



SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 4/25/07

Taken By: M

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

BP# _____

PA# 06-7292 Purcell

SP# _____

SI# _____

OTHER: May 22 Km

Michael E. Farthing
Attorney at Law

Smeede Hotel Building
767 Willamette Street, Suite 203
Eugene, Oregon 97401
Office (541) 485-1141 – Fax (541) 485-1174
email - mefarthing@yahoo.com

April 25, 2007

04-25-07P03:54 RCVD

HAND DELIVERED

Kent Howe, Planning Director
Lane County Land Management Division
Lane County Courthouse/PSB
125 E. 8th Avenue
Eugene, OR 97401

Re: Supplemental Materials for Measure 37 Claim
Claimants: William and Wilma Purcell, Trustees of the Purcell Living Trust
Map No. 17-05-25-22; Tax Lot 200
PA 06-7292

Dear Kent:

This office represents the William and Wilma Purcell, Trustees of the Purcell Living Trust, claimants for the above-referenced Measure 37 Claim. I am enclosing supplemental information that addresses the original zoning and an evaluation of the Subject Property in more detail.

The Purcells acquired the Subject Property on May 12, 1965 and later conveyed it to themselves as trustees of the Purcell Living Trust on May 11, 1998. The trust is revocable and Claimants are the sole trustees of the trust.

A research request (PA 06-6939) was filed in conjunction with the original claim to determine the zoning at the time of acquisition. In our claim, we stated that the Subject Property was unzoned when Claimants purchased it in 1965. Upon receipt of a response from the County to that request, we now know that the Subject Property was first zoned by Lane County on October 25, 1961 and the requirements of the Suburban District (RA) were applied. See copy of Thom Lanfear's letter, attached as Exhibit "A". Subsequently, the Subject Property was rezoned to Low Density Residential (LDR) by the City of Springfield with the adoption of the Urban Transition Agreement in 1986. This zoning remains in effect today.

Under the current zoning restrictions, Claimants may subdivide their 1.88 acre parcel into smaller lots but will have to dedicate a road that will significantly restrict the number of lots. The surrounding area is developed with subdivisions and contain lots that measure 80' x 100'.

Kent Howe, Planning Director
Lane County Land Management Division
April 25, 2007
Page 2

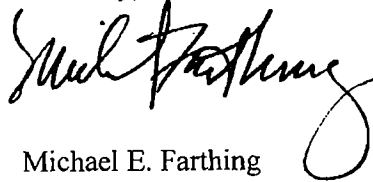
See Plat of Rambling Acres, attached as Exhibit "B" and Plat of Swank Estates, attached as Exhibit "C". Claimants seek to develop their property into four lots, consisting of approximately 0.5 acres each.

In our original claim, we submitted an evaluation letter dated November 16, 2006 prepared by Mike Miller of Coldwell Banker. Mr. Miller has prepared a supplemental report that discusses the value of the Subject Property in more detail and uses comparable sales values to support his assertion that the Subject Property is currently valued at \$295,000. Without regulations and assuming Claimants could subdivide their property as they could have in 1965, Mr. Miller values the property at \$535,000. Claimants declare a loss in compensation in the amount of \$240,000. See Supplemental Evaluation, attached as Exhibit "D".

In addition to the enclosed materials, we are also submitting a Preliminary Title Report, prepared by Cascade Title. See Exhibit "E".

Please supplement our claim with this information. If you have further questions or comments, please call at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael E. Farthing", with a large, stylized loop at the end.

Michael E. Farthing

MEF/kt

Enclosure

cc: Bill and Wilma Purcell (w/ encl)
Jim McLaughlin (w/ encl)



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

February 12, 2007

Michael Farthing
767 Willamette St. Suite 703
Eugene, OR 97477

Re: Research Request PA 06-6939

I have researched the available records to determine the applicable land use regulations in effect in 1965 with the following results:

The subject property, Map 17-05-25-22 #200, was unzoned until October 25, 1961. At that time, Ordinance 148 was adopted which applied the requirements of the Suburban District (RA) to the property. This zoning was in effect during 1965.

A copy of Ordinance 148 can be obtained at Lane Deeds & Records on Commissioners Reel 13, Page 211.

Please call if I can be of further assistance.

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

EXHIBIT A
Page 1 of 4

REEL 13 PAGE 21

IN THE BOARD OF COUNTY COMMISSIONERS
OF THE STATE OF OREGON
FOR LANE COUNTY

FILED

AT 10 O'CLOCK P.M.

OCT 25 1961

OLGA FREEMAN

COUNTY CLERK

BY *Ruth Bridges* DEPUTY

In the matter of an Ordinance to)
adopt Zoning and Land Use)
Regulations)

Zoning and Land Use
Ordinance No. 148

WHEREAS a majority of the entire membership of the Lane County Planning Commission, after due posting of notices and public hearing on April 25, 1955 adopted, by resolution, a development pattern for the below described area as shown on Lane County Zoning Maps, Sheets 4 and 9 in Twp. 17S, R2W, W.M.; and Sheets 2, 5, 6, 7 and 8 in Twp. 17S, R3W, W.M.

Area of Development Pattern:-

Beginning at the intersection of the south bank of the McKenzie River with the easterly right of way line of the Brownsville Branch of the Southern Pacific Railroad in Section 9, Twp. 17S, R2W, W.M. and running thence southerly along the easterly right of way line of said railroad to the northerly limits of the City of Springfield; thence following the city limits of the City of Springfield in a clockwise direction to the westerly right of way line of the Wendling Branch of the Southern Pacific Railroad in Section 30, Twp. 17S, R2W, W.M.; thence northerly and easterly along the westerly right of way line of said Wendling Branch of the Southern Pacific Railroad to the south line of Section 19, Twp. 17S, R2W, W.M.; thence east to the southeast corner of said Section 19; thence south to the westerly bank of the McKenzie River; thence downstream along the westerly and southerly bank of the McKenzie River to the point of beginning

NOW THEREFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, STATE OF OREGON, DOES ORDAIN AS FOLLOWS:-

Land Use Regulations shall hereafter be in full force and effect as prescribed by Lane County Zoning and Land Use Ordinance No. 4 in the following areas:-

A. AREAS HEREBY DESIGNATED AS RA SUBURBAN DISTRICT

1. Beginning at the intersection of the easterly right of way line of the Brownsville Branch of the Southern Pacific Railroad with a line parallel to and 300 feet northerly from the centerline of County Road No. 209 in Section 15, Twp. 17S, R3W, W.M. and running thence easterly parallel to and 300 feet north of the centerline of County Road No. 209 a distance of 2340 feet plus or minus to the center of a 20-foot roadway north from the intersection of County Road No. 209 with County Road No. 90;

thence south to County Road No. 209; thence southerly along Game Farm Road (County Road No. 3) to the easterly right of way line of the Brownsville Branch of the Southern Pacific Railroad; thence northwesterly along said Southern Pacific Railroad right of way line to the point of beginning.

2. Beginning at the northwest corner of the 1st Addition to Buena Vista subdivision as platted in Book 20, Page 25 of Lane County, Oregon Plat Records, Section 22, Twp. 17S, R3W, W.M. and running thence southeasterly along the easterly line of the Brownsville Branch of the Southern Pacific Railroad right of way to the northerly limits of the City of Springfield; thence easterly and northerly along the city limits of Springfield and on north to the centerline of 5th Street extended south; thence north to a point 200 feet north of the centerline of "Q" Street; thence east to the west line of Wm. Spencer DLC No. 50; thence south to the northerly limits of the City of Springfield; thence along the city limits of Springfield in a clockwise direction to the east line of Section 25, Twp. 17S, R3W, W.M.; thence northerly along said east line of Section 25, Twp. 17S, R3W, W.M. to a line parallel to and 300 feet north of the centerline of Marcola Road (County Road No. 278); thence westerly 300 feet north of and parallel to the centerline of County Road No. 278 to a line parallel to and 300 feet east of the centerline of County Road No. 681; thence north parallel to and 300 feet east of the centerline of County Road No. 681 to the north line of Hayden Bridge Road extended east as said alignment exists west of 5th Street; thence west to the intersection of the centerline of 5th Street with the north line of Hayden Bridge Road; thence north along the centerline of 5th Street extended north to the McKenzie River; thence northwesterly along the southerly bank of the McKenzie River to the north line of the 1st Addition to Buena Vista subdivision if said north line were extended easterly; thence westerly to the point of beginning.

B. AREAS HEREBY DESIGNATED AS C-2 COMMERCIAL DISTRICT (NEIGHBORHOOD)

1. Beginning at the intersection of the centerline of "Q" Street with the centerline of 5th Street (County Road No. 874) in Section 26, Twp. 17S, R3W, W.M. and running thence north 200 feet; thence east to the west line of Wm. Spencer DLC No. 50, said township and range; thence south to the centerline of "Q" Street; thence westerly along the centerline of "Q" Street to the point of beginning.

