



SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 5-12-07

Taken By: Bu E-mail

SUPPLEMENTAL INFORMATION HAS BEEN RECEIVED BY THIS OFFICE IN REGARDS TO THE FOLLOWING:

~~BP#~~ ^{Bu 37} 06-7261

(HANSENZ)

PA# _____

SP# _____

SI# _____

MAY 15 Hearing

OTHER: _____ BS

SAGE Bill

From: Scott Arnold [u2o@efn.org]
Sent: Saturday, May 12, 2007 9:22 AM
To: SAGE Bill
Subject: File #PA 06-7261

Forrest Scott Arnold, Trustee for the Lois Arnold Living Trust
36524 Alder Branch Road
Springfield, Oregon 97478
Distance from property: adjacent

Comments for hearing on May 15, 2007 regarding the alleged reduction in fair market value resulting from enforcement of restrictive land use regulations:

Determining a change in fair value by comparing the value after developing this property with its current value is not a valid comparison. To properly determine any alleged reduction in fair value requires determining the value of the property as if the existing land use regulations had not been in effect for the last (approximately) 30 years. If no land use regulations had been in effect for this period, the claimed value of the land in question would now be significantly less than the amount they are claiming. The value of 5 acre home lots in this area is hugely increased because the land use regulations have been in effect and have limited the inventory of saleable lots so close to the urban area.

I urge the County to determine the hypothetical change in value due to the land use regulations by considering the effect on all property values in this area as if the regulations had not been in effect. It would be appropriate for this determination be made by a professional firm skilled in this type of analysis, such as ECO Northwest, Ltd., a consulting economics firm located in Eugene, Oregon.

Sincerely,

Forrest Scott Arnold, Trustee

P.S. If the County permits this development, it will significantly decrease the value of my property.

LAW OFFICE OF BILL KLOOS, PC

OREGON LAND USE LAW

RECEIVED

MAY 14 2007

LANE COUNTY
BOARD OF COMMISSIONERS

375 W. 4TH STREET, SUITE 204
EUGENE, OR 97401
TEL (541) 343-8596
FAX (541) 343-8702
E-MAIL BILLKLOOS@LANDUSEOREGON.COM

May 14, 2007

Bill VanVactor
Lane County Administrator
Lane County Courthouse
125 E. 8th Ave.
Eugene, OR 97401

 ORIGINAL

Re: Measure 37 Claim of Pete Hansen & Sons Partnership
PA06-7261, Hansen 2

Dear Mr. Van Vactor:

This matter is scheduled for a hearing tomorrow, May 15. I have reviewed the staff report and draft order that was posted on the web on May 10. I appreciate the competent staff work related to this claim, which involves many discrete tax lots.

The Staff Report supports a valid claim with respect to all by five of the relevant tax lots. With this letter I am providing additional documentation to show that four of the five tax lots questioned by staff were placed into the partnership in the 1960's.

Attached as Exhibit "A" hereto is a Summary Table with information on the five tax lots in question. Attached as Exhibit "B" hereto is the relevant deed for each tax lot.

The information shows the following with respect to the five tax lots questioned in the Staff Report:

4. **Map 17-02-09, TL 400:** 2/2/1939 deed from Seavy to Peter and Vera Hansen (Book 198, Pages 294-295); placed into Hansen Partnership by 2/15/1960 partnership agreement.

5. **Map 17-02-09, TL 100:** 4/4/1968 Administrator's Deed from Parkhurst to Hansen Partnership (Rec. No. 19871).

6. **Map 17-02-09, TL 500:** No deed.

7. **Map 17-02-10, TL 100:** 7/14/1942 deed from Spence to Peter and Vera Hansen (Book 233, Page 603) placed into Hansen Partnership by 2/15/1960 partnership agreement.

10. **Map 17-02-10, TL 700:** 2/2/1939 deed from Seavy to Peter and Vera Hansen (Book 198, Pages 294-295); placed into Hansen Partnership by 2/15/1960 partnership agreement.

Mr. Bill Van Vactor

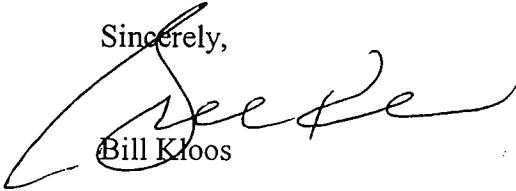
May 15, 2007

Page 2 of 2

In summary, we have documented deed history for four of the five tax lots identified by staff as lacking deed support for a waiver. The fifth tax lot, Tax Lot 500, is a small lot of several acres with an existing dwelling on it.

I look forward to discussing any remaining open issues at the hearing on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Kloos", written over a printed name.

Bill Kloos

Enc. A. Summary Table for five tax lots questioned by staff.
B. Deeds referenced in this letter and Summary Table

CC: Hansen Partnership

EXHIBIT A

SUMMARY OF HISTORY TABLE

Tax Lot No.	Included in Hansen Partnership Agreements (PA)?	Date Hansen Ownership Began	Summary
17-02-09-00-00400	Yes. Property included in 2/15/1960 PA	02/02/39 Deed from Seavy to Pete and Vera Hansen (Book 198, Pages 294 and 295)	Placed in Partnership by individuals in 1960 via Partnership Agreement.
17-02-09-00-00100	Yes. Property included in 12/1/1969 PA.	04/04/68 Deed from Stafford/Parkhurst to Pete Hansen & Sons (Rec. No. 19871)	Deeded directly to Partnership in 1968. Also listed in 1969 Partnership Agreement.
17-02-09-00-00500	NO <i>Take out</i>	11/22/94 Contract between Swaim and Pete Hansen & Sons (Rec. No.. 94-81462)	Contract
17-02-10-00-00100	Yes. Property included in 2/15/1960 PA	07/14/42 Deed from Spence to Pete and Vera Hansen (Book 233, Page 603)	Placed in Partnership by individuals in 1960 via Partnership Agreement.
17-02-10-00-00700	Yes. Property included in 2/15/1960 PA.	02/02/39 Deed from Seavy to Pete and Vera Hansen (Book 198, Pages 294 and 295)	Placed in Partnership by individuals in 1960 via Partnership Agreement.

BOOK 198
PAGE 294, 295

2-2-39

EXHIBIT B

Notarial Seal

My COMMISSION Expires May 30, 1942.

-DF-

QUITCLAIM DEED

68380

Belle Seavey, et vir)
to)
Peter Hansen, et ux)

Filed for Record Feb 8, 1939; 4:37 o'clock P. M.

