

The vegetable and berry crops all require irrigation and can therefore be eliminated from consideration for production since water for irrigation is not available on the subject property.

The parcels of soil classed as agricultural are, for the most part, forested and it has been determined that they were forested during the 1978 through 1982 period in question (see discussion above). The lone exception is a piece of Dixonville soil (Map Symbol 41 C) near the southeast corner of the subject property. This piece of soil is perhaps one and a third acres in size.

The parcel is too small to justify the use of machinery and farming practices typical to the production of field crops and orchards. The expense of owning or bringing in equipment of this nature (tillage equipment, seeders, harvesters, etc.) would be essentially the same for one acre or for one hundred acres. The very limited size of this parcel would make the use of normal farm machinery completely impractical and very expensive

It is highly unlikely to impossible that the crops noted in the NRCS Reference would have been attempted on the subject property and there is no evidence of income having been produced from those crops in the 1978 through 1982 period.

## CONCLUSIONS

The nature of the subject property has been examined and the property has been considered for various crops that might fit within the constraints imposed by the nature of the agricultural resources available.

In general, the soils on the property are not agricultural in nature; more than 78 % are classed by the USDA as non-agricultural soils. Water for irrigation that might enhance production on some of the soils is not available and cannot be expected to be available in the future.

Cattle production would be the most likely agricultural use of the property, but even in a theoretical situation where the entire acreage was devoted to cattle production it could not have produced \$20,000 gross sales in any of the years in question (1978 through 1982 inclusive). In reality, it has been shown that only a modest amount over half of the acreage could have been devoted to cattle production during the target years and into the present due to the amount and location of timber growing on the property. Under these circumstances only half of the \$20,000 could have been expected in the best of the years of concern.

Other crops are, for one reason or another, not practicable on the subject property.

The agricultural tests for Marginal Lands — less than \$20,000 of income and more than 50% non-agricultural soils — have been met.

On a broader scale, the situation on the subject property is not unique. Soil and water conditions in the overall area are generally poor and the common use of land not producing timber is for rural residences. Designation of the subject property as Marginal Lands would be consistent with the general makeup of the area.

Report Submitted by:



Paul E. Day  
Agricultural Consultant

Date: September 23, 2004

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## EXHIBIT F

SOIL MAP UNITS IN ACRES  
FOR MAP 18013300 LOT 106

MAP UNIT SYMBOL	AREA IN ACRES	PERCENT	SOIL NAME	COMPONENT NAME	AGRICULTURAL CAPABILITY CLASS
13G	5.341	5.205	RITNER COBBLY SILTY CLAY LOAM, 30 TO 60 PERCENT SLOPES	RITNER	7
3E	10.845	10.569	DIXONVILLE-PHILOMATH-HAZELAIR COMPLEX, 12 TO 35 PERCENT SLOPES	DIXONVILLE PHILOMATH HAZELAIR	4 6 4
116G	14.904	14.525	ROCK OUTCROP-WITZEL COMPLEX, 10 TO 70 PERCENT SLOPES	ROCK WITZEL	* 6
41E	18.627	18.153	DIXONVILLE SILTY CLAY LOAM, 12 TO 30 PERCENT SLOPES	DIXONVILLE	4
41C	3.297	3.213	DIXONVILLE SILTY CLAY LOAM, 3 TO 12 PERCENT SLOPES	DIXONVILLE	3
138E	21.424	20.880	WITZEL VERY COBBLY LOAM, 3 TO 30 PERCENT SLOPES	WITZEL	6
43C	14.403	14.037	DIXONVILLE-PHILOMATH-HAZELAIR COMPLEX, 3 TO 12 PERCENT SLOPES	DIXONVILLE PHILOMATH HAZELAIR	3 6 4
107C	13.768	13.418	PHILOMATH SILTY CLAY, 3 TO 12 PERCENT SLOPES	PHILOMATH	6





June, 2004

**FOREST PRODUCTIVITY ANALYSIS**  
for  
**Carol Sutton**

**SUBJECT PARCEL: ASSESSORS MAP NO. 18-01-33  
TL #106, totaling ±102.61 ac.(see Exhibit 1)**

### I. SUMMARY

An evaluation of the site, from a timber productivity and income producing standpoint is reviewed in this analysis, in order to determine if the parcel meets the criteria for marginal lands designation. The analysis will show that the subject property qualifies for the following reasons:

1. The subject property produces less than 85 cu.ft./ac./yr. of merchantable timber volume. This has been determined by Lane County, and the State of Oregon, to be the measuring parameter for marginal soils west of the Cascade Range; as defined in ORS 477.001(21).
2. The income generated from the subject property averages less than \$10,000/year, based on 1978 through 1983 log prices. This level of income meets the following statutory test for Marginal Lands: ORS 197.247 (1)(a) "The proposed marginal land was not managed during three of the five calendar years preceding January 1, 1983, as part of a ... forest operation capable of producing an average, over the growth cycle, of \$10,000 in annual gross income."

### II. INTRODUCTION

The timber productivity (cu.ft./ac./yr.) figures are calculated using a combination of the 1) Lane County Soil Ratings for Forestry & Agriculture (August, 1997), 2) U.S. Dept. of Agriculture SCS Data, as presented in the Soil Survey of Lane County Area (Green Sheet), and 3) Lane County Soil Ratings taken from the Office of the State Forester Memorandum (Feb. 8, 1990 General File 7-1-1). These three sources provide cu.ft./ac./yr. data for each soil type occurring on the above described parcel. By summing up each soil type, and dividing by the total acreage, an average per acre productivity figure for the entire parcel can be calculated.

Merchantable timber volume per acre for each soil type is needed for the income test. These figures can be calculated using actual cutout data from when any logging was done on the parcel. If no logging has been done, or no cutout data is available, estimates of growth can be used. These estimates are obtained from the CMAI (Culmination of Mean Annual Increment) FOR DOUGLAS-FIR Table and the Empirical Yield Tables for the Douglas-fir Zone, Washington Department of Natural Resources by Charles Chambers and Franklin Wilson. The estimates of growth from these tables are based on a Site Index number which can be obtained from the above mentioned soil tables or an individual site analysis. After calculating a total merchantable volume for the parcel being analyzed, 1983 log prices from the Oregon State Department of Forestry data (published quarterly) have been used to determine the total income generated from the timber.



The productivity and income tests must consider all merchantable timber species capable of growing on the site. Douglas-fir was used because it is the highest value merchantable tree species. Other species may be better suited for the site and/or faster growing. Hardwood species include black cottonwood, Oregon ash, Oregon white oak, red alder, bigleaf maple and hybrid poplar. From a merchantable standpoint there is no market for cottonwood, ash and poplar. Oregon white oak is extremely slow growing and worth very little from a commercial standpoint, particularly the small scrub oak, which is worth almost nothing. Maple does not produce much merchantable wood per acre and red alder will not grow well on this site. Merchantable conifer species include ponderosa pine, grand fir, western hemlock, incense and western red cedar. Red cedar and hemlock will not grow well on this site, due to moisture constraints, and incense cedar is extremely slow growing. The remaining species, except for the cedars, are worth considerably less money than Douglas-fir and have approximately the same, or slower growth rates. The cedar species are close in value to the Douglas-fir, but much slower growing. Therefore, Douglas-fir is used for the calculations.

Another frequently mentioned conifer species is KMX. While this species may grow faster than Douglas-fir on this site, it is not a merchantable species (see ORS 197.247(1)(b)(C)). KMX is a hybrid cross between knobcone pine and Monterey pine. However, knobcone pine is small and slow growing, it is valuable as a ground cover to shelter more valuable trees after a forest fire. It has no commercial value. Monterey pine is a taller tree used as ornamentals or for windbreaks. It has no commercial value. The cross between the two is used primarily to grow trees on marginal sites where trees are desired for ornamental, aesthetic or other reasons. There is no current commercial market for this species. There are several reasons KMX is not a merchantable species. First, while it will grow almost anywhere, it will not grow into a straight well-formed tree; it tends to grow into a big bush. It is difficult to harvest, generates a lot of slash and will not produce a straight merchantable log. From a chip/pulp standpoint it cannot be used due to its extremely high resin content; it gums up machinery and its fiber will not blend well with other species. Mills **will not** buy this wood, and they will stop buying from you if it is found mixed into any pulp loads sent in. A final note on KMX; it is not recognized by the State of Oregon as a species which can be used for reforestation.

Hybrid poplar has also been mentioned as a "merchantable" species. There currently is no market for poplar and the best growth rates are in irrigated plantations, not natural stands. In the past there was a market for the chips; that has ceased to exist. The other argument which could be raised is that you can buy "poplar" boards at several locations in the area. The poplar being sold is called yellow poplar and comes from the tulip tree grown in the southeast portion of the country.

### III. SITE INFORMATION

There are six soil types on the parcel: Dixonville silty clay loam (41C&E), Dixonville-Philomath-hazelair complex (43C&E), Philomath silty clay (107C), Ritner cobbley silty clay loam (113G), rock outcrop-Witzel complex (116G) and Witzel very cobbly loam (138E). The Dixonville-Philomath-hazelair complex, Philomath silty clay and Witzell very cobbly loam are poor tree growing soils; the rock outcrop-Witzel complex is an extremely poor tree growing soil, with the rock outcrop portions incapable of supporting trees. Natural meadows and rock outcroppings cover over half of the parcel. There are ribbons of rock through the meadows exposed by winter runoff channels. In all of these areas the soil is extremely shallow, with rock just beneath the surface.

Approximately three acres of incense cedar are growing in a clump in the southwest portion of the parcel. The other timbered area is on the hill along the northern boundary and the northeast portion of the property. There are approximately 40-45 acres of scattered, multi-aged Douglas-fir, ponderosa pine and incense cedar trees. The growth leaders are short and many of the trees do not look appear to be in good thrift. There are also scattered hardwoods, primarily white oak. The owners have planted new conifer seedlings more than once to establish new stands of trees; their efforts have been thwarted by extremely high mortality rates.

#### IV. RESULTS OF PRODUCTIVITY CALCULATIONS

Lane County Soil Ratings for Forestry and Agriculture (see Exhibits 2-1, 2-2, 3-1,3-2,3-3).

Soil Unit	Acres	Species	Site Index	Cf/Ac/Yr	Total Cu.Ft.
					Productivity
41C	3.297	DF	109	152	501.144
41E	18.627	DF	109	152	2,831.304
43C	14.403	DF	NA	54	777.762
43E	10.845	DF	NA	63	683.235
107C	13.768	DF	NA	45	619.560
113G	5.341	DF	107	149	795.809
116G	14.904	DF	NA	21	312.984
138E	<u>21.424</u>	DF	NA	70	<u>1,499.68</u>
					102.609
					8,021.478

**Total - 8,021.478 cu.ft. ÷ 102.609 ac. = 78.175 cf./ac./yr.**

#### V. RESULTS OF INCOME CALCULATIONS

It has been several years since any logging activities were undertaken on the property; the last logging completed was a light selective thinning. There was not much timber growing on the parcel at that time; currently the majority of the timber left is either premerchantable size or of poor form and health. Therefore, the above mentioned soil ratings tables were used to obtain site indexes, if a rating is available. A volume figure per acre can be obtained from the growth tables for each soil with a Site Index rating. Volume per acre for soils with no assigned site index was calculated by comparing the cu.ft./ac./yr. production of the above mentioned soils. Adding the volume per acre of all the soil types together will give a total for the entire parcel. A fifty year rotation (growth cycle to final harvest) was used, as this is the rotation age accepted by Lane County (Issue 5: Supplement to Marginal Lands Information Sheet, 1997). The State of Oregon also accepts this rotation.

##### CALCULATIONS:

50 Year Site Index Ratings from Tables (see Exhibits 2-1 and 2-2)

41C&E Dixonville silty clay loam	109	113G Ritner cobbly silty clay loam	107
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The remaining soil types have no Site Index given. However, the other soil types have cu.ft./yr./ac. ratings (see Exhibits 2-1, 3-1, 3-2, 3-3). Type 43C -- 54 cu.ft./ac./yr., 43E -- 63 cu.ft./ac./yr., 107C -- 45 cu.ft./ac./yr., 116G -- 21 cu.ft./ac./yr. and 138E -- 70 cu.ft./ac./yr. Taking these figures and dividing by 152 cu.ft./ac./yr. (the growth that the Dixonville silty clay loam is capable of achieving) gives a ratio that can be applied to the board feet per acre shown below. This gives a volume figure for the Dixonville-Philomath-hazelair complex, the Philomath silty clay, the rock outcrop-Witzel complex and the Witzel very cobbly loam. Douglas-fir volumes and log prices are used because it is the most valuable tree species (see above). While there may be species which could grow faster on this site, their value is so much lower that it would take a large increase in volume to approach the same value.