2. Beginning at the northwest corner of Lot 1, Block 2, Hancock Market Plat as recorded in Book 26, Page 7, Lane County Oregon Plat Records, Section 24, Twp. 17S, R3W, W.M. and running thence north 0°07' east 90 feet; thence east 40 feet; thence south 43°06' west 220 feet; thence west 460.55 feet; thence south 250.64 feet; thence east to the point of beginning.

C. AREA HEREBY DESIGNATED AS M-1 HEAVY INDUSTRIAL DISTRICT

Beginning at the intersection of the north limits of the City of Springfield with the east line of Section 25, Twp. 17S, R3W, W.M. and running thence north along the east line of said Section 25 to a point north 89°44' west from the northwest corner of Parcel 17-02-30, 019-01; thence south 89°44' east to the most westerly property line of the Eugene Water & Electric Board Water Treatment Plant if said most westerly line were extended southerly; thence

North 01°39' east to the southwest corner of the Eugene Water & Electric Board Water Treatment Plant site; thence following the boundary of the Eugene Water & Electric Board Water Treatment Plant site in a clockwise direction to the westerly right of way line of County Road No. 681; thence southerly to the centerline of that portion of County Road No. 681 bearing north 82°30' west if said centerline were extended westerly; thence south 82°30' east to the westerly bank of the McKenzie River; thence upstream along the westerly bank of the McKenzie River to the west line of Section 24, Twp. 17S, R2W, W.M.; thence north to the southeast corner of Section 19, Twp. 17S, R2W, W.M.; thence west to the westerly right of way line of the Woodling Branch of the Southern Pacific Railroad; thence southwesterly along the westerly right of way line of said branch Railroad and the city limits of Springfield; thence following the city limits of Springfield in a counter-clockwise direction to the point of beginning.

D. AREA HEREBY DESIGNATED AS AGT, AGRICULTURE, GRAZING AND TIMBER RAISING DISTRICT:

All of the below described area except those areas heretofore classified under "A," "B," and "C" as RA, C-2 and M-3:-

Beginning at the intersection of the south bank of the McKenzie River with the easterly right of way line of the Brownsville Branch of the Southern Pacific Railroad in Section 9, Twp. 17S, R3W, W.M. and running thence southerly along the easterly right of way line of said railroad to the northerly limits of the City of Springfield; thence following the city limits of the City of Springfield in a clockwise direction to the westerly right of way line of the Woodling Branch of the Southern Pacific Railroad in Section 30, Twp. 17S, R2W, W.M.; thence northerly and easterly along the westerly right of way line of said Woodling Branch of the Southern Pacific Railroad to the south line of Section 19, Twp. 17S, R2W, W.M.; thence east to the southeast corner of said Section 19; thence south to the westerly bank of the McKenzie River; thence downstream along the westerly and southerly bank of the McKenzie River to the point of beginning.

Approved by the affirmative vote of a majority of the Lane County

Planning Commission this 24th day of October, 1961

Ralph L. [Signature]
Chairman

Charles E. [Signature]
Secretary

Regularly passed and adopted by the County Board of Commissioners of

Lane County, State of Oregon, this 23rd day of October, 1961

Herbert [Signature]
Commissioner

[Signature]
Commissioner

[Signature]
Commissioner

EXHIBIT A
Page 4 of 4

SURVEYOR'S AFFIDAVIT
STATE OF OREGON
COUNTY OF LANE

I, Ralph L. Follett, being first duly sworn, do hereby certify that I am a Registered Professional Engineer by document No. 11386, and have correctly surveyed the land within the plat of RAMBLING ACRES; that the INITIAL POINT is set a 2" x 36" galvanized iron pipe 6" below the surface of the ground, that said INITIAL POINT bears from the Southeast corner of the William Spencer Donation Land Claim Number 50, Township 17 South, Range 3 West of the Willamette Meridian as follows: N.0°15'15" W. 749.80 feet along the east line of Claim Number 50 to the Southwest corner of the Felix Scott Jr. Donation Land Claim Number 51; thence, N.69°33' W. 612.69 feet along the east line of said Claim Number 50; thence, N.89° 33' W. 33.14 feet, all in Lane County, Oregon.



Ralph L. Follett
Notary Public for Oregon

Subscribed and sworn to before me this
20th day of Dec. 1937.

John R. Riedinger
Notary Public for Oregon

My commission expires
Sept. 19 1938.

DESCRIPTION

Beginning at the INITIAL POINT as described above, thence, N.89° 33' W. 452.26 feet, thence, N.0°15'15" W. 453.25 feet, thence, S.69°30' E. 482.53 feet to the east line of Claim Number 50; thence, S.0°02'15" E. 453.99 feet along the east line of Claim Number 50; thence, N.69°33' W. 33.14 feet to the INITIAL POINT, all in Lane County, Oregon.

DEDICATION

KNOW ALL MEN, that we Engel and Winslow, a co-partnership composed of Daren Engel and John B. Winslow, the sole and only partners thereof, are the owners in fee simple of the above described property, and that we hereby lay out and subdivide the same as shown on the annexed plat; and we do hereby dedicate to the public forever all streets as shown on this plat.

Engel and Winslow, a co-partnership,

Daren Engel,

Daren Engel, partner,

John B. Winslow

John B. Winslow, partner

ACKNOWLEDGEMENT
STATE OF OREGON
COUNTY OF LANE

December 20 A.D. 1937.

Personally appeared the above named Engel and Winslow, a co-partnership composed of Daren Engel and John B. Winslow, the sole and only partners thereof, and they acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

John R. Riedinger
Notary Public for Oregon.

My commission expires
Sept. 19 1938.

CONCURRENCE

KNOW ALL MEN, that Lane County Title Company an Oregon corporation, as trustee, have a mortgage covering the property stated herein; that we do hereby concur in the dedication; and hereby give our permission to the laying out and subdividing as shown hereon.

Lane County Title Company

by Sig M. Seashore President
Trustee

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF LANE

December 23 A.D. 1937.

Personally appeared Sig M. Seashore, who being duly sworn, did say that he is the president of Lane County Title Company an Oregon corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed.

Before me:

John R. Riedinger
Notary Public for Oregon

My commission expires
Sept. 19 1938.

APPROVAL

Robert W. Straub County Commissioner

Ralph Petersen County Commissioner

Kenneth Nielsen County Commissioner

F. E. Wagoner 1-2-38 County Surveyor

Winifred W. Smith
By Adeline B. Volkstorf, Deputy County Assessor 1/2/38

LANE COUNTY PLANNING COMMISSION

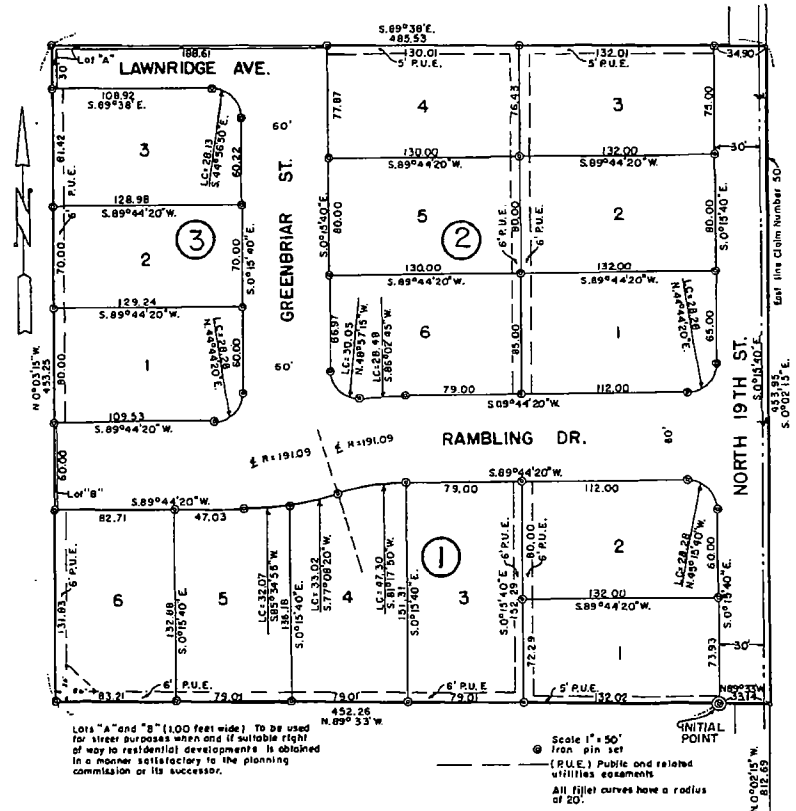
Ralph E. Rogers Chairman

Howard W. Buford Secretary

LANE COUNTY HEALTH DEPARTMENT

John D. Thorpe County Sanitarian

RAMBLING ACRES
SEC. 25, T.17S., R.3 W., W.M., LANE COUNTY, OREGON



STATE OF OREGON
COUNTY OF LANE

I, Ralph L. Follett, being duly sworn, depose and say that this is an exact copy of the final plat of RAMBLING ACRES, records of Lane County, Oregon.

Ralph L. Follett
Notary Public for Oregon

Subscribed and sworn to before me this 16th day of Jan. 1938.

