

W - 14. a.



Memorandum Date: September 27, 2006  
Order Date: October 4, 2006

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**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 (PA06-5995, COCHRAN)

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**I. MOTION**

Move to direct the County Administrator issuance of a final decision denying the claim.

**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 Kevin and Catherine Cochran to use the property as could have been allowed at the time they acquired an interest in the property?

**III. BACKGROUND/IMPLICATIONS OF ACTION**

**A. Board Action and Other History**

**Applicant:** Kevin and Catherine Cochran

**Current Owner:** Cochran Family Revocable Living Trust

**Agent:** Michael Reeder

**Map and Tax lot:** 17-06-11 #2600

**Acreage:** 10 acres

**Current Zoning:** F2 (Impacted Forest)

**Date Property Acquired:** July 26, 1994 (WD #9454838).

**Date claim submitted:** June 1, 2006. The 180-day processing deadline is November 28, 2006.

**Land Use Regulations in Effect at Date of Acquisition:** F2 (Impacted Forest) zone.

**County land use regulation which restricts the use and reduces the fair market value of applicant's property:** The applicant alleges that Goal 2, Policy 11a of the Lane County Rural Comprehensive Plan, adopted on April 17, 2002, restricts the use and reduces the fair market value.

**B. Policy Issues**

As directed by the Board on March 21, 2006, an applicant must submit reasonable and competent evidence of a reduction in fair market value from a land use regulation. An appraisal is not required, but an analysis of the tax values is not adequate. The applicant has submitted a Comparative Market Analysis prepared by the land owner who is also a real estate broker. Because of this, the County Administrator has waived the requirement for an appraisal. If the Board determines the submitted evidence is not reasonable or competent, the Board has the authority to require an appraisal.

**C. Board Goals**

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

**D. Financial and/or Resource Considerations**

The applicant has requested compensation in the amount of \$112,900 or a waiver of Goal 2, Policy 11a of the Lane County Rural Comprehensive Plan.

**E. Analysis**

At the time the applicants acquired the property (1994), the property was zoned F2 (Impacted Forest). The regulations have not changed and the applicants have not shown how the applicable regulations have reduced the fair market value of the property.

Kevin and Catherine Cochran acquired an interest in the property on July 26, 1994 (WD #9454838). On April 19, 2003, they conveyed the property to the Cochran Family Revocable Living Trust (WD #2003-045068). Because this is a revocable trust and Kevin and Catherine are trustees, the trust is not considered a new owner.

The applicant argues that on the date of acquisition (July 26, 1994), Goal 2, Policy 11a of the Lane County Rural Comprehensive Plan was written without

reference to the Rural Residential Rule (OAR 660-004-0040). The rule language was not added to the Lane County Rural Comprehensive Plan until 2002. However, Goal 2, policy 11a is not applicable to the subject property. This policy only applies to developed and committed exception areas and this property is in a forest land designation.

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**

Kevin and Catherine Cochran acquired an interest in the property on July 26, 1994 (WD #9454838). On April 19, 2003, they conveyed the property to the Cochran Family Revocable Living Trust (WD #2003-045068). Because this is a revocable trust and Kevin and Catherine are trustees, the trust is not considered a new owner.

The applicants acquired an interest in the property in 1994 when it was zoned F2 (Impacted Forest). The property is still zoned F2 and Goal 2, Policy 11a of the Rural Comprehensive Plan is not applicable to this property.

### **Reduction in Fair Market Value**

The applicant has submitted a Comparative Market Analysis prepared by the land owner who is also a real estate broker. According to this evidence, the alleged reduction in fair market value is \$112,900 if the property can not be divided into parcels containing less than 10 acres.

Because no new land use regulations have been applied to the subject property since the current owners acquired an interest and the minimum parcel size has not changed, this evidence does not demonstrate a reduction in value.

### **Exempt Regulations**

The F2 (Impacted Forest) zone regulations are not exempt from Measure 37, but the minimum parcel size of this zone has not changed since the property was acquired in 1994.

### **Conclusion**

It appears this is not a valid claim because Goal 2, Policy 11a has not been enforced or applied to this property.

**F. Alternatives/Options**

The Board has these options:

- Determine the application appears valid and direct the County Administrator to draft an order to that effect.
- Request more information from the applicant.
- 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 applicant must receive a similar waiver from the state before a land use application and/or development proposal is submitted.

**VI. RECOMMENDATION**

For the reasons stated in this memo, the County Administrator recommends the Board determine this is not a valid claim.

**VII. FOLLOW-UP**

Any adopted order will be recorded.

**VII. ATTACHMENTS**

- Vicinity Map.
- Application submitted on June 1, 2006.
- Goal 2, Policy 11a of the RCP. Version effective prior to April 17, 2002.
- Goal 2, Policy 11a of the RCP currently in effect.
- OAR 660-004-0040.

Cochran M37 Claim  
PA06-5995

VALLEY VISTA  
KILLIAN LN  
POWER LN  
TRIPP

Subject Property

REINSCHER RIDGE  
BAKER

ARNOLD  
TERRITORIAL

IRENE  
MOWER

LESLIE  
DEMMING

OAK

SHEFFLER

WARTHEN

LOIS

SKY  
EVERS

FIR GROVE

FALCON  
HORN  
ELMIRA

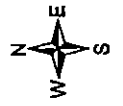
FAULHABER

SUTTLE

CONRAD  
TANYA  
LISOSKI

JEANS

WINTER



**Legend**

- Metro Plan Boundary
- Urban Growth Boundary
- City Limits
- Community



1984

## Lane County Rural Comprehensive Plan

### Goal 2, Policy 11a

11. Land use designations and densities appropriate for developed and committed areas shall be determined through compliance with other plan policies and the following criteria:

a. A Rural Residential designation shall be applied to lands which are devoted to rural housing uses as evaluated by the following criteria:

- i. existing development pattern and density;
- ii. on-site sewage disposal suitability, or community sewerage;
- iii. domestic water supply availability;
- iv. access;
- v. public services;
- vi. lack of natural hazards;
- vii. effect on resource lands.

Densities of 1, 2, 5 or 10 acres shall be applied to represent existing development patterns and to limit problems resulting from a negative evaluation of any of the above criteria.

2006

## Lane County Rural Comprehensive Plan

### Goal 2, Policy 11a

#### GOAL TWO: LAND USE PLANNING

11. Land use designations and densities appropriate for developed and committed areas shall be determined through compliance with other plan policies and the following criteria:

- a. A Rural Residential designation shall be applied to developed and committed exception areas which are devoted to rural housing uses as evaluated by the following criteria:
  - i. existing development pattern and density;
  - ii. on-site sewage disposal suitability, or community sewerage;
  - iii. domestic water-supply availability;
  - iv. access;
  - v. public services;
  - vi. lack of natural hazards; and
  - vii. effect on resource lands.

Before the RCP plan diagram for a community area is amended to comply with OAR 660 Division 22, densities of 1, 2, 5 or 10 acres shall be applied to represent existing development patterns and to limit problems resulting from a negative evaluation of any of the above criteria.

**For developed and committed exception areas designated by the RCP as Rural Residential and located outside of communities or unincorporated communities, new dwellings and densities for the creation of new lots or parcels shall comply with OAR 660-004-0040, Application of Goal 14 (Urbanization) to Rural Residential Areas.**

When the RCP plan diagram for a community area is amended to comply with OAR 660 Division 22, the UC Rule, new dwellings and densities for the creation of new residential lots or parcels shall comply with OAR 660 Division 22, the UC Rule and the with these requirements for specific unincorporated communities:

- i. For the Unincorporated Communities of the McKenzie Watershed, the density for the creation of new lots or parcels shall be:
  - A. Marcola: 1 acre (1998 existing average parcel size = .82 acres);
  - B. Walterville: 2 acres (1998 existing average parcel size = 1.58 acres);
  - C. Leaburg: 2 acres (1998 existing average parcel size = .98 acres);
  - D. Vida: 2 acres or 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173 and located adjacent to or north of Gate Creek Road (1998 existing average parcel size = 1.35 acres);

- E. Nimrod: 2 acres for areas zoned RR2 prior to the adoption of Ord. PA 1173. 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173. (1998 existing average parcel size = 1.83 acres);
  - F. Blue River: 2 acres for areas zoned RR2 prior to the adoption of Ord. PA 1173. 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173. (1998 average parcel size = 4.56 acres in areas zoned RR1, 2.45 acres in areas zoned RR1 and .65 acres in RA zoned areas);
  - G. Rainbow: 2 acres south of Highway 126, west of Mill Creek Road and north of the McKenzie River. 2 acres in areas zoned RR2 prior to the adoption of Ord. PA 1173. 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173. (The 1998 average parcel size = 1.65 acres); and
  - H. McKenzie Bridge: 2 acres west of bridge, along Highway 126 and Taylor Road, and south of the McKenzie River and along Horse Creek Road. 2 acres in areas zoned RR2 prior to the adoption of Ord. PA 1173. 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1173. (The 1998 existing average parcel size = 1.86 acres.).
- ii. For the Unincorporated Communities of the Siuslaw Watershed, the density for the creation of new lots or parcels shall be:
- A. Glenada: 2 acres. (1998 average parcel size in the Rural Residential Zone was 1.37 acres);
  - B. Cushman: 5 acres. (1998 average parcel size in the Rural Residential Zone was 1.52 acres);
  - C. Mapleton: 1 acre for areas zoned RR1, 2 acres for areas zoned RR2, and 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1194. (1998 average parcel size in the Rural Residential Zone was 1.15 acres);
  - D. Swisshome: 2 acres. (1998 average parcel size in the Rural Residential Zone was 1.74 acres);
  - E. Deadwood: 2 acres for areas zoned RR2, and 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1194. (1998 average parcel size in the Rural Residential Zone was 1.96 acres);
  - F. Greenleaf: 5 acres. (1998 average parcel size in the Rural Residential Zone was 3.33 acres);
  - G. Triangle Lake: 2 acres. (1998 average parcel size in the Rural Residential Zone was 0.68 acres);
  - H. Blachly: 2 acres. (1998 average parcel size in the Rural Residential Zone was 0.71 acres); and
  - I. Walton: 5 acres. (1998 average parcel size in the Rural Residential Zone was 4.08 acres).
- iii. For the Unincorporated Communities of the Long Tom Watershed, the density for the creation of new lots or parcels shall be:
- A. Lancaster: 5 acres. (1998 average parcel size in the Rural Residential Zone was 1.57



*acres);*

- B. Franklin: 1 acre for areas zoned RR1 prior to the adoption of Ord PA 1194. *(1998 average parcel size in the Rural Residential Zone was 2.15 acres)*
- C. Cheshire: 1 acre for areas zoned Suburban Residential (RA) prior to the adoption of Ord. PA 1194. *(1998 average parcel size in the Suburban Residential Zone was 2.86 acres);*
- D. Alvadore: 1 acre for areas zoned Suburban Residential (RA) prior to the adoption of Ord PA 1194. *(1998 average parcel size in the Suburban Residential Zone was 1.60 acres);*
- E. Elmira: 2 acres for areas zoned RR2 and 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1194. *(1998 average parcel size in the Rural Residential Zone was 2.10 acres);*
- F. Crow: 2 acres for areas zoned RR2 and 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1194. *(1998 average parcel size in the Rural Residential Zone was 2.85 acres);*
- G. Lorane: 2 acres for areas zoned RR2 and 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1194. *(1998 average parcel size in the Rural Residential Zone was 3.99 acres);*
- H. Noti: 2 acres for areas zoned RR2 and 5 acres for areas zoned RR5 prior to the adoption of Ord. PA 1194. *(1998 average parcel size in the Rural Residential Zone was 2.63 acres).*

**For developed and committed exception areas designated by the RCP as Rural Residential and located outside of communities or unincorporated communities, new dwellings and densities for the creation of new lots or parcels shall comply with OAR 660-004-0040, Application of Goal 14 (Urbanization) to Rural Residential Areas.**

## OAR 660-004-0040

### Application of Goal 14 (Urbanization) to Rural Residential Areas

(1) The purpose of this rule is to specify how Statewide Planning Goal 14, *Urbanization*, applies to rural lands in acknowledged exception areas planned for residential uses.

(2)(a) This rule applies to lands that are not within an urban growth boundary, that are planned and zoned primarily for residential uses, and for which an exception to Statewide Planning Goal 3, (*Agricultural Lands*), Goal 4 (*Forest Lands*), or both has been taken. Such lands are referred to in this rule as *rural residential areas*.

(b) Sections (1) to (8) of this rule do not apply to the creation of a lot or parcel, or to the development or use of one single-family home on such lot or parcel, where the application for partition or subdivision was filed with the local government and deemed to be complete in accordance with ORS 215.427(3) before the effective date of Sections (1) to (8) of this rule.

(c) This rule does not apply to types of land listed in (A) through (H) of this subsection:

(A) land inside an acknowledged urban growth boundary;

(B) land inside an acknowledged unincorporated community boundary established pursuant to OAR Chapter 660, Division 022;

(C) land in an acknowledged urban reserve area established pursuant to OAR Chapter 660, Division 021;

(D) land in an acknowledged destination resort established pursuant to applicable land use statutes and goals;

(E) resource land, as defined in OAR 660-004-0005(2);

(F) nonresource land, as defined in OAR 660-004-0005(3);

(G) marginal land, as defined in ORS 197.247, 1991 Edition;

(H) land planned and zoned primarily for rural industrial, commercial, or public use.

(3)(a) This rule shall take effect on the effective date of an amendment to Goal 14 to provide for development of all lawfully created lots and parcels created in rural residential areas prior to the effective date of the amendment to Goal 14.

(b) Some rural residential areas have been reviewed for compliance with Goal 14 and acknowledged to comply with that goal by the department or commission in a periodic review, acknowledgment, or post-acknowledgment plan amendment proceeding that occurred after the Oregon Supreme Court's 1986 ruling in *1000 Friends of Oregon v. LCDC, 301 Or 447 (Curry County)*, and before the effective date of this rule. Nothing in this rule shall be construed to require a local government to amend its acknowledged comprehensive plan or land use regulations for those rural residential areas already acknowledged to comply with Goal 14 in such a proceeding. However, if such a local government later amends its plan's provisions or land use regulations that apply to any rural residential area, it shall do so in accordance with this rule.

(4) The rural residential areas described in Subsection (2)(a) of this rule are rural lands. Division and development of such lands are subject to Statewide Planning Goal 14, *Urbanization*, which prohibits urban use of rural lands.

(5)(a) A rural residential zone currently in effect shall be deemed to comply with Goal 14 if that zone requires any new lot or parcel to have an area of at least two acres.

(b) A rural residential zone does not comply with Goal 14 if that zone allows the creation of any new lots or parcels smaller than two acres. For such a zone, a local government must either amend the zone's minimum lot and parcel size provisions to require a minimum of at least two acres or take an exception to Goal 14. Until a local government amends its land use regulations to comply with this subsection, any new lot or parcel created in such a zone must have an area of at least two acres.

(c) For purposes of this section, "rural residential zone currently in effect" means a zone applied to a rural residential area, in effect on the effective date of this rule, and acknowledged to comply with the statewide planning goals.

(6) After the effective date of this rule, a local government's requirements for minimum lot or parcel sizes in rural residential areas shall not be amended to allow a smaller minimum for any individual lot or parcel without taking an exception to Goal 14 pursuant to OAR 660, Division 014.

(7)(a) The creation of any new lot or parcel smaller than two acres in a rural residential area shall be considered an urban use. Such a lot or parcel may be created only if an exception to Goal 14 is taken. This subsection shall not be construed to imply that creation of new lots or parcels two acres or larger always complies with Goal 14. The question of whether the creation of such lots or parcels complies with Goal 14 depends upon compliance with all provisions of this rule.

(b) Each local government must specify a minimum area for any new lot or parcel that is to be created in a rural residential area. For the purposes of this rule, that minimum area shall be referred to as the minimum lot size.

(c) If, on the effective date of this rule, a local government's land use regulations specify a minimum lot size of two acres or more, the area of any new lot or parcel shall equal or exceed that minimum lot size which is already in effect.

(d) If, on the effective date of this rule, a local government's land use regulations specify a minimum lot size smaller than two acres, the area of any new lot or parcel created shall equal or exceed two acres.

(e) A local government may authorize a planned unit development (PUD), specify the size of lots or parcels by averaging density across a parent parcel, or allow clustering of new dwellings in a rural residential area only if all conditions set forth in paragraphs (7)(e)(A) through (7)(e)(H) are met:

(A) The number of new dwelling units to be clustered or developed as a PUD does not exceed 10.