41C -Dixonville silty clay loam - 3.297 acres @ 23,872 bd.ft./ac.*	78,706 bd.ft.
41E -Dixonville silty clay loam - 18.627 acres @ 23,872 bd.ft./ac.*	444,664 bd.ft.
43C -Dixonville-Philomath-hazelair complex -14.403ac. @ 8,481 bd.ft./ac.	122,152 bd.ft.
43E -Dixonville-Philomath-hazelair complex -10.845ac. @ 9,894 bd.ft./ac.	107,300 bd.ft.
107C - Philomath silty clay - 13.768 acres @ 7,067 bd.ft./ac.	97,298 bd.ft.
113G - Ritner cobbly silty clay loam - 5.341 acres @ 23,005 bd.ft./ac.*	122,870 bd.ft.
116G - Rock outcrop-Witzel complex - 14.904 acres @ 3,298 bd.ft./ac.	49,153 bd.ft.
138E - Witzel very cobbly loam - 21.424 acres @ 10,994 bd.ft./ac.	<u>235,535 bd.ft.</u>

Total - 102.609 acres of Douglas-fir	1,257,678 bd.ft.
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\*See Exhibit 4.

A 50 year old stand on this site should have approximately 40% 2 SAW, 50% 3 SAW and 10% 4 SAW. If anything, these grade estimates err on the high side. In all probability there would be less 2 SAW and more 4 SAW. However, these figures are used to represent the highest possible log price scenario for the applicant.

Total Volume - 1,257.68 MBF (thousand board feet)

503.07 MBF of 2 SAW @ <u>\$255/MBF</u> **	\$128,283
628.84 MBF of 3 SAW @ <u>\$215/MBF</u> **	135,201
125.77 MBF of 4 SAW @ <u>\$200/MBF</u> **	<u>25,154</u>
Total Projected Gross Revenue	\$288,638

\*\*See Exhibit 5.

AVERAGE GROSS INCOME -- \$288,638 ÷ 50 YEARS = \$5,773/YEAR

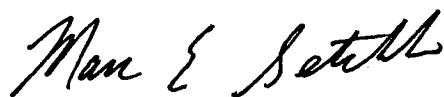
## VI. CONCLUSION

The analysis presented shows conclusively that this property will not support a merchantable stand of timber, of sufficient production capability, to meet or exceed the Marginal Lands Income test:

- 1) The subject property produces less than 85 cu. ft./ac./yr. of merchantable timber volume; only 78.175 cubic feet. This has been determined by Lane County, and the State of Oregon, to be the measuring parameter for marginal soils west of the Cascade Range; as defined in ORS 477.001(21).
- 2) The estimated gross income based on a 50 year rotation for the 102.61 acre site would have been \$288,638 in 1983. The average annual gross income would have been \$5,773/year. Because \$5,773 is less than \$10,000/year, the property meets the following statutory test for Marginal Lands: ORS 197.247 (1)(a) "The proposed marginal land was not managed during three of the five calendar years preceding January 1, 1983, as part of a ... forest operation capable of producing an average, over the growth cycle, of \$10,000 in annual gross income."

In summary, I find from the specific site conditions present, empirical yield tables, SCS data, Lane County Data and experience with similar lands, that this property is ill suited to the production of merchantable timber and use as land for forestry purposes. It is my opinion that this parcel should be classified as marginal land.

Sincerely,





# Lane County Soil Ratings for Forestry and Agriculture

Map Symbol	Lane County Soil Map Unit	Douglas Fir	Cu. Ft./	Agricultural	High
		Site Index	Acre/ Year	Capability Class	Value Farmland
22	Camas gravelly sandy loam, occasionally flooded	none		4	
23	Camas-Urban land complex	none		4	
24	Chapman loam	none		1	X
25	Chapman-Urban land complex	none		1	X
26	Chehalis silty clay loam, occasionally flooded	none		2	X
27	Chehalis-Urban land complex	none		2	X
28C	Chehulpum silt loam, 3 - 12% slopes	none		6*	
28E	Chehulpum silt loam, 12 - 40% slopes	none		6	
29	Cloquato silt loam	none		2	X
30	Cloquato-Urban land complex	none		2	X
31	Coburg silty clay loam	none		2	X
32	Coburg-Urban land complex	none		2	X
33	Conser silty clay loam	none		3	X
34	Courtney gravelly silty clay loam	none		4	X
35D	Cruiser gravelly clay loam, 3 - 25% slopes	140**	145	6	
35F	Cruiser gravelly clay loam, 25 - 50% slopes	140**	145	6	
35G	Cruiser gravelly clay loam, 35 - 70% slopes	140**	145	7	
36D	Cumley silty clay loam, 2 - 20% slopes	114	162	6	
37C	Cupola cobbly loam, 3 - 12% slopes	100	136	6	
37E	Cupola cobbly loam, 12 - 30% slopes	100	136	6	
38	Dayton silt loam, clay substratum	none		4	X
39E	Digger gravelly loam, 10 - 30% slopes	102	140	6	
39F	Digger gravelly loam, 30 - 50% slopes	102	140	6	
40H	Digger-Rock outcrop complex, 50 - 85% slopes	***	114	7	
41C	Dixonville silty clay loam, 3 - 12% slopes	109	152	3	
41E	Dixonville silty clay loam, 12 - 30% slopes	109	152	4	
41F	Dixonville silty clay loam, 30 - 50% slopes	109	152	6	
42E	Dixonville-Hazelair-Urban land complex, 12 - 35% slopes	***	89	4	
43C	Dixonville-Philomath-Hazelair complex, 3 - 12% slopes	***	54	3	
43E	Dixonville-Philomath-Hazelair complex, 12 - 35% slopes	***	63	4	
44	Dune land	none		8	
45C	Dupee silt loam, 3 - 20% slopes	none		3	
46	Eilertsen silt loam	133	199	2	X
47E	Fendall silt loam, 3 - 30% slopes	125	184	6	
48	Fluvents, nearly level	none		--	
49E	Formader loam, 3 - 30% slopes	121	176	6	
49G	Formader loam, 30 - 60% slopes	121	176	6	
50G	Formader-Hembre-Klickitat complex, 50 - 80% slopes	***	176	7	

**EXHIBIT 2-1**

# Lane County Soil Ratings for Forestry and Agriculture

Map Symbol	Lane County Soil Map Unit	Douglas Fir	Cu. Ft./	Agricultural	High
		Site Index	Acre/ Year	Capability Class	Value Farmland
97	Newberg-Urban land complex	none		2	X
98	Noti loam	none		4	X
99H	Ochrepts & Umbrepts, very steep	none		--	
100	Oxley gravelly silt loam	none		3	
101	Oxley-Urban land complex	none		3	
102C	Panther silty clay loam, 2 - 12% slopes	none		6	
103C	Panther-Urban land complex, 2 - 12% slopes	none		6	
104E	Peavine silty clay loam, 3 - 30% slopes	125	184	6	
104G	Peavine silty clay loam, 30 - 60% slopes	125	184	6	
105A	Pengra silt loam, 1 - 4% slopes	none		3	X <sup>1</sup>
106A	Pengra-Urban land complex, 1 - 4% slopes	none		3	
107C	Philomath silty clay, 3 - 12% slopes	none		6	
108C	Philomath cobbly silty clay, 3 - 12% slopes	none		6	
108F	Philomath cobbly silty clay, 12 - 45% slopes	none		6	
109F	Philomath-Urban land complex, 12 - 45% slopes	none		6	
110	Pits	none		8	
111D	Preacher loam, 0 - 25% slopes	128	190	6	
111F	Preacher loam, 25 - 50% slopes	128	190	6	
112G	Preacher-Bohannon-Slickrock complex, 50 - 75% slopes	***	188	7	
113C	Ritner cobbly silty clay loam, 2 - 12% slopes	107	149	4	
113E	Ritner cobbly silty clay loam, 12 - 30% slopes	107	149	6	
113G	Ritner cobbly silty clay loam, 30 - 60% slopes	107	149	7	
114	Riverwash	none		8	
115H	Rock outcrop-Kilchis complex, 30 - 90% slopes	***	27	8	
116G	Rock outcrop-Witzel complex, 10 - 70% slopes	***	none	8	
117E	Salander silt loam, 12 - 30% slopes	125	184	6	
118	Salem gravelly silt loam	none		2	X
119	Salem-Urban land complex	none		2	X
120B	Salkum silt loam, 2 - 6% slopes	116	167	2	X
121B	Salkum silty clay loam, 2 - 8% slopes	116	167	2	X
121C	Salkum silty clay loam, 8 - 16% slopes	116	167	3	X
122	Saturn clay loam	123	180	3	
123	Sifton gravelly loam	124	182	3	X
124D	Slickrock gravelly loam, 3 - 25% slopes	137	209	6	
124F	Slickrock gravelly loam, 25 - 50% slopes	137	209	6	
125C	Steiwer loam, 3 - 12% slopes	none		3	
125D	Steiwer loam, 12 - 20% slopes	none		4*	

*EXHIBIT 2-2*

## LANE COUNTY FOREST SOIL RATINGS

Map Symbol	Soil Name	[1]	Cubic Foot /Acre/Year	[2]
		Site Index		
108C	Philomath cob sic, 3-12%	none	45**	
108F	Philomath cob sic, 12-45%	none	45**	
109F	Philomath-Urban land complex, 12-45%	***	20**	
110	Pits	none	none	
111D	Preacher 1, 0-25%	128*	190	
111F	Preacher 1, 25-50%	128*	190	
112G	Preacher-Bohannon-Slickrock, 50-75%	***	185**	
113C	Ritner cob sicl, 2-12%	102*	140	
113E	Ritner cob sicl, 12-30%	102*	140	
113G	Ritner cob sicl, 30-60%	102*	140	
114	Riverwash	none	none	
115H	Rock outcrop-Kilchis complex, 30-90%	***	34**	
116G	Rock outcrop-Witzel complex, 10-70%	***	21**	
117E	Salander sil, 12-30%	125*	184	
118	Salem gr sil	114	162	
119	Salem-Urban land complex	***	100**	
120B	Salkum sil, 2-6%	119	173	
121B	Salkum sil, 2-6%	126	186	
121C	Salkum sicl, 8-16%	126	186	
122	Saturn cl	104	143	
123	Sifton gr 1	110	154	
124D	Slickrock gr 1, 3-25%	137*	209	
124F	Slickrock gr 1, 25-50%	137*	209	
125C	Steiwer 1, 3-12%	none	30**	
125D	Steiwer 1, 12-20%	none	30**	
125F	Steiwer 1, 20-50%	none	30**	
126F	Tahkenitch 1, 20-45%	120	175	
126G	Tahkenitch 1, 45-75%	112	158	
127C	Urban land-Hazelair-Dixonville, 3-12%	***	45**	
128B	Veneta 1, 0-7%	108	150	
129B	Veneta variant sil, 0-7%	128	190	
130	Waldo sicl	none	45**	
131C	Waldport fs, 0-12%	90	116	
131E	Waldport fs, 12-30%	90	116	
131G	Waldport fs, 30-70%	90	116	
132E	Waldport fs, thin surf., 0-30%	none	29**	
133C	Waldport-Urban land complex, 0-12%	***	20**	
134	Wapato sicl	none	none	
135C	Willakenzie cl, 2-12%	110	154	
135D	Willakenzie cl, 12-20%	110	154	

All ratings are taken from the "Single Phase Interpretation Sheets" (green sheets) published by the Soil Conservation Service (SCS) for the Lane County Area, Oregon except those marked \*\*

All ratings are for Douglas Fir unmanaged, fully stocked stands.