John R. Riedinger
Notary Public for Oregon
My commission expires Sept. 19 1938.

S.W. corner Felix Scott, Jr.
D.L.C. No. 51, T.17S., R.3 W., W.M.

S.E. corner William Spencer
D.L.C. No. 50, T.17 S., R.3 W., W.M.

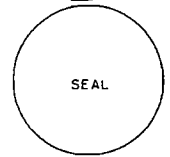
EXHIBIT B
Page 1 of 2

SURVEYOR'S AFFIDAVIT

STATE OF OREGON)
COUNTY OF LANE) ss
I, Ralph L. Follett, being first duly sworn on oath say that I am a Registered Professional Engineer by occupation, that I have correctly surveyed the land within the plat of FIRST ADDITION TO RAMBLING ACRES; that for the INITIAL POINT I set a 2" x 3/8" galvanized iron pipe 6" below the surface of the ground, that said INITIAL POINT bears from the Southeast corner of the William Spencer Donation Land, Claim Number 50, Township 17 South, Range 3 West of the Willamette Meridian as follows: N.0°15'15" W. 749.80 feet along the east line of Claim Number 50 to the Southwest corner of the Felix Scott Jr. Donation Land, Claim Number 51; thence, N.0°02'15" W. 144.3, 6.4 feet along the east line of said Claim Number 50; thence, N.89°38' E. 485.57 feet, all in Lane County, Oregon.



Ralph L. Follett
Ralph L. Follett



Subscribed and sworn to me this 3rd day of November, 1958.
John R. Riedinger
Notary Public for Oregon
My commission expires Sept. 19, 1962.

DESCRIPTION

Beginning at the INITIAL POINT as described above in the Surveyor's Affidavit; thence, S.89°38' E. 299.97 feet; thence, S.0°15'40" E. 89.50 feet; thence, S.89°38' E. 17.99 feet; thence, S.0°15'40" E. 89.50 feet; thence, N.89°38' W. 318.62 feet; thence, N.0°03'15" W. 179.00 feet to the INITIAL POINT, all in Lane County, Oregon.

DEDICATION

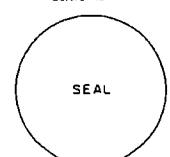
KNOW ALL MEN, that Crowe, Engel, Winslow, Inc. an Oregon corporation, is the owner in fee simple of the above described property; and it does hereby lay out and subdivide the same as shown on the annexed plat; and it does hereby dedicate to the public forever all streets as shown on this plat.



Crowe, Engel, Winslow, Inc.
by Daren Engel President
Daren Engel
by Veral Crowe Secretary
Veral Crowe

ACKNOWLEDGEMENT

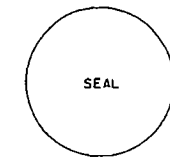
STATE OF OREGON)
COUNTY OF LANE) ss
November 3, 1958.
Personally appeared Daren Engel and Veral Crowe, who being duly sworn say that he the said Daren Engel, is the president, and he the said Veral Crowe is the secretary of Crowe, Engel, Winslow, Inc. an Oregon corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed.



John R. Riedinger
Notary Public for Oregon.
My commission expires Sept. 19, 1962.

CONCURRENCE

KNOW ALL MEN, that Lane County Title Company an Oregon corporation, as trustee, have a mortgage covering the property platted herein; and it does hereby concur in the dedication, and hereby gives its permission to the laying out and subdividing as shown herein.



Lane County Title Company, Trustee.
by Sig M. Seashore President
Sig M. Seashore
by Esther Sanders Secretary
Esther Sanders

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF LANE) ss
November 5, 1958.
Personally appeared Sig M. Seashore and Esther Sanders, who being duly sworn say that he the said Sig M. Seashore, is the president, and she the said Esther Sanders is the secretary of Lane County Title Company an Oregon corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed.



Maybelle A. Elder
Notary Public for Oregon.
My commission expires Nov. 7, 1958.

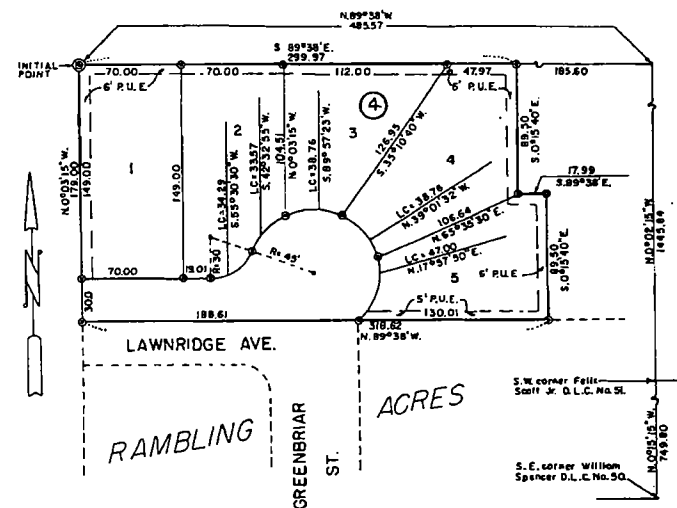
APPROVAL

Ralph Petersen County Commissioner
Kenneth Nielsen County Commissioner
Robert W. Straub County Commissioner
F. E. Waggoner 11-7-58 County Surveyor
Winfred W. Smith 11/5/58
by Adeline B. Volkasoff, Deputy County Assessor

LANE COUNTY PLANNING COMMISSION

Stephen M. Ford Acting Chairman
Howard W. Buford Secretary

FIRST ADDITION TO RAMBLING ACRES
SEC. 25, T.17S., R.3W., W.M., LANE COUNTY, OREGON



STATE OF OREGON)
COUNTY OF LANE) ss
I, Ralph L. Follett, being duly sworn, depose and say that this is an exact copy of the final plat of FIRST ADDITION TO RAMBLING ACRES, records of Lane County, Oregon.

Ralph L. Follett
Subscribed and sworn to before me this 2 day of Nov. 1958.
John R. Riedinger
Notary Public for Oregon
My commission expires Sept. 19, 1962.

First Addition To Rambling Acres

SEC. 25, T. 17S., R. 3W., W. M., LANE COUNTY, OREGON

KNOW ALL MEN, that Lane County Title Company an Oregon corporation, trustee, are the owners in fee simple of the land hereon described and that we hereby layout and subdivide the same as shown on the annexed plat; and we do hereby dedicate to the public forever all streets as shown on this plan.

Father Sanders

Feb. 16 1960

Before me:

My commission expires Sept. 19, 19 62

1. Ralph L. Foltz, being first truly sworn an oath say that I am a Registered Professional Engineer by occupation; that I have correctly surveyed the land within the plot of Second Addition to Donning Acres; that for the INITIAL POINT is set a 3" x 3" stainless iron pipe 6" below the surface of the ground at the intersection of the center line of the road and the center line of the road to the Donning Land. Claim Number 50, Township 17 South, Range 3 West of the Willamette Meridian as follows: N 10° 15' W 74.80 feet along the east line of Claim Number 50 to the Southwest corner of the Felix Scott, Jr. Donning Land Claim Number 56; thence, N 02° 21' 15" E 148.64 feet along the east line of Claim Number 56 to the Northwest corner of the Felix Scott, Jr. Donning Land Claim Number 53; thence, N 03° 15' E 63.25 feet; thence, N 89° 53' W 275.00 feet; thence, S 82° 05' W 78.62 feet; thence, NORTH 00.00 feet; thence, N 10° 20' 30" W 60.00 feet; thence, N 79° 39' 30" E 36.70 feet; thence, N 10° 20' 30" W 29.00 feet; thence, N 79° 39' 30" E 46.45 feet; thence, N 10° 20' 30" W 115.00 feet; thence, S 82° 05' W 129.62 feet; thence, S 89° 53' E 141.21 feet to the INITIAL POINT, all in County of Clatsop.

Subscribed and sworn to me this 15th day of February, 19 60.

My commission expires Sept. 19 1962

Howard W. Buford Secretary

6(P.U.E) Public and related utilities employees

I, Ralph L. Follett, being duly sworn, depose and say that this is an exact copy of the final plot of Second Addition To Rambling Acres records Lone County, Oregon.

Ralph L. Follitt
Ralph L. Follitt

Subscribed and sworn to before me this 19th day
of February, 1960.

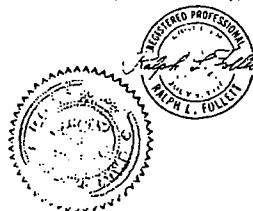
John R. Riedinger
History Public for Oregon

My commission expires Sept. 19, 1962

SURVEYOR'S AFFIDAVIT

STATE OF OREGON)
COUNTY OF LANE)

I, Ralph L. Follett, being first duly sworn on oath say that I am a Registered Professional Engineer by occupation; that I have correctly surveyed the land within the plat of THIRD ADDITION TO RAMBLING ACRES; that for the INITIAL POINT I set a 2" x 36" galvanized iron pipe 6" below the surface of the ground, that said INITIAL POINT bears from the Southeast corner of the William Spencer Donation Land Claim Number 50, Township 17 South, Range 3 West of the Willamette Meridian as follows: $1.0^{\circ}15'15''$ W. 749.80 feet along the east line of Claim Number 50 to the Southwest corner of the Felix Scott, Jr. Donation Land Claim Number 51; thence, $N.0^{\circ}02'15''$ W. 538.69 feet along the east line of said Claim Number 50; thence, $N.89^{\circ}33'3''$ W. 485.33 feet to said INITIAL POINT, all in Lane County, Oregon.