(B) The number of new lots or parcels to be created does not exceed 10.

(C) None of the new lots or parcels will be smaller than two acres.

(D) The development is not to be served by a new community sewer system.

(E) The development is not to be served by any new extension of a sewer system from within an urban growth boundary or from within an unincorporated community.

(F) The overall density of the development will not exceed one dwelling for each unit of acreage specified in the local government's land use regulations on the effective date of this rule as the *minimum lot size* for the area.

(G) Any group or cluster of two or more dwelling units will not force a significant change in accepted farm or forest practices on nearby lands devoted to farm or forest use and will not significantly increase the cost of accepted farm or forest practices there.

(H) For any open space or common area provided as a part of the cluster or planned unit development under this subsection, the owner shall submit proof of nonrevocable deed restrictions recorded in the deed records. The deed restrictions shall preclude all future rights to construct a dwelling on the lot, parcel, or tract designated as open space or common area for as long as the lot, parcel, or tract remains outside an urban growth boundary.

(f) Except as provided in subsection (e) of this section, a local government shall not allow more than one permanent single-family dwelling to be placed on a lot or parcel in a rural residential area. Where a medical hardship creates a need for a second household to reside temporarily on a lot or parcel where one dwelling already exists, a local government may authorize the temporary placement of a manufactured dwelling or recreational vehicle.

(g) In rural residential areas, the establishment of a new mobile home park or manufactured dwelling park as defined in ORS 446.003(32) shall be considered an urban use if the density of manufactured dwellings in the park exceeds the density for residential development set by this rule's requirements for minimum lot and parcel sizes. Such a park may be established only if an exception to Goal 14 is taken.

(h) A local government may allow the creation of a new parcel or parcels smaller than a minimum lot size required under subsections (a) through (d) of this section without an exception to Goal 14 only if the conditions described in paragraphs (A) through (D) of this subsection exist:

(A) The parcel to be divided has two or more permanent habitable dwellings on it;

(B) The permanent habitable dwellings on the parcel to be divided were established there before the effective date of this rule;

(C) Each new parcel created by the partition would have at least one of those permanent habitable dwellings on it; and

(D) The partition would not create any vacant parcels on which a new dwelling could be established.

(E) For purposes of this rule, "habitable dwelling" means a dwelling that meets the criteria set forth in ORS 215.283(t)(A)-(t)(D).

**(i) For rural residential areas designated after the effective date of this rule, the affected county shall either:**

**(A) Require that any new lot or parcel have an area of at least ten acres, or**

**(B) Establish a minimum size of at least two acres for new lots or parcels in accordance with the requirements for an exception to Goal 14 in OAR 660, Division 014. The minimum lot size adopted by the county shall be consistent with OAR 660-004-0018, "Planning and Zoning for Exception Areas."**

(8)(a) Notwithstanding the provisions of Section 7 of this rule, divisions of rural residential land within one mile of an urban growth boundary for any city or urban area listed in paragraphs (A) through (E) of this subsection shall be subject to the provisions of subsections (8)(b) and (8)(c).

(A) Ashland;

(B) Central Point;

(C) Medford;

(D) Newberg;

(E) Sandy.

(b) If a city or urban area listed in Subsection (8)(a):

(A) has an urban reserve area that contains at least a twenty-year reserve of land and that has been acknowledged to comply with OAR 660, Division 021; or

(B) is part of a regional growth plan that contains at least a twenty-year regional reserve of land beyond the land contained within the collective urban growth boundaries of the participating cities, and that has been acknowledged through the process prescribed for Regional Problem Solving in ORS 197.652 through 197.658; then any division of rural residential land in that reserve area shall be done in accordance with the acknowledged urban reserve ordinance or acknowledged regional growth plan.

(c) Notwithstanding the provisions of Section 7 of this rule, if any part of a lot or parcel to be divided is less than one mile from an urban growth boundary for a city or urban area listed in Subsection (8)(a), and if that city or urban area does not have an urban reserve area acknowledged to comply with OAR 660, Division 021, or is not part of an acknowledged regional growth plan as described in Subsection (b), Paragraph (B), of this section, the minimum area of any new lot or parcel there shall be ten acres.

(d) Notwithstanding the provisions of Section 7, if the Portland metropolitan service district has an urban reserve area that contains at least a twenty-year reserve of land and that has been acknowledged to comply with OAR 660, Division 021, any division of rural residential land in that reserve area shall be done in accordance with the acknowledged urban reserve ordinance.

(e) Notwithstanding the provisions of Section 7, if any part of a lot or parcel to be divided is less than one mile from the urban growth boundary for the Portland metropolitan area and is in a rural residential area, and if the Portland metropolitan area does not have an urban reserve area that contains at least a twenty-year reserve of land and that has been acknowledged to comply

with OAR 660, Division 021, the minimum area of any new lot or parcel there shall be twenty acres. If the lot or parcel to be divided also lies within the area governed by the Columbia River Gorge National Scenic Area Act, the division shall be done in accordance with the provisions of that act.

(f) Notwithstanding the provisions of Section 7 and Subsection (8)(e), a local government may establish minimum area requirements smaller than twenty acres for some of the lands described in Subsection (8)(e). The selection of those lands and the minimum established for them shall be based on an analysis of the likelihood that such lands will urbanize, of their current parcel and lot sizes, and of the capacity of local governments to serve such lands efficiently with urban services at the densities set forth in the Metro 2040 plan. In no case shall the minimum area requirement set for such lands be smaller than 10 acres.

(g) A local government may allow the creation of a new parcel, or parcels, smaller than a minimum lot size required under subsections (a) through (f) of this section without an exception to Goal 14 only if the conditions described in paragraphs (A) through (E) of this subsection exist:

(A) The parcel to be divided has two or more permanent, habitable dwellings on it;

(B) The permanent, habitable dwellings on the parcel to be divided were established there before the effective date of OAR 660-004-0040;

(C) Each new parcel created by the partition would have at least one of those permanent, habitable dwellings on it;

(D) The partition would not create any vacant parcels on which new dwellings could be established; and

(E) The resulting parcels shall be sized to promote efficient future urban development by ensuring that one of the parcels is the minimum size necessary to accommodate the residential use of the parcel.

(F) For purposes of this rule, habitable dwelling means a dwelling that meets the criteria set forth in ORS 215.283(1)(t)(A) - (D).

(9) The development, placement, or use of one single-family dwelling on a lot or parcel lawfully created in an acknowledged rural residential area is allowed under this rule and Goal 14, subject to all other applicable laws.

Stat. Auth.: ORS 183 & 197

Stats. Implemented: ORS 197.175 & 197.732

Hist.: LCDD 7-2000, f. 6-30-00, cert. ef. 10-4-00; LCDD 3-2001, f. & cert. ef. 4-3-01; LCDD 3-2004, f. & cert. ef. 5-7-04

**WRITTEN STATEMENT OF  
CLAIM FOR COMPENSATION APPLICATION UNDER LC 2.700  
THROUGH 2.770**

**APPLICANTS:** Catherine and Kevin Cochran

**PROPERTY OWNERS:** Catherine and Kevin Cochran

**PROPERTY LOCATION:** 90136 Baker Road, Elmira, Oregon 97437

**ASSESSOR'S MAP AND LOT:** 17-06-11, TL 2600

**CURRENT COUNTY ZONING:** Impacted Forest Lands (F-2)

**ATTORNEYS/AGENTS:** Donald A. Gallagher, Jr. and Micheal M. Reeder  
Arnold Gallagher Saydack Percell Roberts & Potter, P.C.  
800 Willamette Street, Suite 800, Eugene, OR 97401  
P.O. Box 1758, Eugene, OR 97440-1758  
Telephone: (541) 484-0188

**SUBMISSION DATE:** June 1, 2006

## 1. INTRODUCTION.

Lane County's enforcement of a land use regulation restricts the use of the applicants' property (subject property) and reduces the fair market value of the subject property. The applicants are requesting, pursuant to ORS 197.352 and Lane Code 2.700, that Lane County pay them just compensation for the reduction in fair market value of the subject property resulting from the restrictions on the use of the subject property. This application constitutes written demand for compensation pursuant to ORS 197.352(4).

In lieu of just compensation payment, the applicants request that Lane County not apply the land use regulation (see below) that restricts the use of the subject property and reduces the fair market value of the subject property pursuant to ORS 197.352(8). The offending regulation does not allow the applicants to partition the subject property into two separate discrete residential buildable parcels of less than ten acres. If the County elects not to pay just compensation to the applicants, the applicants specifically request that the County not apply the regulation that restricts the applicants from dividing the subject property into two separate discrete buildable residential parcels of less than ten acres.

The applicants purchased the subject property on August 22, 1994, and have owned the subject property continuously in fee as tenants by entirety until the subject property was deeded to a revocable living trust in 2003. The applicants, as grantors of the revocable living trust, are also trustees of the trust and, as such, remain the owners of the subject property since August 22, 1994.

The subject property is currently zoned Impacted Forest Lands (F-2). This zoning designation prohibits the applicants from dividing the subject property into lots or parcels for residential purposes. However, when the applicants purchased the subject property, there was no prohibition on the size of lots or parcels for new dwellings and densities for the creation of new lots or parcels in rural residential areas as identified by the Lane County Rural Comprehensive Plan (RCP). Effective, October 4, 2000, LCDC amended OAR 660-004-0040 to prohibit new rural residential lots or parcels of less than ten acres unless an exception to Goal 14 was obtained.<sup>1</sup> The County subsequently implemented the state regulation into the RCP, Goal 2, Policy 11(a).<sup>2</sup> See Exhibit 7. Prior to the Rural Residential Rule change, the applicants of the subject property had the right to apply for a Comprehensive Plan Map Amendment from Forest to Committed Lands Exception Area and for a Zone Change pursuant to LC 16.252 from F-2 to RR-5 without also having to obtain a "reasons" exception to Goal 14. Prior to the Rural Residential Rule change in 2000, the Lane County Board of Commissioners Board Order 88-2-10-14 concerning Policy 11 stated that the minimum parcel size should be determined by assigning the density classification which is closest numerically to the existing

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<sup>1</sup> An exception to Goal 14, commonly referred to as a "reasons" exception, is a nearly impossible standard for an individual property owner. Therefore, for practical purposes, the new Rural Residential Rule effectively prohibits new rural residential parcels of less than ten acres.

<sup>2</sup> This policy, found on Page 14 of the RCP, states:

*For developed and committed exception areas designated by the RCP as Rural Residential and located outside of communities or unincorporated communities, new dwellings and densities for the creation of new lots or parcels shall comply with OAR 660-0004-0040, Application of Goal 14 (Urbanization) to Rural Residential Areas.*



average parcel size. The applicants were in the process of applying for the Plan Amendment and Zone Change when the new rule (OAR 660-004-0040(7)(i)) became effective, which rule overrode Board Order 88-2-10-14 concerning Policy 11. The applicants therefore submitted a Cancellation Authorization to the County.

## **2. BACKGROUND INFORMATION.**

### **2.1 General Site Description.**

The subject property is located on Baker Road north of Elmira, located adjacent to exception area 165-2. The property subject to this application consists one 11.39-acre legal parcel currently designated by the RCP as Forest and is currently zoned Impacted Forest Lands (F-2). The subject property is surrounded by RR zoning on three sides and an F-2 dwelling on the fourth side. The subject property qualifies as impracticable for forest use on the guidelines contained in Lane County's 1989 Addendum to the Developed and Committed Lands Working Paper. The applicants desire to rezone the subject property to RR-5 consistent with the surrounding development pattern, eventually creating two legal parcels, each over five acres in size (but less than ten acres in size). The average parcel size of the 15 contiguous exception areas is approximately 3.98 acres to 4.59 acres, depending on the methodology used. The existing development pattern in the Sheffler Road/Baker Road area is characterized primarily as rural residential use dating back to the late 1930s and early 1940s. Lots range in size from less than one acre to 20 acres in size. Gradual infill development has occurred recently along the surrounding roads. The subject property has previously been logged and no forest management practice(s) presently occur on the adjacent residential parcels. Had the new rural residential rule not limited the parcel size of new rural residential areas, it is almost certain that Lane County would have approved a Plan Amendment and Zone Change application from F-2 to RR-5 consistent with its official policy (Board Order 88-2-10-14) and past practices.

The property subject to this claim is identified by the Assessor's Office as:

Map 17-06-11-00-02600.

The subject property receives the following public services:

Qwest Telephone  
Blachly Lane Electric Co-op  
Fern Ridge School District  
Fern Ridge Library District  
Lane County Fire District #1  
Lane Transit District  
Lane County Sheriff's Department and Oregon State Police

### **2.2 List of Exhibits:**

- Exhibit 1 - Power of Attorney
- Exhibit 2 - Assessor's Maps
- Exhibit 3 - Legal Description
- Exhibit 4 - Lane County Application for Claims Form

- Exhibit 5 - Evidence of Ownership, Including Title Report and Deeds
- Exhibit 6 - Comparative Market Analysis
- Exhibit 7 - Lane County Rural Comprehensive Plan, Goal 2, Policy 11(a)

**3. APPLICABLE CRITERIA. (Lane Code 2.700 – Real Property Compensation/Regulation Application Process)**

**3.1 Lane Code 2.720 Application for Claim**

Lane Code 2.720 requires that the applicant or applicants be the present owner(s) of the property that is the subject of the claim at the time the claim is submitted. The applicants for this claim are the present owners as grantors and grantees of a revocable living trust established in 2003.

**3.2 Lane Code 2.720 also requires the following items for a completed application:**

- a. A completed application form;**

Response:

A completed Application for Claims form is attached hereto as Exhibit 4.

- b. The name, mailing address, and phone number of the property owner filing the application, and each of the other owners of the subject property and anyone with any interest in the property, including lien holders, trustees, renters, lessees, and a description of the ownership interest of each, if any, along with the signature of each of the other owners indicating consent to the application claim;**

Response:

The applicants are the present owners as grantors and trustees of a revocable living trust. There are no renters, lien holders, lessees, or anyone else with any present ownership interest in the subject property. The applicants' names and mailing address and phone number are provided on the application form attached hereto. The applicants have signed the Application for Claims Form attached hereto (Exhibit 4).

- c. A legal description and tax lot number of the subject property as well as a street address for the property (if any);**

Response:

The subject property is located at 90136 Baker Road, Elmira, Oregon 97437. A legal description of the subject property is attached hereto as Exhibit 3. The Lane County Assessor's Map Number for the subject property is as follows: Map 17-06-11, TL 2600.

- d. A title report issued within 30 days of the application's submittal, including title history and including a statement of the date the applicant acquired ownership of the subject property and showing the ownership interests of all owners of the**

**property or, as an alternative to the title report, a copy of the deed(s) granting all existing ownership interests to the owner(s) of the subject property signing the application;**

Response:

A copy of a title report dated May 16, 2006, prepared by Cascade Title Co. is attached hereto as Exhibit 5. Also attached as part of Exhibit 5 is a warranty deed signed July 26, 1994, which conveys ownership in the subject property to Kevin D. Cochran and Catherine E. Cochran.

**e. A statement specifically identifying the section of Lane Code or other land use regulation that allegedly restricts the use of the real property and allegedly causes a reduction in fair market value of the subject property, including the date the regulation was adopted, first enforced or applied to the subject property;**

Response:

The subject property is zoned Impacted Forest Lands (F-2) as designated on the Lane County Official Zoning Map. However, the subject land use regulation that restricts the use of the subject property and is therefore the subject of this Claim for Compensation Application is Lane County Rural Comprehensive Plan, Goal 2, Policy 11(a).

If the aforementioned Lane County regulation did not exist, were not enforced, or were consistent with the provisions of Lane County regulations prior to August 22, 1994, the value of the subject property would be \$112,900 higher if divided into two discrete residential parcels of less than ten acres rather than remaining in its current configuration with the aforementioned acreage restrictions in place (see Section 3.2.f below).

**f. A copy of a written appraisal by an appraiser licensed by the Appraiser Certification and Licensure Board of the State of Oregon, addressing the requirements of the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004) and indicating the amount of the alleged reduction in the fair market value of the property by showing the difference in the fair market value of the property before and after application of each of the challenged regulations, individually, and after the application of all of the challenged regulations, cumulatively;**

Response:

The Comparative Market Analysis (CMA) was prepared by Mr. Cochran of Homeland Realty, Inc. on April 12, 2006 and May 9, 2006. Mr. Cochran, who is also one of the applicants, is a licensed real estate associate/broker with over six years experience in the Lane County and Oregon real estate markets.