W. B. Dillard, County Clerk

By Eva L. Duckworth, Deputy (No Stamps)

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That BELLE SEAVEY and W. C. SEAVEY, her husband, ~~his wife~~ Grantors for and in consideration of the sum of One and no/100 (\$1.00) Dollars, to them paid, do hereby Remise, Release and forever Quitclaim unto Peter Hansen and Vera Hansen, his wife, Grantees, the following described premises, to-wit:

Beginning at the Southeast corner of the Thomas L. Ramsey Donation Land Claim No. 70 in Township 17 South of Range 2 West of the Willamette Meridian, and run thence South 32.375 chains, thence West 38.635 chains, thence North 22.375 chains, thence West to a point 13.295 chains West and 10.00 chains South of the Northeast corner of the William Stafford D. L. C. 78, Notification No. 7307, in Township 17 South of Range 2 West of the Willamette Meridian, thence North 10.92 chains to the South line of the County Road, thence North 32° 0' West 7.32 chains to the bank of Horseshoe Slough, thence South 81° West 10.25 chains, thence Northeasterly along the center of the channel of the Mohawk River, to its intersection with the West line of Lot 2 of Section 9 in Township 17 South Range 2 West, thence South to the Southwest corner of said Lot 2, thence East to the Southerly Southeast corner of said Lot 2, thence North 8.84 chains, more or less, to the Northwest corner of the said Thomas L. Ramsey Donation Land Claim, thence East 35.17 chains to the corner in angle on the North boundary of said Ramsey Donation Land Claim, thence North 11.56 chains to the most Northerly Northwest corner of said Ramsey Donation Land Claim, thence East 14.25 chains to the Northeast corner of said Ramsey Donation Land Claim, thence South 40.61 chains to the place of beginning, all in Lane County, Oregon.

TO HAVE AND TO HOLD, the said premises, with their appurtenances, unto the said Grantees their heirs and assigns forever.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 7th day of February, A.D. 1939.

In the presence of:

Belle Seavey (SEAL)
W. C. Seavey (SEAL)

STATE OF OREGON,)
COUNTY OF LANE) ss.

Be it remembered that on this 7th day of February, 1939, personally came before me, a Notary

(INCLUDES TL 400 (NORTH OF MARCOLA RD., IN SEC. 10)

Public in and for said county, the within named BELLE SEAVEY and W. C. SEAVEY, her husband, to me personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and seal this 7th day of February A.D., 1939.

E. O. Potter
Notary Public for Oregon
My Commission Expires Nov. 30, 1940.

Notarial Seal

-DF-

D E E D

68383

Filed for Record Feb 8, 1939; 4:54 o'clock P. M.

Harvey T. Statzer, et ux)
to)
The Northwestern Company)

W. B. Dillard, County Clerk
By Eva L. Duckworth, Deputy

KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS, HARVEY T. STATZER and LOUISE S. STATZER, husband and wife, mortgagors, own the hereinafter described real property subject to the lien of a mortgage owned by West Coast Life Insurance Company, recorded in Book 96, at page 575, Record of Mortgages in Lane County, Oregon, upon which there is an unpaid balance of \$991.33 and accrued interest, and a mortgage owned by The Northwestern Company, a corporation, recorded in Book 97 at page 58, Record of Mortgages in Lane County, Oregon, upon which there is an unpaid balance of \$605.24 and accrued interest, and subject to the lien of delinquent taxes; and

WHEREAS, both of said mortgages are in default and the right to foreclose has accrued, and foreclosure has been commenced by said The Northwestern Company and is now pending in the Circuit Court of the State of Oregon, for Lane County; and

1-68

(1)(2)(3) 17-20
(1)(2) 17-20
(2)(3) 17-20

ADMINISTRATOR'S DEED

JOHN PARKHURST, Administrator, c.t.a. of the Estate of Harry Raymond Stafford, deceased, Probate No. 18177 in the Circuit Court of the State of Oregon for the County of Lane, as Grantor, hereby grants, bargains, sells, and conveys unto PETERHANSEN AND SONS, a partnership, as Grantee, the following real property situated in Lane County, State of Oregon:

Government Lots 1 and 2 in Section 9, Township 17, South, Range 2 West of the Willamette Meridian, in Lane County, Oregon;

EXCEPT THEREFROM: Beginning at the Southwest corner of Lot 2 Section 9, Township 17, South, Range 2 West of the Willamette Meridian; and running thence East along lot line to the West-erly line of the Donation Land Claim #70; thence North along Donation Land Claim line to the center of the Mohawk River; thence West-erly along the Mohawk River to the West line of Lot 2; thence South to the point of beginning, in Lane County, Oregon;

ALSO EXCEPT: That portion conveyed to Lane County Oregon by instrument recorded February 27, 1957, Clerk's File No. 6947, Lane County, Oregon Deed Records.

ALSO: Beginning at a point in the West line of the Angus D. E. Washburn Donation Land Claim No. 63, Township 17 South, Range 2 West of the Willamette Meridian, 3,380.52 feet South of the Northwest corner thereof; thence South 2,067.12 feet along said West line to the Southwest corner of said Claim No. 63; thence East 1,583.34 feet along the South line of said Claim No. 63 to the Southeast corner thereof; thence North along the East line of said claim 2,067.12 feet to a point 69.3 feet South of the corner in angle of said Claim No. 63; thence West 1,583.34 feet to the point of beginning in Lane County, Oregon;

ALSO: Beginning at a point on the East line of the Angus D. E. Washburn Donation Land Claim No. 63, Township 17 South Range 2 West of the Willamette Meridian, 736.9 feet North of the corner in angle of the Thomas Ramsey Donation Land Claim No. 70 of said Township and Range; thence East 46.0 feet; thence North 33° East 844.77 feet; thence East to the Westerly right of way line of the Relocated Eugene-Marcola Road as said road is described in instrument recorded February 27, 1957, Clerk's File No. 6946, Lane County Oregon Deed Records; thence Northerly along said Westerly right of way line 1,705.0 feet, more or less, to the Southerly North line of the Barnett Ramsey Donation Land Claim No. 71 of said

19871

Township and Range, thence west along said Southerly North line to the Northwest corner thereof, thence continuing west to the Northwest corner of Government Lot 6, of Section 3 of said Township and Range, thence South to the point of beginning, in Lane County, Oregon.

The true and actual consideration for this transfer is the sum of Forty-Five Thousand Dollars (\$45,000), and Grantor acknowledges receipt of said sum from Grantee. This conveyance is made pursuant to the order of the above-mentioned Court dated January 9, 1968, and entered at pages 894 through 901 of Reel 68 of the probate records of the Court, authorizing the sale of the above-described property, and in pursuance of the order of the Court dated March 7, 1968, and entered at pages 750 through 753 of Reel 69 of the probate records of the Court, confirming the sale of said property and directing conveyance thereof to the Grantee.

DATED this 28 day of March, 1968.

John Parkhurst
John Parkhurst, Administrator, c.t.a.
of the Estate of Harry Raymond
Stafford, deceased

STATE OF OREGON)
) ss.
County of Lane)

March 28th, 1968.