Ralph L. Follett
Ralph L. Follett

Subscribed and sworn to me this 17th day of March, 1962.

John R. Riedinger
Notary Public for Oregon

My commission expires Sept. 19, 1962.

DESCRIPTION

Beginning at the Southeast corner of the William Spencer Donation Land Claim Number 50, Township 17 South, Range 3 West of the Willamette Meridian, thence, $N.0^{\circ}15'15''$ W. 749.80 feet along the east line of Claim Number 50 to the Southwest corner of the Felix Scott, Jr. Donation Land Claim Number 51; thence, $N.0^{\circ}02'15''$ W. 538.69 feet along the east line of said Claim Number 50; thence, $N.89^{\circ}33'3''$ W. 485.33 feet to the INITIAL POINT; running thence, $N.89^{\circ}33'3''$ W. 15.58 feet; thence, $S.0^{\circ}04'15''$ E. 416.65 feet; thence, $N.89^{\circ}33'3''$ W. 410.00 feet; thence, $N.0^{\circ}04'15''$ W. 150.00 feet; thence, $N.89^{\circ}33'3''$ W. 300.00 feet; thence, $N.0^{\circ}04'15''$ W. 270.00 feet; thence, $N.89^{\circ}33'3''$ W. 538.42 feet; thence, North $139^{\circ}79'$ feet; thence, $N.82^{\circ}05'50''$ E. 786.20 feet; thence, $S.89^{\circ}33'3''$ E. 275.00 feet; thence, $S.0^{\circ}03'15''$ E. 254.00 feet to the INITIAL POINT, all in Lane County, Oregon.

DEDICATION

KNOW ALL MEN, that Lane County Title Company an Oregon corporation, trustee, do hereby lay out and subdivide the same as shown on the annexed plat, and we do hereby dedicate to the public forever all streets as shown on this plat.



Lane County Title Company

By *S.M. Seashore* President

By *Esther Sanders* Secretary

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF LANE)

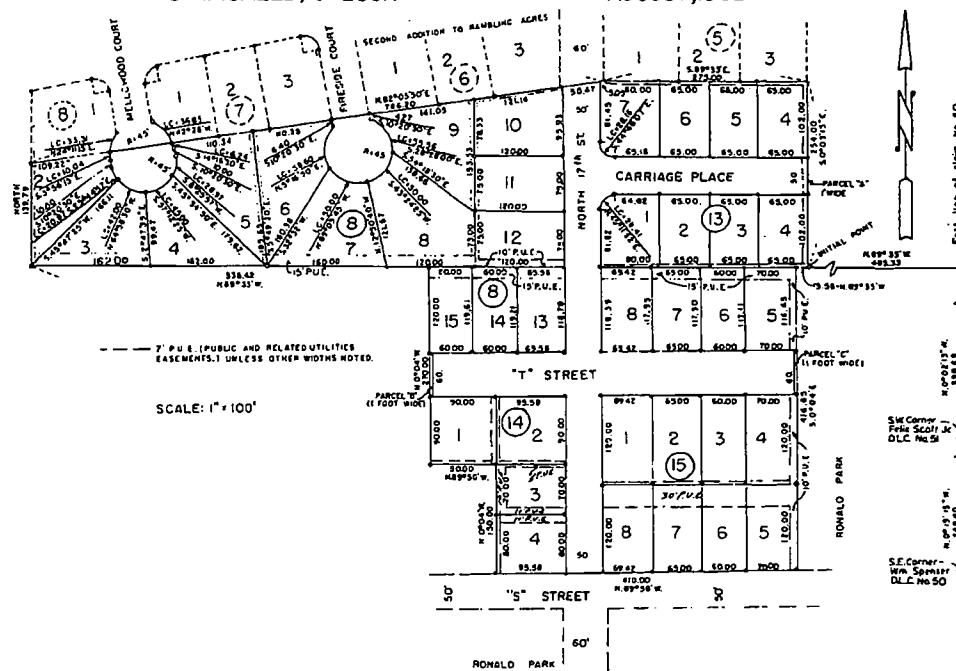
17th day of March, 1962

Personally appeared S.M. Seashore and Esther Sanders, who being duly sworn say that he the said S.M. Seashore is the president, and she the Esther Sanders is the secretary of Lane County Title Company an Oregon corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed.



John R. Riedinger
Notary Public for Oregon

My commission expires Sept. 19, 1962

THIRD ADDITION TO RAMBLING ACRES
SEC. 25, T. 17S., R. 3W., W.M., LANE COUNTY, OREGON
AUGUST, 1962

APPROVAL

Leslie Hill County Commissioner

Frank A. Smith County Commissioner

Kenneth Nielsen County Commissioner

John R. Riedinger City Engineer

Kenneth E. Ombel
By Public B. B. Kibler, County Assessor

SPRINGFIELD PLANNING COMMISSION

Donna A. Woot President

Howard W. Buford Secretary

FILED
AT 10:00 A.M. NOV 13 1962
CAGA REWMAN
COUNTY CLERK

STATE OF OREGON)
COUNTY OF LANE)

I, Ralph L. Follett, being duly sworn, depose and say that this is an exact copy of the final plat of THIRD ADDITION TO RAMBLING ACRES, records of Lane County, Oregon.

Ralph L. Follett
Ralph L. Follett

Subscribed and sworn to before me this 13th day of August, 1962.

John R. Riedinger
Notary Public for Oregon

My commission expires September 13, 1962.

FOURTH ADDITION TO RAMBLING ACRES

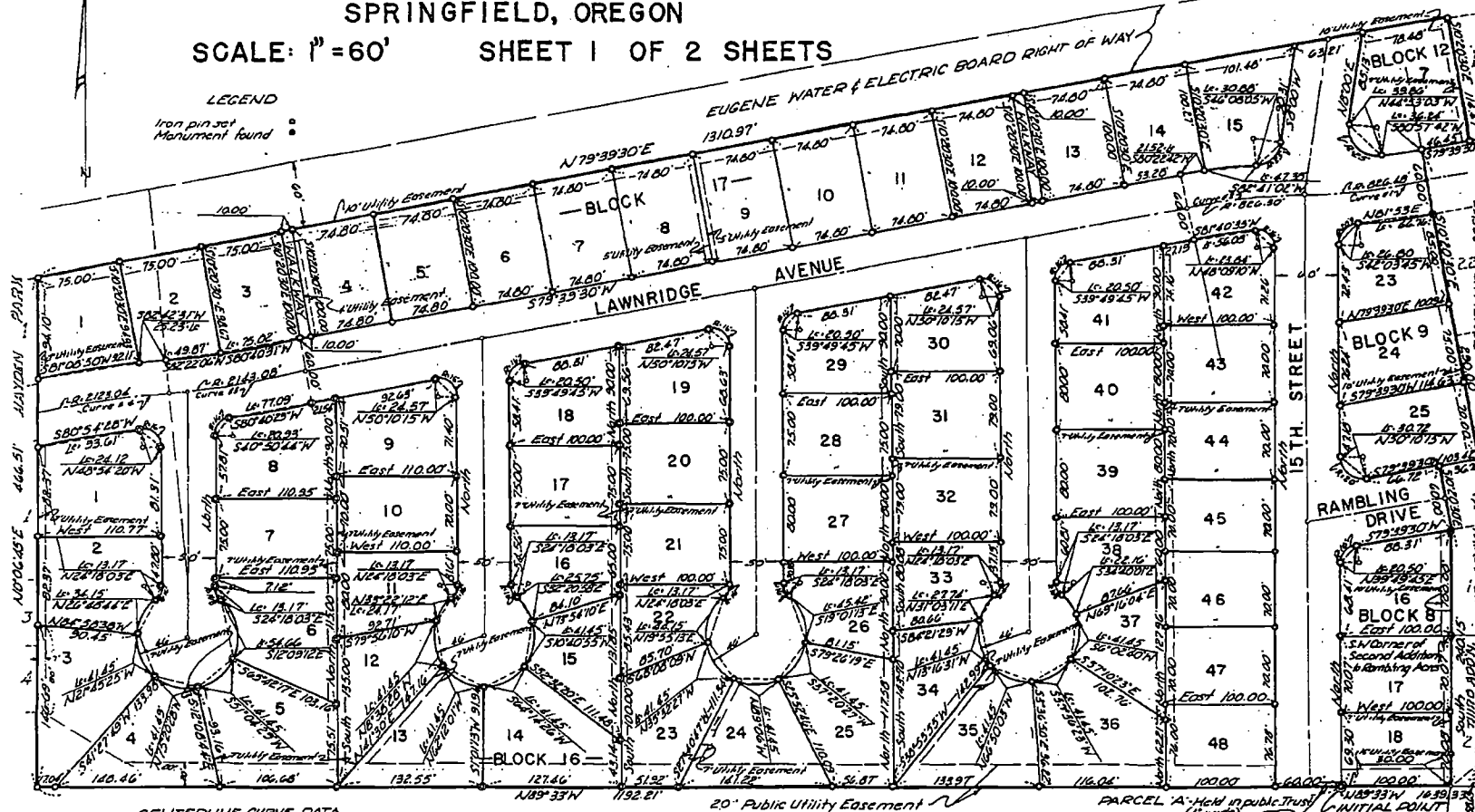
SECS 25 & 26-T17S-R3W- W.M.