In order to evaluate the effect of the land use regulation which affects the subject property, Mr. Cochran analyzed the subject property by hypothetically splitting the subject property into two parcels (as would be allowed under the land use rules at the time the applicants purchased the subject property): (1) 5-acre parcel with the farmhouse; and (2) 6.39 acre parcel of bare land.

The first part of the CMA analyzes the value of the subject property that is occupied by a 2+ bedroom, 2 bath, 2,285 square foot farmhouse on five acres. The value of this property is \$330,000.

The second part of the CMA analyzes the value of 6.39 acres of bare land. The current value of this portion of the subject property is \$29,100 as zoned (F-2) and currently unbuildable. The value of the same portion if the 6.39 acre parcel were dividable and buildable (one single-family residence) is \$142,000.

Therefore, the fair market value of the entire subject property with the offending land use regulation is \$359,100. The fair market value of the entire subject property without the offending regulation is \$472,000. The difference in the fair market value is \$112,900. This is the amount that the applicants are seeking in just compensation.

The comparative market analysis is attached hereto as Exhibit 6.

**g. A written statement addressing the criteria listed in LC 2.740(1)(a) through (d);**

**LC 2.740(1)(a) through (d) provides the following criteria:**

**(a) The County has either adopted or enforced a land use regulation that restricts the use of private real property or any interest therein;**

Response:

The subject property is currently zoned F-2 and, therefore, if a Plan Amendment and Zone Change to Committed Lands Exception Area, Rural Residential application was approved by the County, the County's Comprehensive Plan, which requires a minimum area of ten acres for the creation of new lots or parcels in rural residential areas, would restrict the creation of a new parcel of less than ten acres. (See discussion above in Section 3.2.e).

**(b) The restriction on use has the effect of reducing the fair market value of the property or any interest therein, upon which the restriction is imposed;**

Response:

See discussion above in Sections 3.2.e and .f and below in Section 3.2.h.

**(c) The challenged land use regulation was adopted, enforced or applied after the current owner of the property (the applicant) became the owner; and**

Response:

See discussion above in Sections 3.2.d and .e.

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

Response:

RCP Goal 2, Policy 11(a) does not restrict or prohibit public nuisances, is not a public health and safety protections regulation, is not required to comply with federal law, does not relate to the use of the subject property for pornography or nude dancing, and was not enacted prior to the date the applicants acquired the subject property.

**h. A statement by the applicant specifying the amount of the claim, and the fair market value of the property before and after application of the challenged land use regulation(s); and**

Response:

The applicants claim from Lane County the sum of \$112,900 which represents the reduction in fair market value of the subject property resulting from Lane County's enforcement of the aforementioned regulation that restricts the use of the subject property to ten-acre minimum lot sizes. The fair market value of the subject property without the application of the aforementioned challenged land use regulations is \$472,000. The fair market value of the subject property with the application of the aforementioned challenged land use regulations is \$359,100. The reduction in fair market value of the subject property resulting from Lane County's restrictions on the subject property's use totals \$112,900, the amount of the claim herein.

**i. Copies of any leases or covenants, conditions and restrictions applicable to the subject property if any exist that impose restrictions on the use of the property. Unless waived by the County Administrator, an application shall also include an application fee, in the amount established by Order of the Board, to at least partially cover the County costs of processing the application, to the extent an application fee may be required as a condition of acceptance of filing of an application for a claim under the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004). The County shall refund the application fee if it is determined by the County or by a court that the applicant is entitled to compensation under the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004).**

Response:

The subject property is free of any leases, covenants, conditions and restrictions that would restrict the use of the subject property.

#### **4. CONCLUSION.**

The applicants have demonstrated that Lane County's enforcement of RCP Goal 2, Policy 11(a) restricts the use of the subject property to a rural residential ten-acre minimum parcel size and the aforementioned restrictions reduce the fair market value of the subject property from what it would be if five-acre parcels were allowed in newly-established rural residential areas. The applicants have addressed and satisfied the provisions and criteria of ORS 197.352 and LC 2.700. Therefore, the applicants' claim for just compensation for the reduction in fair market

value of the subject property as a result of the County restriction should be paid by Lane County. In the event that the County chooses not to pay the claim, the County should not apply the land use regulation that restricts the use of the subject property as provided above, thereby allowing the applicants to partition the subject property into two residential buildable parcels of less than ten acres.

EXHIBIT 1

POWER OF ATTORNEY

We, Kevin and Catherine Cochran, do hereby authorize and appoint Donald A. Gallagher, Jr. and Micheal M. Reeder as our agents to submit this Measure 37 claim on our behalf.

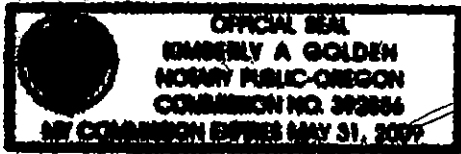
Dated: 4/14/06

Kevin D. Cochran  
Kevin D. Cochran

Catherine E. Cochran  
Catherine E. Cochran

STATE OF OREGON            )  
  :        ss.  
County of Lane            )

Signed and sworn to (or affirmed) before me on April 14, 2006,  
by Kevin D. Cochran and Catherine E. Cochran



Kimberly A. Golden  
Notary Public for Oregon  
My Commission Expires: May 31, 2009

FOR ASSESSMENT  
AND TAXATION  
ONLY

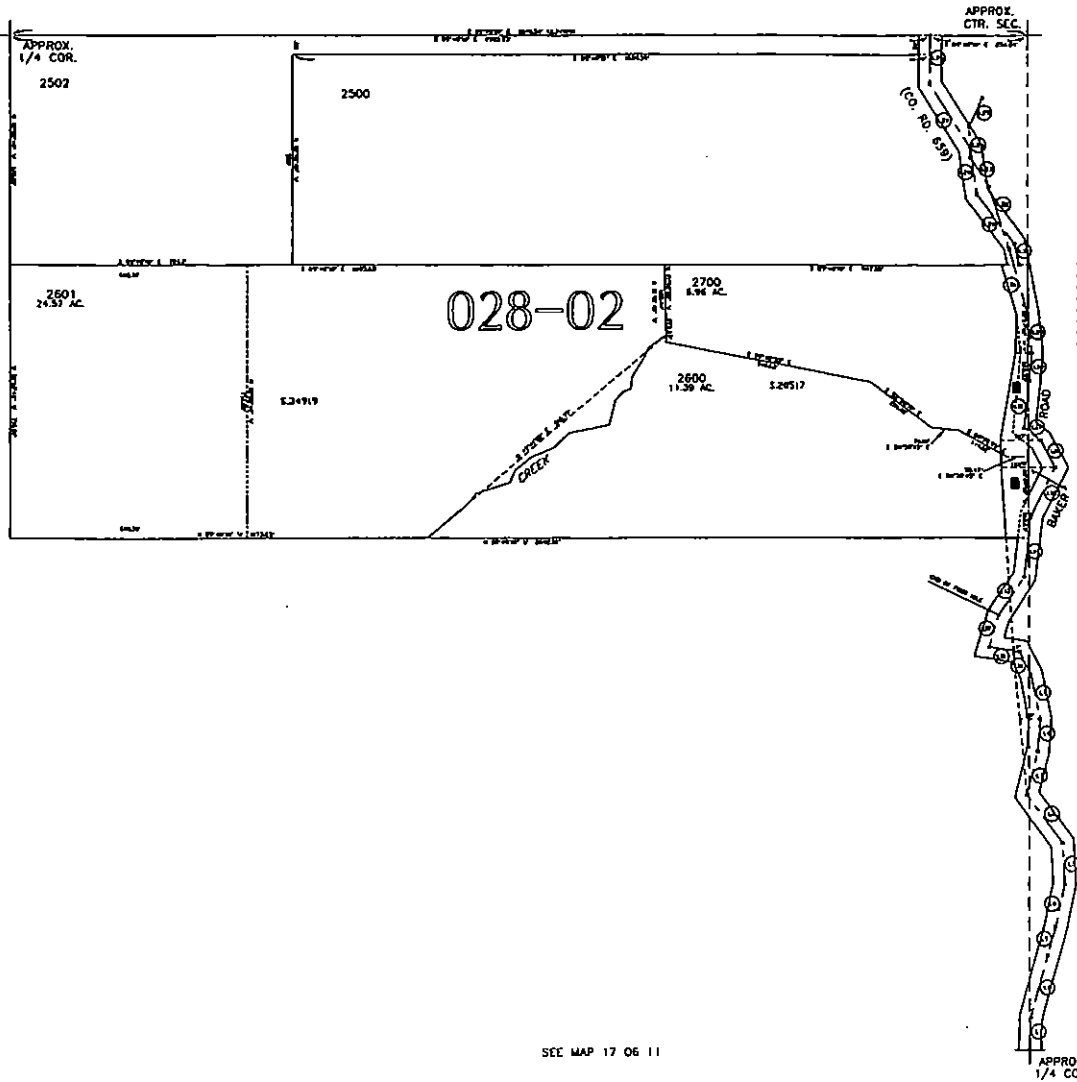
SEC.11 T.17S. R.6W. W.M.  
DETAIL MAP NO. 2  
LANE COUNTY  
SCALE 1" = 200'

SEE MAP 17 06 11

LINE	DESCRIPTION	DATE
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17 06 11  
DETAIL MAP NO. 2

C.A.D. SYS.



SEE MAP 17 05 10

CANCELLED

SEE MAP 17 05 11

SEE MAP 17 06 11

17 06 11  
DETAIL MAP NO. 2

SCALE 1" = 200'



PROPERTY DESCRIPTION

Property lying West of the County Road 657 of property described as follows: Beginning at a point South 600 feet from the quarter section corner between Sections 10 and 11, Township 17 South, Range 6 West of the Willamette Meridian; thence South 715 feet; thence South 89° 50' East 2671.5 feet, more or less; thence North 224 feet; thence North 93° 50' West 58 feet to center of County Road; thence North 65° West 139.4 feet; thence North 85° West 70 feet; thence North 53° West 200 feet; thence North 80° West 520 feet; thence North 203.5 feet to a point of being the Northwest corner of parcel of land granted to Roy A. Lindsay and Anna M. Lindsay, husband and wife, by deed recorded July 25, 1945, in Deed Book 293, Page 72, Deed Records of Lane County, Oregon; thence North 89° 51' West to the place of beginning, in Lane County, Oregon.

EXCEPT that portion described in deed to Lane County, recorded May 17, 1990, Reception No. 90-22697, Official Records of Lane County, Oregon.

## 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>Kevin D. Cochran and Catherine E. Cochran</u> Applicant Name (Please Print)	<u>90136 Baker Road, Elmira, OR 97437</u> Mailing Address	<u>(541) 935-8806</u> Phone
<u>Donald A. Gallagher, Jr. and Micheal M. Reeder</u> Agent Name (Please Print)	<u>P.O. Box 1758, Eugene, OR 97440</u> Mailing Address	<u>(541) 484-0188</u> 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>Kevin D. Cochran</u> Property Owner Name (Please Print)	<u>90136 Baker Road, Elmira, OR 97437</u> Mailing Address	<u>(541) 935-8806</u> Phone
<u>Catherine E. Cochran</u> Property Owner Name (Please Print)	<u>90136 Baker Road, Elmira, OR 97437</u> Mailing Address	<u>(541) 935-8806</u> 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 17-06-11-00-2600

Street Address 90136 Baker Road, Elmira, OR 97437 Legal Description Attached Yes

### 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).

Lane County Rural Comprehensive Plan, Goal 2, Policy 11(a)

### 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.

See Exhibit 6 of the attached written statement for the comparative market analysis of the subject property.

**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.

Either (1) \$112,900, or (2) waiver of Lane County RCP, Goal 2, Policy 11(a), that would allow Claimants to partition the subject property into 5+-acre parcels.

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).

*[Handwritten Signature]*  
*Catherine E. Cochran*  
Owner(s) Signature

5/30/06  
Date

*[Handwritten Signature]*  
AGENT FOR CLAIMANT  
Applicant/Agent Signature

5/26/06  
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.



STATUS OF RECORD TITLE REPORT

ARNOLD GALLAGHER SAYDACK PERCELL
ROBERTS & POTTER, PC
ATTN: MICHAEL M. REEDER
800 WILLAMETTE STREET, SUITE 800
EUGENE, OR 97401

Our No: CT-0250406
Date: MAY 16, 2006
Charge: \$200.00
Government Service Fee: \$25.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

( A T T A C H E D )

and as of: MAY 10, 2006, at 8:00 A.M. we find the following:

Vestee:

KEVIN COCHRAN AND CATHERINE COCHRAN,
Trustees of the COCHRAN FAMILY REVOCABLE LIVING TRUST
dated April 15, 2003

Said property is subject to the following on record matters:

- 1. As disclosed by the tax rolls, the premises herein described have been zoned or classified as forest lands. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest pursuant to the provisions of ORS Chapter 321.
2. Easement, including the terms and provisions thereof, granted Blachly-Lane County Cooperative, by instrument recorded January 6, 1972, Reception No. 81068, Lane County Official Records.
3. Easement, including the terms and provisions thereof, in deed granted to Vinko Bosner, recorded August 31, 1994, Reel No. 1989, Reception No. 9463531, Lane County Official Records.
4. Declaration of Easement, including the terms and provisions thereof, recorded December 23, 1997, Reel No. 2369, Reception No. 9786481, and purported amendment recorded February 24, 1998, Reel No. 2388, Reception No. 9812260, Lane County Official Records.
5. Easement, including the terms and provisions thereof, granted the Blachly-Lane County Cooperative Electric Association, by instrument recorded January 7, 1998, Reel No. 2373, Reception No. 9800883, Lane County Official Records.

continued-

MAIN OFFICE \* 811 WILLAMETTE ST. \* EUGENE, OREGON 97401 \* PH: (541) 687-2233
FLORENCE \* 1901 HWY 101 - S. 2 \* FLORENCE, OREGON 97439 \* PH: (541) 997-8417
EUGENE FAX: 485-0307 \* E-MAIL: info@cascadetitle.com \* FLORENCE FAX: 997-8246

6. Declaration of Property Line Adjustment, including the terms and provisions thereof, recorded February 6, 1998, Reel No. 2383, Reception No. 9808076, Lane County Official Records.
7. Any adverse claim based upon the assertion that said land or any portion thereof is now, or at any time has been below high water mark of the unnamed creek on the West.
8. Easement, including the terms and provisions thereof, granted to Brandt R. Weaver and Diane D. Weaver, as tenants by the entirety, by instrument recorded April 29, 1998, Reel No. 2413, Reception No. 9831804, Lane County Official Records.
9. Deed of Trust (Line of Credit), including the terms and provisions thereof, executed by Kevin Cochran and Catherine Cochran, or their successors in interest, as Trustees of the Cochran Family Revocable Living Trust, dated April 15, 2003, Grantor, to U.S. Bank Trust Company, National Association, Trustee, for the benefit of U.S. Bank, National Association, Beneficiary, dated January 28, 2004, recorded February 17, 2004, Reception No. 2004-010532, Lane County Official Records, to secure payment of a note in the amount of \$170,000.00.  
Said Deed of Trust was modified by Agreement dated February 2, 2006, recorded March 7, 2006, Reception No. 2006-015139, Lane County Official Records.
10. Terms, provisions, rights of the beneficiaries and powers of the trustee under the Cochran Family Revocable Living Trust, dated April 15, 2003.

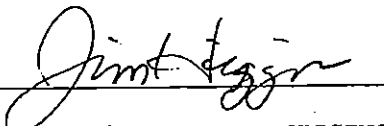
NOTE: Taxes, Account No. 0507846, Assessor's Map No. 17 06 11, #2600, Code 28-00, 2005-2006, in the amount of \$81.11, PAID IN FULL.

Taxes, Account No. 0507853, Assessor's Map No. 17 06 11, #2600, Code 28-02, 2005-2006, in the amount of \$1,343.46, PAID IN FULL.

This report is to be utilized for information only. Any use of this report as a basis for transferring, encumbering or foreclosing the real property described will require prior notification to the undersigned and payment in an amount equivalent to applicable title insurance premiums as required by the rating schedule on file with the Oregon Insurance Division.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:



ar/Title Officer: JIM HIGGINS

PROPERTY DESCRIPTION

Property lying West of the County Road 657 of property described as follows: Beginning at a point South 600 feet from the quarter section corner between Sections 10 and 11, Township 17 South, Range 6 West of the Willamette Meridian; thence South 715 feet; thence South 89° 50' East 2671.5 feet, more or less; thence North 224 feet; thence North 93° 50' West 58 feet to center of County Road; thence North 65° West 139.4 feet; thence North 85° West 70 feet; thence North 53° West 200 feet; thence North 80° West 520 feet; thence North 203.5 feet to a point of being the Northwest corner of parcel of land granted to Roy A. Lindsay and Anna M. Lindsay, husband and wife, by deed recorded July 25, 1945, in Deed Book 293, Page 72, Deed Records of Lane County, Oregon; thence North 89° 51' West to the place of beginning, in Lane County, Oregon.