Personally appeared JOHN PARKHURST, who, being sworn, stated that he is the duly appointed, qualified, and acting Administrator, c.t.a. of the Estate of Harry Raymond Stafford, deceased; that he executed the foregoing instrument pursuant to the Court orders recited in the foregoing instrument; and that he acknowledged the foregoing instrument to be the voluntary act of said estate. Before me:



William F. ...
Notary Public for Oregon
My Commission Expires: 7-21-70

19874

42989 Pauline Adams
43720 Stigford Davis

15255 Pat Henderson

State of Oregon,
County of Lane--as

I, Iva Randolph, Director of the
Department of Records and Elections,
do hereby certify that the within instrument was
received for record at

1968 APR 4 PM 4:01:11

Reel 386 E

Lane County OFFICIAL RECORDS

Iva RANDOLPH, Director of the
Department of Records & Elections,

By *Iva Randolph*
Deputy
C29-083-05

Pauline Adams
Stigford Davis
Pat Henderson
3.00



KNOW ALL MEN BY THESE PRESENTS, That Effa P. Spence, a single person

in consideration of Ten - - - - - Dollars.

to her paid by Peter Hansen and Vera Hansen, husband and wife
does hereby grant, bargain, sell and convey unto said Peter Hansen and Vera Hansen

their heirs and assigns, all the following real property, with the
tenements, hereditaments and appurtenances situated in the
County of Lane and State of Oregon, bounded and described as follows, to-wit:

Beginning at the Northeast corner of the William
Lister Donation Land Claim No. 79, Notification No. 7406,
in Township Seventeen South, Range Two West of the Willamette
Meridian, and running thence West 21.66 chains to the South-
west corner of the Barnett Ramsey Donation Land Claim No. 71,
Notification No. 7478, thence South 32.375 chains and thence
East 21.66 chains to the East line of said claim, thence North
32.375 chains to the place of beginning; also

All that part of Lot One, Section Ten Township
Seventeen South, Range Two West of the Willamette Meridian,
lying South of Alder Branch; also

All of Lots Two and Three and the Northwest fourth
of the Southeast Quarter of Section Ten, Township Seventeen,
South, Range Two West of the Willamette Meridian; also

The East half of the Northeast Quarter and the East
half of the Southeast Quarter of Section Ten, Township Seven-
teen South, Range Two West of the Willamette Meridian, all
in Lane County, State of Oregon, subject to a timber sale
contract expiring July 14, 1946, recorded at page 91, of
Volume 216 of the Lane County Deed Records, Lane County, Oregon.

ALL

To Have and to Hold, the above described and granted premises unto the said Peter Hansen
and Vera Hansen husband and wife,

their heirs and assigns forever

And Effa P. Spence

above named does covenant to and with the above named grantee s their the grantor
that she lawfully seized in fee simple of the above granted premises, that the above
granted premises are free from all incumbrances,

and that she will and her heirs, executors and administrators, shall warrant and forever
defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of
all persons whomsoever,

Witness my hand and seal this 14 day of July 1942.
Executed in the Presence of

Effa P. Spence (SEAL)



(SEAL)
(SEAL)
(SEAL)
(SEAL)

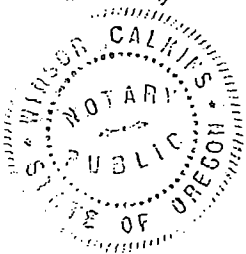
46

STATE OF OREGON, } ss.
COUNTY OF LANE

On this, the 14 day of July A. D., 1942, personally came before me, a Notary Public in and for said County and State, the within named Effa F. Spence, a single person and his wife to me personally known to be the identical persons described in, and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and seal this 14th day of July

A. D., 1942.



S. W. Hinson
Notary Public, Lane County, Oregon.

My Commission expires Oct. 13, 1944

44864

Warranty Deed

FROM

Effa F. Spence

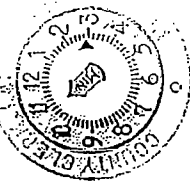
TO

Walter Hansen and Vera

Hansen

State of Oregon

County of Lane—ss.
I, W. B. Dillard, County Clerk and ex officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was received for record at



JUL 14 1942 PM

and Recorded

In Book 233 on Page 603 m. 4

Lane County D. E. D. Records.

W. B. DILLARD, County Clerk.

By *S. W. Hinson*, Deputy.

W. C. GALKINS & GALKINS
LAWYERS
EUGENE, OREGON

ATTACHMENT "B"

SAGE Bill

From: Kim O'Dea [kimodea@landuseoregon.com]
Sent: Friday, May 18, 2007 4:26 PM
To: SAGE Bill
Subject: RE: PA 06-7261 M37 Hansen
Attachments: To Sage.pdf

Bill-

Thanks for the response. I was very helpful. I think I can clear things up some. There are only four lots still in question: -09, TL 400; -09, TL 100; -10, TL 100 and -10, TL 700. We had Evergreen Title research lot history. We recently (just last week) received that report. I am attaching relevant sections.

Regarding the 1960 Partnership Agreement, the act of placing the property at the disposal of the partnership was a conveyance to the Partnership. At that point, the Partnership had the ability to buy and sell the land. Think of it as a contribution to the Partnership to give the Partnership assets. Thus, all lands owned by the parties on February 15, 1960 were placed in the Partnership and the Partnership took ownership. Evergreen Title research shows the following properties in the parties' ownership at that time: -09, TL 400; -10, TL 100; -10, TL 600; -10, TL 700; -10, TL 500; -16, TL 100 and -00, TL 1800. See Report, Exhibits C and D. See Report, Exhibit A and referenced deeds for legal descriptions. Thus, three of the four lots in question were placed in Partnership ownership in 1960. (The accounting required in Section 11 may have never been done. However, that is irrelevant to the effectiveness of the Partnership.)

Regarding the 1969 Partnership Agreement, none of the lots in questions are part of the Allison Tract or the Stafford Tract. The Allison Tract is Map 17-02-10, TL 600; the Stafford Tract is Map 17-02-00, TL 1800. See Report, Exhibits C and D. Evergreen Title research shows that the Parkhurst property is: -09, TL 100; -04, TL 1100 and -03, TL 602. See Report, Exhibits C and D. See Report, Exhibit A and referenced deeds for legal descriptions. TLs 1100 and 602 have already been recommended for approval. The fourth lot in question, -09, TL 100 was placed in the Partnership in 1969.

In summary, in 1960 the Partnership owned everything the "parties" owned on the date of execution of the Partnership. In 1969, the partnership owned everything in Partnership title plus the lands specifically mentioned. Evergreen Title research shows that three of the four properties in question entered Partnership ownership via the 1960 Partnership Agreement by virtue of being held in the name of one or more of the "parties" to the Partnership, and the fourth property was placed in the Partnership in 1969 via express listing in the Partnership Agreement. See Exhibits B, C and D.