\* ratings for additional tree species are listed on SCS green sheets

\*\* These estimated soils ratings are taken from an Office of State Forester Memorandum, February 8, 1990, General File 7-1-1

\*\*\* multiple site indices; refer to the cu.ft./acre/yr column for a composite rating for this complex

[1] 50 year base

[2] volume produced at age of culmination

EXHIBIT 3-2

## LANE COUNTY FOREST SOIL RATINGS

<u>Map Symbol</u>	<u>Soil Name</u>	<u>Site Index</u>	[1] <u>Cubic Foot /Acre/Year</u>	[2]
077B	Marcola cob sicl, 2-7%	97	130	
078	McAlpin sicl	125	184	
079	McBee sicl	119	173	
080F	McCully cl, 30-35%	125	184	
080G	McCully cl, 50-70%	125	184	
081D	McDuff cl, 3-25%	115	163	
081F	McDuff cl, 25-50%	115	163	
081G	McDuff cl, 50-70%	120	175	
082C	Meda l, 2-12%	128	190	
083B	Minniece sicl, 0-8%	112	158	
084D	Mulkey l, 5-25%	90*	116	
085	Natroy sicl	none	60**	
086	Natroy sic	none	60**	
087	Natroy-Urban land complex	***	40**	
088	Nehalem sil	124	182	
089C	Nekia sicl, 2-12%	115	163	
089D	Nekia sicl, 12-20%	115	163	
089E	Nekia sicl, 20-30%	115	163	
089F	Nekia sicl, 30-50%	112	158	
090	Nekoma sil	140	214	
091D	Neskowin sil, 12-20%	109*	152	
091E	Neskowin sil, 20-40%	109*	152	
092G	Neskowin-Salander sil, 40-60%	***	205**	
093	Nestucca sil	99	134	
094C	Netarts fs, 3-12%	95	125	
094E	Netarts fs, 12-30%	95	125	
095	Newberg fsl	110	154	
096	Newberg l	110	154	
097	Newberg-Urban land complex	***	100**	
098	Noti l:	none	30**	
099H	Ochrepts & Umbrepts, v. steep	***	130**	
100	Oxley gr sil	none	80**	
101	Oxley-Urban land complex	***	60**	
102C	Panther sicl, 2-12%	none	45**	
103C	Panther-Urban land complex, 2-12%	***	40**	
104E	Peavine sicl, 3-30%	124	182	
104G	Peavine sicl, 30-60%	124	182	
105A	Pengra sil, 1-4%	none	45**	
106A	Pengra-Urban land complex, 1-4%	***	30**	
107C	Philomath sic, 3-12%	none	45**	

All ratings are taken from the "Single Phase Interpretation Sheets" (green sheets) published by the Soil Conservation Service (SCS) for the Lane County Area, Oregon except those marked \*\*

All ratings are for Douglas Fir unmanaged, fully stocked stands.

\* ratings for additional tree species are listed on SCS green sheets

\*\* These estimated soils ratings are taken from an Office of State Forester Memorandum, February 8, 1990, General File 7-1-1

\*\*\* multiple site indices; refer to the cu.ft./acre/yr column for a composite rating for this complex

[1] 50 year base

[2] volume produced at age of culmination

EXHIBIT 3-1

## LANE COUNTY FOREST SOIL RATINGS

<u>Map Symbol</u>	<u>Soil Name</u>	<u>Site Index</u>	<u>Cubic Foot /Acre/Year</u>	[1]	[2]
135E	Willakenzie cl, 20-30%	110	154		
135F	Willakenzie cl, 30-50%	110	154		
136	Willanch fsl	none	40**		
137F	Winberry v gr l, 10-45%	80	.98		
138E	Witzel v cob l, 3-30%	none	70**		
138G	Witzel v cob l, 30-75%	none	70**		
139	Woodburn sil	133	199		
140	Yaquina lfs	none*	none		
141	Yaquina-Urban land complex	***	45**		
142G	Yellowstone-Rock outcrop, 10-60%	***	38**		

All ratings are taken from the "Single Phase Interpretation Sheets" (green sheets) published by the Soil Conservation Service (SCS) for the Lane County Area, Oregon except those marked \*\*

All ratings are for Douglas Fir unmanaged, fully stocked stands.

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\*\*\* multiple site indices; refer to the cu.ft./acre/yr column for a composite rating for this complex

[1] 50 year base

[2] volume produced at age of culmination

EXHIBIT 3-3

## DOUGLAS FIR EMPIRICAL YIELD TABLE

TABLE 5  
SITE 100

Total Age	Normal Basal Area	Mean Diameter	CVTS	CV4	SV6(32')	C/SCR Ratio
20	17	8.53	85	85	335	.254
26	70	9.33	1,324	1,236	2,561	.483
30	.97	9.85	2,130	1,913	4,601	.416
40	146	11.14	4,071	3,703	11,450	.323
41	150	11.27	4,259	3,886	12,248	.317
50	181	12.39	5,909	5,541	19,972	.277
60	209	13.59	7,643	7,325	29,247	.250
70	232	14.71	9,273	8,982	38,528	.233
80	252	15.75	10,799	10,468	47,294	.221
90	269	16.69	12,222	11,750	55,131	.213
100	284	17.53	13,541	12,805	61,760	.207
110	297	18.24	14,756	13,624	66,922	.204
120	310	18.81	15,867	14,190	70,448	.201
130	321	19.24	16,875	14,502	72,234	.201

SITE CLASS 107 23,005 bdf

TABLE 6  
SITE 110

SITE CLASS 109 23,872 bdf

Total Age	Normal Basal Area	Mean Diameter	CVTS	CV4	SV6(32')	C/SCR Ratio
20	30	8.74	327	327	666	.491
26	83	9.63	1,688	1,494	3,299	.453
30	109	10.23	2,574	2,253	5,812	.388
40	158	11.69	4,717	4,275	14,125	.303
41	162	11.83	4,926	4,482	15,074	.297
50	194	13.11	6,757	6,345	24,305	.261
60	222	14.47	8,693	8,344	35,244	.237
70	245	15.76	10,525	10,200	46,141	.221
80	264	16.97	12,253	11,863	56,425	.210
90	281	18.09	13,878	13,304	65,675	.203
100	296	19.09	15,398	14,503	73,549	.197
110	310	19.97	16,815	15,448	79,836	.193
120	322	20.72	18,129	16,126	84,358	.191
130	333	21.31	19,338	16,528	86,957	.190

TABLE 7  
SITE 120

Total Age	Normal Basal Area	Mean Diameter	CVTS	CV4	SV6(32')	C/SCR Ratio
20	51	9.11	819	770	1,355	.568
26	101	10.10	2,294	1,961	4,810	.408
30	126	10.77	3,257	2,821	7,992	.353
40	173	12.39	5,592	5,093	18,116	.281
41	177	12.55	5,820	5,324	19,255	.277
50	208	13.98	7,823	7,389	30,132	.245
60	235	15.50	9,951	9,588	42,783	.224
70	258	16.96	11,974	11,611	55,265	.210
80	277	18.33	13,894	13,424	66,954	.200
90	294	19.60	15,710	14,992	77,437	.194
100	309	20.76	17,423	16,297	86,410	.189
110	322	21.80	19,031	17,334	93,643	.185
120	334	22.70	20,536	18,091	98,946	.183
130	345	23.45	21,937	18,561	102,187	.182

EXHIBIT 4

LOG PRICES - 3rd Quarter 1983

WEST OREGON, SANTIAM, LANE, FOREST GROVE, TILLAMOOK AND ASTORIA UNITS

Douglas-Fir

#1P	\$505
#2P	425
#3P	340
SH	285
#2S	255
*#3S	215
*#4S	200
SC	140
Utility	75
CR	240



Hemlock

P	\$375
SH	260
#2S	220
#3S	190
#4S	175
Utility	65
CR	190

EXHIBIT

5

Spruce

SH	\$255
#2S	230
#3S	180
#4S	160
Utility	45

W. R. Cedar

#1S	\$390
#2S	380
#3S	310
#4S	230
CR	330
Wormy	135

Alder

Sawlogs CR	\$190
Pulp	125

FOR ASSESSMENT  
AND TAXATION  
ONLY

SEC. 33 T.18S. R.1W. W.M.  
SCALE 1" = 400'.