EXCEPT that portion described in deed to Lane County, recorded May 17, 1990, Reception No. 90-22697, Official Records of Lane County, Oregon.

# DETAIL MAP NO. 2 LANE COUNTY

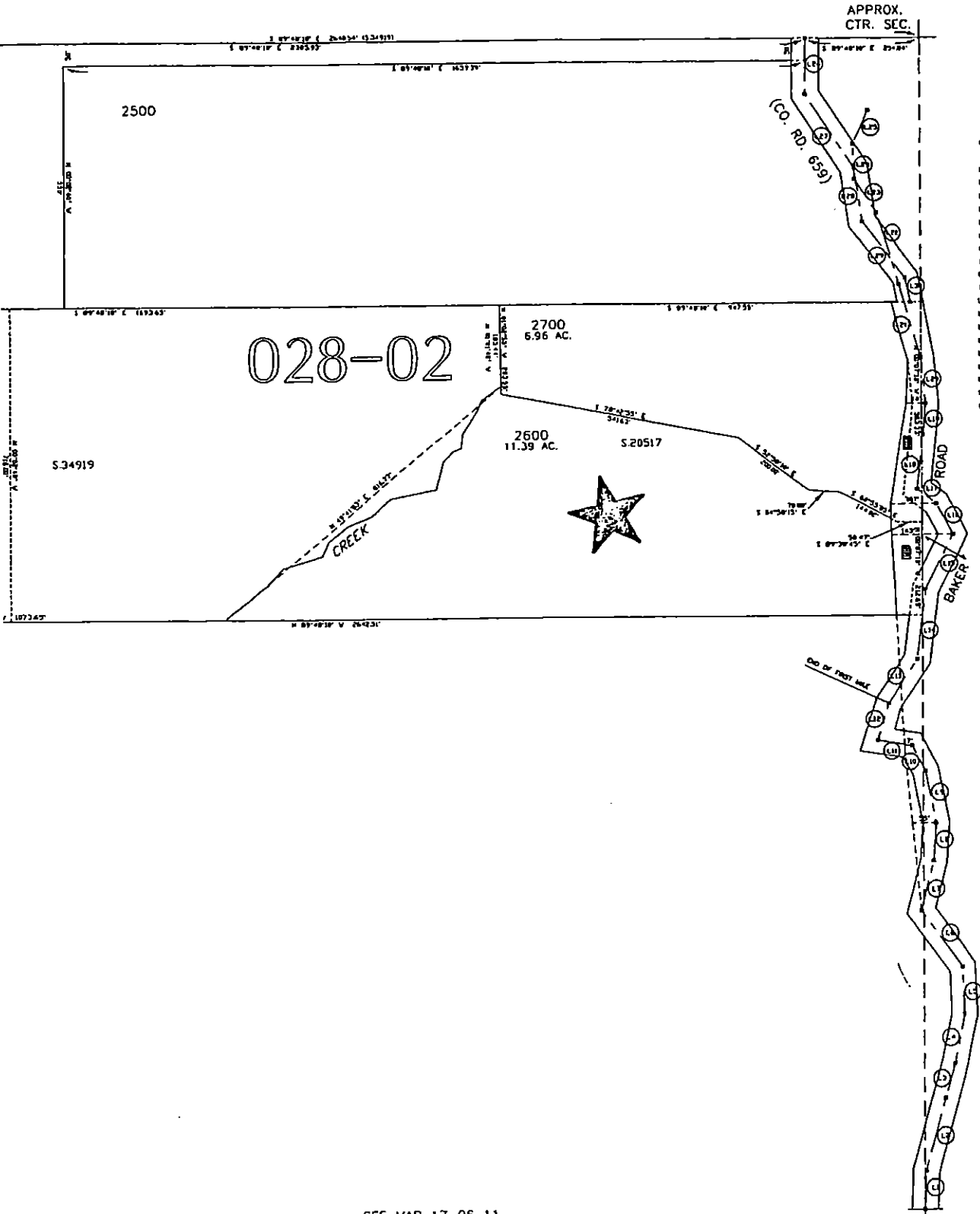
SCALE 1" = 200'

SEE MAP 17 06 11

DATE	REVISION	EMPLOYEE
12/17/01	NEW MAP OF CO. SYSTEM	LC21078
12/27/01	PTG. FROM INTO 2500	LC21078

17 06 1  
DETAIL M

C.A.D.



APPROX. CTR. SEC.

LINE TABLE		
L1	1280=89.14'	N 89° E
L2	2380=115.0'	N 15°30' E
L3	1280=79.20'	N 15°30' E
L4	1680=91.53'	N 17°30' E
L5	1680=88.90'	N 8° W
L6	2370=156.40'	N 37° W
L7	1780=126.80'	N 14° E
L8	1280=86.40'	N 84° E
L9	1880=115.94'	N 12° W
L10	1880=66.66'	N 77°30' W
L11	1280=86.40'	N 87°30' E
L12	1280=87.30'	N 14°45' E
L13	1680=126.80'	N 24° E
L14	2440=161.84'	N 86°45' E
L15	2480=179.90'	N 85°30' E
L16	1280=86.40'	N 29° W
L17	830=154.70'	N 52° W
L18	1880=126.80'	N 84° E
L19	1180=72.84'	N 85° E
L20	1280=86.40'	N 84° W
L21	2670=176.20'	N 14°30' W
L22	2680=172.20'	N 16° W
L23	1280=89.70'	N 32°30' W
L24	1280=79.20'	N 87°30' E
L25	1280=89.20'	N 23° E
L26	2580'	S 89°27'40" W
L27	196.70'	S 30°19'30" E
L28	124.80'	S 88°17'50" E
L29	162.44'	S 37°18'20" E
L30	53.40'	S 12° E

SEE MAP 17 06 11

APPROX. 1/4 COR.

17 06 1  
DETAIL M

THIS MAP IS TO ASSIST LOCATING  
PROPERTY THE COMPANY ASSUMES

After recording return to:  
George L. Derr  
260 Country Club Road, Suite 210  
Eugene, OR 97401

Send Tax Statements to:  
Cathy & Kevin Cochran  
90136 Baker Road  
Elmira, OR 97437

Division of Chief Deputy Clerk  
Lane County Deeds and Records

2003-045068



\$31.00

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05/19/2003 10:59:52 AM

RPR-DEED Cnt=1 Stn=7 CASHIER 07  
\$10.00 \$11.00 \$10.00

### WARRANTY DEED

Kevin Cochran and Catherine Cochran, Grantors, convey and warrant to Kevin Cochran and Catherine Cochran, Grantees, or their successors in interest, as Trustees of The Cochran Family Revocable Living Trust, (a revocable grantor-type trust without set expiration date) dated April 15, 2003, the real property more commonly known as 90136 Baker Road, Elmira, Lane County, Oregon, more particularly described as follows:

Property lying West of the County Road 659 of property described as follows:

Beginning at a point South 600 feet from the quarter section corner between Sections 10 and 11, Township 17 South, Range 6 West of the Willamette Meridian; thence South 716 feet; thence South 89° 50' East 2671.5 feet, more or less; thence North 224 feet; thence North 89° 50' West 58 feet to center of County Road; thence North 65° West 139.4 feet; thence North 85° West 70 feet; thence North 53° West 200 feet; thence North 80° West 520 feet; thence North 203.5 feet to a point of being the Northwest corner of parcel of land granted to Roy A. Lindsay and Anna M. Lindsay, husband and wife, by deed recorded July 25, 1945, in Deed Book 293, Page 72, Deed Records of Lane County, Oregon; thence North 89° 51' West to the Place of Beginning, in Lane County, Oregon.

EXCEPT that portion described in deed to Lane County, recorded May 17, 1990, Reception No. 90-22697, Official Records of Lane County, Oregon.

ALSO EXCEPT Beginning at a point 600.00 feet South 0° 02' 40" East of the Brass Cap monument marking the one quarter corner between Sections 10 and 11, Township 17 South, Range 6 West of the Willamette Meridian; thence South 0° 02' 40" East 716.00 feet; thence South 89° 48' 10" East, parallel with the East-/West center section line through said Section 11, 1073.65 feet to a point in the center of a creek; thence Northeasterly along the center of the creek to a point which bears North 49° 41' 00" East 816.77 feet from the last mentioned Point; thence leaving said creek North 1° 01' 40" West 185.44 feet; thence North 89° 48' 10" West 1693.66 feet to the point of beginning in Lane County Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

The property is free from all encumbrances except (a) Zoning ordinances, building and use restrictions, easements, covenants, conditions, and restrictions of record; (b) Conditions and restrictions apparent from a visual inspection of the Property and restrictions and regulations discoverable in the public records of any governmental agency; (c) All liens and encumbrances of which Buyer has actual notice prior to receiving title; and (d) Liens and encumbrances of record.

In construing this deed and where the context so requires, the singular includes the plural.

~~Grantor/Grantee certifies that said Trust is a revocable grantor-type trust under the terms of which the Grantor/Grantee continues to have authority to use, possess, and dispose of the subject property to the same degree as was had prior to this conveyance during the entirety of the life of Grantor/Grantee.~~

**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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: April 15, 2003.


Grantors:

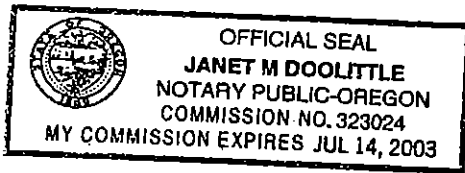
  
Kevin D. Cochran

  
Catherine E. Cochran

STATE OF OREGON, County of Lane ) ss.

Personally appeared before me on April 15, 2003, the above-named Kevin D. Cochran and Catherine E. Cochran and acknowledged the foregoing instrument to be their voluntary act and deed.

  
Notary Public for Oregon



9454838

9467736

TO TITLE NO. 213,173  
TAX ACCT. NO. 507846

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL OR CORPORATION)

10.  
10.  
10.

WILEY MT., INC. and LEXLYNN, INC., Grantor,

conveys and warrants to

KEVIN D. COCHRAN and CATERINE E. COCHRAN, husband and wife, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

Re recording to add notary seal  
Encumbrances:

8952JUL.26'94MOSREC 10.00  
8952JUL.26'94MOSPFUND 10.00  
8952JUL.26'94MOSA&T FUND 20.00

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.  
1994-95 REAL PROPERTY TAXES, A LIEN BUT NOT YET DUE AND PAYABLE  
GRANTOR HEREIN SHALL HAVE 36 MONTHS FROM THE DATE HEREIN TO REMOVE ALL MERCHANTABLE TIMBER.  
GRANTOR SHALL ABIDE BY STATE FORESTRY PRACTICES ACT REGULATIONS.  
GRANTEE WILL BE RESPONSIBLE FOR ANY REFORESTATION REQUIREMENTS.

The true consideration for this conveyance is \$139,000.00 (Here comply with the requirements of ORS 93.030\*).

Dated this 26 day of July, 1994, if a corporate grantor, it has caused its name to be signed by order of its board of directors.



*Norman N. McDougal*  
WILEY MT., INC., Norman N. McDougal, President  
*Melvin L. McDougal*  
LEXLYNN, INC., Melvin L. McDougal, President

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on 7-26-94, 1994, by KEVIN D. COCHRAN and CATERINE E. COCHRAN, GRANTOR, NORMAN N. MCDOUGAL AS PRESIDENT AND POWER OF ATTORNEY FOR MELVIN L. MCDOUGAL.

*Brenda Betz*  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

WILEY MT., INC.  
GRANTOR'S NAME AND ADDRESS

Until a change is requested all tax statements shall be sent to the following address:  
\*\*\* SAME AS 8952JUL.26'94MOSREC 10.00  
8952JUL.26'94MOSA&T FUND 10.00

KEVIN D. COCHRAN  
13522 S CARUS ROAD  
OREGON CITY, OR 97045  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
TITLE GUARANTY COMPANY OF OREGON  
299 EAST 18TH AVENUE  
EUGENE, OR 97401

9454838

9467736

EXHIBIT A

Property lying West of the County Road 539 of property described as follows:

Beginning at a point South 600 feet from the quarter section corner between Sections 10 and 11, Township 17 South, Range 6 West of the Willamette Meridian; thence South 716 feet; thence South 89 degrees 50' East 2671.5 feet, more or less; thence North 224 feet; thence North 89 degrees 50' West 58 feet to center of County Road; thence North 65 degrees West 139.4 feet; thence North 85 degrees West 70 feet; thence North 53 degrees West 200 feet; thence North 80 degrees West 320 feet; thence North 203.5 feet to a point of being the Northwest corner of parcel of land granted to Roy A. Lindsay and Anna M. Lindsay, husband and wife, by deed recorded July 25, 1945, in Deed Book 293, Page 72, Deed Records of Lane County, Oregon; thence North 89 degrees 51' West to the Place of Beginning, in Lane County, Oregon.

EXCEPT that portion described in deed to Lane County, recorded May 17, 1990, Reception No. 90-22697, Official Records of Lane County, Oregon.

9467736

9454838

State of Oregon,  
County of Lane--s.

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

21 SEP 94 2:1 20

Sept 1995R

Lane County OFFICIAL Records,  
Lane County Clerk

By:  County Clerk

State of Oregon,  
County of Lane--s.

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

28 JUL 94 2:1 11

Red 1976R

Lane County OFFICIAL Records,  
Lane County Clerk

By:  County Clerk

CERTIFICATION OF TRUST

We, Kevin D. Cochran and Catherine E. Cochran, Trustees of The Cochran Family Revocable Living Trust dated April 15, 2003, make this certification pursuant to ORS 128.232 et seq.

1. Trust. The Cochran Family Revocable Living Trust is presently in existence. It was executed on April 15, 2003.

2. Trustors and Trustees. The Trustors are Kevin D. Cochran and Catherine E. Cochran. We are currently the Co-Trustees of the Trust.

3. Trust Powers. Under the terms of the Trust Agreement, the Trustees are given powers granted a trustee under the Uniform Trustee's Powers Acts set forth in ORS 128.003 - 128.045, including the right to sell, exchange, assign, lease, encumber, or otherwise alienate all or any part of the Trust estate on such terms as the Trustee shall determine.

4. Trustees' Mailing Address. Our mailing address as current acting Trustees is 90136 Baker Road, Elmira, Oregon 97437.

5. Trust Revocable. The Trust is revocable. The trust can be modified, amended or revoked only by the Trustors.

6. Taxpayer Identification Number. The Trust's taxpayer identification number is: 544-74-8338.

7. Title to Trust Property. Trust property is to be titled as follows:

Kevin D. Cochran and Catherine E. Cochran, or their successor(s) in interest, Trustees of The Cochran Family Revocable Living Trust dated April 15, 2003.

8. No Change in Trust. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

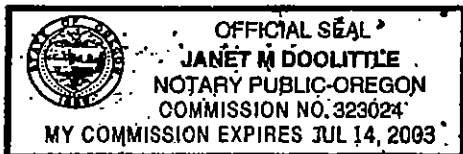
Date: April 15, 2003.

Kevin D. Cochran, Trustee

Catherine E. Cochran, Trustee

STATE OF OREGON )
) ss.
County of Lane )

This instrument was acknowledged before me on April 15, 2003, by Kevin D. Cochran and Catherine E. Cochran, as acting Trustees.