I am replacing Exhibit B of the Report with my summary table. It contains the same information in reduced form (saving many pages of paper). Please let me know if the attached documents clear up the remaining issues. You should already have all the deed referenced in Exhibit B.

Thanks again,
 Kim

Kimberly Joy-Ritterbush O'Dea, A.I.C.P., M.C.R.P.

05/21/2007

Attorney At Law
Law Office of Bill Kloos, PC
375 West 4th Street, Suite 204
Eugene, OR 97440
(541)954-0095 (office)
(541)343-8702 (fax)
(541)954-0095 (cell)
e-mail: KimODea@landuseoregon.com
Web: www.landuseoregon.com

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From: SAGE Bill [mailto:Bill.SAGE@co.lane.or.us]
Sent: Friday, May 18, 2007 9:15 AM
To: kimodea@landuseoregon.com
Cc: VORHES Stephen L
Subject: RE: PA 06-7261 M37 Hansen

Kim,

The supplemental information submitted on April 14th does not clearly address the gaps in the ownership between members of the Hansen family and the partnership for four of the properties (a fifth was withdrawn). The supplemental info referred to and included deeds already in the record to individuals in the family. The cover letter to the submittals stated that the four properties were ". . . placed into Hansen Partnership by 2/15/1960 partnership agreement."

Here's my viewpoint: The 1960 partnership agreement is a sparse agreement with "terms" and Term #6. stated:

"Each of the parties hereto shall place at the disposal and use of the partnership their farm lands in Lane County, Oregon"

However, the "farm lands" are not identified by deeds or TRS/tax lots. We don't know if there were 3 or 30. Is "disposal and use" the same as "ownership" or more like a lease? Sufficient to prove an "interest" separate from the individuals who actually acquired the lands by deed?

Further in the Partnership agreement, the Term "11" states:

"In the month of January in each year a full and complete inventory of the property of said partnership shall be taken and a complete statement of the condition of the partnership shall be made and an accounting between the partners shall be had and the profits and losses of the preceding year shall then be divided and paid or contributed."

We do know from the submitted deeds that three of the five properties were acquired by Peter and Vera Hansen during the period 1939-1942. A fourth has been withdrawn and the fifth acquired in 1968 by a family member(s). There were no specific deeds connecting the four properties' metes and bounds with the Partnership other than the general reference. It's kind of like a handshake deal which is an acceptable way of dealing between parties that are fully aware of the lands involved but not sufficient for the public agenda requiring greater specificity to validate of a BM 37 claim. For example, on December 1, 1969, the second Hansen partnership agreement was executed and it referred to "two (2) additional parcels of property commonly known as the Allison tract" and the "Stafford tract which was acquired in 1949." This statement references multiple parcels and two tracts (presumably new additions to the partnership holdings) without tying the properties to any metes and bounds or dates of original interest except the reference to 1949 (Stafford tract). The record does not include any 1949 deed for a tract or parcel. This

05/21/2007

opens up the question of how inclusive the partnership ownership was in 1960 since it appears at least one 1949 ownership and maybe others were not included until the 1969 second partnership was executed.

The claim would have us assume that all ten properties were included in the February 15, 1960 agreement since a family member(s) owned them prior to 2-15-60. Is that an assumption the Board can make based on the conveyance deeds and property descriptions in the record? At this point I don't feel it is.

To make a complete record it is necessary to:

- (1) Identify the metes and bounds of the two parcels in the Allison tract and original deeds conveying them to the Hansen family and thereafter to the Hansen & Sons Partnership; and
- (2) Identify the metes and bounds of the Stafford tract (1949) and original deeds conveying it to the Hansen family and thereafter to the Hansen & Sons Partnership; or
- (3) Provide a complete inventory of the properties in the Partnership as of January 1961 as called for in Term 11 of the 1960 Partnership.

I hope this is helpful in sorting out the vague areas.

Bill

From: Kim O'Dea [mailto:kimodea@landuseoregon.com]
Sent: Thursday, May 17, 2007 1:58 PM
To: SAGE Bill
Subject: PA 06-7261 M37 Hansen

Bill,

I have been told that you are staff planner on this M37 claim. Bill submitted a letter on May 14, 2007, containing supplemental information on the lots that the County staff recommended for denial. The submittal includes deeds and a summary table that show when and how these parcels entered into the partnership. The deeds show that three of the lots entered into the partnership in 1960, one entered in 1969, and the last 1994. This, we hope, is sufficient for staff to change its recommendation from denial to approval for 4 of the 5 lots. One copy of this letter went directly to VanVactor's office, the other was dropped off at the LMD front desk for you (attn: Matt Laird, per front desk staff). If you have not received a copy of the letter and attachments, please let me know. I will .pdf it to you. Also, I am anxious to know whether staff finds the data sufficient to change its recommendation. Please let me know as soon as possible.

Thank you,
Kim

Kimberly Joy-Ritterbush O'Dea, A.I.C.P., M.C.R.P.
Attorney At Law
Law Office of Bill Kloos, PC
375 West 4th Street, Suite 204
Eugene, OR 97440
(541)954-0095 (office)
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e-mail: KimODea@landuseoregon.com
Web: www.landuseoregon.com

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1651 CENTENNIAL BLVD. • SPRINGFIELD, OR 97477
P.O. BOX 931 • SPRINGFIELD, OR 97477
PHONE: 541.741.1981
FAX: 541.741.0619



875 COUNTRY CLUB RD. • EUGENE, OR 97401
P.O. BOX 10211 • EUGENE, OR 97440
PHONE: 541.687.9794
FAX: 541.687.0924

TITLE INSURANCE SERVICES • ESCROW CLOSINGS

MEASURE 37 OWNERSHIP, LIEN AND ENCUMBRANCE REPORT

ELT-U5824

DATE: May 11, 2007

PREMIUM: 11 Tax Lots @ \$75.00 each = \$825.00

TO: Bill Kloos, PC
375 W. 4th St. Ste 204
Eugene, Oregon 97401

We have search our Tract Indices as to the following described property:

SEE ATTACHED EXHIBIT A

Showing fee simple title as of April 26, 2007, at 8:00 a.m., vested in:

PETE HANSEN & SONS,
a Partnership consisting of Ronald Peter Hansen and Donald James Hansen

The history of owners' interest is as follows:

SEE ATTACHED EXHIBITS B, C AND D

Evergreen Land Title finds the following liens and encumbrances affecting said property:

1. Deed of Trust, including the terms and provisions thereof, executed by Pete Hansen & Sons, a partnership consisting of Ronald Peter Hansen and Donald James Hansen, as Grantor(s), to Western Title & Escrow Company, as Trustee, for the benefit of DeWayne Wafford and Daphne J. Wafford, husband and wife, or the survivor thereof, as Beneficiary, Dated June 1, 2000, Recorded July 6, 2000, Reception No. 2000-031985, Official Records of Lane County, Oregon, given to secure payment of a Note for \$450,000.00.