SEE MAP 18 01 28

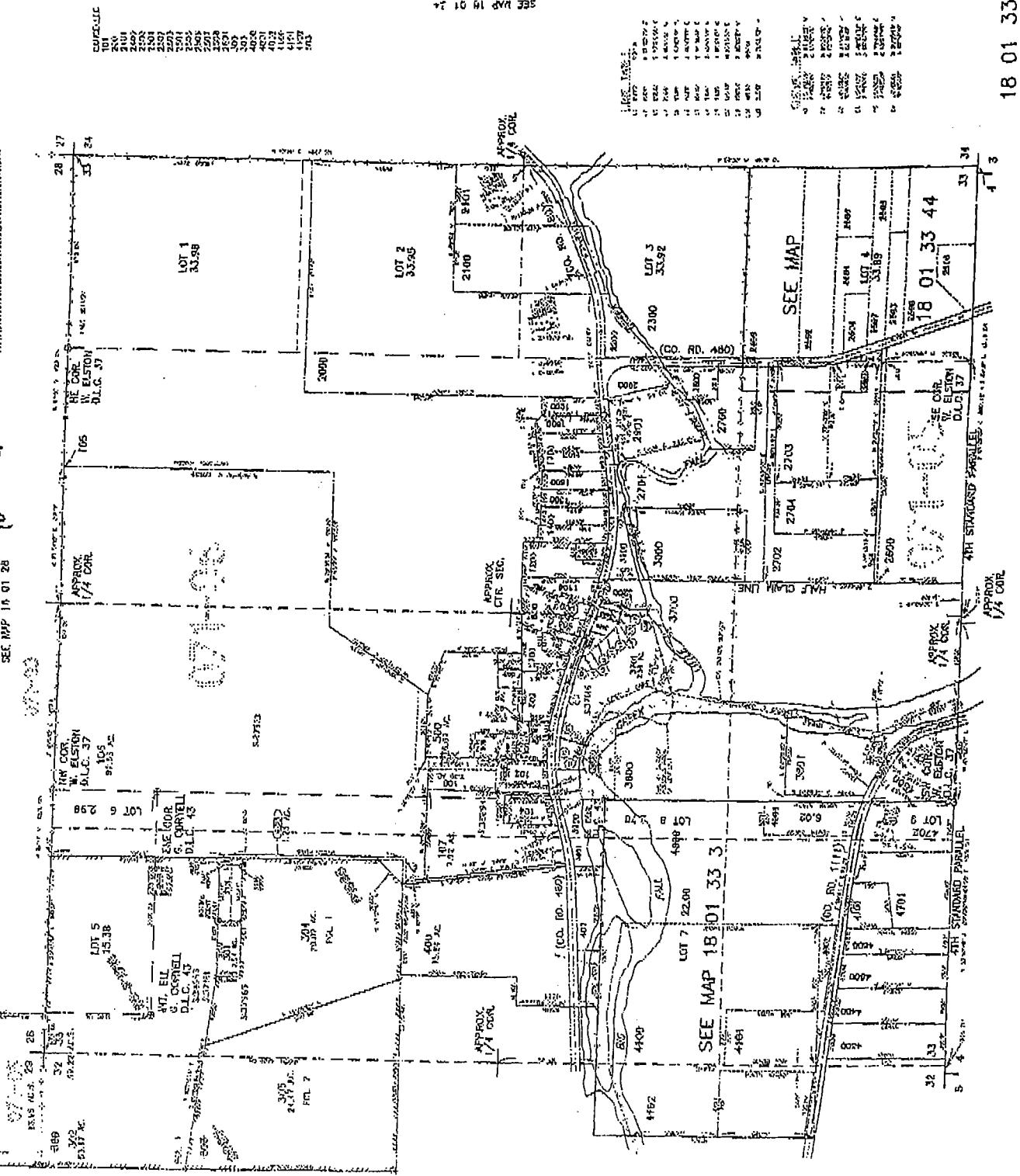
18 01 28

18 01 1

**EXHIBIT**

18 01 33

NAD 83/91



# Lane County Soil Ratings for Forestry and Agriculture

Map Symbol	Lane County Soil Map Unit	Douglas Fir	Cu. Ft./	Agricultural	High
		Site Index	Acre/ Year	Capability Class	Value Farmland
22	Camas gravelly sandy loam, occasionally flooded	none		4	
23	Camas-Urban land complex	none		4	
24	Chapman loam	none		1	X
25	Chapman-Urban land complex	none		1	X
26	Chehalis silty clay loam, occasionally flooded	none		2	X
27	Chehalis-Urban land complex	none		2	X
28C	Chehulpum silt loam, 3 - 12% slopes	none		6 *	
28E	Chehulpum silt loam, 12 - 40% slopes	none		6	
29	Cloquato silt loam	none		2	X
30	Cloquato-Urban land complex	none		2	X
31	Coburg silty clay loam	none		2	X
32	Coburg-Urban land complex	none		2	X
33	Conser silty clay loam	none		3	X
34	Courtney gravelly silty clay loam	none		4	X
35D	Cruiser gravelly clay loam, 3 - 25% slopes	140**	145	6	
35F	Cruiser gravelly clay loam, 25 - 50% slopes	140**	145	6	
35G	Cruiser gravelly clay loam, 35 - 70% slopes	140**	145	7	
36D	Cumley silty clay loam, 2 - 20% slopes	114	162	6	
37C	Cupola cobbly loam, 3 - 12% slopes	100	136	6	
37E	Cupola cobbly loam, 12 - 30% slopes	100	136	6	
38	Dayton silt loam, clay substratum	none		4	X
39E	Digger gravelly loam, 10 - 30% slopes	102	140	6	
39F	Digger gravelly loam, 30 - 50% slopes	102	140	6	
40H	Digger-Rock outcrop complex, 50 - 85% slopes	***	114	7	
41C	Dixonville silty clay loam, 3 - 12% slopes	109	152	3	
41E	Dixonville silty clay loam, 12 - 30% slopes	109	152	4	
41F	Dixonville silty clay loam, 30 - 50% slopes	109	152	6	
42E	Dixonville-Hazelair-Urban land complex, 12 - 35% slopes	***	89	4	
43C	Dixonville-Philomath-Hazelair complex, 3 - 12% slopes	***	54	3	
43E	Dixonville-Philomath-Hazelair complex, 12 - 35% slopes	***	63	4	
44	Dune land	none		8	
45C	Dupee silt loam, 3 - 20% slopes	none		3	
46	Eilertsen silt loam	133	199	2	X
47E	Fendall silt loam, 3 - 30% slopes	125	184	6	
48	Fluvents, nearly level	none		--	
49E	Formader loam, 3 - 30% slopes	121	176	6	
49G	Formader loam, 30 - 60% slopes	121	176	6	
50G	Formader-Hembre-Klickitat complex, 50 - 80% slopes	***	176	7	

**EXHIBIT 2-1**

# Lane County Soil Ratings for Forestry and Agriculture

Map Symbol	Lane County Soil Map Unit	Douglas Fir	Cu. Ft./	Agricultural	High
		Site Index	Acre/ Year	Capability Class	Value Farmland
97	Newberg-Urban land complex	none		2	X
98	Noti loam	none		4	X
99H	Ochrepts & Umbrepts, very steep	none		--	
100	Oxley gravelly silt loam	none		3	
101	Oxley-Urban land complex	none		3	
102C	Panther silty clay loam, 2 - 12% slopes	none		6	
103C	Panther-Urban land complex, 2 - 12% slopes	none		6	
104E	Peavine silty clay loam, 3 - 30% slopes	125	184	6	
104G	Peavine silty clay loam, 30 - 60% slopes	125	184	6	
105A	Pengra silt loam, 1 - 4% slopes	none		3	X <sup>1</sup>
106A	Pengra-Urban land complex, 1 - 4% slopes	none		3	
107C	Philomath silty clay, 3 - 12% slopes	none		6	
108C	Philomath cobbly silty clay, 3 - 12% slopes	none		6	
108F	Philomath cobbly silty clay, 12 - 45% slopes	none		6	
109F	Philomath-Urban land complex, 12 - 45% slopes	none		6	
110	Pits	none		8	
111D	Preacher loam, 0 - 25% slopes	128	190	6	
111F	Preacher loam, 25 - 50% slopes	128	190	6	
112G	Preacher-Bohannon-Slickrock complex, 50 - 75% slopes	***	188	7	
113C	Ritner cobbly silty clay loam, 2 - 12% slopes	107	149	4	
113E	Ritner cobbly silty clay loam, 12 - 30% slopes	107	149	6	
113G	Ritner cobbly silty clay loam, 30 - 60% slopes	107	149	7	
114	Riverwash	none		8	
115H	Rock outcrop-Kilchis complex, 30 - 90% slopes	***	27	8	
116G	Rock outcrop-Witzel complex, 10 - 70% slopes	***	none	8	
117E	Salander silt loam, 12 - 30% slopes	125	184	6	
118	Salem gravelly silt loam	none		2	X
119	Salem-Urban land complex	none		2	X
120B	Salkum silt loam, 2 - 6% slopes	116	167	2	X
121B	Salkum silty clay loam, 2 - 8% slopes	116	167	2	X
121C	Salkum silty clay loam, 8 - 16% slopes	116	167	3	X
122	Saturn clay loam	123	180	3	
123	Sifton gravelly loam	124	182	3	X
124D	Slickrock gravelly loam, 3 - 25% slopes	137	209	6	
124F	Slickrock gravelly loam, 25 - 50% slopes	137	209	6	
125C	Steiwer loam, 3 - 12% slopes	none		3	
125D	Steiwer loam, 12 - 20% slopes	none		4*	

*EXHIBIT 2-2*

## LANE COUNTY FOREST SOIL RATINGS

<u>Map Symbol</u>	<u>Soil Name</u>	<u>Site Index</u>	[1] <u>Cubic Foot /Acre/Year</u>	[2]
077B	Marcola cob sicl, 2-7%	97	130	
078	McAlpin sicl	125	184	
079	McBee sicl	119	173	
080F	McCully cl, 30-35%	125	184	
080G	McCully cl, 50-70%	125	184	
081D	McDuff cl, 3-25%	115	163	
081F	McDuff cl, 25-50%	115	163	
081G	McDuff cl, 50-70%	120	175	
082C	Meda l, 2-12%	128	190	
083B	Minniece sicl, 0-8%	112	158	
084D	Mulkey l, 5-25%	90*	116	
085	Natroy sicl	none	60**	
086	Natroy sic	none	60**	
087	Natroy-Urban land complex	***	40**	
088	Nehalem sil	124	182	
089C	Nekia sicl, 2-12%	115	163	
089D	Nekia sicl, 12-20%	115	163	
089E	Nekia sicl, 20-30%	115	163	
089F	Nekia sicl, 30-50%	112	158	
090	Nekoma sil	140	214	
091D	Neskowin sil, 12-20%	109*	152	
091E	Neskowin sil, 20-40%	109*	152	
092G	Neskowin-Salander sil, 40-60%	***	205**	
093	Nestucca sil	99	134	
094C	Netarts fs, 3-12%	95	125	
094E	Netarts fs, 12-30%	95	125	
095	Newberg fsl	110	154	
096	Newberg l	110	154	
097	Newberg-Urban land complex	***	100**	
098	Noti l.	none	30**	
099H	Ochrepts & Umbrepts, v. steep	***	130**	
100	Oxley gr sil	none	80**	
101	Oxley-Urban land complex	***	60**	
102C	Panther sicl, 2-12%	none	45**	
103C	Panther-Urban land complex, 2-12%	***	40**	
104E	Peavine sicl, 3-30%	124	182	
104G	Peavine sicl, 30-60%	124	182	
105A	Pengra sil, 1-4%	none	45**	
106A	Pengra-Urban land complex, 1-4%	***	30**	
107C	Philomath sic, 3-12%	none	45**	

All ratings are taken from the "Single Phase Interpretation Sheets" (green sheets) published by the Soil Conservation Service (SCS) for the Lane County Area, Oregon except those marked \*\*

All ratings are for Douglas Fir unmanaged, fully stocked stands.

\* ratings for additional tree species are listed on SCS green sheets

\*\* These estimated soils ratings are taken from an Office of State Forester Memorandum, February 8, 1990, General File 7-1-1

\*\*\* multiple site indices; refer to the cu.ft./acre/yr column for a composite rating for this complex

[1] 50 year base

[2] volume produced at age of culmination

EXHIBIT 3-1

## LANE COUNTY FOREST SOIL RATINGS

Map Symbol	Soil Name	Site Index	[1]	[2]
			Cubic Foot /Acre/Year	
108C	Philomath cob sic, 3-12%	none	45**	
108F	Philomath cob sic, 12-45%	none	45**	
109F	Philomath-Urban land complex, 12-45%	***	20**	
110	Pits	none	none	
111D	Preacher 1, 0-25%	128*	190	
111F	Preacher 1, 25-50%	128*	190	
112G	Preacher-Bohannon-Slickrock, 50-75%	***	185**	
113C	Ritner cob sicl, 2-12%	102*	140	
113E	Ritner cob sicl, 12-30%	102*	140	
113G	Ritner cob sicl, 30-60%	102*	140	
114	Riverwash	none	none	
115H	Rock outcrop-Kilchis complex, 30-90%	***	34**	
116G	Rock outcrop-Witzel complex, 10-70%	***	21**	
117E	Salander sil, 12-30%	125*	184	
118	Salem gr sil	114	162	
119	Salem-Urban land complex	***	100**	
120B	Salkum sil, 2-6%	119	173	
121B	Salkum sil, 2-6%	126	186	
121C	Salkum sicl, 8-16%	126	186	
122	Saturn cl	104	143	
123	Sifton gr 1	110	154	
124D	Slickrock gr 1, 3-25%	137*	209	
124F	Slickrock gr 1, 25-50%	137*	209	
125C	Steiner 1, 3-12%	none	30**	
125D	Steiner 1, 12-20%	none	30**	
125F	Steiner 1, 20-50%	none	30**	
126F	Tahkenitch 1, 20-45%	120	175	
126G	Tahkenitch 1, 45-75%	112	158	
127C	Urban land-Hazelair-Dixonville, 3-12%	***	45**	
128B	Veneta 1, 0-7%	108	150	
129B	Veneta variant sil, 0-7%	128	190	
130	Waldo sicl	none	45**	
131C	Waldport fs, 0-12%	90	116	
131E	Waldport fs, 12-30%	90	116	
131G	Waldport fs, 30-70%	90	116	
132E	Waldport fs, thin surf., 0-30%	none	29**	
133C	Waldport-Urban land complex, 0-12%	***	20**	
134	Wapato sicl	none	none	
135C	Willakenzie cl, 2-12%	110	154	
135D	Willakenzie cl, 12-20%	110	154	

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EXHIBIT 3-2

## LANE COUNTY FOREST SOIL RATINGS

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135E	Willakenzie cl, 20-30%	110	154
135F	Willakenzie cl, 30-50%	110	154
136	Willanch fsl	none	40**
137F	Winberry v gr l, 10-45%	80	98
138E	Witzel v cob l, 3-30%	none	70**
138G	Witzel v cob l, 30-75%	none	70**
139	Woodburn sil	133	199
140	Yaquina lfs	none*	none
141	Yaquina-Urban land complex	***	45**
142G	Yellowstone-Rock outcrop, 10-60%	***	38**

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EXHIBIT 3-3

DOUGLAS FIR EMPIRICAL YIELD TABLE

TABLE 5  
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41	150	11.27	4,259	3,886	12,248	.317
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80	252	15.75	10,799	10,468	47,294	.221
90	269	16.69	12,222	11,750	55,131	.213
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SITE CLASS 107 23,005 bdf

TABLE 6  
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50	194	13.11	6,757	6,345	24,305	.261
60	222	14.47	8,693	8,344	35,244	.237
70	245	15.76	10,525	10,200	46,141	.221
80	264	16.97	12,253	11,863	56,425	.210
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#1P	\$505
#2P	425
#3P	340
SH	285
#2S	255
#3S	*
#4S	215
SC	200
Utility	140
CR	75
	240

Hemlock

P	\$375
SH	260
#2S	220
#3S	190
#4S	175
Utility	65
CR	190

EXHIBIT

5

Spruce

SH	\$255
#2S	230
#3S	180
#4S	160
Utility	45

W. R. Cedar

#1S	\$390
#2S	380
#3S	310
#4S	230
CR	330
Wormy	135

Alder

Sawlogs CR	\$190
Pulp	125

**PARCELS WITHIN 1/4 MILE OF PERIMETER OF SUBJECT PROPERTY****Subject Property: Assessor's Map No. 18 01 33 Tax Lot 106****Parcels 20 acres or less in size on July 1, 1983:****Assessor's Map No. 180133 (by Tax Lot No.):**