Notary Public for Oregon

**7-1-04 TO 6-30-05 REAL PROPERTY TAX STATEMENT**  
 LANE COUNTY · 125 E. EIGHTH AVE. · EUGENE, OR 97401 · (541) 682-4321

**ACCOUNT NUMBER 0507853**  
 SITUS ADDRESS: 90136 BAKER RD  
 ELMIRA

PROP: 641  
 TCA: 02802  
 MAP: 17 06 11 00 02600

COCHRAN KEVIN  
 90136 BAKER RD  
 ELMIRA OR 97437

**LAST YEAR'S TAX** 1,250.74  
 See back for explanation of taxes marked with (\*)

**CURRENT TAX BY DISTRICT**

VALUES:	LAST YEAR	THIS YEAR
MARKET VALUES		
LAND:	29,774	30,576
IMPROVEMENT:	100,670	110,740
TOTAL:	130,444	141,316
SPECIALLY ASSESSED VALUE:	8,176	9,279
REAL MKT VALUE:	111,202	122,467
ASSESSED VALUE:	101,967	105,667
EXEMPTIONS:	0	0
<b>NET TAXABLE:</b>	<b>101,967</b>	<b>105,667</b>

U FERN RIDGE SCHOOL DISTRICT	509.74
U LANE COMMUNITY COLLEGE	65.42
U LANE EDUCATION SERVICE DIST	23.58
<b>EDUCATION TOTALS:</b>	<b>598.74</b>
U FERN RIDGE LIBRARY DISTRICT	40.41
U LANE COUNTY	134.87
U LANE COUNTY FIRE DISTRICT #1	209.73
<b>GENERAL GOVERNMENT TOTALS:</b>	<b>385.01</b>
U FERN RIDGE SD BOND	271.97
U LANE COMMUNITY COLLEGE BOND	28.10
U LANE COUNTY BOND	13.80
<b>BONDS - OTHER TOTALS:</b>	<b>313.87</b>

**FOREST DEFERRAL**

Potential Additional Tax

MORTGAGE CO:  
 LOAN #:

If a mortgage company pays your taxes, CONTROL NO. 99,535  
 This statement is for your records only.

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment No Discount
1,258.69	847.78	432.54

**2004-2005 TAXES BEFORE DISCOUNT** 1,297.62

**TOTAL TAX (After Discount)** 1,258.69

**7-1-04 TO 6-30-05 REAL PROPERTY TAX STATEMENT**  
**LANE COUNTY · 125 E. EIGHTH AVE. · EUGENE, OR 97401 · (541) 682-4321**

**ACCOUNT NUMBER 0507846**  
**SITUS ADDRESS: ADDRESS UNKNOWN**

PROP: 641  
 TCA: 02800  
 MAP: 17 06 11 00 02600

COCHRAN KEVIN  
 90136 BAKER RD  
 ELMIRA OR 97437

**LAST YEAR'S TAX** 65.33  
 See back for explanation of taxes marked with (\*)

**CURRENT TAX BY DISTRICT**

U FERN RIDGE SCHOOL DISTRICT	11.34
U LANE COMMUNITY COLLEGE	1.45
U LANE EDUCATION SERVICE DIST	0.52
<b>EDUCATION TOTALS:</b>	<b>13.31</b>
U FERN RIDGE LIBRARY DISTRICT	0.90
U LANE COUNTY	3.00
<b>GENERAL GOVERNMENT TOTALS:</b>	<b>3.90</b>
FIRE PATROL - WEST	18.00
FIRE PATROL EMERGENCY	38.00
U FERN RIDGE SD BOND	6.04
U LANE COMMUNITY COLLEGE BOND	0.62
U LANE COUNTY BOND	0.31
<b>BONDS - OTHER TOTALS:</b>	<b>62.97</b>

<b>VALUES:</b>	<b>LAST YEAR</b>	<b>THIS YEAR</b>
MARKET VALUES		
LAND:	71,982	74,787
IMPROVEMENT:	0	0
TOTAL:	71,982	74,787
SPECIALLY ASSESSED VALUE:	976	2,818
REAL MKT VALUE:	976	2,818
ASSESSED VALUE:	920	2,349
EXEMPTIONS:	0	0
<b>NET TAXABLE:</b>	<b>920</b>	<b>2,349</b>

**FOREST DEFERRAL**

Potential Additional Tax

MORTGAGE CO:  
 LOAN #:

If a mortgage company pays your taxes, CONTROL NO. 99,534  
 This statement is for your records only.

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment No Discount	<b>2004-2005 TAXES BEFORE DISCOUNT</b>	<b>80.18</b>
77.77	52.38	26.72	<b>TOTAL TAX (After Discount)</b>	<b>77.77</b>

# Comparative Market Analysis

for

Micheal M. Reeder

## SUBJECT PROPERTY

adjacent to 90136 Baker Rd.  
Elmira, OR 97437

- ◆ Creek Frontage
- ◆ Driveway & Electrical
- ◆ Privacy

- ◆ Private parcel set back from main road. Year-round creek frontage. Electrical and main driveway back to parcel in place. Good wells in surrounding area.

Suggested Price: **\$142,000**

Prepared By:

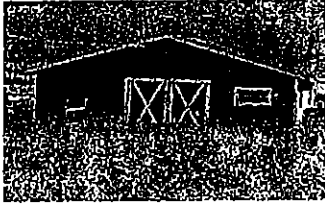
**Kevin Cochran**  
**Homeland Realty, Inc.**

**4/12/2006**

*This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.*

## Comparables to Your Home

<b>Oakhill Road</b>	<b>LND</b>	<b>SLD</b>	<b>\$85,000</b>
---------------------	------------	------------	-----------------



**ML#:** 5086799  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97402  
**T/Guide:** 24H3  
**Tax Id #:** 461556

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 416.83

**Directions:** W 11TH TO CROW ROAD, TO RIGHT ON OAKHILL ROAD

**Remarks:** LEVEL ACREAGE NEAR EUGENE ZONED RR5, WITH POWER AND LEGAL LOT VERIFICATION. SELLER TRIED TO GET A SEPTIC PERMIT 3 YEARS AGO AND WAS DENIED. BARN WITH 4 STALLS ON THE PROPERTY.

<b>HWY 126</b>	<b>LND</b>	<b>SLD</b>	<b>\$135,000</b>
----------------	------------	------------	------------------



**ML#:** 6004084  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97490  
**T/Guide:** 0A0  
**Tax Id #:** 757706

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 405.08

**Directions:** HWY 126 WEST OF VENETA TO WALTON

**Remarks:** WALTON OREGON IN THE COASTAL MNT. RANGE. WELL WATER IS IN. SEPTIC SYSTEM IS IN. NICE MIX OF WOODED AND PASTURES. MOTOR HOME AVAILABLE TO CAMP OUT IN WITH ACCEPTABLE OFFER. 15 MINUTES TO VENETA.

<b>92079 Sharewater</b>	<b>LND</b>	<b>SLD</b>	<b>\$129,500</b>
-------------------------	------------	------------	------------------



**ML#:** 4032083  
**MLS Area:** 237  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97419  
**T/Guide:** 3A6  
**Tax Id #:** 1544277

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 25

**Directions:** HWY 99 TO HWY 36 8 MILES TO SHAREWATER TO ADDRESS

**Remarks:** VERY PRIVATE AND QUIET 5 ACRE PARCEL WITH WONDERFUL VIEW OVER VALLEY TO EUGENE, MULTI LEVEL PARCEL WITH GOOD WELL AND SEPTIC IN - MANUFACTURED OK

<b>Deal Street</b>	<b>LND</b>	<b>SLD</b>	<b>\$159,900</b>
--------------------	------------	------------	------------------

No Photo  
Available

**ML#:** 5023911  
**MLS Area:** 237  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97448  
**T/Guide:** 000  
**Tax Id #:** Not Found

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 0

**Directions:** JUST NORTH OF 1700 DEAL STREET

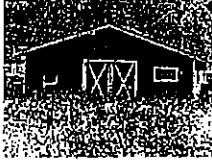

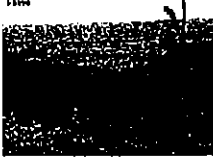
**Remarks:** PC2683 WOW! SUPER BEAUTIFUL COUNTRY PROPERTY, GREAT FARM, VIEW, BACKS UP TO HUGE FARM, VERY NICE PROPERTY ON OUTSIDE EDGE OF CITY LIMITS, WONDERFUL CLOSE IN



**SITE, SEPTIC SITE APPROVED. HURRY WON'T LAST**

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

## Adjustments to Comparables

	SUBJECT PROPERTY			
<b>Address</b>	adjacent to 901...	Oakhill Road	HWY 126	92079 Sharewater
<b>City</b>	Elmira, OR 97437	Eugene	Walton	Cheshire
<b>MLS#</b>		<b>5086799</b>	<b>6004084</b>	<b>4032083</b>
<b>Status</b>		SLD	SLD	SLD
<b>Price</b> <b>\$/Sqft</b>	\$142,000	\$90,000	\$142,000	\$134,900
<b>Sold Price</b> <b>\$/Sqft</b>		\$85,000	\$135,000	\$129,500
<b>Sale Date</b>		1/4/2006	3/3/2006	7/15/2005
<b>DOM</b>		10	14	363
		<b>\$ Adj</b>	<b>\$ Adj</b>	<b>\$ Adj</b>
<b>AREA</b>	236	236	236	237
<b>ZIP</b>	97437	97402	97490	97419
<b>PROP TYPE</b>		RESID	RESID	RESID
<b>ZONING</b>	FF-2	RR5	RR5	RR5
<b># ACRES</b>	6.39	4.76	5.88	5
<b># LOTS</b>	1		1	
<b>LOT SIZE</b>	5-9.99AC	3-4.99AC	5-9.99AC	5-9.99AC
<b>LOT DESC</b>	STREAM	PASTURE	WOODED	PRIVATE,...
<b>RD SURFACE</b>	GRAVLRD	PAVEDRD		GRAVLRD
<b>RD FRONTAGE</b>		Y	Y	
<b>ELE SCHOOL</b>	Elmira	TWIN OAKS	ELMIRA	TERRITORIAL
<b>HIGH SCHOOL</b>	Elmira	CHURCHILL	ELMIRA	JUNCTION...
<b>WATERFRONT</b>	Y	N	N	N
<b>SOIL TYPE</b>	NATIVE	NATIVE	NATIVE	NATIVE
<b>Other Adjustments</b>				
<b>Total Adjustments:</b>				
<b>Adjusted Price:</b>	<b>\$142,000</b>	<b>\$85,000</b>	<b>\$135,000</b>	<b>\$129,500</b>

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

		SUBJECT PROPERTY	No Photo Available		
Address		adjacent to 901...	Deal Street		
City		Elmira, OR 97437	Junction City		
MLS#			5023911		
Status			SLD		
Price	\$/Sqft	\$142,000	\$ \$159,900		
Sold Price	\$/Sqft		\$159,900		
Sale Date			6/21/2005		
DOM			11		
				\$ Adj	
AREA		236	237		
ZIP		97437	97448		
PROP TYPE			RESID		
ZONING		FF-2	RR5		
# ACRES		6.39	5		
# LOTS		1			
LOT SIZE		5-9.99AC	5-9.99AC		
LOT DESC		STREAM	PASTURE,...		
RD SURFACE		GRAVLRD	PAVEDRD		
RD FRONTAGE			Y		
ELE SCHOOL		Elmira	LAUREL		
HIGH SCHOOL		Elmira	JUNCTION...		
WATERFRONT		Y	N		
SOIL TYPE		NATIVE	NATIVE		
Other Adjustments					
<b>Total Adjustments:</b>					
<b>Adjusted Price:</b>		<b>\$142,000</b>	<b>\$159,900</b>		

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## Summary of Comparables

### Sold

MLS#	P	Type	Address	City	Area	Acres	Price
			ADJACENT TO 90136 BAKER RD.		236	6.39	\$142,000
5086799	2	RESID	Oakhill Road	Eugene	236	4.76	\$85,000
6004084	7	RESID	HWY 126	Walton	236	5.88	\$135,000
4032083	4	RESID	92079 Sharewater	Cheshire	237	5	\$129,500
5023911	0	RESID	Deal Street	Junction City	237	5	\$159,900

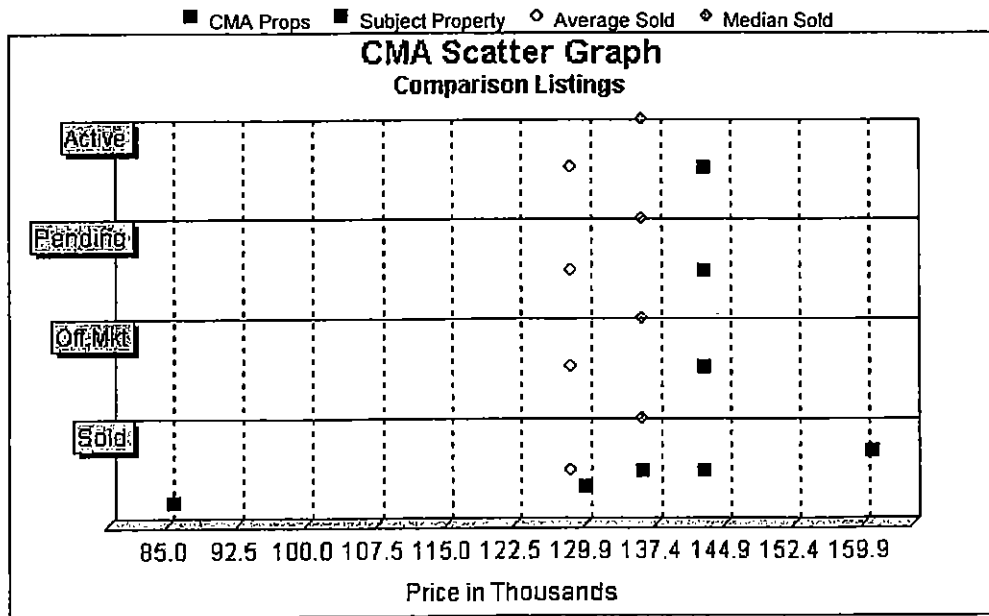
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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$\$sqft
<b>Sold</b>	4	\$127,350	\$85,000	\$159,900	0	\$0
<b>Total Listings</b>	4	Sold Properties closed averaging <b>96.7%</b> of their Final List Price. This reflects a <b>3.3%</b> difference between Sale Price and List Price. If SNL status is included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL listings.				

	Amount	\$/Sqft
<b>Average Sales Price</b>	<b>\$127,350</b>	<b>\$0</b>
Min. List Price	\$90,000	\$0
Max. List Price	\$159,900	\$0
<b>Suggested List Price</b>	<b>\$142,000</b>	<b>\$</b>

### How the Suggested Price Looks in the Market



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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Comparative Market Analysis

for

Micheal M. Reeder

## SUBJECT PROPERTY

adjacent to 90136 Baker Rd.  
Elmira, OR 97437

- ◆ Creek Frontage
- ◆ Driveway & Electrical
- ◆ Privacy

- ◆ Private parcel set back from main road. Year-round creek frontage. Electrical and main driveway back to parcel in place. Good wells in surrounding area.

Suggested Price: **\$142,000**

Prepared By:

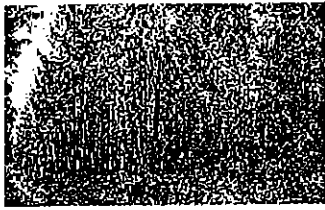
**Kevin Cochran**  
**Homeland Realty, Inc.**

**4/12/2006**

*This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.*

## Comparables to Your Home

<b>24637 Butler RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$75,000</b>
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**ML#:** 4020777  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97437  
**T/Guide:** 4B7  
**Tax Id #:** 67619

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 252.7

**Directions:** LAWRENCE TO BUTLER RD.

**Remarks:** HEAVILY WOODED ACREAGE IN AN AREA OF OTHER FINE HOMES. LOTS OF POTENTIAL HOME SITES ON THIS RR5 ZONED PROPERTY. OUT OF AREA OWNER SAYS SELL!!!

<b>LAWRENCE RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$75,000</b>
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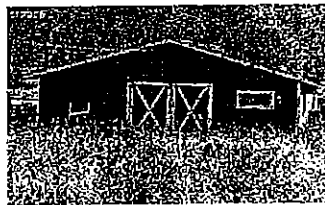
**ML#:** 5061894  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97437  
**T/Guide:** 4B7  
**Tax Id #:** 1131521

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 206.13

**Directions:** TERRITORIAL, WEST ON LAWRENCE TOP OF HILL JUST PAST BUTLER RD. ON LEFT

**Remarks:** TOP OF HILL, MOUNTAIN & FOREST VIEWS. EXCELLENT BUILDING SITE.

<b>Oakhill Road</b>	<b>LND</b>	<b>SLD</b>	<b>\$85,000</b>
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**ML#:** 5086799  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97402  
**T/Guide:** 24H3  
**Tax Id #:** 461556

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 416.83

**Directions:** W 11TH TO CROW ROAD, TO RIGHT ON OAKHILL ROAD

**Remarks:** LEVEL ACREAGE NEAR EUGENE ZONED RR5, WITH POWER AND LEGAL LOT VERIFICATION. SELLER TRIED TO GET A SEPTIC PERMIT 3 YEARS AGO AND WAS DENIED. BARN WITH 4 STALLS ON THE PROPERTY.