CONTINUED

2. Deed of Trust, including the terms and provisions thereof, executed by Pete Hansen & Sons, a Partnership consisting of Ronald Peter Hansen and Donald James Hansen, as Grantor(s), to AMVESCO, Inc. dba Western Pioneer Title Company of Lane County, as Trustee, for the benefit of Bennie J. Schultz and Jean Schultz, Trustees of the Schultz Living Trust, Dated September 2, 1992, as Beneficiary, Dated July 11, 2002, Recorded July 16, 2002, Reception No. 2002-053817, Official Records of Lane County, Oregon, given to secure payment of a Note for \$400,000.00. (Affects Parcels 1, 8 and 9)

Gleaves Swearingen, was appointed Successor Trustee, by instrument Recorded April 19, 2005, Reception No. 2005-027696, Lane County Oregon Records.

3. Deed of Trust, including the terms and provisions thereof, executed by Ronald Peter Hansen and Donald James Hansen, Co-Partners of Pete Hansen & Sons, a Partnership, as Grantor(s), to AMVESCO, Inc. dba Western Pioneer Title Company of Lane County, as Trustee, for the benefit of Bennie J. Schultz and Jean Schultz, Trustees of the Schultz Living Trust, Dated September 2, 1992, as Beneficiary, Dated October 9, 2001, Recorded October 12, 2001, Reception No. 2001-067712, Official Records of Lane County, Oregon, given to secure payment of a Note for \$220,000.00. (Affects Parcel 12)

Gleaves Swearingen Potter & Scott LLP, was appointed Successor Trustee, by instrument Recorded April 19, 2005, Reception No. 2005-027698, Lane County Oregon Records.

4. Deed of Trust, including the terms and provisions thereof, executed by Ronald Peter Hansen and Donald James Hansen, Co-Partners of Pete Hansen & Sons, a Partnership, as Grantor(s), to AMVESCO, Inc. dba Western Pioneer Title Company of Lane County, as Trustee, for the benefit of Bennie J. Schultz and Jean Schultz, Trustees of the Schultz Living Trust, Dated September 2, 1992, as Beneficiary, Dated May 1, 2002, Recorded May 7, 2002, Reception No. 2002-035558, Official Records of Lane County, Oregon, given to secure payment of a Note for \$100,000.00. (Affects Parcel 12)

Gleaves Swearingen Potter & Scott LLP, was appointed Successor Trustee, by instrument Recorded April 19, 2005, Reception No. 2005-027700, Lane County Oregon Records.

5. Deed of Trust, including the terms and provisions thereof, executed by Pete Hansen & Sons, A Partnership consisting of Ronald Peter Hansen and Donald James Hansen, as Grantor(s), to Evergreen Land Title Company, as Trustee, for the benefit of John J. Breske, Trustee The Breske Trust, as Beneficiary, Dated November 17, 2003, Recorded November 18, 2003, Reception No. 2003-111961, Official Records of Lane County, Oregon, given to secure payment of a Note for \$185,000.00. (Affects Parcels 9, 10 and 11)

CONTINUED

PROPERTY ADDRESS: NOT KNOWN - VACANT LAND

PROPERTY TAXES:

- Map No. 17-02-00-00-01800, Account No. 0104586. (Parcel 6)
- Map No. 17-02-03-00-00602, Account No. 0104776. (Parcel 11)
- Map No. 17-02-04-00-01100, Account No. 0105476. (Parcel 10)
- Map No. 17-02-09-00-00100, Account No. 0105757. (Parcel 9)
- Map No. 17-02-09-00-00400, Account No. 1343258. (Parcels 1 & 8)
- Map No. 17-02-09-00-00400, Account No. 0105807. (Parcels 1 & 8)
- Map No. 17-02-10-00-00100, Account No. 0105880. (Parcels 2, 3, 4 & 5)
- Map No. 17-02-10-00-00500, Account No. 0105963. (Parcel 14)
- Map No. 17-02-10-00-00600, Account No. 0105971. (Parcel 7)
- Map No. 17-02-10-00-00700, Account No. 1411022. (Parcel 13)
- Map No. 17-02-10-00-00700, Account No. 1413184. (Parcel 13)
- Map No. 17-02-16-00-00100, Account No. 0106151. (Parcel 12)
- Map No. 17-02-16-00-00100, Account No. 1342672. (Parcel 12)
- Map No. 17-02-10-00-00700, Account No. 4056659. (Parcel 13 – Manuf. Structure)
- Map No. 17-02-09-00-00400, Account No. 4219943. (Parcels 1 & 8 – Manuf. Structure)
- Map No. 17-02-09-00-00500, Account No. 0105815. (Parcel 15)

Very truly yours,

EVERGREEN LAND TITLE COMPANY
HOME OFFICE

By:



Jeffrey K. Walker
Advisory Title Officer

EXHIBIT A

PARCEL 1: (17-02-09-00-00400)

Beginning at the Southeast corner of the Thomas L. Ramsey Donation Land Claim No. 70, in Township 17 South, Range 2 West of the Willamette Meridian; and run thence South 32.375 chains; thence West 38.635 chains; thence North 22.375 chains; thence West to a point 13.295 chains West and 10.0 chains South of the Northeast corner of the William Stafford Donation Land Claim No. 78, in Township 17 South, Range 2 West of the Willamette meridian; thence North 10.92 chains to the South line of the County Road; thence North 32° 0' West 7.32 chains to the bank of Horseshoe Slough; thence South 81° 0' West 10.25 chains; thence Northeasterly along the center of the channel of the Mohawk River to its intersection with the West line of Lot 2 of Section 9, in Township 17 South, Range 2 West of the Willamette Meridian; thence South to the Southwest corner of said Lot 2; thence East to the Southerly Southeast corner of said Lot 2; thence North 8.84 chains; more or less, to the Northwest corner of the said Thomas L. Ramsey Donation Land Claim ; thence East 35.17 chains to the corner in angle on the North boundary of said Ramsey Donation Land Claim; thence North 11.56 chains to the most Northerly Northwest corner of said Ramsey Donation land Claim; thence East 14.25 chains to the Northeast corner of said of said Ramsey Donation Land Claim; thence South 40.61 chains to the Place of Beginning, in Lane County, Oregon.

EXCEPTING the following described premises to-wit: Beginning at a point in the center of the County Road at a point 64 links North of the re-entrant corner on the North line of the Thomas L. Ramsey Donation Land Claim No. 70, in Township 17 South, Range 2 West of Willamette Meridian; and running thence North 10.92 chains to the North Northwest corner of said Thomas L. Ramsey Donation Land Claim; thence East along the North line of said Claim to the center of the County Road; thence Southwesterly along the center of the County Road to the Place of Beginning, in Lane County, Oregon.