SPRINGFIELD, OREGON

SCALE: 1"=60'

SHEET 1 OF 2 SHEETS

LEGEND

Iron pin set
Monument found

CENTERLINE CURVE DATA

No.	R	Δ	L	B	F
No. 1	826.43	73°51'	109.45	109.37	54.01
No. 2	826.30	73°51'	109.43	109.35	54.79
No. 3	2143.08	5°23'10"	126.65	126.64	63.34
No. 4	2123.04	5°16'06"	121.10	121.09	60.57

REGISTERED
OREGON
LAND SURVEYOR
Stephen H. Ford
STEPHEN H. FORD
128

STATE OF OREGON)
COUNTY OF LANE)

I, Stephen H. Ford, being duly sworn, say that this is an exact copy of Sheet 1 of 2 sheets of the final map of Fourth Addition to Rambling Acres in Secs. 25 & 26-T17S-R3W-W.M.

Subscribed and sworn to before me this 11th day of January, 1967.

My Commission Expires: 1-31-70

Notary Public for Oregon

S.W. Corner Third Addition
to Rambling AcresS.W. Corner Felix Staff Jr. D.L.C.
No. 31, T17S-R3W-W.M.S.E. Corner William Spencer
D.L.C. No. 30, T17S-R3W-W.M.EXHIBIT B
Page 5 of 8

S 1617

SHEET 2 OF 2 SHEETS — FOURTH ADDITION TO RAMBLING ACRES

SURVEYORS AFFIDAVIT

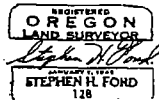
I, Stephen H. Ford, being first duly sworn, say that I am a Registered Land Surveyor in the State of Oregon; that I have correctly surveyed and marked with proper monuments the boundaries and lots as shown herein; that I have set a 2"x36" galvanized iron pipe 6 inches below the surface of the ground for the INITIAL POINT of FOURTH ADDITION TO RAMBLING ACRES; and that said Initial Point bears the following courses and distances from the Southeast corner of the William Spencer Donation Land Claim No. 50, Township 17 South, Range 3 West of the Willamette Meridian: N01°15'15" W 149.80 feet along the east line of said Claim No. 50 to the Southwest corner of the said Scott Jr. Donation Land Claim No. 51; thence, N01°02'15" N 33.69 feet along the east line of said Claim No. 50; thence, N09°33'16" W 1639.33 feet to said Initial Point.

Stephen H. Ford
Stephen H. Ford

Subscribed and sworn to before me this 3rd day of January, 1967.

John L. Sullivan
Notary Public for Oregon

My Commission Expires: 1-31-74



DESCRIPTION

Beginning at the above described Initial Point; thence, N09°33'16" W 1192.21 feet to a point; thence, S46°51' along the southerly projection and the east line of Hayden Park, recorded in book 86 of plats, page 12, records of Lane County to a point on the south right of way line of the Eugene Water and Electric Board right of way; thence, N79°39'30" E, 1310.97 feet along said right of way line to the northwest corner of the Second Addition to Rambling Acres; recorded in book 29 of plats, page 8, records of Lane County, Oregon; thence, S10°00'30" E 114.47 feet along the west line of said plot as it is monumented on the ground to a point; thence, S79°39'30" W 46.45 feet continuing along said line to a point; thence, S10°20'30" E 290.00 feet continuing along said west line to a point; thence, S79°39'30" W 367.0 feet continuing along said west line to a point; thence, S79°30" E 60.00 feet continuing along said west line to a point; thence, South 240.15 feet continuing along said west line and along the west line of the Third Addition to Rambling Acres, recorded in book 36 of plats, page 2, records of Lane County, Oregon to the southwest corner thereof; thence, N09°33'16" W 1000.00 feet to the Initial Point in Springfield, Lane County, Oregon.

DEDICATION

KNOW ALL MEN that Lane County Title Company, Trustee, a corporation in the State of Oregon, duly qualified and authorized to do business and to own property in said State, is the owner in fee simple of the foregoing described real property and it does lay out and subdivide the same as shown on the annexed plat and that it does hereby dedicate to the free use of the public, various, all streets and walkways as shown on this plat.

IN WITNESS WHEREOF the corporation has caused this instrument to be executed in its name and on its behalf by H.H. Schies, its Vice-President, and Gloria Gene Adams, its Assistant Secretary, pursuant to a resolution of its board of directors, and have caused the seal of said corporation to be affixed hereto this 3rd day of January, 1967.

H.H. Schies Vice-President
Gloria Gene Adams Assistant Secretary

ACKNOWLEDGEMENT

STATE OF OREGON) ss.
COUNTY OF LANE)

This certifies that on the 3rd day of January, 1967, appeared before me, a Notary Public in and for said County and State, the above named H.H. Schies and Gloria Gene Adams, both personally known to me to be the identical persons who executed the above instrument; and who being duly sworn did say that they were the Vice-President and Assistant Secretary, respectively, of Lane County Title Company, a corporation in the State of Oregon; that the seal affixed to said instrument is the corporate seal of said corporation; that the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and that said instrument is the true act and deed of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this 3rd day of January, 1967.

Thomas L. B. Fisher
Notary Public for Oregon

My Commission Expires: December 7-1970



APPROVAL

LANE COUNTY OFFICIALS

County Commissioner FRANK A. ELLIOTT

County Commissioner KENNETH NIELSEN

County Commissioner JESS HILL

Assessor KENNETH E. OULID BY ADOLPH B. VOLKSTADT, Dep.

CITY OF SPRINGFIELD OFFICIALS

City Engineer Don R. Johnson

SPRINGFIELD PLANNING COMMISSION

President John R. Miller, Jr.

Secretary Larry L. Johnson

STATE OF OREGON) ss.
COUNTY OF LANE)

I, Stephen H. Ford, being duly sworn, say that this is an exact copy of Sheet 2 of 2 sheets of the final map of FOURTH ADDITION TO RAMBLING ACRES in Sect 24, T17S, R34W, N1/4.

Stephen H. Ford
Stephen H. Ford

Subscribed and sworn to before me this 11th day of January, 1967.

John L. Sullivan
Notary Public for Oregon

My Commission Expires: 1-31-74

CONCURRENCE:
CONCURRENCE FILED JANUARY 10, 1967, RECORDED
RECEIPTION NO. 11606, LANE COUNTY CLERK'S
RECORDS

FILED

AT 9 O'CLOCK

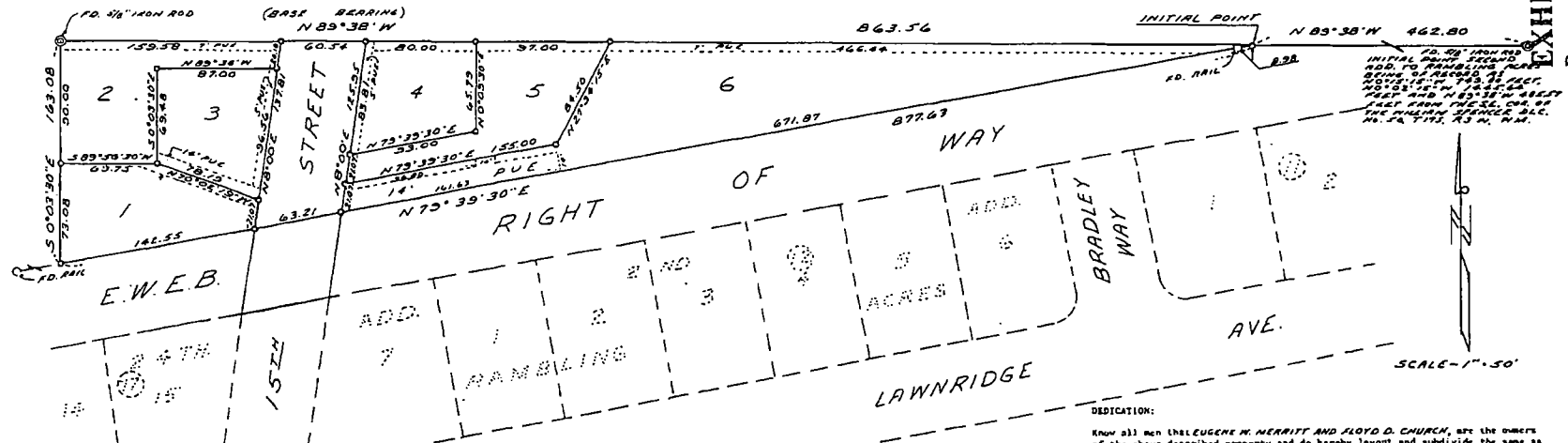
JAN 20 1967

FILED
DEPT. OF CLERKS AND CLERKS
BY Myron J. ...
CLERK

FIFTH ADDITION TO RAMBLING ACRES

SECTION 25, T.17S., R.3 W., W.M.