100*	2.33 acres	Kelly G. & Marie L. Gage
102*	.82 acres	Betty Jane Morrissey (see TL 501 and 600)
103	1.23 acres	Fall Creek Christian Church
104	1.23 acres	Betty Jane Morrissey
107*	7.92 acres	Patricia G. Chomyn
301	2.04 acres	Fall Creek Christian Church
304*	20.00 acres	Amy J. Donnelly (see 99-P1316 (part of larger parcel in 1983))
400*	15.64 acres	Lawrence B & Althea M. McCallum
401*	1.75 acres	Dennis L. and Donna G. McCallum
500*	6.59 acres	Ira C. Wallace (see TL 504)
501*	.91 acres	Michael & B.J. Morrissey (see TL 102)
502	1.53 acres	Fall Creek Christian Church
504*	.39 acres	Ira Calvin Wallace (see TL 500)
600*	.60 acres	Michael & BJ Morrissey (see TL 102)
601	.34 acres	Marvin R. & Dionella Beeson
700	1.09 acres	Raymond E. Brewer
701	.41 acres	David W. Anderson
800	1.16 acres	Gordon E. & Carol E. Brewer
900	.43 acres	Richard E. & Barbara Silver
1000	.48 acres	Kenneth R. & Marie McNeale
1100	1.04 acres	Ronald J. & Joan L. Ballenger
1200	1.97 acres	Roma P. Shultz
1300	.41 acres	Jack A. Berg
1400	1.94 acres	Unas Raines
1500	.96 acres	Robert G. & Alice A. Toncray
1600	.85 acres	Gordon E. & Carol E. Brewer
1700	1.51 acres	David A. & Carla J. Miller
1800*	.89 acres	Thomas E. & Elsie L. Hughes (see TL 105)
3100	.85 acres	Frederick Warner
3200	.91 acres	Harold E. Powell
3300*	.15 acres	Walter A. Jr. & Mary B. Hardcastle (see TL 3400)
3400*	.22 acres	Walter A. Jr. & Mary B. Hardcastle (see TL 3300)
3500	.20 acres	Richard F. Kintzley
3701	7.58 acres	Hope E. Adams
3900	1.26 acres	Michael & Betty Jo Morrissey

3901 .36 acres DM & Nancy C. Enzenauer

**Assessor's Map No. 1801333 (by Tax Lot No.):**

502 12.14 acres Thomas W. & Beverly C. Morgan

**Total number of parcels 20 acres or less in size in 1983: 29**

- \*100 and 107 counted as one parcel
- \*102, 501 and 600 adjacent ownership of Morrissey (counted as one parcel)
- \*304 counted as part of larger parcel partitioned by PA 99-P1316 (greater than 20 acres)
- \*400 and 401 adjacent ownership of McCallum (counted as one parcel)
- \*500 and 504 adjacent ownership of Wallace (counted as one parcel)
- \*3300 and 3400 adjacent ownership of Hardcastle (counted as one parcel)
- \*105 and 1800 adjacent ownership of Hughes (counted as one parcel greater than 20 acres)

**Parcels greater than 20 acres in size in 1983:**

**Assessor's Map No. 180133 (by Tax Lot No.):**

105*	106.31 acres	Elsie L. Hughes (see TL 1800)
106	99.53 acres	Michael & Betty Jo Morrissey
302*	53.17 acres	John B. Keyser, Marlow, Nagle et al (TL 302, 304 & 305 one parcel in 1983)
304*	20.00 acres	John B. Keyser, Marlow, Nagle et al
305*	24.00 acres	John B. Keyser, Marlow, Nagle et al
2000	33.95 acres	Roll Drorbaugh
3800	30.15 acres	Donald E. Adkins

**Assessor's Map No. 180128 (by Tax Lot No.):**

101	258 acres	Weyerhaeuser Corp.
102	32.73 acres	Weyerhauser Corp.

**Assessor's Map No. 180132 (by Tax Lot No.):**

2600 25.20 acres Rea & Elizabeth Bradford

**Assessor's Map No. 1801333 (by Tax Lot No.):**

100 21.63 acres Ronald A. & EA Conklin

**Total number of parcels greater than 20 acres in size in 1983: 9**

\*TLs 302, 304 & 305 one parcel in 1983

\*180133 105 and 1800 adjacent ownership (counted as one parcel greater than 20 acres)

**FOR ASSESSMENT  
AND TAXATION  
ONLY**

SEC. 28 T.18S. R.1W. W.M.  
LANE COUNTY

. R. 1W. W  
OUNTY

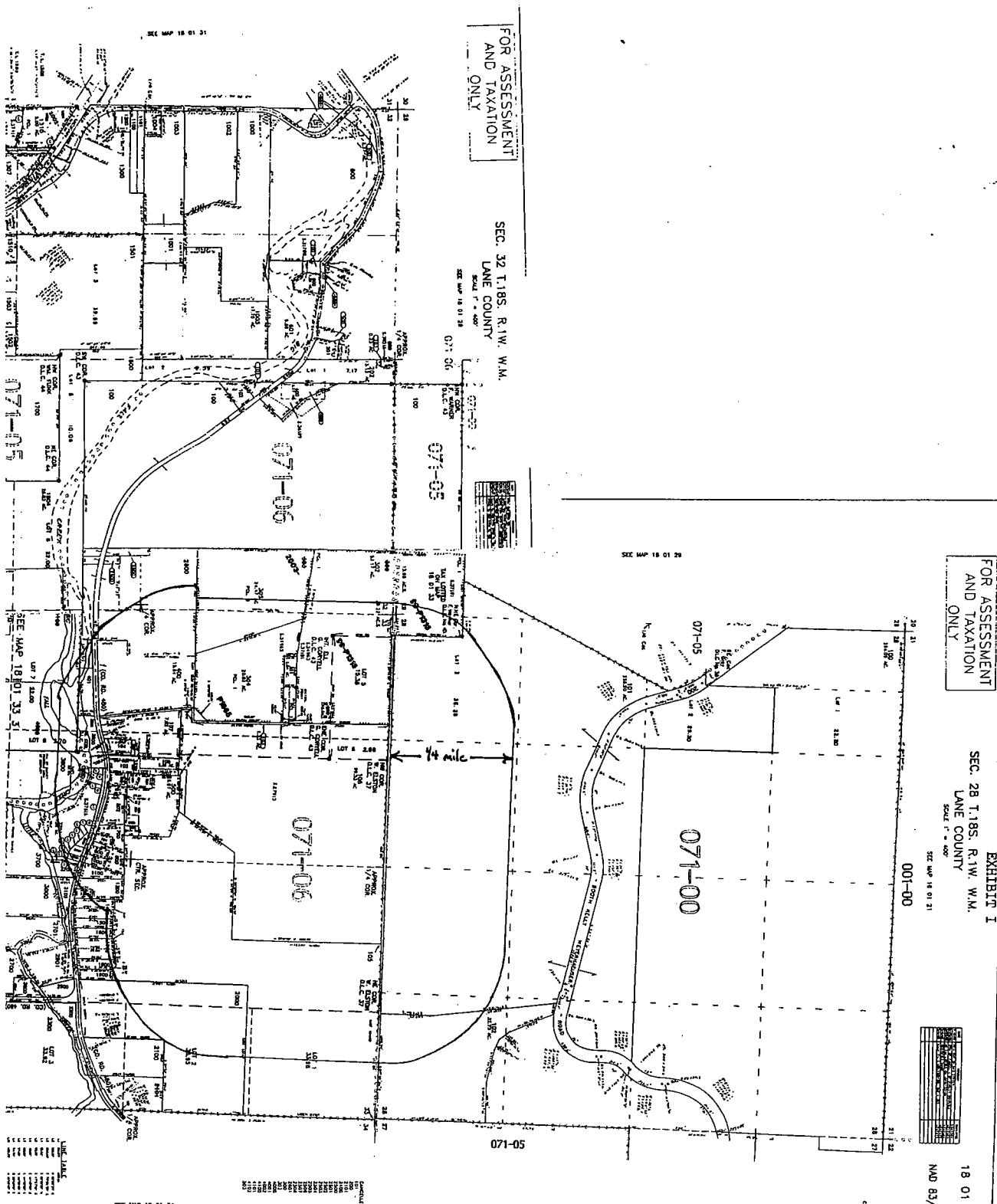
18 01

**FOR ASSESSMENT  
AND TAXATION  
ONLY**

SCALE 1<sup>°</sup> = 400'

• 607

NAD 83



PARCEL RECORD - Cartographic Unit

1

Page 1 of 1

## OFFICIAL RETURN OF VALUATIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

#16435 (1-5)

OFFICIAL RETURN OF VALUATIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

#16435 (1-5)

DIR. NUMBER	MAP NO.	ACCT. NUMBER	TAX LOT NO. 100	TAX LOT NO. 100	SECTION 33	TOWNSHIP 18 N.	RANGE 1 W.	W.M.
	MAP NO. 18 01 33	ACCT. NUMBER			SECTION 33	TOWNSHIP 18 N.	RANGE 1 W.	W.M.

(continuing)

School District and the Southerly extension thereof, 475.8 ft to a fence corner; thence N 71° 0.5' W 278.7 ft to an iron pipe at a fence corner; thence N 89° 73' W 164.2 ft to an iron pipe at a fence corner at the NW corner of the land owned and occupied by said School District; thence S 0° 07' E 250.5 ft to an iron pipe thence S 1° 29' 20" W 441.6 ft to the Northwesterly line of County Road No. 480; thence

southwesterly along the Northerly line of said County Road following a curve to the left a distance of 622.0 ft more or less to the East line of the Glen G & Genevieve I. Thompson Land as described in that deed recorded April 28, 1955, Recorder's Reception No. 55600, Lane County Oregon Deed Records; thence N 8° W 989.0 ft along the line of the Thompson land to the south line of that tract conveyed by Leninger to Lawrence and recorded in Book 263 at page 336, Lane County Oregon Deed Records; thence

East along the South line of the Lawrence tract to the SE corner thereof, a distance of 148.0 ft; thence North along the East line of the Lawrence tract 204.8 ft to the North line of Sec 33 in said Township and Range; thence East along said Sec line 4165.0 ft to the NE corner of said Section; thence South along the East line of Section 33 a distance of 1407 ft; thence West 1374 ft; thence South 1425.7 ft to the initial point of that tract of land conveyed by Harvey L & Thelma Endersby to NE and Nettle D upson and recorded in Book 322, page 3401 Lane County Oregon Deed Recorder; thence along the following courses and distances as follows:

West 111.8 ft; S 83° 17' W 68.3 ft; S 83° 17' W 270.0 ft; South 134.4 ft; N 89° 16' W 214.8 ft

(cont pg 5)

OLD NUMBER	MAP NO.	ACCOUNT NUMBER	TAX LOT NO. 100	TAX LOT NO. 100	SECTION 33	TOWNSHIP 18 N.	RANGE 1 W.	W.M.
	MAP NO. 18 01 33	ACCT. NUMBER			SECTION 33	TOWNSHIP 18 N.	RANGE 1 W.	W.M.

INSTITUTE EACH NEW  
OWNER TO THIS STATEMENTINSTITUTE EACH NEW  
OWNER TO THIS STATEMENTINSTITUTE EACH NEW  
OWNER TO THIS STATEMENT

West 104.1 ft;  
North 10.2 ft;  
West 104.3 ft; thence N 0° 23' E 32.8 ft  
N 89° 26' W 208.6 ft to an iron pin on the dividing line between the East and West halves of the John Stomast DLG No. 37, said iron pin being 58.2 ft South and 263.1 ft West of the  $\frac{1}{4}$  Section corner on the East line of said Section 33; thence S 87° 38' W 449.27 ft along survey line described in County Survey 1450, to the point of beginning, all in Lane County, Oregon

EXCEPTING therefrom a road as set forth in deed from Mary S Neely, a widow, recorded November 14, 1945 in Book 302, page 415, Lane County Oregon Deed Records, described as follows, to-wit: A roadway 20.0 ft wide along the Westerly line of the above described tract beginning at the cemetery entrance 1029.0 ft South and 1487.0 ft N 89° 45' W of the section corner between Sec 28 and 33; thence South and following the West boundary of said tract to the Springfield Lowell County Road

ALSO EXCEPTING Beginning at a point N 2° 19' E 29.3 ft and N 88° 47' W 217.56 ft from a point which is 94.3 ft South and 3305.1 ft West of the  $\frac{1}{4}$  section corner on the East line of Sec 33 in T 18 S, R 1 W, of the NW, and running thence S 1° 22' 20" W 182.60 ft to the northerly line of County Road No. 480; thence along the right of way of said road on a curve left, (the long chord bears West 140.00 ft); thence N 1° 22' 20" W 221.24 ft; thence S 88° 09' 30" E 140.31 ft; thence S 1° 22' 20" W 49.38 ft to the point of beginning.