<b>25757 WILDWOOD RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$92,500</b>
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No Photo  
Available

**ML#:** 5042269  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97487  
**T/Guide:** 0A3  
**Tax Id #:** 1541661

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 780

**Directions:** W ON 126 TO R ON ELLMAKER TO L ON WILDWOOD

**Remarks:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

<b>Bolton Hill RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$107,500</b>
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**No Photo  
Available**

**ML#:** 5019313  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97487  
**T/Guide:** 14C7  
**Tax Id #:** 986396

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 0

**Directions:** HWY 126 WEST, LEFT ON TERRITORIAL RIGHT ON BOLTON HILL NEXT TO 24367  
**Remarks:** PC2155 WOW! SUPER BUILDING SITE, YEAR ROUND CREEK, POND, SITE APPROVED, READY TO BUILD, ROAD IN, SEPTIC SITE APPROVED. NEAT SETTING, GREAT VIEWS AND LARGE TREES. GREAT PRICE, HURRY WON'T LAST.

<b>25191 E Bolton</b>	<b>LND</b>	<b>SLD</b>	<b>\$125,000</b>
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**No Photo  
Available**

**ML#:** 5060050  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97487  
**T/Guide:** 73B1  
**Tax Id #:** Not Found

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 949

**Directions:** VENETA, SOUTH ON TERRITORIAL, EAST ON BOLTON  
**Remarks:** HAVE BEEN TOLD THAT PROPERTY IS SUBDIVIDABLE. DEVELOPER/PURCHASER SHOULD ASK ALL QUESTIONS OF CITY OF VENETA RELATIVE TO ANY POTENTIAL CHALLENGES.

<b>HWY 126</b>	<b>LND</b>	<b>SLD</b>	<b>\$135,000</b>
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**ML#:** 6004084  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97490  
**T/Guide:** 0A0  
**Tax Id #:** 757706

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 405.08

**Directions:** HWY 126 WEST OF VENETA TO WALTON  
**Remarks:** WALTON OREGON IN THE COASTAL MNT. RANGE. WELL WATER IS IN. SEPTIC SYSTEM IS IN. NICE MIX OF WOODED AND PASTURES. MOTOR HOME AVAILABLE TO CAMP OUT IN WITH ACCEPTABLE OFFER. 15 MINUTES TO VENETA.

<b>Sheffler Road</b>	<b>LND</b>	<b>SLD</b>	<b>\$160,000</b>
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**ML#:** 4072455  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97437  
**T/Guide:** 2B7  
**Tax Id #:** 1597663

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** FRM/FOR  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 0

**Directions:** TERRITORIAL, WARTHEN ROAD, SHEFFLER 1 MI, ACROSS FROM LAVILLE VINYARD  
**Remarks:** PARCEL #1& #2 ARE IN BACK OF LOTS THAT ARE ON THE ROAD. BEAUTIFULLY TREED, GENTLY SLOPED PROPERTY. ACROSS FROM LAVELLE VINEYARDS. SELLER WILL COMPLETE LOT LINE ADJUSTMENT & PROVIDE SEPTIC APPROVAL BEFORE CLOSING. PURCHASER WILL HAVE 1ST OPTION ON LOT #2.

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



<b>89666 Shefler Road</b>	<b>LND</b>	<b>SLD</b>	<b>\$160,000</b>
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**ML#:** 4072566  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97437  
**T/Guide:** 2B7  
**Tax Id #:** 1597663

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** FRM/FOR  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 0

**Directions:** W. 11TH, TERRITORIAL, WARTHEN RD, SHEFFLER 1MI, ACROSS FROM LAVILLE VINYARD  
**Remarks:** 2 PARCELS, #2 IS IN BACK OF LOTS THAT ARE ON THE ROAD. BEAUTIFULLY TREADED, GENTLY SLOPED PROPERTY ACROSS FROM LAVELLE VINEYARDS. SELLER TO COMPLETE LOT LINE ADJUSTMENT & PROVIDE SEPTIC APPROVAL PRIOR TO CLOSE. PURCHASE TO HAVE 1ST OPTION TO PURCHASE #1 TO HAVE BOTH LOTS. PLAT MAP IN OFFICE.

<b>Butler</b>	<b>LND</b>	<b>SLD</b>	<b>\$60,000</b>
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**No Photo Available**

**ML#:** 4074089  
**MLS Area:** 237  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97448  
**T/Guide:** 2B6  
**Tax Id #:** Not Found

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 20

**Directions:** CLEAR LAKE RD TURNS INTO LAWRENCE TO BUTLER  
**Remarks:** QUIET AREA OF 5 ACREA PARCELS. NO FARM ANIMALS, OR MOTORIZED VEHICLES ON 118 ACRES OF COMMON AREA. FOUR MILES OF WALKING TRAILS. ENOUGH LAND TO BUILD HOME. NO MOBILE. BUYER TO DRILL WELL. 20 MIN FROM EUGENE. LOCATED WEST OF 24724 BUTLER RD. 20 MIN WEST OF EUGENE

<b>92079 Sharewater</b>	<b>LND</b>	<b>SLD</b>	<b>\$129,500</b>
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**ML#:** 4032083  
**MLS Area:** 237  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97419  
**T/Guide:** 3A6  
**Tax Id #:** 1544277

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 25

**Directions:** HWY 99 TO HWY 36 8 MILES TO SHAREWATER TO ADDRESS  
**Remarks:** VERY PRIVATE AND QUIET 5 ACRE PARCEL WITH WONDERFUL VIEW OVER VALLEY TO EUGENE, MULTI LEVEL PARCEL WITH GOOD WELL AND SEPTIC IN - MANUFACTURED OK

<b>24761 LAVELL RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$149,900</b>
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**ML#:** 5006176  
**MLS Area:** 237  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97448  
**T/Guide:** 70A15  
**Tax Id #:** 1023116

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 626.27

**Directions:** W ON FIRST STREET, TURNS INTO HIGHPASS, TO LAVELL ROAD  
**Remarks:** PC1551 QUIET AND SECLUDED BUILDING SITE READY FOR YOUR DREAM HOUSE. WELL AND SEPTIC IN. FEATURES A GARAGE AND SHOP ALREADY THERE. THE TREES BORDER THE BUILDINGS SITE ALREADY GRADED. THERE IS A POND THAT IS ON THE ADJACENT PROPERTY ON THE NORTH SIDE.

Deal Street	LND	SLD	\$159,900
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**No Photo  
Available**

ML#: 5023911  
 MLS Area: 237  
 County: Lane  
 Neighborhood:  
 Zip Code: 97448  
 T/Guide: 000  
 Tax Id #: Not Found



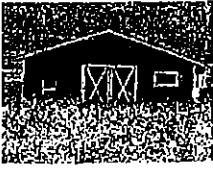
Bedrooms:  
 Bathrooms:  
 Sub-Type: RESID  
 Style:  
 Year Built:  
 Total SF:  
 Tax per Year: 0

**Directions:** JUST NORTH OF 1700 DEAL STREET

**Remarks:** PC2683 WOW! SUPER BEAUTIFUL COUNTRY PROPERTY, GREAT FARM, VIEW, BACKS UP TO HUGE FARM, VERY NICE PROPERTY ON OUTSIDE EDGE OF CITY LIMITS, WONDERFUL CLOSE IN SITE, SEPTIC SITE APPROVED. HURRY WON'T LAST

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.




## Adjustments to Comparables

	<b>SUBJECT PROPERTY</b>			
<b>Address</b>	adjacent to 901...	24637 Butler RD	LAWRENCE RD	Oakhill Road
<b>City</b>	Elmira, OR 97437	Elmira	Elmira	Eugene
<b>MLS#</b>		4020777	5061894	5086799
<b>Status</b>		SLD	SLD	SLD
<b>Price</b> <b>\$/Sqft</b>	\$142,000	\$79,900	\$84,900	\$90,000
<b>Sold Price</b> <b>\$/Sqft</b>		\$75,000	\$75,000	\$85,000
<b>Sale Date</b>		4/27/2005	10/12/2005	1/4/2006
<b>DOM</b>		385	14	10
		<b>\$ Adj</b>	<b>\$ Adj</b>	<b>\$ Adj</b>
<b>AREA</b>	236	236	236	236
<b>ZIP</b>	97437	97437	97437	97402
<b>PROP TYPE</b>		RESID	RESID	RESID
<b>ZONING</b>	FF-2	RR5		RR5
<b># ACRES</b>	6.39	2.93	2.04	4.76
<b># LOTS</b>	1			
<b>LOT SIZE</b>	5-9.99AC	1-2.99AC	1-2.99AC	3-4.99AC
<b>LOT DESC</b>	STREAM	TREES, W...		PASTURE
<b>RD SURFACE</b>	GRAVLRD			PAVEDRD
<b>RD FRONTAGE</b>			Y	Y
<b>ELE SCHOOL</b>	Elmira	ELMIRA	TERRITORIAL	TWIN OAKS
<b>HIGH SCHOOL</b>	Elmira	ELMIRA	JUNCTION...	CHURCHILL
<b>WATERFRONT</b>	Y	N	N	N
<b>SOIL TYPE</b>	NATIVE	NATIVE		NATIVE
<b>Other Adjustments</b>				
<b>Total Adjustments:</b>				
<b>Adjusted Price:</b>	<b>\$142,000</b>	<b>\$75,000</b>	<b>\$75,000</b>	<b>\$85,000</b>

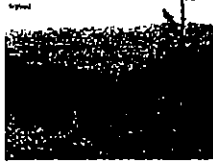

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

		<b>SUBJECT PROPERTY</b>	<b>No Photo Available</b>	<b>No Photo Available</b>	<b>No Photo Available</b>
<b>Address</b>		adjacent to 901...	25757 WILDWOOD RD	Bolton Hill RD	25191 E Bolton
<b>City</b>		Elmira, OR 97437	Veneta	Veneta	Veneta
<b>MLS#</b>			<b>5042269</b>	<b>5019313</b>	<b>5060050</b>
<b>Status</b>			SLD	SLD	SLD
<b>Price</b>	<b>\$/Sqft</b>	\$142,000	\$90,000	\$109,000	\$125,000
<b>Sold Price</b>	<b>\$/Sqft</b>		\$92,500	\$107,500	\$125,000
<b>Sale Date</b>			10/15/2005	7/15/2005	10/3/2005
<b>DOM</b>			23	30	5
			<b>\$ Adj</b>	<b>\$ Adj</b>	<b>\$ Adj</b>
<b>AREA</b>		236	236	236	236
<b>ZIP</b>		97437	97487	97487	97487
<b>PROP TYPE</b>			RESID	RESID	RESID
<b>ZONING</b>		FF-2		RR5	RR
<b># ACRES</b>		6.39	1.66	2.57	1.21
<b># LOTS</b>		1			
<b>LOT SIZE</b>		5-9.99AC	1-2.99AC	1-2.99AC	1-2.99AC
<b>LOT DESC</b>		STREAM		POND, ST...	TREES
<b>RD SURFACE</b>		GRAVLRD	GRAVLRD	GRAVLRD	PAVEDRD
<b>RD FRONTAGE</b>			Y	Y	
<b>ELE SCHOOL</b>		Elmira	ELMIRA	CENTRAL	VENETA
<b>HIGH SCHOOL</b>		Elmira	ELMIRA	ELMIRA	ELMIRA
<b>WATERFRONT</b>		Y	N	Y	
<b>SOIL TYPE</b>		NATIVE		NATIVE	NATIVE
<b>Other Adjustments</b>					
<b>Total Adjustments:</b>					
<b>Adjusted Price:</b>		<b>\$142,000</b>	<b>\$92,500</b>	<b>\$107,500</b>	<b>\$125,000</b>

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

		<b>SUBJECT PROPERTY</b>				
<b>Address</b>		adjacent to 901...	HWY 126		Sheffler Road	89666 Shefler ...
<b>City</b>		Elmira, OR 97437	Walton		Elmira	Elmira
<b>MLS#</b>			6004084		4072455	4072566
<b>Status</b>			SLD		SLD	SLD
<b>Price</b>	<b>\$/Sqft</b>	\$142,000	\$142,000		\$84,900	\$84,900
<b>Sold Price</b>	<b>\$/Sqft</b>		\$135,000		\$160,000	\$160,000
<b>Sale Date</b>			3/3/2006		6/22/2005	6/22/2005
<b>DOM</b>			14		142	145
				<b>\$ Adj</b>	<b>\$ Adj</b>	<b>\$ Adj</b>
<b>AREA</b>		236	236		236	236
<b>ZIP</b>		97437	97490		97437	97437
<b>PROP TYPE</b>			RESID		FRM/FOR	FRM/FOR
<b>ZONING</b>		FF-2	RR5			
<b># ACRES</b>		6.39	5.88		2	2
<b># LOTS</b>		1	1		-80000	-80000
<b>LOT SIZE</b>		5-9.99AC	5-9.99AC		1-2.99AC	1-2.99AC
<b>LOT DESC</b>		STREAM	WOODED		BRUSH, P...	BRUSH, T...
<b>RD SURFACE</b>		GRAVLRD				
<b>RD FRONTAGE</b>			Y		Y	
<b>ELE SCHOOL</b>		Elmira	ELMIRA		VENETA	VENETA
<b>HIGH SCHOOL</b>		Elmira	ELMIRA		ELMIRA	ELMIRA
<b>WATERFRONT</b>		Y	N		N	N
<b>SOIL TYPE</b>		NATIVE	NATIVE			
<b>Other Adjustments</b>						
<b>Total Adjustments:</b>					-80,000	-80,000
<b>Adjusted Price:</b>		<b>\$142,000</b>	<b>\$135,000</b>		<b>\$80,000</b>	<b>\$80,000</b>

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

		<b>SUBJECT PROPERTY</b>		<b>No Photo Available</b>			
<b>Address</b>		adjacent to 901...		Butler		92079 Sharewater	24761 LAVELL RD
<b>City</b>		Elmira, OR 97437		Junction City		Cheshire	Junction City
<b>MLS#</b>				4074089		4032083	5006176
<b>Status</b>				SLD		SLD	SLD
<b>Price</b>	<b>\$/Sqft</b>	\$142,000	\$	\$68,000		\$134,900	\$149,900
<b>Sold Price</b>	<b>\$/Sqft</b>			\$60,000		\$129,500	\$149,900
<b>Sale Date</b>				5/18/2005		7/15/2005	7/29/2005
<b>DOM</b>				169		363	74
					<b>\$ Adj</b>		<b>\$ Adj</b>
<b>AREA</b>		236		237		237	237
<b>ZIP</b>		97437		97448		97419	97448
<b>PROP TYPE</b>				RESID		RESID	RESID
<b>ZONING</b>		FF-2				RR5	RR5
<b># ACRES</b>		6.39		5		5	2.63
<b># LOTS</b>		1		1			1
<b>LOT SIZE</b>		5-9.99AC		5-9.99AC		5-9.99AC	1-2.99AC
<b>LOT DESC</b>		STREAM		TREES, W...		PRIVATE,...	CLEARED,...
<b>RD SURFACE</b>		GRAVLRD		PAVEDRD		GRAVLRD	PAVEDRD
<b>RD FRONTAGE</b>				Y			Y
<b>ELE SCHOOL</b>		Elmira		LAUREL		TERRITORIAL	LAUREL
<b>HIGH SCHOOL</b>		Elmira		JUNCTION...		JUNCTION...	JUNCTION...
<b>WATERFRONT</b>		Y		N		N	Y
<b>SOIL TYPE</b>		NATIVE		NATIVE		NATIVE	NATIVE
<b>Other Adjustments</b>							
<b>Total Adjustments:</b>							
<b>Adjusted Price:</b>		<b>\$142,000</b>		<b>\$60,000</b>		<b>\$129,500</b>	<b>\$149,900</b>