SPRINGFIELD, LAKE COUNTY, OREGON

 EXHIBIT 1 of 8

 SURVEYOR'S CERTIFICATE: STATE OF OREGON) ss
 COUNTY OF LAKE)

I, Charles W. Guile, Registered Land Surveyor, being first duly sworn on oath say that I have caused to be surveyed and marked with proper monuments the following described plat: beginning at the Initial Point which is marked by a 2" x 38" galvanized iron pipe driven 6" below the surface of the ground, said Initial Point being North 89° 38' West 462.80 feet from the 5/8 inch iron rod marking the Initial Point of the SECOND ADDITION TO RAMBLING ACRES, as plotted and recorded in Book 29, Page 8, Lake County Oregon Plat Records, said Initial Point of record being North 0° 15' 15" West 748.80 feet, North 0° 02' 15" West 1445.64 feet and North 89° 38' West 485.57 feet from the Southeast corner of the William Spencer Meridian; thence North 89° 38' West 885.56 feet to a point marked by an existing 5/8 inch iron rod; thence South 0° 03' 30" East 163.08 feet to a point on the northerly right of way line of the E. W. E. B. right of way; thence along said northerly right of way line, North 79° 39' 30" East 877.63 feet to the Initial Point of Beginning, in Springfield, Lake County, Oregon.

 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 Charles W. Guile
 OREGON
 CHARLES W. GULE
 5-7

 Subscribed and sworn to before me
 this 5TH day of
NOVEMBER 19 76.

 Charles W. Guile
 Charles W. Guile, R.L.S.

 Notary Public - Oregon
 My Commission Expires 7-25-79

APPROVALS:

 Robert E. Weinstein
 COUNTY COMMISSIONER

 Robert E. Wood
 COUNTY COMMISSIONER

 Gerald H. Rust Jr.
 COUNTY COMMISSIONER

 Kenneth J. Byland
 COUNTY ASSESSOR

 Sidney E. Hammond
 CITY SURVEYOR

Springfield Planning Commission:

 Richard Johnson
 SECRETARY

DEDICATION:

Know all men that EUGENE W. MERRITT and FLOYD D. CHURCH, are the owners of the above described property and do hereby layout and subdivide the same as shown on the annexed plat, and do hereby dedicate to the public forever the streets and easements as shown on this plat.

 Eugene W. Merritt
 EUGENE W. MERRITT

 Floyd D. Church
 FLOYD D. CHURCH

 STATE OF OREGON) ss
 COUNTY OF LAKE)

I, Charles W. Guile, being first duly sworn, depose and say that this is an exact copy of the final plat as shown.

Charles W. Guile

 Subscribed and sworn to before me this 9

 day of MARCH, 19 77.

 Robert W. Knap
 Notary Public of Oregon
 My Commission Expires 9-25-79

 FILED
 AT SPRINGFIELD
 MAR 11 1977
 County of Oregon U.S. District Court
 Charles W. Guile

 ACKNOWLEDGEMENT: State of Oregon) ss
 County of Lake)

PERSONALLY APPEARED EUGENE W. MERRITT AND FLOYD D. CHURCH, who is known to me to be the identical individuals who executed the foregoing instrument and they acknowledge said instrument to be his voluntary act and deed.

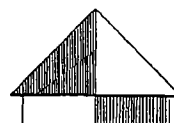
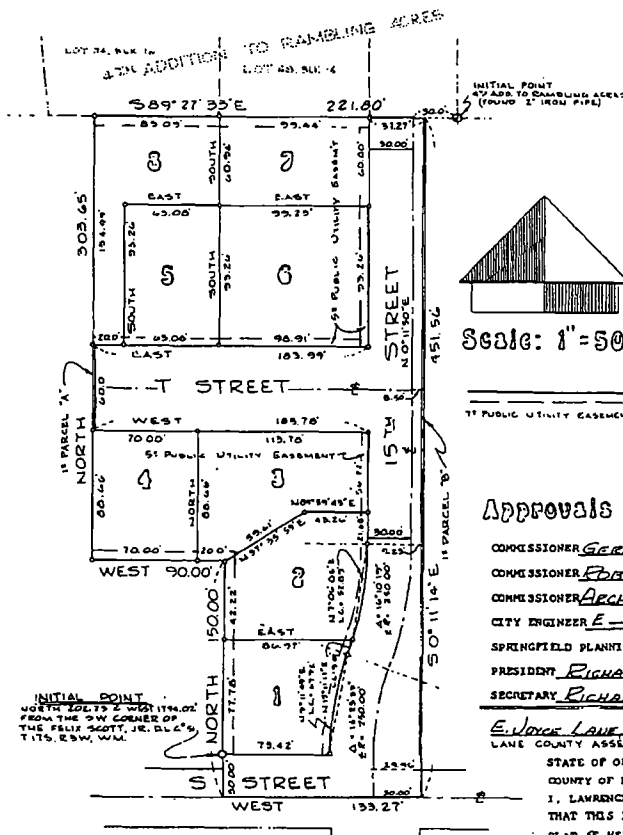
 Subscribed and sworn to before me
 this 8TH day of
MARCH 19 77.

 Charles W. Guile
 Notary Public - Oregon
 My Commission Expires 7/25/79

FILE 73 SLIDE 54

SIXTH ADDITION TO RAMBLING ACRES

NORTHWEST 1/4 SECTION 25 TOWNSHIP 17 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN
SPRINGFIELD, LANE COUNTY, OREG.



Scale: 1" = 50'

Description

BEGINNING AT A POINT THAT IS 202.73 FEET NORTH AND 1794.02 FEET WEST OF THE SOUTHWEST CORNER OF THE FELIX SCOTT, JR. DONATION LAND CLAIM NUMBER 51, TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN; RUN THENCE NORTH 120.00 FEET; THENCE WEST 90.00 FEET; THENCE NORTH 303.65 FEET TO A POINT ON THE SOUTHERLY MARGIN OF FOURTH ADDITION TO RAMBLING ACRES, AS PLATTED AND RECORDED IN BOOK 50, PAGE 23, LANE COUNTY OREGON PLAT RECORDS; RUN THENCE ALONG SAID SOUTHERLY MARGIN SOUTH 89° 27' 31" EAST 241.85 FEET; THENCE LEAVING SAID SOUTHERLY MARGIN SOUTH 0° 11' 14" EAST 451.56 FEET TO A POINT ON THE CENTERLINE OF S STREET; THENCE ALONG SAID CENTERLINE WEST 133.27 FEET; THENCE LEAVING SAID CENTERLINE NORTH 30.00 FEET TO THE PLACE OF BEGINNING, IN SPRINGFIELD, LANE COUNTY, OREGON.

Dedication

KNOW ALL MEN THAT WE, LOREN R. PALERMO AND MARY L. PALERMO, HUSBAND AND WIFE AND STANLEY E. STEELE AND SANDRA M. STEELE, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE ABOVE DESCRIBED LAND, AND THAT WE HEREBY LAY OUT AND SUBDIVIDE THE SAME AS SHOWN ON THE ATTACHED PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND EASEMENTS AS SHOWN ON THIS PLAT.

Loren R. Palermo
Loren R. Palermo
Mary L. Palermo
Mary L. Palermo

Stanley E. Steele
Stanley E. Steele
Sandra M. Steele
Sandra M. Steele

Acknowledgement

PERSONALLY APPEARED LOREN R. PALERMO AND MARY L. PALERMO, HUSBAND AND WIFE AND STANLEY E. STEELE AND SANDRA M. STEELE, HUSBAND AND WIFE WHO ARE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF February, 1978.
Ray Wanner
Notary Public for Oregon
My Commission expires: 12/28/81

Approvals

COMMISSIONER GERALD H. RUST JR
COMMISSIONER FOREST E. WOOD
COMMISSIONER ARCHIE WEINSTEIN
CITY ENGINEER E. J. MARLO (P.E.)
SPRINGFIELD PLANNING COMMISSION
PRESIDENT RICHARD L. GASSMAN
SECRETARY RICHARD JOHNSON
E. J. MARLO DEPUTY C.E.
LANE COUNTY ASSESSOR

STATE OF OREGON S.S.
COUNTY OF LANE
I, LAWRENCE B. OLSON, DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS HEREON SHOWN.
Lawrence B. Olson
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF February, 1978.