EXCEPT: 1.00 ac to TL 102 by MD R455/83202, 1970. for 1973 cont m/l  
215.20  
EXCEPT: 104.50 ac to TL 105 by MD R627/8440 cont m/l  
110.70

ANCELLER  
ANCELLER

#16435

~~100~~  
OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES 01 33  
OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON 67 in 100

YEAR	TAX LOT NO. 1-5	SECTION 33 34	TOWNSHIP 18 S.	RANGE E. OR W. 1 W.M.	DEED RECORD VOL. 1 PAGE 1	ACRES REMAINING
	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION 191			
1946			Beginning at a point 1,374 feet West and 159.7 feet South of the $\frac{1}{4}$ section corner between Sections 33 and 34, Township 18 South, Range 1 West; thence		302 415 324/340	
	West	111.80 ft	thence			
	N. 58° 00' W	68.30 ft	thence			
	S. 83° 00' W	270.00 ft	thence			
	South	13.40 ft	thence			
	N. 89° 00' W	214.50 ft	thence			
	West	104.30 ft	thence			
	North	8.10 ft	thence			
	West	104.30 ft	thence			
	North	92.30 ft	thence			
	West	697.20 ft	thence			
	North	451.70 ft	thence			
	N. 71° 45' W	280.00 ft	thence			
	N. 89° 45' W	365.30 ft	thence			
	South	735.00 ft	to the north line of the county road; thence			
	S 1° W	622.00 ft	more or less, along the North line of the County Road; thence			
	N. 8° 00' W	989.00 ft	thence			
	East	148.00 ft	thence			
	North	2048.00 ft	to the North line of Section 33 at a point 1,489 feet North 89° 45' West of the $\frac{1}{4}$ section corner between Sections 28 and 33, Township 18 S., Range 1 West; thence			
	S. 89° 45' E	4154.00 ft	following along said section line to the section corner common to Sections 27, 28, 33, 34, in Township 18 South Range 1 West or WM; thence			
	South	1407.00 ft	along the section line between sections 33 and 34; thence			
	West	1374.00 ft	thence			
	South	1425.70 ft	to the place of beginning, all in Lane County, Oregon, and containing more or less			218.00

#16435

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES  
(1-5) OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

CODE NO. 071-00

OLD NUMBER

MAP NO.	18-01-33	TAX LOT NO.	100	SECTION	558 047 33	TOWNSHIP	18	S.	RANGE	1 West	AERIAL PHO
ACCOUNT		NUMBER								W.M.	

LOT NO.

BLOCK NO.

ADDITION

CITY

INDENT EACH NEW COURSE TO THIS POINT

LEGAL DESCRIPTION

P 2

## DEED RECORD

DATE OF ENTRY	DEED NUMBER	ACRES REMAININ
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Beginning at a point 17.2 feet North and 417.1 feet East of a point that is 94.3 feet South and 3305.1 feet West of the  $\frac{1}{4}$  Section corner on the East line of Section 33, in Twp. 18 South, Range 1 West, W.M., and from said point of beginning, run thence N.0°10' East 475.8 feet, along the boundary fence of the School District and the Southerly extension thereof, to a fence corner, thence N.71°45' West 278.7 feet to an iron pipe at a fence corner; thence N.89°33' West 364.2 feet to an iron pipe at a fence corner at the Northwest corner of the land owned and occupied by said School District; thence S.0°07' East 290.5 feet to an iron pipe; thence S.1°29'20" West 441.6 feet to the Northerly line of County Road #480; thence Southwesterly along the Northerly line of said County Road following a curve to the left a distance of 622.0 feet more or less, to the East line of the Glen G. and Genevieve I, Thompson land as described in that deed recorded April 28, 1955, Clerk's Filing #55600, Lane County Oregon Deed Records; thence N.3°West 989.0 feet along the line of the Thompson land to the South line of that tract conveyed by Leninger to Lawrence and recorded in Book 265 at page 335, Lane County Deed Records; thence East 148.0 feet along the South line of the Lawrence tract to the Southeast corner thereof; thence North 2048 feet along the East line of the Lawrence tract to the North line of Section 33 in said Twp. and Range; thence East 4165.0 feet along said Section line, to the Northeast corner of said Section; thence South 1407 feet along the East line of Section 33; thence West 1374 feet; thence South 1425.7 feet to the initial point of that tract of land conveyed by Harvey L. and Thelma Endersby to N.E. and Nettie D. Upson and recorded in Book 324 at page 340, Lane County Oregon Deed Records; thence along the following courses and distances as follows:

West 111.8 feet;  
N.57°43' West 68.3 feet  
N.83°17' West 270.0 feet;  
South 13.4 feet

continued--

## OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

558047

OLD NUMBER

ACCOUNT NUMBER

TAX LOT		SECTION	TOWNSHIP	S.	RANGE	W.M.
MAP NO.	PARCEL NO.	LEGAL DESCRIPTION	pg	6	DEED RECORD	ACRES REMAINING
INDENT EACH NEW COURSE TO THIS POINT		DATE OF ENTRY	DEED NUMBER			
18 01 33	100	EXCEPT: 99.53 ac to parcel 106 per CO R1464/ 8727550 for 1989  ACREAGE CORRECTION for 1989  EXCEPT: 7.92 ac to TL 107 per R2000 94-71274 for 1995 Containing M/L	cont m/l cont m/l		95 CANCELLLED	11.17 10.27 2.35

FOR ASSESSMENT  
AND TAXATION  
USE ONLYCard 2  
Page 3

18-01-3300-0000

~~18 01 33 00 00 100  
00 102  
00 104~~

} out of

Cassel & Redes Crude TL 100

55804 / 4108427  
558062 OCT 05 1994 200X  
558088

PROPERTY LINE ADJUSTMENT DEED  
**9471275**

Michael Morrissey and Betty Jane Morrissey, GRANTORS, convey the real property described below to BETTY JANE MORRISSEY, GRANTEE, for the purpose of adjusting the property line along their shared boundary. This property line adjustment deed transfers the real property described below from that parcel described in Deed 627R, Instrument No. 738439, Lane County Official Records, (MICHAEL MORRISSEY and BETTY JANE MORRISSEY property), conveyed to Grantors herein by said deed recorded February 27, 1973, to that parcel described in Deed Reel 725, Instrument No. 01792, (BETTY JANE MORRISSEY property), conveyed to the Grantee herein by deed recorded on January 15, 1975, Lane County Official Records.

55804 OCT 05 1994 REC 10.00  
55804 OCT 05 1994 PFLUND 10.00  
55804 OCT 05 1994 A&T FUND 20.00

Description of real property:

The following piece of land is situated in Section 33, Township 18 South, Range 1 West, of the Willamette Meridian, and is a portion of that certain tract of land described in Deed 627R, Instrument No. 738439, and is more particularly described as follows:

Beginning at the 1 1/4" iron bar marking the northwest corner of C.S. #335, said bar of record bearing South 94.3 feet and West 3305.1 foot of the East 1/4 Corner, Section 33, Township 18 South, Range 1 West, Willamette Meridian, as referenced in C.S. #335, and Deed R 627R, Instrument No. 738439, thence North 2°19' East 28.44 feet; thence North 28°47' West 217.98 feet to a found 1/2" iron pipe, as shown per CSF 11741; thence North 01°47'18" East 49.38 feet to the northeast corner of that certain tract of land described in Parcel 2, Deed Reel 725, Instrument No. 01792, said point monumented as a found 3/8" iron rod, reference CSF 11741, and representing the True Point of Beginning; thence North 01°12'00" East 74.03 feet to a found 5/8" iron rod reference CSF 11741; thence North 01°20'18" East 133.62 feet to a found 1/2" iron pipe reference Deed Book 627, Instrument 738439; thence North 00°17'54" East 270.47 feet to a 5/8" iron rod marking the northeast corner of the southern portion of Tax Lot 100 per CSF 27913; said point being the northeast corner of Tax Lot 100 per said survey; thence North 89°47' West 185.01 feet to a set 5/8" iron rod marking the northwest corner; thence South 00°41'29" West 720.74 feet to a set 5/8" iron rod marking the southwest corner, at the northerly right-of-way boundary line of Jasper-Lowell Highway, County Road 480; thence 35.35 feet along an arc of a curve to the right, whose chord bears North 83°11'26" East 35.34 feet, along said boundary to the southwest corner of that certain tract of land described in Deed R725, Instrument No. 01792; thence North 03°34'21" East 244.92 feet to a found 1/2" iron rod monumenting the northwest corner of that tract of land described in Deed Reel 725, Instrument No. 01792; thence South 86°25'39" East 140.31 feet to the True Point of Beginning, containing 2.28 acres, all in Lane County, Oregon.

Subject to a 60 foot wide access easement over the East 60 feet of said described property as referenced in Reel 1290R, Instrument No. 84 - 11371.

Subject to easements, reservations, and restrictions of record.

The true consideration for this conveyance is other than money.  
Until a change is requested, all tax statements are to be sent to :

Betty Morrissey P.O. Box 1021  
38965 Jasper - Lowell Road  
Fall Creek, OR 97438

Tax Account Number: \_\_\_\_\_

page 1 of 2

Page 4

**PARCEL RECORD - Cartographic Unit** 1546272

Formerly part of 1801330000100

Code Area	Township	Range	Section	1/4	1/16	Parcel Number	Type	Number
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NEW DIVISION	1995 1995W	R2000 2342	9471274 9767898	7.92

## **FOR ASSESSMENT AND TAXATION USE ONLY**

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**Remarks**

18-01-33 00 00100  
00104 } out of  
00102 }

OCT 05 1994 2000R

107 1546272  
1546280  
PROPERTY LINE ADJUSTMENT DEED  
9471274

107  
28  
Michael Morrissey and Betty Jane Morrissey, GRANTORS, convey the real property described below to MICHAEL MORRISSEY, GRANTEE, for the purpose of adjusting the property line along their shared boundary. This property line adjustment deed transfers the real property described below from that parcel described in Deed 627R, Reception No. 738439, (BETTY JANE MORRISSEY property), conveyed to Grantor herein by deed recorded February 27, 1973, Lane County Official Records, to the parcel described in Deed R476 / 2873, (MICHAEL MORRISSEY property), conveyed to the Grantee herein by deed recorded on April 16, 1970, Lane County Official Records.

\$0640CT.05'94H01REC 10.00  
\$0640CT.05'94H01PFUND 10.00  
\$0640CT.05'94H01A&T FUND 20.00

Description of real property:

The following piece of land is situated in Section 33, Township 18 South, Range 1 West, of the Willamette Meridian, and is a portion of that certain tract of land described in Deed 627R, Instrument No. 738439, and is more particularly described as follows:

Beginning at the 1 1/4" iron bar marking the northwest corner of C.S. #335, said bar of record bearing South 94.3 feet and West 3305.1 feet of the East 1/4 Corner, Section 33, Township 18 South, Range 1 West, Willamette Meridian, as referenced in C.S. #335, and Deed R 627R, Instrument No. 738439, thence North 2°19' East 28.44 feet; thence North 25°37'West 217.98 feet to a found 1/2" iron pipe, reference CSF 11741; thence North 01°47'18" East, 49.38 feet to a found 3/8" iron rod marking the northeast corner of that certain tract of land described in Parcel 2, Deed Rec 725, Instrument No. 01792, as shown per CSF 11741; thence North 80°25'39"West 140.31 feet to found iron rod marking the northwest corner of the next previous aforementioned tract of land; thence North 86°32'26"West 59.70 feet to a found 3/4" iron pipe monumenting the northeast corner of that certain tract of land described in Warranty Deed R476, Instrument No. 2873, said iron pipe representing the True Point of Beginning; thence South 01°10'55"West 254.39 feet to the southeast corner of that certain tract of land described in Deed R476 / 2873, at the northerly right-of-way boundary of Jasper-Lowell Highway, County Road 480; thence along said right-of-way boundary 14.63 feet along an arc of a curve to the right whose chord bears North 81°45'09"East 14.63 feet to a set 5/8" iron rod; thence leaving said road North 00°41'29" East 720.74 feet to a set 5/8" iron rod marking the northeast corner; thence North 89°47'West 558.95 feet to a found 5/8" iron rod, reference Boundary Line Agreement Rec 1463R, Instrument No. 8715297, marking the northwest corner; thence South 09°02' East 832.06 feet to a set 5/8" iron rod marking the southwest corner, at the northerly right-of-way boundary of Jasper-Lowell Highway, said iron rod being 30.0 feet northerly and parallel to the apparent centerline of the improved, as-travelled roadway; thence along said right-of-way boundary 184.92 feet along an arc of a curve to the left, the chord of which bears North 77°06'36" East 184.84 feet; thence along said right-of-way boundary North 74°11'37" East 61.51 feet to the southwest corner of that certain tract of land described in WD R476 / 2873; thence leaving said right-of-way boundary North 01°10'55" East 296.71 feet to a found 3/4" iron pipe marking the northwest corner of that tract of land described in WD R476 / 2873; thence South 88°49'05" East to the True Point of Beginning, containing 7.69 acres all in Lane County, Oregon.