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

		SUBJECT PROPERTY	No Photo Available		
<b>Address</b>		adjacent to 901...	Deal Street		
<b>City</b>		Elmira, OR 97437	Junction City		
<b>MLS#</b>			5023911		
<b>Status</b>			SLD		
<b>Price</b>	<b>\$/Sqft</b>	\$142,000	\$ \$159,900		
<b>Sold Price</b>	<b>\$/Sqft</b>		\$159,900		
<b>Sale Date</b>			6/21/2005		
<b>DOM</b>			11		
				<b>\$ Adj</b>	
<b>AREA</b>		236	237		
<b>ZIP</b>		97437	97448		
<b>PROP TYPE</b>			RESID		
<b>ZONING</b>		FF-2	RR5		
<b># ACRES</b>		6.39	5		
<b># LOTS</b>		1			
<b>LOT SIZE</b>		5-9.99AC	5-9.99AC		
<b>LOT DESC</b>		STREAM	PASTURE,...		
<b>RD SURFACE</b>		GRAVLRD	PAVEDRD		
<b>RD FRONTAGE</b>			Y		
<b>ELE SCHOOL</b>		Elmira	LAUREL		
<b>HIGH SCHOOL</b>		Elmira	JUNCTION...		
<b>WATERFRONT</b>		Y	N		
<b>SOIL TYPE</b>		NATIVE	NATIVE		
<b>Other Adjustments</b>					
<b>Total Adjustments:</b>					
<b>Adjusted Price:</b>		<b>\$142,000</b>	<b>\$159,900</b>		

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## Summary of Comparables

### Sold

MLS#	P	Type	Address	City	Area	Acres	Price
			ADJACENT TO 90136 BAKER RD.		236	6.39	\$142,000
4020777	1	RESID	24637 Butler RD	Elmira	236	2.93	\$75,000
5061894	2	RESID	LAWRENCE RD	Elmira	236	2.04	\$75,000
5086799	2	RESID	Oakhill Road	Eugene	236	4.76	\$85,000
5042269	0	RESID	25757 WILDWOOD RD	Veneta	236	1.66	\$92,500
5019313	0	RESID	Bolton Hill RD	Veneta	236	2.57	\$107,500
5060050	0	RESID	25191 E Bolton	Veneta	236	1.21	\$125,000
6004084	7	RESID	HWY 126	Walton	236	5.88	\$135,000
4072455	8	FRM/FOR	Sheffler Road	Elmira	236	2	\$160,000
4072566	8	FRM/FOR	89666 Sheffler Road	Elmira	236	2	\$160,000
4074089	0	RESID	Butler	Junction City	237	5	\$60,000
4032083	4	RESID	92079 Sharewater	Cheshire	237	5	\$129,500
5006176	1	RESID	24761 LAVELL RD	Junction City	237	2.63	\$149,900
5023911	0	RESID	Deal Street	Junction City	237	5	\$159,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

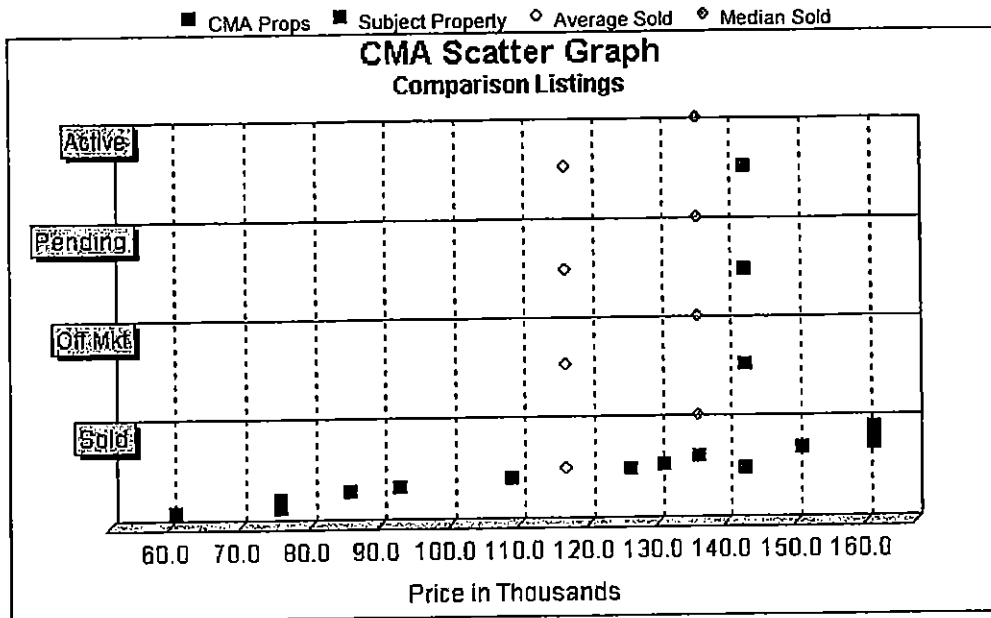


## Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Sold	13	\$116,485	\$60,000	\$160,000	0	\$0
<b>Total Listings</b>	<b>13</b>	Sold Properties closed averaging <b>107.91%</b> of their Final List Price. This reflects a <b>-7.91%</b> difference between Sale Price and List Price. If SNL status is included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL listings.				

	Amount	\$/Sqft
<b>Average Sales Price</b>	<b>\$116,485</b>	<b>\$0</b>
Min. List Price	\$68,000	\$0
Max. List Price	\$159,900	\$0
<b>Suggested List Price</b>	<b>\$142,000</b>	<b>\$</b>

### How the Suggested Price Looks in the Market



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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

CMA Report  
Page 1 of 6

# Comparative Market Analysis

for

Micheal M. Reeder

# SUBJECT PROPERTY

Adjacent to 90136 Baker Rd.  
Elmira, OR 97437

- ◆ Creek Frontage
- ◆ Driveway & Electrical
- ◆ Privacy

◆ Private parcel set back from main road. Year-round creek frontage. Electrical and main driveway back to parcel in place. Good wells in surrounding area; currently not buildable, recreational use only.

Suggested Price: **\$29,100**

Prepared By:

**Kevin Cochran**  
**Homeland Realty, Inc.**

**5/9/2006**

*This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.*

## Comparables to Your Home

<b>Deodora St.</b>	<b>LND</b>	<b>SLD</b>	<b>\$31,000</b>
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**No Photo  
Available**

<b>ML#:</b> 5043487	<b>Bedrooms:</b>	
<b>MLS Area:</b> 153	<b>Bathrooms:</b>	
<b>County:</b> Clackamas	<b>Sub-Type:</b> RESID	
<b>Neighborhood:</b>	<b>Style:</b>	
<b>Zip Code:</b> 97067	<b>Year Built:</b>	
<b>T/Guide:</b> 724A3	<b>Total SF:</b>	
<b>Tax Id #:</b> 00735020, 00735048	<b>Tax per Year:</b> 565	

**Directions:** E. HWY 26 SOUTH MULTNOMAH TO E. DEODORA ST.

**Remarks:** SECLUDED MOUNTAIN PROPERTY. BELIEVED TO BE UN-BUILDABLE. WETLANDS. OLD BARLOW ROAD RUNS THROUGH PROPERTY.

<b>CONYERS CREEK RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$20,000</b>
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**No Photo  
Available**

<b>ML#:</b> 6015532	<b>Bedrooms:</b>	
<b>MLS Area:</b> 155	<b>Bathrooms:</b>	
<b>County:</b> Columbia	<b>Sub-Type:</b> FRM/FOR	
<b>Neighborhood:</b> 51	<b>Style:</b>	
<b>Zip Code:</b> 97016	<b>Year Built:</b>	
<b>T/Guide:</b> 0A1	<b>Total SF:</b>	
<b>Tax Id #:</b> 753602000500	<b>Tax per Year:</b> 40.31	

**Directions:** HWY 30 W, L ON HWY 47, 7.3 MILES L ON CONYERS CREEK RD ARROW SIGNS

**Remarks:** GREAT RECREATIONAL PROPERTY, PRESENTLY REPROD FIR, IN THE BACK WOODS OF CLATSKANIE. WOULD REQUIRE CONDITIONAL USE PERMIT FOR BUILDING (ZONING IS PRIMARY FOREST 76)

<b>Pruitt RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$31,000</b>
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<b>ML#:</b> 4050119	<b>Bedrooms:</b>	
<b>MLS Area:</b> 155	<b>Bathrooms:</b>	
<b>County:</b> Columbia	<b>Sub-Type:</b> RESID	
<b>Neighborhood:</b>	<b>Style:</b>	
<b>Zip Code:</b> 97048	<b>Year Built:</b>	
<b>T/Guide:</b> 192G7	<b>Total SF:</b>	
<b>Tax Id #:</b> Not Found	<b>Tax per Year:</b> 22.82	

**Directions:** HWY 30 TO NEER CITY RD. TO PRUITT. R TO PROP. ON L

**Remarks:** BUILD OR PUT A MFH ON THIS PRIVATE AND QUIET SITE. NICELY SECLUDED. CONDITIONAL USE PERMIT REQUIRED. MOTIVATED SELLER.

<b>Apiary Rd</b>	<b>LND</b>	<b>SLD</b>	<b>\$32,500</b>
------------------	------------	------------	-----------------



<b>ML#:</b> 5038030	<b>Bedrooms:</b>	
<b>MLS Area:</b> 155	<b>Bathrooms:</b>	
<b>County:</b> Columbia	<b>Sub-Type:</b> FRM/FOR	
<b>Neighborhood:</b> 43	<b>Style:</b>	
<b>Zip Code:</b> 97055	<b>Year Built:</b>	
<b>T/Guide:</b> 192F7	<b>Total SF:</b>	
<b>Tax Id #:</b> 633400000400	<b>Tax per Year:</b> 29.85	

**Directions:** APIARY RD 10 MILES SOUTH OF RAINIER

**Remarks:** RECREATION PROPERTY WITH CLATSKANIE RIVER . MAKE THIS YOUR OWN PARK AND CAMPING SITE

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Heather Oak	LND	SLD	\$55,000
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**No Photo  
Available**

ML#: 3038713  
 MLS Area: 237  
 County: Lane  
 Neighborhood: Rural  
 Zip Code: 97448  
 T/Guide: 3A6  
 Tax Id #: 1371523

Bedrooms:  
 Bathrooms:  
 Sub-Type: FRM/FOR  
 Style:  
 Year Built:  
 Total SF:  
 Tax per Year: 84.14

**Directions:**RIVER ROAD TO NORTH ON DIRT ROAD HEATHER OAK.

**Remarks:** OLDER FILBERT ORCHARD WITH WELL BUT NO PUMP. CHECK WITH COUNTY TO SEE IF ITS BUILDABLE

1500 Duncan Island RD	LND	SLD	\$15,000
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ML#: 6915827  
 MLS Area: 238  
 County: Lane  
 Neighborhood: None  
 Zip Code: 97453  
 T/Guide:  
 Tax Id #:


Bedrooms:  
 Bathrooms:  
 Sub-Type: FRM/FOR  
 Style:  
 Year Built:  
 Total SF:  
 Tax per Year: 59

**Directions:**3 MILES UP BERNHARDT CREEK RD. ON RIGHT. MARKED WITH ORANGE FLAGS.



**Remarks:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## Adjustments to Comparables

	SUBJECT PROPERTY	No Photo Available	No Photo Available	
Address	Adjacent to 901...	Deodora St.	CONYERS CREEK RD	Pruitt RD
City	Elmira, OR 97437	Welches	Clatskanie	Goble
MLS#		5043487	6015532	4050119
Status		SLD	SLD	SLD
Price	\$/Sqft \$29,100	\$ \$44,000	\$39,900	\$39,900
Sold Price	\$/Sqft	\$31,000	\$20,000	\$31,000
Sale Date		9/13/2005	5/1/2006	6/8/2005
DOM		72	48	280
			\$ Adj	\$ Adj
AREA	236	153	155	155
ZIP	97437	97067	97016	97048
PROP TYPE		RESID	FRM/FOR	RESID
ZONING	FF-2		PF76	pf80
# ACRES	6.39	6.75	7.58	5.19
# LOTS	1	7		
LOT SIZE	5-9.99AC	5-9.99AC	5-9.99AC	5-9.99AC
LOT DESC	STREAM		TREES	BRUSH, S...
RD SURFACE	GRAVLRD	GRAVLRD	GRAVLRD	GRAVLRD
RD FRONTAGE		Y		N
ELE SCHOOL	Elmira	WELCHES	CLATSKANIE	HUDSON PARK
HIGH SCHOOL	Elmira	SANDY	CLATSKANIE	RAINIER
WATERFRONT	Y		N	N
SOIL TYPE	NATIVE	NATIVE	NATIVE	NATIVE
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$29,100	\$31,000	\$20,000	\$31,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

	SUBJECT PROPERTY			No Photo Available	
Address	Adjacent to 901...		Apiary Rd	Heather Oak	1500 Duncan Is...
City	Elmira, OR 97437		Rainier	Junction City	Mapleton
MLS#			5038030	3038713	6915827
Status			SLD	SLD	SLD
Price	\$/Sqft	\$29,100	\$	\$32,500	\$75,000
Sold Price	\$/Sqft		\$32,500	\$55,000	\$15,000
Sale Date			6/24/2005	8/15/2003	6/13/2005
DOM			20	7	7
				\$ Adj	\$ Adj
AREA	236		155	237	238
ZIP	97437		97055	97448	97453
PROP TYPE			FRM/FOR	FRM/FOR	FRM/FOR
ZONING	FF-2		PF76	E 30	F1
# ACRES	6.39		4.85	9.99	7.84
# LOTS	1				
LOT SIZE	5-9.99AC		3-4.99AC	5-9.99AC	5-9.99AC
LOT DESC	STREAM			ORCHARD	
RD SURFACE	GRAVLRD		PAVEDRD	UNIMPR	
RD FRONTAGE			Y		
ELE SCHOOL	Elmira		HUDSON PARK	Laurel	
HIGH SCHOOL	Elmira		RAINIER	Junction...	
WATERFRONT	Y		Y		
SOIL TYPE	NATIVE		NATIVE	NATIVE	
Other Adjustments					
Total Adjustments:					
Adjusted Price:		\$29,100	\$32,500	\$55,000	\$15,000

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## Summary of Comparables

### Sold

MLS#	P	Type	Address	City	Area	Acres	Price
			ADJACENT TO 90136 BAKER RD.		236	6.39	\$29,100
5043487	0	RESID	Deodora St.	Welches	153	6.75	\$31,000
6015532	0	FRM/FOR	CONYERS CREEK RD	Clatskanie	155	7.58	\$20,000
4050119	3	RESID	Pruitt RD	Goble	155	5.19	\$31,000
5038030	5	FRM/FOR	Apiary Rd	Rainier	155	4.85	\$32,500
3038713		FRM/FOR	Heather Oak	Junction City	237	9.99	\$55,000
6915827	5	FRM/FOR	1500 Duncan Island RD	Mapleton	238	7.84	\$15,000

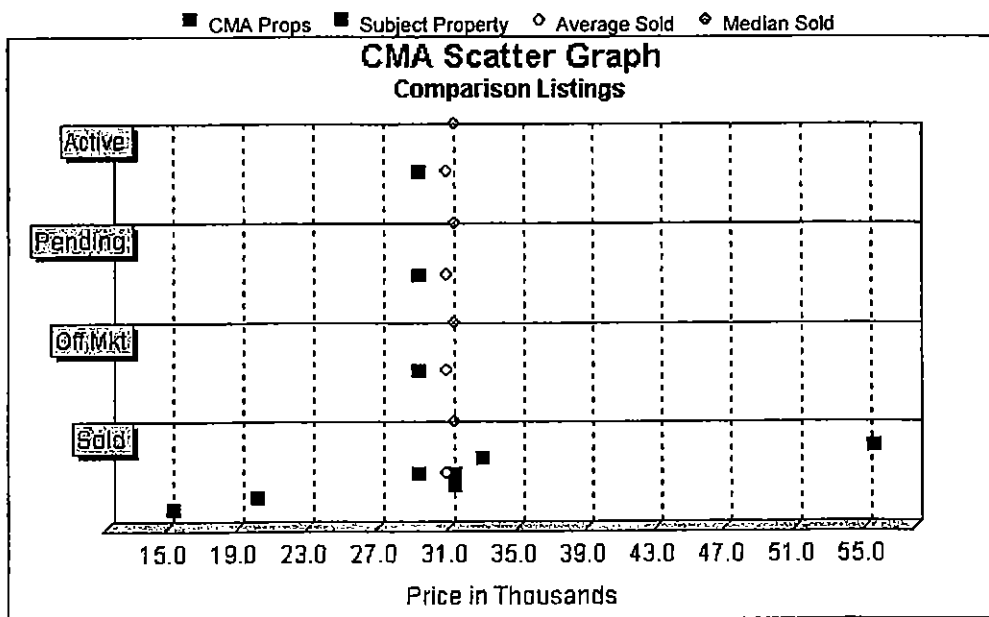
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# Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Sold	6	\$30,750	\$15,000	\$55,000	0	\$0
Total Listings	6	Sold Properties closed averaging 74.91% of their Final List Price. This reflects a 25.09% difference between Sale Price and List Price. If SNL status is included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL listings.				