Assent

STATE OF OREGON S.S.
COUNTY OF LANE
I, LAWRENCE B. OLSON, REGISTERED PROFESSIONAL LAND SURVEYOR, BEING FIRST SWORN ON OATH, SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE SUBDIVISION AS SHOWN ON THIS PLAT, AND TRUE 1 PLACED AT THE INITIAL POINT A 2 INCH BY 36 INCH GALVANIZED IRON PIPE 6 INCHES BELOW THE SURFACE OF THE GROUND, SAID INITIAL POINT BEING NORTH 202.73 FEET AND WEST 1794.02 FEET FROM THE SOUTHWEST CORNER OF THE FELIX SCOTT, JR. DONATION LAND CLAIM NO. 51, TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF March, 1978.
Lawrence B. Olson
Notary Public for Oregon
My Commission Expires: 11/1/81

Christine K. Baird
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 9/16/80

CHRISTINE K. BAIRD
Notary Public-Oregon
My Commission Expires: 9/16/80

SWANK ESTATES

SECTION 24, T17S, R3W, W.M.

LANE COUNTY, OREGON

STATE OF OREGON,
COUNTY OF LANEI, JOHN LAURILA JR., BEING DULY SWORN, DEPOSE
AND SAY THAT THIS IS AN EXACT COPY OF THE FINAL
MAP OF "SWANK ESTATES" IN SECTION 24, T17S, R3W,
W.M., LANE COUNTY, OREGON.SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY
OF JANUARY 1964 A.D.
NOTARY PUBLIC FOR OREGON, JAMES S. DILLON
MY COMMISSION EXPIRES JANUARY 13, 1967

DESCRIPTION

BEGINNING AT A POINT WHICH BEARS NORTH 83°42'35" WEST 1302.04
FEET AND NORTH 1327.73 FEET FROM THE SOUTHWEST CORNER
OF THE FELIX SCOTT JR. D.L.C. #51, T17S, R3W, W.M., RUN THENCE
NORTH 83°42'35" WEST 335.55 FEET, THENCE NORTH 0°07'50" EAST
416.38 FEET, THENCE NORTH 21°34'30" EAST 33.87 FEET, THENCE
NORTH 0°07'50" EAST 110.33 FEET, THENCE SOUTH 83°42'35" EAST
85.00 FEET, THENCE NORTH 0°07'50" EAST 270.00 FEET, THENCE
SOUTH 83°42'35" EAST 203.38 FEET, THENCE SOUTH 84°8'10" FEET
TO THE POINT OF BEGINNING ALL IN LANE COUNTY, OREGON.

DEDICATION

KNOW ALL MEN THAT PIONEER TITLE CO. OF LANE COUNTY, AN
OREGON CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE ABOVE
DESCRIBED PROPERTY AND IT DOES HEREBY LAYOUT AND SUBDIVIDE
THE SAME AS SHOWN ON THE ANNEXED PLAT AND IT DOES HEREBY
DEDICATE TO THE PUBLIC FOREVER ALL STREETS AS SHOWN ON
THIS PLAT.

PIONEER TITLE CO.
OF LANE COUNTYBY R. C. McCormick
R. C. MCCORMICK, ASST. SECRETARYBY Jack W. Stanley
JACK W. STANLEY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON } S.S.
COUNTY OF LANE }

January 22 1964 A.D.
PERSONALLY APPEARED THE SAID JACK W. STANLEY AND R. C. MCCORMICK
WHO BEING DULY SWORN SAY THAT HE THE SAID JACK W. STANLEY IS
THE VICE PRESIDENT AND HE THE SAID R. C. MCCORMICK IS THE
ASST. SECRETARY OF PIONEER TITLE CO. OF LANE COUNTY AN
OREGON CORPORATION, AND THAT THE SEAL AFFIXED TO THE FORE-
GOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION,
AND THAT THE SAME INSTRUMENT HAS SIGNED AND SEALED IN
BEHALF OF SAID CORPORATION BY THE ABOVE OFFICERS AND THEY
ACKNOWLEDGED SAID INSTRUMENT TO BE ITS VOLUNTARY ACT AND
DEED.

NOTARY PUBLIC FOR OREGON James S. Dillon
MY COMMISSION EXPIRES January 13, 1967

AFFIDAVIT

STATE OF OREGON } S.S.
COUNTY OF LANE }

I, JOHN LAURILA, JR., REGISTERED PROFESSIONAL ENGINEER BEING
FIRST DULY SWORN ON OATH, SAY THAT I HAVE CORRECTLY SUR-
VEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS
SHOWN ON THE ANNEXED PLAT. THE INITIAL POINT IS A 2" X 36"
GALVANIZED IRON PIPE 6" BELOW THE SURFACE OF THE GROUND,
SAID INITIAL POINT BEARS NORTH 1327.33 FEET AND NORTH 83°42'35"
WEST 1302.04 FEET FROM THE SOUTHWEST CORNER OF THE
FELIX SCOTT JR. D.L.C. #51, T17S, R3W, W.M. IN LANE COUNTY,
OREGON.

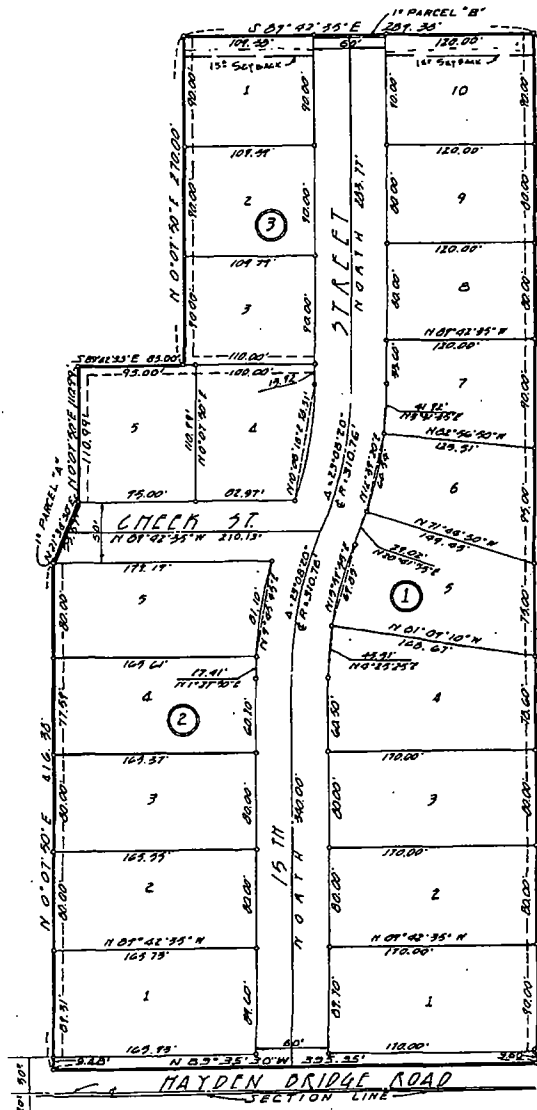
FILED

AT DOCK

JUN 24 1964

BY John Laurila Jr.
John Laurila, Jr., Director of the
Dept. of Land and Surveying
DEPUTY

SUBSCRIBED AND SWORN TO ME THIS 22ND DAY OF JANUARY 1964
NOTARY PUBLIC FOR OREGON James S. Dillon
MY COMMISSION EXPIRES January 13, 1967



NORTH

SCALE 1"=60'

7' PUBLIC UTILITY EASEMENT
UNLESS OTHERWISE SHOWN

APPROVALS

COMMISSIONER Kenneth NicksenCOMMISSIONER Jess HillCOMMISSIONER Kenneth NicksenASSESSOR Kenneth NicksenSURVEYOR R. C. McCormick

LANE COUNTY PLANNING COMMISSION

CHAIRMAN John H. HillSECRETARY Howard W. Buford

INITIAL POINT

N 83°42'35" W, 1302.04'

SOUTHWEST CORNER

FELIX SCOTT JR.

D.L.C. #51, T17S, R3W,

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

W.M.

S 1348

FIRST ADDITION TO SWANK ESTATES

SECTION 24, T17S, R3W, W.M.
LANE COUNTY, OREGON

RESTRICTION:

NO DUPLEXES TO BE BUILT ON SINGLE LOTS AS
CREATED BY THIS SUBDIVISION EXCEPT ON
THE EXPRESS APPROVAL OF THE DEPT.
OF HEALTH AND SANITATION.