EXCEPT: Beginning at a point 253.61 feet South and 996.60 feet West of the re-entrant corner of the Thomas Ramsey Donation Land Claim No. 70, in Section 9, Township 17 South, Range 2 West of the Willamette Meridian, Lane County, Oregon; said point being the Southeast corner of the following described property; thence South 48° 54' West a distance of 240.0 feet; thence North 41° 06' West 230.0 feet to the center of the County Road; continuing on the same bearing a distance of 310.0 feet to the center of the Mohawk River; thence South 58° 28' East up the center of said river a distance of 63.4 feet; thence leaving said river bearing South 88° 49' East a distance of 240.0 feet; thence South 41° 05' East 113.0 feet to the center of the County Road, continuing a distance of 255.0 feet to the Point of Beginning, in Lane County, Oregon.

ALSO EXCEPT: from the above described tracts of land that tract of land conveyed by Hansen to Lane County for road purposes, as Recorded January 11, 1957, Clerk's File No. 3574, Lane County Oregon Deed Records, in Lane County, Oregon.

C O N T I N U E D

PARCEL 2: (17-02-10-00-00100)

Beginning at the Northeast corner of the William Lister Donation Land Claim No. 79, in Township 17 South, Range 2 West of the Willamette Meridian; and running thence West 21.66 chains to the Southwest corner of the Barnett Ramsey Donation Land Claim No. 71; thence South 32.375 chains and thence East 21.66 chains to the East line of said claim; thence North 32.375 chains to the Place of Beginning, in Lane County, Oregon.

TOGETHER WITH: That parcel of real estate lying in the Southwest corner of the B. Ramsey Donation Land Claim No. 71, which is Southwesterly of the following described real estate, to-wit:

A parcel of land lying in the Northwest $\frac{1}{4}$ of Section 10, Township 17 South, Range 2 West of the Willamette Meridian in Lane County, Oregon, and being a portion of that tract of land described in that certain deed to James B. and Ada B. Stafford, recorded in Book 279, Page 221, of Lane County Records of Deeds, the said parcel being described as follows: Beginning at a point on the East line of the Thomas Ramsey Donation Land Claim, Notification 7306, 422.99 feet South and 981.10 feet East of the interior ell corner of said Donation Land Claim, said point being the Northwest corner of the following described tract, the said point being marked by a $\frac{5}{8}$ inch iron rod; thence South $77^{\circ} 08'$ East, 544.00 feet to a $\frac{5}{8}$ inch iron rod, marking the Northeast corner of said tract; thence South $2^{\circ} 16'$ East, 1385.23 feet to a $\frac{5}{8}$ inch iron rod marking the Southeast corner of said tract; thence North $87^{\circ} 12'$ West, 250.46 feet to a $\frac{5}{8}$ inch iron rod; thence North $75^{\circ} 18'$ West, 288.19 feet to a $\frac{5}{8}$ inch iron rod, marking the Southwest corner of said tract; thence North $2^{\circ} 16'$ West, 1421.05 feet to the Point of Beginning, in Lane County.

PARCEL 3: (17-02-10-00-00100)

All that part of Lot 1, Section 10, Township 17 South, Range 2 West of the Willamette Meridian, lying South of Alder Branch, in Lane County, Oregon.

PARCEL 4: (17-02-10-00-00100)

All of Lot 2 and 3 and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 17 South, Range 2 West of the Willamette Meridian, in Lane County, Oregon.

PARCEL 5: (17-02-10-00-00100)

The East ½ of the Northeast ¼ and the East ½ of the Southeast ¼ of Section 10, Township 17 South, Range 2 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion conveyed to Giustina Land & Timber Co. Limited Partnership, an Oregon limited partnership, Recorded July 7, 1995, Reel No. 2077R, Reception No. 95-37204, as follows: A parcel of land lying in the East one-half of Section 10, Township 17 South, Range 2 West being described as follows: Lot 1 lying South of Alder Branch. Lot 2. the East one-half of the Northeast one-quarter, the East one-half of the Southeast one-quarter and that portion, if any, of the Northwest one-quarter of the Southeast one-quarter and the Southwest one-quarter of the Southeast one-quarter lying North and East of the following described line: Beginning at the Lane County Brass Cap Monument marking the Southeast corner of the Barnett Ramsey Donation Land Claim No. 71, in Section 10, Township 17 South, Range 2 West of the Willamette Meridian; thence North 88° 29' 19" East 422.56 feet to a 1 inch iron pipe; thence South 0° 13' 41" West 2578.92 feet to a Bureau of Land Management Brass Cap Monument marking the East one-sixteenth corner of the South line of said Section 10, all within Section 10, Township 17 South, Range 2 West of the Willamette Meridian, Lane County, Oregon.

EXCEPT any portion of above described tract lying within tract of land conveyed to Lane County for road purposes in instrument Recorded November 7, 1994, Reel No. 2010R, Reception No. 94-78556, Official Records of Lane County, Oregon.

PARCEL 6: (17-02-00-00-01800)

All of Lots 1 and 2, and the South 1/2 of the Northwest ¼ and the Southwest ¼ of the Northeast ¼ of Section 15, in Township 17 South, of Range 2 West of the Willamette Meridian, in Lane County, Oregon.

PARCEL 7: (17-02-10-00-00600)

Lot 4, and the Southwest ¼ of the Southeast ¼ of Section 10, in Township 17 South, Range 2 West of the Willamette Meridian, in Lane County, Oregon.

PARCEL 8: (17-02-09-00-00400)

Beginning at the Northwest corner of Lot 3, of Section 9, Township 17 South, Range 2 West of the Willamette Meridian, which point is marked by a stone; and running thence East 4.85 chains to the Northeast corner of said Lot 3; thence North 5.0 chains, more or less, to the center of the channel of Mohawk River; thence down the center of said river in a Westerly direction to a point North of the Point of Beginning; thence South 4.0 chains, more or less, to the Place of Beginning, in Lane County, Oregon.

C O N T I N U E D

PARCEL 8: continued ...

EXCEPT any portion of above described tract lying within tract of land conveyed to Lane County for road purposes in instrument Recorded November 7, 1994, Reel No. 2010R, Reception No. 94-78556, Official Records of Lane County, Oregon.

PARCEL 9: (Tax Lot 17-02-09-00-00100)

Beginning at the Northwest corner of Lot 3, of Section 9, Township 17 South, Range 2 West of the Willamette Meridian, which point is marked by a stone; and running thence East 4.85 chains to the Northeast corner of said Lot 3; thence North 5.0 chains, more or less, to the center of the channel of Mohawk River; thence down the center of said river in a Westerly direction to a point North of the Point of Beginning; thence South 4.0 chains, more or less, to the Place of Beginning, in Lane County, Oregon.

