This appraisal conforms to one of the following definitions:

- Complete Appraisal (The act or process of estimating value, or an opinion of value, performed without invoking the Departure Rule.)
- Limited Appraisal (The act or process of estimating value, or an opinion of value, performed under and resulting from invoking the Departure Rule.)

This report is one of the following types:

- Self Contained (A written report prepared under Standards Rule 2-2(a) of a Complete or Limited Appraisal performed under STANDARD 1.)
- Summary (A written report prepared under Standards Rule 2-2(b) of a Complete or Limited Appraisal performed under STANDARD 1.)
- Restricted (A written report prepared under Standards Rule 2-2(c) of a Complete or Limited Appraisal performed under STANDARD 1, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

The statements of fact contained in 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 (or the specified) 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 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 in 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. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)
 I have made a personal interior inspection of the subject property.
 A lengthy period passed between the date of inspection and the date of completion as the appraiser performed a variety of investigations on Measure 37 and its ramifications for the subject property. There is no guarantee from the appraiser that the attached report(s) will be found fully satisfactory to the Lane County jurisdiction for handling Measure 37 claims, as these requirements may change due to court ordered or Legislature passed modifications.

Comments on Appraisal and Report Identification

Note any departures from Standards Rules 1-3 and 1-4, plus any USPAP-related issues requiring disclosure:

This appraisal report is complete on the basis of the full site inspection, not the extent of commentary attached.
 The appraised value includes a realty fee as did the sale prices of the comparables, unless otherwise stated.

There were no directly observed toxic materials or hazardous substances in the immediate area of the subject; if any do exist, these are assumed to be safely stored and used according to label directions. A specific search for and recognition of toxic waste and hazardous materials such as might be found in a farm and ranch environment (a Level I assessment) is beyond the scope of the appraiser's training and knowledge. Common household, shop and garden chemicals and substances found in most homes and garages, including those of the reader, are assumed to exist around the site. These common toxic materials and hazardous substances include chemicals such as fertilizers, weed killers, pest poisons and sprays, bleach, detergent, oils, cleansers, solvents and fuels, among other solid, liquid and paste substances, and are assumed to be used according to label directions and Federal, state and local regulations unless otherwise specifically noted in this report. It is specifically assumed there is no toxic mold or fungus manifest on the site which would affect livability or marketability.

See attached supplemental addendum. This report has been prepared for use in a State Measure 37 proceeding and is restricted to that use only. See the cover letter page for brief explanations of the use and purpose of this report 081505A in conjunction with report 081505B for subject dwelling on 14+ acres m/l; report 081805C for 14+ acres m/l as separate hypothetical homesite proposed to be created out of TL 900. The actual legality, validity and application of State Measure 37 is still in question with present and future court and/or Legislature involvements a certainty.

APPRAISER:

Signature: Craig E. McKern
 Name: Craig E. McKern, Appraiser, P.C.
 Date Signed: September 25, 2005
 State Certification #: CR00024
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: email: cem9th@msn.com
 or State License #: phone 541-345-0744/fax 541-345-0577
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

Borrower/Client	No borrower		
Property Address	26285 High Pass Road		
City	Junction City	County	Lane State OR Zip Code 97448
Lender	Lindahl, Geraldine et al		

Appraisal Development and Reporting Process:

As per prior agreement with the client named on the cover sheet and first form page of this report, the level of appraisal service requested is a Summary Appraisal Report of a Complete Appraisal of the subject property. This level of service has, in the past, been known as a "form appraisal" using standard FNMA or FHLMC forms to convey information to the reader. This level of appraisal service is for the most part the same as past "form appraisals".

This report is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2b of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it represents only summary discussions of the data, reasoning and analyses used in the appraisal process to develop the appraiser's opinion of value stated elsewhere. Supporting documentation that is not provided with this report concerning the data, reasoning and analyses has been retained in the appraiser's file copy. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use of this report stated below.

Scope of Work:

In preparing this report, the appraiser inspected the subject site and the dwelling and improvements on August 27, 2005.