Subject to easements, reservations, and restrictions of record.

The true consideration for this conveyance is other than money.  
Until a change is requested, all tax statements are to be sent to :

Michael Morrissey P.O. Box 1021  
38965 Jasper - Lowell Road  
Fall Creek, OR 97438

Tax Account Number: \_\_\_\_\_

page 1 of 2

Page 2

YEAR	TAX LOT No. 21	SECTION 33	558 146 TOWNSHIP 18 S. RANGE E. OR W. 1 W. M.	DEED RECORD VOL. PAGE	ACRES REMAINING
	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION		
1941			Beginning at the NW corner of County Survey #385, the same being the NW corner of a tract of land deeded to the directors of School District # 67 by Frederick Warner and Elizabeth Y. S. Warner by deed recorded in Volume 0 Page 722 of the Deed Records of Lane County Oregon, and running thence to the Northw <sup>th</sup> line of County Road, thence South 160.4 ft West 221.3 ft North 395.7 ft East 221.3 ft South 235.3 ft  (500) (400) ← to the place of beginning, situated in the John Stewart and wife DLC in Section 33 Township 18 South, Range 1 West WM, in Lane County, Oregon, containing more or less EXCEPT T.L.21-1 Containing more or less Except- Tax Lot 21-2 in Section 33 Twp. 18 South, Range 1 West, W.M., containing more or less 0.94 acre by deed 4752. Containing more or less O		
					2.00 1.79 0.85
1959		(500)	Except- 0.17 acre to Serial 16456-1 by deed 38176, 38175 & 38177 as an also. Then correction in acreage		0.86
1962			Beginning at a point N.2°19' East 29.3 feet and N.88°47' West 75.0 feet from a point which is 94.3 feet South and 3305.1 feet West of the $\frac{1}{4}$ Section corner on the East line of Section 33, in Twp. 18 South, Range 1 West, W.M., and running thence		
1963	N.88°47'W. N.1°29'20"E. S.88°47'E. S.2°19'W.	142.56 ft. 259.0 ft. 116.3 ft. 259.0 ft.	thence thence thence to the point of beginning, in said Sec. Twp. and Range in Lane County, Oregon. Containing more or less		0.86

Continued over

## 18.01.33 OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

YEAR	TAX LOT NO.	SECTION	558 146 TOWNSHIP 18 S. RANGE E. OR W1 W.W.M.	DEED RECORD VOL.	ACRES REMAINING PAGE
	BEARING	DISTANCE	Cont. BEARING REFERENCE OR LEGAL SUBDIVISION Pg. -2-		
1962	Continued				0.86
1962			Except: 0.31 acre to Tax Lot 101 by Deed R173/33618.		0.55
1973			Beginning at a point N02°19'E 29.30 ft. and N88°47'W 75.00 ft. from a point which is 94.30 ft. South and 3305.10 ft. West of the $\frac{1}{4}$ Section corner on the East line of Section 33 in T18S, R1W of Willamette Meridian, and running thence N88°47'W 142.56 ft. to the NW corner of the Ramsdell Property, thence S01°29'20"W 182.60 ft. to the Nly line of County Rd. #480, thn along the right of way of said road on a curve left, (the long chord bears West 140.00 ft.); thence N01°29'20"E 241.24 ft.; thence S86°09'30"E 140.31 ft.; " N01°29'20"E 74.07 ft.; " S67°34"E 153.48 ft.; " S02°19'W 67.80 ft. to the point of beginning, in said Section, Township and Range in Lane County, Oregon. EXCEPT: Tax Lot 102 cont. more or less 0.76 acre by R207, 91935 (Parcel #2) for 1963. (cont. m/l 0.31 ac.)	R173/33618	
			Containing more or less		0.86
			Continued Over on Page - 3 -		

FOR ASSESSMENT  
AND TAXATION  
USE ONLY

## OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES 18 01 33

OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

600

YEAR	TAX LOT No. 21-2	SECTION 33	558 161 TOWNSHIP 18 S. RANGE E. OR W. 1 W. M.	DEED RECORD VOL. PAGE	ACRES REMAINING
	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION		
1954				4752	
1963			Beginning at a point 66.53 ft. S. and 3298.67 ft. W. of the $\frac{1}{4}$ Sec. corner between Sec. 33 and 34 in T. 18 S. of R. 1 W. of the WM, said point being the NW corner of County Survey #335 and running thence	R198/ 75622 75623 R204/ 75623	
	South	160.40 ft.	to the N'ly line of County Road #480, thence along said road		
	N86°58'W. N1°29'20"E.	221.38 ft.	thence leaving said road		
	S88°47'E.	182.60 ft.	thence		
	S2°19' W.	217.56 ft.	thence		
		29.3 ft.	to the point of beginning,		
			Containing more or less	0.94	
			Exc: 0.38 acres to T.L.(601) per R201/81426 (1962)		
			Cont. m/l	0.56	
1963			Beginning at a point N.88°47' West 75 feet from a point N.2°19' East 29.3 ft. from the Northwest corner of County Survey #335, said Northwest corner of C.S. 335 being 94.3 feet South and 3305.1 feet West of the one-quarter section corner on the east line of section 33 in Twp.18 South, Range 1 West, W.M., and from said point of beginning run thence	R.207 91935 (Parcel#1)	
1973				R627/8441 (Pass)	
1975				R725/01792	
1984				R1270/83-40995*	
1989				R1551/8854480*	
1991wd	S.9°34'40"W.	184.67ft	to the northerly right of way of County Road #480 (Springfield-Lowell); thence along the northerly right of way of said County Road which curves to the left, the long chord bears:	R1741/9204961*	
1993wd	N.88°45'W.	117.51ft	to an iron pipe; thence	R1820/9304078	
wd	N.1°29'20"E.	182.60ft	to an iron pipe; thence	9304079	
wd	S.88°47'E.	142.56ft	to the point of beginning, in said Section, Twp. and Range, Lane County, Oregon.	9304080	
199865			Containing more or less	0.56	
2000 WD				R2463/9873663*	
2001 b5				W2000 44290*	
*does not read as above but is included therein				W2000 3000 45046*	
				2001038166	

FOR ASSESSMENT  
AND TAXATION  
USE ONLY

**OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES**  
 OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

YEAR No.	TAX LOT SECTION	TOWNSHIP	S.   RANGE E. _____ OR W. _____ W. M.	DEED RECORD VOL. : PAGE	ACRES REMAINING
BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION			

**OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES**  
OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

OLD NUMBER

**OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON**

CODE  
NO.

**OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES**  
**OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON**

**CODE  
NO.**

**OLD NUMBER**

**OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES**  
OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

MORRISSEY MICHAEL

OLD NUMBER

558 146

MAP NO. 18-01-33	TAX LOT NO.	501	SECTION	33	TOWNSHIP	18	1 W	W.M.
ACCOUNT	NUMBER							

INDENT EACH NEW  
COURSE TO THIS POINT

Continued

LEGAL DESCRIPTION

Page - 3 -

DEED RECORD

ACRES  
REMAINING

Beginning at a point N02°19'E 29.3 ft. and  
N88°47'W 75.00 ft. from a point which is 94.30 ft.  
South and 3305.10 ft. West of the  $\frac{1}{4}$  Section corner on  
the East line of Section 33, in T18S, R1W of the Will-  
amette Meridian, and running thence

N88°47'W 142.56 ft.; thence

N01°29'20"E 259.00 " "

S88°47'E 146.30 " "

S02°19'W 259.00 to the point of be-  
ginning in said Section, Township and Range in Lane  
County, Oregon.

1973 R629/11447

1984 R1270/83-40995\*

1989 R1551/8854480\*

1991wd R1741/9204961\*

1993wd R1820/9304078

wd 9304079

wd 9304080

Containing more or less

0.86

1998 bs R2463/9873168\*

2000 wd 2000-44290\*

2000 bs 2000-45046\*

2001 bs 2001-038493/

2001 bs 2001-038166

**FOR ASSESSMENT  
AND TAXATION  
USE ONLY**

\*does not read as above but is included therein

**OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES**  
 OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

OLD NUMBER

MAP NO.	TAX LOT NO.	SECTION	TOWNSHIP _____ S. RANGE _____ W.M.	DEED RECORD		ACRES REMAINING
				ACCOUNT	NUMBER	
INDENT EACH NEW COURSE TO THIS POINT		LEGAL DESCRIPTION				

## OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

CODE  
NO.

OLD NUMBER							AERIAL PHOTO
MAP NO.	18-01533	TAX LOT NO.	103	SECTION	558 070	33	TOWNSHIP 18 S. RANGE 1W W.M.
ACCOUNT	NUMBER						
LOT NO.	BLOCK NO.	ADDITION					CITY

INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD	ACRES REMAINING
		DATE OF ENTRY	DEED NUMBER
of land described in R496/19595; thence			
East 148.00 ft. more or less parallel			
to the South line of said tract to a point 20 ft.			
parallel to the East line of said tract thence			
North 1038.89 to a point 20 ft. East			
of point of beginning, thence			
West to point of beginning all in Lane			
County, Oregon.			
	Containing more or less		0.99
F T L P O (For ownership see 302/415, 1944)		1971	
A rdwy. 20 ft. wide, beg. at the pt. on the			
E ln. of a tract of land desc. in R151/97671 and the N'ly		1972	R554/69355
r/w of Co. Rd. #480. Pt. also being W 1499.34 ft. and			
S 3020.86 ft. from the N $\frac{1}{4}$ cor. of Sec. 33, Pt. also E			
1163.80 ft. and S 3032.14 ft. from the NW cor. of Sec.			
33, T18S, E1W, WM., LCO., th			
N08°W 989.00 ft. m/l, alg. the E prop. ln. of			
the tract as desc. in R151/97671 to the NE cor. of sd.			
tract and the S prop. ln. desc. in R496/19595, th			
East 148.00 ft. to the SE cor. of tract desc.			
in R496/19595, th			
North 1018.98 ft. alg. the E prop. ln. of sd.			
prop., th	East 20 ft., th		
South 1038.98 ft. parallel to the E ln. of			
sd. tract., th			
West 145.81 ft., th			
S 8°E 966.0 ft. m/l, 20 ft. parallel to the			
E prop ln. desc. in R151/97671 to the N'ly r/w ln. of Co.			
Rd. #480, th	SW'ly to the POB., LCO. Cont. m/l		0.99
	Acreage Correction for 2000 by R2396/9818449		
and corrected again by 1999100437.			
Containing more or less			1.23

FOR ASSESSMENT  
AND TAXATION -  
USE ONLY

## OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

CODE  
NO.