EXCEPT any portion of above described tract lying within tract of land conveyed to Lane County for road purposes in instrument Recorded November 7, 1994, Reel No. 2010R, Reception No. 94-78556, Official Records of Lane County, Oregon.

ALSO INCLUDING: Government Lots 1 and 2 in Section 9, Township 17 South, Range 2 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THERFROM: Beginning at the Southwest corner of Lot 2 Section 9, Township 17 South, Range 2 West of the Willamette Meridian; and running thence East along lot line to the Westerly line of the Donation Land Claim No. 70; thence North along Donation Land Claim line to the center of the Mohawk River; thence Westerly along the Mohawk River to the West line of Lot 2; thence South to the Point of Beginning, in Lane County, Oregon;

ALSO EXCEPT that portion conveyed to Lane County, Oregon by instrument Recorded February 27, 1957, Clerk's File No. 6947, Lane County Oregon Deed Records.

ALSO EXCEPT any portion of above described tract lying within tract of land conveyed to Lane County for road purposes in instrument Recorded November 7, 1994, Reel No. 2010R, Reception No. 94-78556, Official Records of Lane County, Oregon.

PARCEL 10: (17-02-04-00-01100)

Beginning at a point in the West line of the Angus D. E. Washburn Donation Land Claim No. 63, Township 17 South, Range 2 West of the Willamette Meridian, 3,380.52 feet South of the Northwest corner thereof; thence South 2,067.12 feet along said West line to the Southwest corner of said Claim No. 63; thence East 1,583.34 feet along the South line of said Claim No. 63 to the Southeast corner thereof; thence North along the East line of said claim 2,067.12 feet to a point 69.3 feet South of the corner in angle of said Claim No. 63; thence West 1,583.34 feet to the Point of Beginning in Lane County, Oregon.

CONTINUED

PARCEL 11: (17-02-03-00-00602)

Beginning at a point on the East line of the Angus D. E. Washburn Donation Land Claim No. 63, Township 17 South Range 2 West of the Willamette Meridian; 736.9 feet North of the corner in angle of the Thomas Ramsey Donation Land Claim No. 70 of said Township and Range; thence East 46.0 feet; thence North 33° East 844.77 feet; thence East to the Westerly right-of-way line of the Relocated Eugene-Marcola Road as said road is described in instrument recorded February 27, 1957, Clerk's File No. 6946, Lane County Oregon Deed Records; thence Northerly along said Westerly right-of-way line 1,705.0 feet, more or less, to the Southerly North line of the Barnett Ramsey Donation Land Claim No. 71 of said Township and Range; thence West along said Southerly North line to the Northwest corner thereof; thence continuing West to the Northwest corner of Government Lot 6, of Section 3 of said Township and Range; thence South to the Point of Beginning, in Lane County, Oregon.

EXCEPT any portion of above described tract lying within tract of land conveyed to Lane County for road purposes in instrument Recorded November 7, 1994, Reel No. 2010R, Reception No. 94-78556, and by instrument Recorded September 16, 2003, Reception No. 2003-009066, Official Records of Lane County, Oregon.

PARCEL 12: (17-02-16-00-00100)

Lots 4, 5, and 6 in and of Section 16, in Township 17 South of Range 2 West of the Willamette Meridian, in Lane County, Oregon.

ALSO: Beginning at point 9.90 chains North of the Southwest corner of the Lot No. 1 in said Section 16 and running thence East 43.44 chains to the East line of Lot 7 of said Section 16; thence North 10.10 chains to the Northeast corner of said Lot 7; thence West to the East line of the William Stafford and Wife Donation Land Claim No. 78, Notification No. 7307, in said Township 17 South, Range 2 West; thence South to the Southeast corner of said Claim No. 78; thence West 35.75 chains to the Northwest corner of said Lot 1, and thence South to the Place of Beginning; being all of said Lots 1, 7, and 8 of said Section 16 lying North of a line drawn across the same from East to West, North of and parallel to the South line of said lots.

EXCEPTING THEREFROM any portion conveyed by Peter Hansen, et al, to Edith F. Post by that Quit Claim Deed Recorded October 4, 1982, as Reception No. 82-29747, Official Records of Lane County, Oregon.

CONTINUED

PARCEL 12: continued ...

ALSO: Beginning at a point 5.00 chains North from the Southwest corner of Lot 3 in said Section 16; and running thence North $68\ 1/2^\circ$ West 2.50 chains to a stone; thence North 4.0 chains to the left bank of the Mohawk River; thence up said river bank North 52° East 1.80 chains, North 3.50 chains, North 71° West 3.00 chains, North 30° West 4.70 chains to the North boundary of said Section 16; thence East on said North boundary 6.20 chains to the Northeast corner of said Lot 3, and thence South 14.59 chains to the Place of Beginning.

EXCEPT any part lying within County Road No. 148.

ALSO: Commencing 40 rods South from the Northwest corner of the said William Stafford Donation Land Claim No. 78, Notification No. 7307, in Section 9, in said Township 17 South, Range 2 West; and running thence East $178\ 1/2$ rods; thence South $89\ 1/2$ rods; thence East to the East boundary of the William Lister Donation Land Claim No. 79, Notification No. 7406; thence South along East line of said claim to the Southeast corner thereof; thence West 41.80 chains; thence South 28.00 chains; thence West 22.00 chains; thence South 11.13 chains to the Southeast corner of said William Stafford Donation Land Claim No. 78; thence West 35.75 chains; thence North 20.39 chains; thence West 5.37 chains, and thence North 50.09 chains to the Place of Beginning, all in Township 17 South, Range 2 West of the Willamette Meridian, all in Lane County, State of Oregon.

EXCEPT that certain tract conveyed by Florence Finley, single; Geneva M. Seavey, single; Laura V. Hanson, single; Louis McCoy and Pearl Spence McCoy, husband and wife; Clara M. Haines, single; G. F. Mosnette and Ester B. Mosnette, husband and wife, to Lane County, Oregon, a political subdivision of the State of Oregon, by Warranty Deed, dated February 3, 1955, Recorded November 27, 1956, Recorder's Reception No. 13, Lane County Oregon Deed Records, in Lane County, Oregon.

EXCEPT any portion of above described tract lying within tract of land conveyed to Lane County for road purposes in instrument Recorded November 7, 1994, Reel No. 2010R, Reception No. 94-78556, Official Records of Lane County, Oregon.

PARCEL 13: (17-02-10-00-00700)

A parcel of land in Section 10, Township 17 South, Range 2 West of the Willamette Meridian and being all that portion of that property conveyed to James B. Stafford and Ada B. Stafford, husband and wife, as described in Book 279, Page 221, Lane County Oregon Deed Records, lying West of the following surveyed line as surveyed by William N. Bailey for J. B. Stafford and being Lane County Surveyors Office Index No's. 13045 and 13055, dated August 26, 1963 and July 10, 1963, revised August 24, 1963 respectively, the said line being described as follows:

C O N T I N U E D

PARCEL 13: continued ...