	Amount	\$/Sqft
Average Sales Price	\$30,750	\$0
Min. List Price	\$15,000	\$0
Max. List Price	\$75,000	\$0
Suggested List Price	\$29,100	\$

## How the Suggested Price Looks in the Market



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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



# Comparative Market Analysis

for

Micheal M. Reeder



90136 Baker Rd.  
Elmira, OR 97437

**2+ Bedrooms ♦ 2 Bathrooms**

- ♦ Privacy and gated entry
- ♦ Stream Frontage
- ♦ Fruit trees, Greenhouse

♦ Set back nicely from the road, this updated farmhouse boasts remodeled kitchen and laundry; upstairs attic area currently serves as extra bedroom; useable shop with attached 2-car garage provides extra storage space. Stream frontage in front of property. Some of property is in reforestation.

**Suggested Price: \$330,000**

Prepared By:

**Kevin Cochran  
Homeland Realty, Inc.**

**5/9/2006**

# Comparables to Your Home

<b>87476 MILLER RD</b>	<b>RES</b>		<b>SLD \$305,000</b>
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**ML#:** 6022683  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97487  
**T/Guide:** 9C7  
**Tax Id #:** 1385432

**Bedrooms:** 3  
**Bathrooms:** 1  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1963  
**Total SF:** 1710  
**Tax per Year:** 94.66

**Directions:** W 11TH L ON CENTRAL, TO PERKINS L TO SEAVY MILLER

**Remarks:**

<b>25800 PERKINS RD</b>	<b>RES</b>		<b>SLD \$327,000</b>
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**ML#:** 5027184  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97487  
**T/Guide:** 66C3  
**Tax Id #:** 742732

**Bedrooms:** 3  
**Bathrooms:** 1.1  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1965  
**Total SF:** 2166  
**Tax per Year:** 2475.94

**Directions:** W 11TH/HWY 126 TO LEFT ON CENTRAL RD TO RIGHT ON PERKINS (APPROX 2-MI.)

**Remarks:** MANACURED LANDSCAPE; WHT FENCING; BRICK & WOOD EXTERIOR RANCH STYL HSE; GEOTHERMAL HVAC; WD FIRPL; WD STOVE; SLATE ENTRY & BREAKFST NOOK; VINLY WINDOWS; DSL INTERNET ACC/QWEST; CEMENT COV-PAT; HOT TUB;FRUIT TREES & GARDEN & MORE!

<b>25375 ARNOLD LN</b>	<b>RES</b>		<b>SLD \$335,000</b>
------------------------	------------	--	----------------------



**ML#:** 5014005  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97437  
**T/Guide:** 1A1  
**Tax Id #:** 495596

**Bedrooms:** 3  
**Bathrooms:** 1.1  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1952  
**Total SF:** 1850  
**Tax per Year:** 1862.36

**Directions:** CLEAR LAKE RD OR WEST 11TH TO TERRITORIAL TO WEST ON ARNOLD LANE

**Remarks:** ABSOLUTE ATTENTION TO DETAIL ON THIS TOTALLY REMODELED HOME. ARTSY, WARM, QUALITY INTERIORS INCL NEW KIT W/GRANITE CNTRS&STAINLESS APPLIANCES, NEW BTHRMS, WINDOWS, HDWD FLRS, TILE, CARPET, HTPUMP, DECKS, ROOFS, SKYLITES, FRNCH DRS. NEW 4STALL BARN, 16X30 2+BAY SHOP, GARDEN AREA FABULOUS HORSE PROPERTY!

<b>90259 Daisy LN</b>	<b>RES</b>		<b>SLD \$375,000</b>
-----------------------	------------	--	----------------------



**ML#:** 5056945  
**MLS Area:** 236  
**County:** Lane  
**Neighborhood:**  
**Zip Code:** 97437  
**T/Guide:** 1J10  
**Tax Id #:** 1088416

**Bedrooms:** 4  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** 2STORY  
**Year Built:** 1976  
**Total SF:** 2098  
**Tax per Year:** 2194.85

**Directions:** TERRITORIAL TOWARD ELMIRA, (WEST)DEMMING TO DAISY

**Remarks:** GREAT, SECLUDED HORSE PROPERTY AT END OF DEAD END STREET. LARGE BARN W/CEMENT SLAB, HAY STORAGE. ARGE 4-5 VEHICLE CAR/RV PORT. FENCED, CROSS FENCED, PASTURE. NICE COUNTRY HOME.

<b>27143 ORCHARD RD</b>	<b>RES</b>	<b>SLD</b>	<b>\$310,000</b>
-------------------------	------------	------------	------------------



<b>ML#:</b>	5033521	<b>Bedrooms:</b>	3
<b>MLS Area:</b>	237	<b>Bathrooms:</b>	1
<b>County:</b>	Lane	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	RANCH
<b>Zip Code:</b>	97448	<b>Year Built:</b>	1957
<b>T/Guide:</b>	0A7	<b>Total SF:</b>	1161
<b>Tax Id #:</b>	490803	<b>Tax per Year:</b>	1598.28

**Directions:** CLEAR LAKE RD. R ON ALVADORE L ON ORCHARD RD.

**Remarks:** HOME/PROP. IN FARM DEFERRAL-NOT SUBDIVIDABLE.COMM. CIDER MACHINE IN 2ND OUTBUILDING & WALK IN COOLER. LEASED PROPANE TANK IS FULL. XMAS TREES, MANICURED YARD, NEWER ROOF. PLUMBED FOR 2ND BATH IN LAUNDRY. FIXER GUEST HOUSE W/WATER & POWER. BRING ALL OFFERS

<b>93215 BEAR CREEK RANCH RD</b>	<b>RES</b>	<b>SLD</b>	<b>\$334,900</b>
----------------------------------	------------	------------	------------------







<b>ML#:</b>	5029309	<b>Bedrooms:</b>	3
<b>MLS Area:</b>	237	<b>Bathrooms:</b>	1.1
<b>County:</b>	Lane	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	LOG
<b>Zip Code:</b>	97448	<b>Year Built:</b>	1980
<b>T/Guide:</b>	4B5	<b>Total SF:</b>	2016
<b>Tax Id #:</b>	1295185	<b>Tax per Year:</b>	1711.04

**Directions:** HWY 36 PAST CHESHIRE STORE, (R) ON HALL, (R) ON BEAR CREEK RANCH RD.


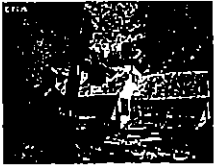


**Remarks:** IF YOU'VE BEEN DREAMING OF THE PERFECT COUNTRY PROPERTY, THIS IS IT! BEAUTIFUL NATURAL LOG HOME ON OVER 5 ACRES WITH AMAZING VIEW OF VALLEY, HILLS, TREES. WRAP AROUND DECK, GARDENS. BARN, POTTING/STORAGE SHED, SEASONAL POND. KITCHEN UPDATED 2004 WITH NEW CABINETS, COUNTERS, FLOORING.

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## Adjustments to Comparables

				
<b>Address</b>	90136 Baker Rd.	87476 MILLER RD	25800 PERKINS RD	25375 ARNOLD LN
<b>City</b>	Elmira, OR 97437	Veneta	Veneta	Elmira
<b>MLS#</b>		6022683	5027184	5014005
<b>Status</b>		SLD	SLD	SLD
<b>Price</b>	\$/Sqft \$330,000	\$305,000	\$334,000	\$335,000
	\$144	\$178	\$154	\$181
<b>Sold Price</b>	\$/Sqft	\$305,000	\$327,000	\$335,000
		\$178	\$151	\$181
<b>Sale Date</b>		4/14/2006	7/15/2005	5/10/2005
<b>DOM</b>		14	34	3
			\$ Adj	\$ Adj
<b>Bedrooms</b>	2+	3	3	3
<b>Bathrooms</b>	2	1	1.1	1.1
<b>Area</b>	236	236	236	236
<b>Zip</b>	97437	97487	97487	97437
<b>Type</b>	RESID	RESID	RESID	RESID
<b>Style</b>	FARMHSE	RANCH	RANCH	RANCH
<b>Total Sqft</b>	2285	1710	2166	1850
<b>Year Built</b>	1935	1963	1965	1952
<b>Lot Size</b>	5-9.99AC	5-9.99AC	5-9.99AC	5-9.99AC
<b>Elem School</b>	Elmira	CENTRAL	VENETA	CENTRAL
<b>High School</b>	Elmira	ELMIRA	ELMIRA	ELMIRA
<b>Garage</b>	DETACHD			CARPORT
<b>Heating</b>	WOODSTV	FOR-AIR	FOR-AIR,...	HT-PUMP,...
<b>Ext Desc</b>	SHINGLE	LAP	BRICK, O...	WOOD
<b>Other Adjustments</b>				
<b>Total Adjustments:</b>				
<b>Adjusted Price:</b>	<b>\$330,000</b>	<b>\$305,000</b>	<b>\$327,000</b>	<b>\$335,000</b>

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

				
<b>Address</b>	90136 Baker Rd.	90259 Daisy LN	27143 ORCHARD RD	93215 BEAR CRE...
<b>City</b>	Elmira, OR 97437	Elmira	Junction City	Junction City
<b>MLS#</b>		<b>5056945</b>	<b>5033521</b>	<b>5029309</b>
<b>Status</b>		SLD	SLD	SLD
<b>Price</b>	<b>\$/Sqft</b> \$330,000	\$375,000	\$348,000	\$334,900
	\$144	\$179	\$300	\$166
<b>Sold Price</b>	<b>\$/Sqft</b>	\$375,000	\$310,000	\$334,900
		\$179	\$267	\$166
<b>Sale Date</b>		10/31/2005	10/31/2005	6/2/2005
<b>DOM</b>		56	131	42
		<b>\$ Adj</b>	<b>\$ Adj</b>	<b>\$ Adj</b>
<b>Bedrooms</b>	2+	4	3	3
<b>Bathrooms</b>	2	2	1	1.1
<b>Area</b>	236	236	237	237
<b>Zip</b>	97437	97437	97448	97448
<b>Type</b>	RESID	RESID	RESID	RESID
<b>Style</b>	FARMHSE	2STORY	RANCH	LOG
<b>Total Sqft</b>	2285	2098	1161	2016
<b>Year Built</b>	1935	1976	1957	1980
<b>Lot Size</b>	5-9.99AC	5-9.99AC	5-9.99AC	5-9.99AC
<b>Elem School</b>	Elmira	ELMIRA	MEADOW VIEW	OTHER
<b>High School</b>	Elmira	ELMIRA	WILLAMETTE	JUNCTION...
<b>Garage</b>	DETACHD	ATTACHD		
<b>Heating</b>	WOODSTV	CEILING,...	OTHER	BASEBRD,...
<b>Ext Desc</b>	SHINGLE	ALUM	VINYL	LOG
<b>Other Adjustments</b>				
<b>Total Adjustments:</b>				
<b>Adjusted Price:</b>	<b>\$330,000</b>	<b>\$375,000</b>	<b>\$310,000</b>	<b>\$334,900</b>

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

## Summary of Comparables

### Sold

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	RESID	90136 BAKER RD.		236	2+	2	2285	\$330,000
6022683	8 RESID	87476 MILLER RD	Veneta	236	3	1	1710	\$305,000
5027184	8 RESID	25800 PERKINS RD	Veneta	236	3	1.1	2166	\$327,000
5014005	8 RESID	25375 ARNOLD LN	Elmira	236	3	1.1	1850	\$335,000
5056945	8 RESID	90259 Daisy LN	Elmira	236	4	2	2098	\$375,000
5033521	8 RESID	27143 ORCHARD RD	Junction City	237	3	1	1161	\$310,000
5029309	8 RESID	93215 BEAR CREEK RANCH RD	Junction City	237	3	1.1	2016	\$334,900

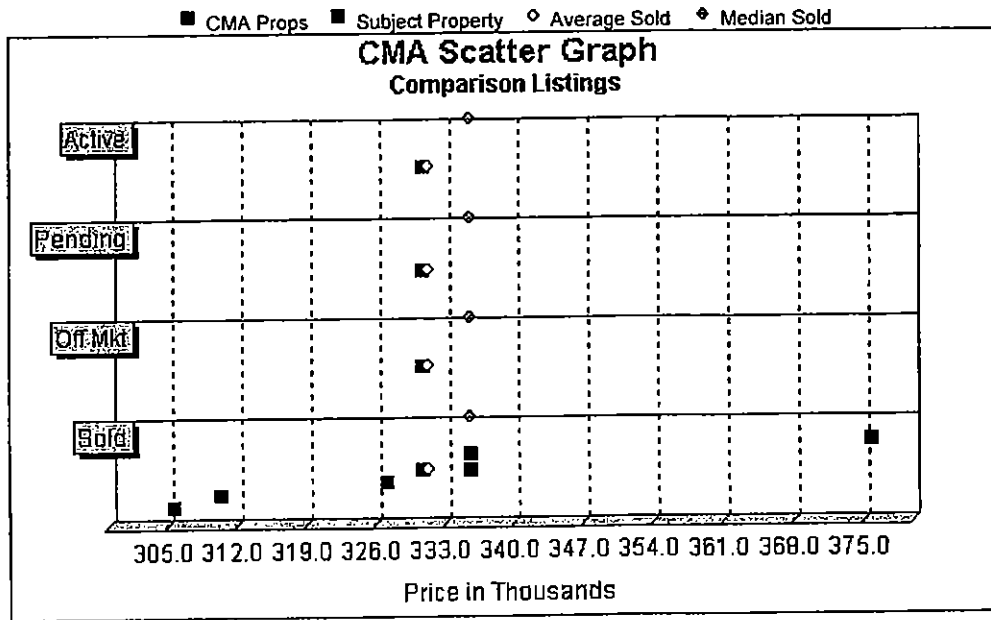
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## Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Sold	6	\$331,150	\$305,000	\$375,000	1834	\$181
Total Listings	6	Sold Properties closed averaging 97.79% of their Final List Price. This reflects a 2.21% difference between Sale Price and List Price. If SNL status is included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL listings.				

	Amount	\$/Sqft
Average Sales Price	\$331,150	\$181
Min. List Price	\$305,000	\$178
Max. List Price	\$375,000	\$179
Suggested List Price	\$330,000	\$144

### How the Suggested Price Looks in the Market



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the adoption of Ord P A 1194. (1998 average parcel size in the Rural Residential Zone was 3.99 acres);

- H. Noti: 2 acres for areas zoned RR2 and 5 acres for areas zoned RR5 prior to the adoption of Ord P A 1194. (1998 average parcel size in the Rural Residential Zone was 2.63 acres).

For developed and committed exception areas designated by the RCP as Rural Residential and located outside of communities or unincorporated communities, new dwellings and densities for the creation of new lots or parcels shall comply with OAR 660-004-0040, Application of Goal 14 (Urbanization) to Rural Residential Areas. .

↳ 10 acre minimum

- b. A Rural Commercial designation shall be applied to existing uses and/or tracts presently zoned for commercial activities addressing the same criteria as listed for the Rural Residential designation. The Rural Commercial designation shall encompass all commercial activities in the rural area. The range of limited, medium and medium heavy commercial zoning shall be applicable in areas with a Community designation until the RCP and zoning for the areas are updated to comply with OAR 660 Division 22, the UC Rule. A single rural commercial zone shall be applied to areas updated to comply with OAR 660 Division 22, the UC Rule or with Goal 14.
- c. A Rural Industrial designation shall be applied to existing uses and to tracts presently zoned for industrial activities addressing the same criteria as listed for the rural residential designation. The range of limited, medium and medium/heavy industrial zoning shall be applicable in areas with a Community designation until the RCP and zoning for the areas are updated to comply with OAR 660 Division 22, the UC Rule. A single rural industrial zone shall be applied to areas updated to comply with OAR 660 Division 22, the UC Rule or with Goal 14.
- d. A Park and Recreation designation shall be applied to uses devoted to park and recreational activities (Le., campgrounds, developed parks, etc.).
- e. A Public Facility designation shall be applied to publicly owned grounds and facilities (Le., schools, etc.).
- f. An Airport designation shall be applied to existing, developed airport facilities.
12. Changes to Plan designations for developed and committed exception areas outside of a Community designation shall be accomplished through the County's Plan Amendment Procedure.
13. Until the RCP plan diagram for a "community" is amended to comply with OAR 660 Division 22, the UC Rule, plan refinement within a "Community" designation shall be accomplished by means of rezoning within the "Community" designation, addressing the following criteria:
- a. The proposed use will not adversely affect the livability or appropriate development of the surrounding area;