OLD NUMBER

MAP NO. 18.01.33	TAX LOT NO. 103	SECTION 33	TOWNSHIP 18	IW S. RANGE	AERIAL PHOTO W.M.
ACCOUNT	NUMBER	SECTION	TOWNSHIP	S. RANGE	
LOT NO.	BLOCK NO.	ADDITION			CITY
INDENT EACH NEW COURSE TO THIS POINT				DEED RECORD	
F. T. L. P. O. (For ownership see 302/415 in 1944)				DATE OF ENTRY	DEED NUMBER
<p>A roadway 20 feet wide beginning at the cemetery entrance 1029 feet South and 1489.00 feet N.<math>89^{\circ}45'</math>W. of the corner between Sec. 28 and 33, thence South 1058.98 feet thence West 148.00 feet thence S.<math>8^{\circ}47'</math>E. 989.00 feet to County Road No. 480, thence East 20.00 feet thence N.<math>8^{\circ}47'</math>W. 969.00 feet more or less thence East 148.00 feet thence North 1058.98 feet thence West 20.00 feet to point of beginning, all in Lane County, Oregon.</p>				1968	
Containing more or less					0.99
F. T. L. P. O. (For ownership see 302/415 in 1944.)					
<p>A roadway 20 feet wide beginning at the cemetery entrance 1029 ft. South and 1489.00 ft. N.<math>89^{\circ}45'</math>W. of the <math>\frac{1}{4}</math> Sec. corner between Sec. 28 and 33; also said point is on the East line of the tract of land described in R196/19595, 1029.0 ft. South and 1174.17 ft. N.<math>89^{\circ}46'</math>E. of the Northwest corner of Sec. 33 of Twp. 18 S. R. 1 W. of the W.M.; thence South 1018.98 ft. along the East line to the Southeast corner of tract of land described in R196/19595 thence West 148.00 ft. along the South line of said tract to the Northeast corner of a tract of land described in R151/97671, thence S.<math>08^{\circ}47'</math>E. 989.00 ft. more or less along the East line of said tract to the Northerly right of way line of Cnty Rd. #480, thence North and Easterly along the Northerly right of way of said road which is 20 ft. parallel to the East line of tract referred to in R151/97671, thence N.<math>08^{\circ}47'</math>W. 966.00 ft. more or less to a point which is 20 ft. South of the South line of tract</p>				1971	
OVER					
					ACRES REMAINING

**OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES**  
OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

OLD NUMBER

558 088

MAP NO.	18 01 33	TAX LOT NO.	104	SECTION	33	TOWNSHIP	18	S.	RANGE	1W	W.M.
ACCOUNT	NUMBER										

INDENT EACH NEW COURSE TO THIS POINT.

LEGAL DESCRIPTION

DEED RECORD	
DATE OF ENTRY	DEED NUMBER

ACRES  
REMAINING

Beg. at a pt. that is W 3305.10 ft. and S 94.30 ft. from the  $\frac{1}{4}$  cor. on the E ln. of Sec. 33, T18S., R1W., WM., run th N 2°19' E 29.30 ft., th N 88°47' W 217.56 ft., th N 1°29'20" E 49.38 ft., th N 86°09'30" W 140.31 ft., th S 1°29'20" W 241.24 ft. to the N'lly r/w ln. of Co. Rd. #480, th fol. sd. r/w ln. W'lly to a pt that is 60.00 ft. W of the last desc. pt., sd. pt. also being the true POB, th cont. alg. sd. r/w ln.

W'lly to a pt. that is 165.00 ft. W of the last desc. pt., th leaving sd. r/w ln. N 1°29'20" E 264.00 ft. th

East 165.00 ft., th

S 1°29'20" W 264.00 ft., m/l, to the true POB,  
Cont. m/l

LCO.

1.00

Beg. at a pt. that is W 3305.10 ft. and S 94.30 ft. from the  $\frac{1}{4}$  cor. on the E ln. of Sec. 33, T18S., R1W., run th N 2°19' E 29.30 ft., th N 88°47' W 217.56 ft., th N 1°29'20" E 49.38 ft., th N 86°09'30" W 200.31 ft. to a 3/4" iron pipe marking the true POB, th

N 88°30'40" W 165.0 ft. to a 3/4" iron pipe, th S 1°29'20" W 297.85 ft., m/l, to the N'lly r/w ln. of Co. Rd. #480, th alg. sd. r/w ln.

E'lly to a pt. that is 165.0 ft. from the last desc. pt. (when meas. at Rt. Angles to), th leaving sd. r/w ln. N 1°29'20" E 254.39 ft., m/l, to the true POB  
Cont. m/l

1.05

1971 R476/2873  
(corr)

1995 WD R2053/9519260\*  
1997 WD R2342/9767898\*

**FOR ASSESSMENT  
AND TAXATION  
USE ONLY**

\* Does not read as above but  
includes all therein

With Right of Survivorship

**OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES**  
**OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON**

**OLD NUMBER**

MAP. NO.	TAX LOT NO.	SECTION	TOWNSHIP _____ S. RANGE _____ W.M.	
ACCOUNT	NUMBER	LEGAL DESCRIPTION	DEED RECORD	
INDENT EACH NEW COURSE TO THIS POINT			DATE OF ENTRY	ACRES REMAINING

**OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES**  
OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

1 430 428

OLD NUMBER

ACCOUNT NUMBER

TAX LOT	PARCEL NO.	SECTION	TOWNSHIP	S.	RANGE	W.M.
MAP NO. 18 01 33	106					
INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION			DEED RECORD		ACRES REMAINING
			DATE OF ENTRY	DEED NUMBER		
(out of 100)						
T 18 S, R 1 W of the WM, being a portion of that certain tract of land described in deed R627, #738439, and being more particularly described as follows:			1989	R1464/8727550		
Beginning at the 3/4 inch iron pipe marking the NW corner of the land formerly owned and occupied by School District #67, as originally described in Deed Book 215, page 486, and referred to in said deed recorded in R627, #738439, Lane County Oregon Deed Records; from said 3/4 inch iron pipe, run thence			1991 bs	R1698/9124914		
S 00°19'50" E 20.00 ft to a 5/8 inch iron rod; thence			1996 wd	R2206/9655594		
N 89°47'20" W 743.96 ft to a 5/8 inch iron rod as described in that certain Boundary Line Agreement and Quitclaim deed recorded in R1463 #8725257, Lane County Oregon Deed Records, thence						
N 09°02' W along the line described in said Boundary Line Agreement & Quitclaim Deed, 146.6 ft, more or less, to the South line of that certain tract of land conveyed by Lenginer to Lawrence and recorded in Book 263, page 335, Lane county Oregon Deed Records; thence						
East along said South line 148.0 ft to the SE corner of said Lawrence tract; thence						
North along the East line of said Lawrence tract, 2048 ft to the North line of Section 33 in said township and range; thence						
S 89°45' E along said North Section line 1489 ft to the North 1/4 corner of said Section 33; thence						
N 89°54'15" E along said North Section line 807.30 ft to a 5/8 inch iron rod set in County Survey File #26756; thence						
S 00°11'56" E 1571.59 ft to a 5/8 inch iron rod also set in said County Survey File #26756; thence						
N 89°59' W 908.50 ft to a 5/8 inch iron set in a mound of stones; thence						
S 33°41'30" W 721.13 ft to a 1 1/2 inch iron pipe on the North line of said property formerly owned and occupied by School District #67; thence						
N 89°47'20" W along said North line 364.47 ft to the point of beginning, all in Lane County, Oregon.						
EXCEPT THEREFROM a road as set forth in deed						

**FOR ASSESSMENT  
AND TAXATION  
USE ONLY**

## OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

1 430 428

OLD NUMBER	ACCOUNT NUMBER		
TAX LOT	PARCEL NO.	SECTION	TOWNSHIP _____ S. RANGE _____ W.M.
MAP NO. 18 01 33	106		
INDENT EACH NEW COURSE TO THIS POINT		LEGAL DESCRIPTION pg 2	DEED RECORD
			DATE OF ENTRY DEED NUMBER ACRES REMAINING
<p>from Mary S Neet, a widow, recorded November 14, 1945,  in Book 302, page 415, Lane County Oregon Deed Records,  described as follows, to-wit: A roadway 20.0 ft wide  along the WEsterly line of the above described tract  beginning at the cemetery entrance 1029.0 ft South and  1489.0 ft N 89°45' W of the 1/4 section corner between  Sections 28 and 33; thence  South and following the WEst boundary of said  tract to the Springfield-Lowell County Road.  ALSO EXCEPTany portion in parcel 103</p> <p style="text-align: center;">cont m/1</p>			
99.53			

**PARCEL RECORD - Cartographic Unit 0558112**

History of Parcel									
Code Area	Township	Range	Section	$\frac{1}{4}$	$\frac{1}{16}$	Parcel Number	Type	Number	Formerly part of
	18	01	33	0	0	00301			
Map Number Tax Lot Number									
History of Parcel Prior to Re-mapping									
OFFICIAL RECORD OF DESCRI <del>PTION</del> OF REAL PROPERTIES									
OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON									
OLD NUMBER	TAX ID NO.	LOT NO.	SECTION	TOWNSHIP	RANGE	CODE NO.	EXCEPTIONS/ADDITIONS	DATE OF ENTRY/ACQUISITION	Deed Record
IAP 18-01-33	558 112 33	301		18	S. R. W. M.	AERIAL PHOTO		2003 BA	2001-055569
ACCOUNT NUMBER	BLOCK NO.	ADDITION NO.				CITY			Acres Remaining
INDENT EACH NEW COURSE TO THIS POINT									
CANCELLING									
Description of a $\frac{1}{4}$ acre tract consisting of $\frac{1}{2}$ acre enclosing the existing cemetery & $\frac{1}{2}$ acre of same size & shape adjacent on the east of the existing cemetery.									
Beg. at a point 969.48 ft. South & 1874.98 ft. West of the $\frac{1}{4}$ section corner on the North line of Sec. 33, in Twp. 18S, R. 1W., NW. & running thence South 132.0 ft. thence West 330.0 ft. " 132.0 ft. " North 330.0 ft. to the POB. all in Sec. 33, said Twp. & Range. In LCO.									
Cont. m/l 1.00									
CANCELLING 2003									
FOR ASSESSMENT AND TAXATION USE ONLY									
Remarks									

A parcel of land in the Northwest 1/4 of Section 33, Township 18 South, Range 1 West, Willamette Meridian, Lane County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod, said iron rod being WEST, 40.00 feet from the Southeast corner of Parcel 1 of Land Partition Plat No. 99-P1316 as filed in Lane County Oregon Plat Records; thence NORTH, 71.14 feet to a 5/8" iron rod; thence WEST, 673.44 feet to a 5/8" iron rod; thence SOUTH, 132.00 feet to a 5/8" iron rod; thence EAST, 673.44 feet to a 5/8" iron rod; thence NORTH, 60.86 feet to the point of beginning, all in Lane County, Oregon.  
Containing 2.04 acres more or less

**PARCEL RECORD - Cartographic Unit**170 1588  
170 1596

Code Area	Township	Range	Section	1/4	1/16	Parcel Number	Type	Number	Formerly part of	Page
	18	01	33	0	0	00304			18-01-33-00-00303	of
<b>History of Parcel</b>										
Previous Account Number	Map Number	Tax Lot Number	History of Parcel Prior to Re-mapping	Special Interest			Exceptions/Additions	Date of Entry/Acquisition	Deed Record Volume	Acres Remaining
			Previous Tax lot Number				NEW PARTITION PLAT	2003	*	2003-019495
									Page	20.02
								2003 WD	2003	040661
<b>PARTITION PLAT 2003-P1665</b>										
<b>PARCEL 1</b>										
<b>FOR ASSESSMENT AND TAXATION USE ONLY</b>										
<b>Remarks</b>										



A parcel of land in the Northwest 1/4 of Section 33, Northeast 1/4 of Section 32, Southeast 1/4 of Section 29, and the Southwest 1/4 of Section 28, all of Township 18 South, Range 1 West, Willamette Meridian, Lane County, Oregon, being more particularly described as follows:

Parcel 1 of Land Partition Plat No. 99-P1316 as filed in Lane County Oregon Plat Records.

**EXCEPTING:** Beginning at a 5/8" iron rod , said iron rod being WEST, 40.00 feet from the Southeast corner of Parcel 1 of said Land Partition Plat No. 99-P1316; thence NORTH, 71.14 feet to a 5/8" iron rod; thence WEST, 343.44 feet to the Northeast corner of that property described in Deed Reel 163D, Instrument No. 16636, Lane County Oregon Deed Records ; thence SOUTH along the east line of said property, 71.14 feet; thence leaving said east line, EAST, 343.44 feet the point of beginning, all in Lane County, Oregon.

**EXHIBIT "A"**