Beginning at a point on a fence line that bears South 1928.266 feet and East 1456.658 feet from the Northerly Northwest corner of the Thomas Ramsey Donation Land Claim No. 70, Notification No. 7306; thence along said fence line, North 87° 12' West 250.46 feet; thence North 75° 18' West 288.19 feet to the True Point of Beginning of the above referred surveyed line by William N. Bailey; thence North 2° 16' West 1421.05 feet to a 5/8 inch iron rod; thence continue North 2° 16' West 414.75 feet to a one inch iron pipe; thence continue on an extension of the said surveyed line of William N. Bailey, North 2° 16' West to the South line of Section 3, said Township and Range, said point being the Ending point of said described survey line, in Section 10, Township 17 South, Range 2 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Donald J. Hansen and Rebecca H. Hansen by that Warranty Deed Recorded September 3, 1985, as Reception No. 85-31094, Official Records of Lane County, Oregon.

PARCEL 14: (17-02-10-00-00500)

Beginning at a point in Section 10, Township 17 South, Range 2 West of Willamette Meridian, 42.24 feet North of the re-entrant corner of the Thomas Ramsey Donation Land Claim No. 70, in said Township and Range said point being in the center of Mohawk Road; thence North 262.8 feet for the True Point of Beginning; thence North 49° 33' 30" East 665.76 feet; thence East 127.15 feet; thence North to the North line of said Section 10; thence West along said North line 666.1 feet more or less to the Northwest corner of said Section 10; thence South along the West line of said Section 10 to the True Point of Beginning, in Lane County, Oregon.

PARCEL 15: (17-02-09-00-00500)

Beginning at a point 253.61 feet South and 996.60 feet West of the re-entrant corner of the Thomas Ramsey Donation Land Claim No. 70, Township 17 South, Section 9, Range 2 West of the Willamette Meridian, Lane County, Oregon, said point being the Southeast corner of the following described property; thence South 48° 54' West, a distance of 240.0 feet; thence North 41° 06' West 230.0 feet to the center of the County Road, continuing on the same bearing, a distance of 310.0 feet to the center of the Mohawk River; thence South 58° 28' East up the center of said river, a distance of 63.4 feet; thence leaving said river bearing South 88° 49' East, a distance of 240.0 feet; thence South 41° 06' East 113.0 feet to the center of the County Road, continuing a distance of 255.0 feet to the Point of Beginning, all in Lane County, Oregon.

EXCEPT property conveyed to Lane County by instrument Recorded January 12, 1995, Reception No. 95-2043, Lane County, Oregon.

Exhibit B
As summarized by KO
Page 1 of 1

17-02-09-00-00400	02/02/39	QC Deed Bk 198, pgs 294-295	<i>From</i>	Seavy	<i>To</i>	P. & V. Hansen (HW)
	02/15/60	Partnership Agreement	<i>From</i>	P. Hansen, V. Hansen, D. Hansen and R Hansen	<i>To</i>	Pete Hansen & Sons, a partnership

17-02-10-00-00100	07/14/42	W Deed Bk. 233, p. 603	<i>From</i>	Spence	<i>To</i>	P. & V. Hansen (HW)
	02/15/60	Partnership Agreement	<i>From</i>	P. Hansen, V. Hansen, D. Hansen and R Hansen	<i>To</i>	Pete Hansen & Sons, a partnership

17-02-09-00-00100	04/04/68	Admin Deed Rec. No. 19871	<i>From</i>	Stafford (Parkhurst)	<i>To</i>	Pete Hansen & Sons, a partnership
	12/01/69	Partnership Agreement	<i>From</i>	P. Hansen, V. Hansen, D. Hansen and R Hansen	<i>To</i>	Pete Hansen & Sons, a partnership

17-02-10-00-00700	02/02/39	QC Deed Bk. 198, pgs. 294-295	<i>From</i>	Seavy	<i>To</i>	P. & V. Hansen
	02/15/60	Partnership Agreement	<i>From</i>	P. Hansen, V. Hansen, D. Hansen and R Hansen	<i>To</i>	Pete Hansen & Sons, a partnership

EXHIBIT C

A search with the Oregon Secretary states that the partnership was filed July 16, 1964 consisting of Peter Hansen, Vera Hansen, Donald J. Hansen and Ronald Hansen (copies enclosed).

Evergreen Land Title Company has obtained two partnership agreements as follows:

Partnership Agreement #1 (copy enclosed), signed December 1, 1969, states the following properties shall be in the ownership of the partnership:

- (5) 17-02-09-00-00100 (from Parkhurst)
- (6) 17-02-04-00-01100 (from Parkhurst)
- (7) 17-02-03-00-00602 (from Parkhurst)
- (4) 17-02-10-00-00600 (Allison tract)
- (3) 17-02-00-00-01800 (Stafford tract)

Partnership Agreement #2 (copy enclosed), Dated February 15, 1960, states all of partners' property in Lane County.

The following properties were owned by the members of the partnership at this time:

- (1) 17-02-09-00-00400
- (2) 17-02-10-00-00100
- (3) 17-02-00-00-01800
- (4) 17-02-10-00-00600
- (8) 17-02-16-00-00100
- (9) 17-02-10-00-00700
- (10) 17-02-10-00-00500

EXHIBIT D

<u>TAX LOT NO.</u>	<u>MENTIONED IN COPIES OF PARTNERSHIP AGREEMENTS</u>	<u>HANSON OWNER- SHIP BEGAN</u>	<u>FORM OF OWNERSHIP</u>
(1) 17-02-09-00-00400	YES (#2)	02/02/39	INDIVIDUAL
(2) 17-02-10-00-00100	YES (#2)	07/14/42	INDIVIDUAL
(3) 17-02-00-00-01800	YES (#1 and #2)	03/03/50	INDIVIDUAL
(4) 17-02-10-00-00600	YES (#1 and #2)	02/19/47	INDIVIDUAL
(5) 17-02-09-00-00100	YES (#1)	04/04/68	PARTNERSHIP
(6) 17-02-04-00-01100	YES (#1)	04/04/68	PARTNERSHIP
(7) 17-02-03-00-00602	YES (#1)	04/04/68	PARTNERSHIP
(8) 17-02-16-00-00100	YES (#2)	01/25/65	INDIVIDUAL
(9) 17-02-10-00-00700	YES (#2)	02/02/39	INDIVIDUAL
(10) 17-02-10-00-00500	YES (#2)	10/24/69	INDIVIDUAL & PARTNERSHIP (SEVERAL VESTING DEEDS)
(11) 17-02-09-00-00500	NO	11/22/94	PARTNERSHIP