Relevant information on comparable land and improved site sales, construction costs and accrued depreciation were also gathered, verified and considered. All three approaches to value were considered; the sales comparison approach only was developed was developed for 081505B and 081505C reports; sale comparison and cost approach was developed for the 081505A report only.

The income approach, along with rents, comparative rental data and calculated formulas and multipliers, is used ONLY IF the subject is likely to become or remain a rental income property in the foreseeable future, which is not the case for the subject dwelling at this time. At present the dwelling is occupied by the daughter and son-in-law of Geraldine Lindahl; no rent stated.

Purpose of the Appraisal and Use of the Report:

The purpose of this appraisal report is to estimate the market value as defined on the attached USPAP addendum.

This appraisal report is intended ONLY for the use of the client named for the purpose of establishing a fair market value by an independent third party for Measure 37 proceedings. The use of this report is restricted to the clients, Geraldine Lindahl et al, the owner, Rebecca Lindahl, occupant and co/owner, and their advisor/agent, Norm Waterbury, for this purpose only. Duly constituted Lane County committees or courts for Measure 37 appeals are also an expected reader of this report but Lane County is not a client of the appraiser.

This report in its present configuration is not intended for any financing purpose whatsoever. Any other authorized use of this report will be stated either below or in the letter of engagement.

The appraiser is not and will not become responsible for any unauthorized use. Errors and omissions insurance is not extended to a future third party lender and the appraiser must be notified, timely and in writing, of any future transfer/assignment of this report to any third party.

Supplemental Certifications:

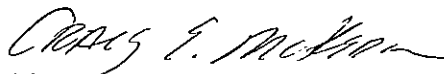
I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

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

signed and dated September 25, 2005

Craig E. McKern
president

Craig E. McKern Appraiser P.C.



PROPERTY REPORT - LANE COUNTY

Account # 1105251

Map, Tax Lot, & SIC # 15-05-32-00-00900

Site Address: 26285 HIGH PASS RD JUNCTION CITY OR 97448	
Owner Name & Address: Lindahl Geraldine 86% 320 Timothy St Junction City , OR 97448	Taxpayer Name & Address: Lindahl Geraldine 86% 320 Timothy St Junction City , OR 97448
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC: 0021012	

Approximate Tax	29.78	Subdivision Name:		School District:	Junction City
Lot Acres	1,297,217'		Phase:		
Inc City:		Lot #	TL 00900	Middle	Oaklea
UGB:		Recording #		High	Junction City
Census Tr/BlkGrp:	0402/2				

Zoning: Parent/Overlay	E40
Statistical Class:	130 Class 3 Single Family Home
Land Use:	1111 Single Family Housing
Property Class:	581 Farm, Mult. Spec. Assmts, Improved

Property Value and Taxes

	<u>Land Value</u> <u>Real Market</u>	<u>Improvement Value</u> <u>Real Market</u>	<u>Total Value</u>	
			<u>Real Market</u>	<u>Assessed</u>
2004	\$31,694	\$100,470	\$132,164	\$92,331
2003	\$35,613	\$103,580	\$139,193	\$89,736
	2004 Taxable Value \$ 92,331	2004 Taxes \$744.19	Tax Code Area 06901	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
03-24-1988	\$0	Lindahl, Geraldine		88-01242800

Residential Building # 1 (of 1) Characteristics 31 stat 130

		Square feet		
		Base	Finished	
Year Built:	1958	Basement		Bsmt Garage Sqft
Bedrooms	3	First	1731	Att Garage Sqft
Full Baths	2	Second		Det Garage Sqft
Half Baths		Attic		Att Carport Sqft
% Improvmt Complete	100	Total	1731	

Comments:

*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: **26285 HIGH PASS RD**

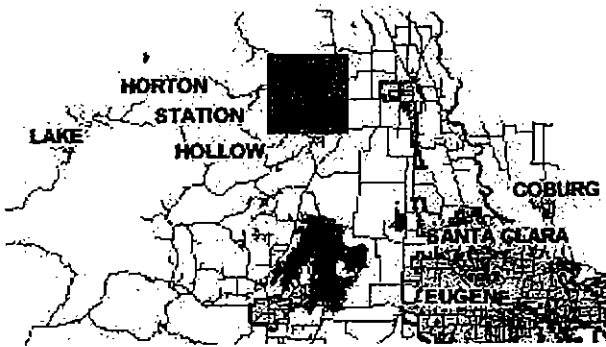
Map & Tax Lot #: **15-05-32-00-00900**

Special Interest Code:

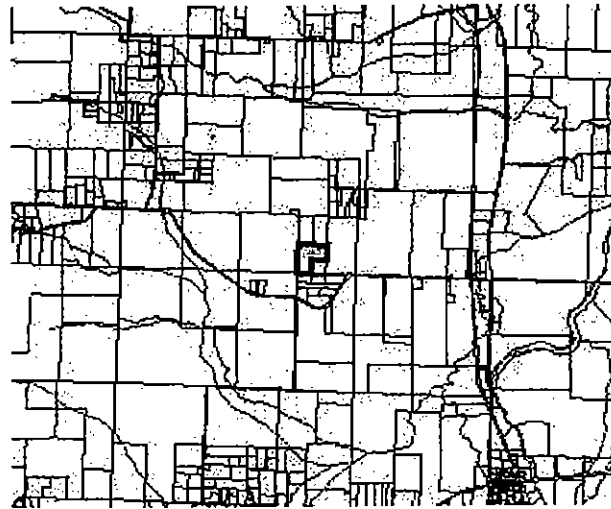
A & T Account #: **1105251**

Tax Map
 View Tax Map
 Convert to PDF Document

Vicinity Map



Detail Map



Site Address State Plane Coordinates

X-Coord: **4182530**

Y-Coord: **942236**

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
26285			HIGH PASS		RD		
	Mailing City		State	Zip Code	Zip+4	Carrier Route	
	JUNCTION CITY		OR	97448	9560	R003	
	Create Date: 1986-07-02			Update Date: 1989-11-07			

Land Use Land use information has not been field verified.

Code: Description:

Land Use Code and Description: **1111 SINGLE FAMILY HOUSING**

Use Code and Description: **S SINGLE FAMILY**

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

Code: Description:

Zoning Jurisdiction: **LC LANE COUNTY**

Parent Zone 1: **E40 EXCLUSIVE FARM USE 40 ACRE MIN**

Boundary Information

General

Incorporated City

Limits:

Urban Growth

Boundary:

Fire Protection

Providers:

JCF

JUNCTION CITY RFPD

Plan Designation:

Node:

N

2000 Census Tract:

0402

2000 Block Group:

2

Year Annexed:

Annexation #:

2004 Transportation

Analysis Zone:

410

Approximate Acreage:

29.78

Approximate Square

Footage:

1,297,217

Environmental Findings

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

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:

41039C0600F

Code:

X

Community Number:

415591

Description:

Areas determined to be outside of 500-year flood.

Post - FIRM Date:

1985-12-18

Panel Printed? (Y/N):

Y

Soils

Soil Map Unit Number:

11D

11C

73

Soil Type Description:

BELLPINE SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES

BELLPINE SILTY CLAY LOAM, 3 TO 12 PERCENT SLOPES

LINSLAW LOAM

Percentage of Tax Lot:

55

43

3

Schools

	Code:	Name:
District:	69	JUNCTION CITY
Elementary School:		TERRITORIAL
Middle School:		OAKLEA
High School:		JUNCTION CITY

Service Districts

LTD Service
Area:
LTD Ride Source:

**LANE RURAL
FIRE &
RESCUE
AMBULANCE
DEPT**

Ambulance
District: **NC Area: NORTHWEST/CENTRAL** Provider:

Emerald People's
Utility District:

Soil Water
Conservation **EAST LANE**
District:

Soil Water
Conservation **0**
District Zone:

Political Districts

Election Precinct: **100012**
County Commissioner
District: **1** **WEST**

County Commissioner: **ANNA MORRISON**

State Representative
District: **14**

State Representative
Name: **DEBI FARR**

City Council Ward:

City Councilor Name:

State Senate District: **7**

State Senator: **VICKI L. WALKER**

LCC Board Zones: **1**

EWEB Commissioner
District:

**Lane County Assessor's Office | Account Number: 1105251 | Map & Tax
Lot: 15-05-32-00-00900**

Property Owner

Owner1 Name: **LINDAHL GERALDINE 86%**
Owner Address: **320 TIMOTHY ST**

City	State	Country	Zip Code
JUNCTION CITY	OREGON	UNITED STATES	97448

Owner2 Name: **LINDAHL REBECCA 14%**
Owner Address: **320 TIMOTHY ST**

City	State	Country	Zip Code
JUNCTION CITY	OREGON	UNITED STATES	97448

Taxpayer

Taxpayer Name: **LINDAHL GERALDINE 86%**
Taxpayer Address: **320 TIMOTHY ST**

City	State	Country	Zip Code
JUNCTION CITY	OREGON	UNITED STATES	97448

Property Legal Description

Township: **15** Range: **05** Section: **32** Quarter: **00**
Subdivision Type: Subdivision Name: Division/Phase:
Lot/Tract/Unit Number: **TL 00900**
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>
2004	31,694	100,470	132,164	92,331
2003	35,613	103,580	139,193	89,736
2002	30,607	85,600	116,207	86,864
2001	28,861	81,520	110,381	84,346
2000	36,150	104,510	140,660	82,412

1999	31,290	99,530	130,820	80,008
1998	30,380	76,560	106,940	74,190
1997	27,870	70,240	98,110	76,125
1996	27,590	73,940	101,530	87,680
1995	24,200	72,490	96,690	84,580

92,331

0

0

Taxable Value

Exemption Amount
Regular (EAR)

Frozen Assessed Value
(FZNPU)

Tax Year

Tax (See Explanation of
Tax)

2004

744.19

2003

869.57

2002

831.46

2001

801.09

2000

788.11

1999

766.80

1998

718.62

1997

750.27

1996

787.28

1995

767.36

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 2004 Tax Year
- New Account
- Scheduled to be Active for the 2005 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure

- Bankruptcy
- ⊙ Code Split Indicator **0021012 0021012**

Remarks:

Potential Additional Tax

Special Assessment Program (if applicable)

Code:
ZFARM

Description:
ZONED FARM

General Information

Property Class:	581	FARM, MULT. SPEC. ASSMTS, IMPROVED
Statistical Class:	130	CLASS 3 SINGLE FAMILY HOME
Neighborhood Code:	60462	
Property Use Type:	502	
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	5.00	
Fire Acres:		

2004 Tax Code Area (Levy Code): 06901 Lane County Assessment and Taxation
2004-2005 Measure 50 Billing Rates

**JUNCTION CITY RURAL FIRE PROTECTION DIST
JUNCTION CITY SCHOOL DISTRICT 69
LANE COMMUNITY COLLEGE
LANE COUNTY
LANE EDUCATION SERVICE DISTRICT**

Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
03-24-1988		LINDAHL, GERALDINE		8801242800	8	

Manufactured Structures

Building 1 Characteristics

<u>Account:</u>	1105251	Map & Tax Lot:	15-05-32-00-00900
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<u>Inspection</u>	01-14-1992	Roofstyle:	FLAT OR SHED	Bedrooms:	3
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Date:

Building Type:	31 STAT 130	Roof Cover:	BUILT-UP	Full Baths:	2
Class:	3+	Heating:		Half Baths:	
<u>Year Built:</u>	1958	Exterior Wall:	WOOD BOARD & BATTEN	Fireplaces:	YES
<u>Effect Year Built:</u>	1958	Depreciation:	38	Percent Improv. Complete:	100

<u>Floor</u>	<u>Base Area</u>	<u>Finished Area</u>	<u>Parking Area</u>
Basement:			Bsmt Gar sqft:
First:	1731	1731	Att Gar sqft:
Second:			Att Port sqft:
Attic:			Det Gar sqft:
			Driveway Sqft:
TOTAL	1731	1731	Paved Patio Sqft: 519

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