STATE OF OREGON) S.S.
COUNTY OF LANE)
I, JOHN LAURILA, JR., BEING DULY SWORN DEPOSE AND SAY THAT
THIS IS AN EXACT COPY OF THE FINAL PLAT, FIRST ADDITION TO
SWANK ESTATES, SEC. 24, T17S, R3W, W.M., LANE COUNTY, OREGON,
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF AUGUST, 1965
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES JANUARY 13, 1967

FILED
AT 12 O'CLOCK

AUG 5 1965

ALL EVIDENCE, DEEDS, ETC. OF THE
DEPT. OF HEALTH AND SANITATION
BY: *John Laurila, Jr.*
DEPUTY



APPROVALS

COMMISSIONER *Frank A. Elliott*
COMMISSIONER *John H. Hill*
COMMISSIONER *Kenneth Nielsen*
ASSESSOR *Kenneth E. Oswald*
SURVEYOR *F. E. Wagoner*

LANE COUNTY PLANNING COMMISSION
CHAIRMAN *John B. Leary* 6-22-65
SECRETARY *Homer W. Ruedger* 8-3-65



SCALE 1" = 60'

7' PUBLIC UTILITY EASEMENT

DESCRIPTION

BEGINNING AT A POINT WHICH BEARS N83°42'35"W 1382.04 FEET AND NORTH
2775.93 FEET FROM THE SW CORNER OF THE FELIX SCOTT JR., D.L.C. #51, T17S, R3W, W.M.,
SAID POINT BEING THE NE CORNER OF LOT 10, BLOCK 1, "SWANK ESTATES" AS PLATTED AND
RECORDED AT BOOK 42, PAGE 3, LANE COUNTY OREGON, PLAT RECORDS, LANE COUNTY, OREGON,
RUN THENCE ALONG THE WESTERLY AND NORTHERLY MARGINS OF SAID PLAT, N83°42'35"W
283.38 FEET TO THE NW CORNER OF LOT 1, BLOCK 3, SAID PLAT, THENCE S 0°07'50"W
270.00 FEET TO THE SW CORNER OF LOT 3, BLOCK 3, OF SAID PLAT, THENCE N83°42'35"W
360.00 FEET, THENCE N 0°07'50"E 180.00 FEET, THENCE N83°42'35"W 110.46 FEET, THENCE
N 0°07'50"E 30.00 FEET, THENCE N83°42'35"W 50.00 FEET, THENCE S 0°07'50"W 30.00
FEET, THENCE N83°42'35"W 245.00 FEET TO THE CENTERLINE OF COUNTY ROAD NO.
658 (14TH STREET), THENCE ALONG SAID CENTERLINE 250.00 FEET, THENCE
S 83°42'35"E 1054.44 FEET, THENCE SOUTH 180.00 FEET, TO THE POINT OF
BEGINNING, ALL IN LANE COUNTY, OREGON.

DEDICATION

KNOW ALL MEN THAT PIONEER TITLE CO. OF LANE COUNTY, AN OREGON CORPORATION,
IS THE OWNER IN FEE SIMPLE OF THE ABOVE DESCRIBED PROPERTY AND IT DOES HEREBY
LAYOUT AND SUBDIVIDE THE SAME AS SHOWN ON THE ANNEXED PLAT AND IT DOES
HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND PEDESTRIAN
WAY AS SHOWN ON THIS PLAT.

PIONEER TITLE CO.
OF LANE COUNTY

R. C. McCormick
R. C. MCCORMICK, ASST. SECRETARY

Jack W. Stanley
JACK W. STANLEY, PRESIDENT

ACKNOWLEDGEMENT 5 4

STATE OF OREGON) S.S. February 26, 1965 A.D.

COUNTY OF LANE)
PERSONALLY APPEARED THE ABOVE NAMED JACK W. STANLEY AND R. C. MCCORMICK WHO BEING DULY
SWORN SAY THAT HE THE SAID JACK W. STANLEY IS THE PRESIDENT, AND THAT HE THE
SAID R. C. MCCORMICK, IS THE ASST. SECRETARY, OF PIONEER TITLE CO. OF LANE
COUNTY, AN OREGON CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT
IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT THE SAID INSTRUMENT WAS SIGNED
AND SEALED IN BEHALF OF SAID CORPORATION BY THE ABOVE NAMED OFFICERS AND
THEY ACKNOWLEDGED SAID INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR OREGON *John Laurila, Jr.*
MY COMMISSION EXPIRES JANUARY 13, 1967

AFFIDAVIT

STATE OF OREGON) S.S.

COUNTY OF LANE)

I, JOHN LAURILA JR., REGISTERED PROFESSIONAL ENGINEER, BEING FIRST DULY SWORN ON
OATH SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE
LAND AS SHOWN ON THE ANNEXED PLAT, THE INITIAL POINT IS A 2" X 36" GALVANIZED IRON PIPE
6" BELOW THE SURFACE OF THE GROUND, SAID INITIAL POINT BEARS NORTH 2775.93
FEET AND N83°42'35"W 1382.04 FEET FROM THE SW CORNER OF THE FELIX SCOTT JR.,
D.L.C. #51, T17S, R3W, W.M., IN LANE COUNTY, OREGON.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF February, 1965 A.D.

NOTARY PUBLIC FOR OREGON *John Laurila, Jr.*
MY COMMISSION EXPIRES JANUARY 13, 1967

EXHIBIT
Page 2 of 3

SECOND ADDITION TO SWANK ESTATES

SECTION 24, T17S, R3W, W.M.

LANE COUNTY, OREGON

RESTRICTION
NO DUPLEXES TO BE BUILT ON SINGLE LOTS
AS CREATED BY THIS SUBDIVISION EXCEPT
ON THE EXPRESSED APPROVAL OF THE
DEPARTMENT OF HEALTH AND SANITATION.

DESCRIPTION

BEGINNING AT A POINT WHICH BEARS N 0° 07' 50" E 330.00 FEET, N 89° 42' 35" W 2438.84 FEET AND NORTH 1304.92 FEET FROM THE SOUTHWEST CORNER OF THE FELIX SCOTT JR., D.L.C. #51, T17S, R3W, W.M., SAID POINT BEING ON THE CENTERLINE OF COUNTY ROAD NO. 538 (1/4" STREET), RUN THENCE N 0° 07' 50" E 450.33 FEET TO THE SOUTHWEST CORNER OF FIRST ADDITION TO SWANK ESTATES AS PLATTED AND RECORDED AT BOOK 46, PAGE 13, LANE COUNTY, OREGON, PLAT RECORDS, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT, S 89° 42' 35" E 245.00 FEET, THENCE N 0° 07' 50" E 30.00 FEET, THENCE S 89° 42' 35" E 30.00 FEET, THENCE S 0° 07' 50" W 210.00 FEET, THENCE S 89° 42' 35" E 110.42 FEET, THENCE S 0° 07' 50" W 180.00 FEET, THENCE S 89° 42' 35" E 275.00 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 3, SWANK ESTATES AS PLATTED AND RECORDED AT BOOK 42, PAGE 3, LANE COUNTY, OREGON, PLAT RECORDS, THENCE ALONG THE WEST BOUNDARY LINE OF SAID SWANK ESTATES S 0° 07' 50" W 110.59 FEET, THENCE S 21° 34' 50" W 53.67 FEET, THENCE S 0° 07' 50" W 110.00 FEET, THENCE LEAVING THE SAID WEST BOUNDARY LINE N 89° 42' 35" W 560.80 FEET TO THE POINT OF BEGINNING ALL IN LANE COUNTY, OREGON.

DEDICATION

KNOW ALL MEN THAT PIONEER TITLE CO. OF LANE COUNTY, AN OREGON CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE ABOVE DESCRIBED PROPERTY AND IT DOES HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN ON THE ANNEXED PLAT AND IT DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AS SHOWN ON THIS PLAT.

PIONEER TITLE CO. OF LANE COUNTY

Jack W. Stanley
JACK W. STANLEY, PRESIDENT

Scott W. Carl
SCOTT W. CARL, ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF OREGON, S.S. JANUARY 20, 1966 A.D.

COUNTY OF LANE }
PERSONALLY APPEARED THE ABOVE NAMED JACK W. STANLEY AND SCOTT W. CARL, WHO BEING DULY SWORN, SAY THAT HE SAID JACK W. STANLEY IS THE PRESIDENT AND THAT HE SAID SCOTT W. CARL IS THE ASST. SECRETARY OF PIONEER TITLE CO. OF LANE COUNTY AN OREGON CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAME INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY THE ABOVE NAMED OFFICERS AND THEY ACKNOWLEDGED SAID INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR OREGON *Paul H. Litch*
MY COMMISSION EXPIRES *September 26, 1969*

AFFIDAVIT

STATE OF OREGON } S.S.

COUNTY OF LANE }
I, JOHN LAURILA, JR., REGISTERED PROFESSIONAL ENGINEER BEING FIRST DULY SWORN ON OATH SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS SHOWN ON THE ANNEXED PLAT THE INITIAL POINT IS A 2" X 36" GALVANIZED IRON PIPE 6" BELOW THE SURFACE OF THE GROUND SAID INITIAL POINT BEARS S 89° 42' 35" E 30.00 FEET AND N 0° 07' 50" E 330.00 FEET AND N 89° 42' 35" W 2438.84 FEET AND NORTH 1304.92 FEET FROM THE SOUTHWEST CORNER OF THE FELIX SCOTT JR., D.L.C. #51, T17S, R3W, W.M., IN LANE COUNTY, OREGON.

SUBSCRIBED AND SWORN TO BEFORE ME THIS *18th* DAY OF *JANUARY*, 1966 A.D.

NOTARY PUBLIC FOR OREGON *Paul H. Litch*
MY COMMISSION EXPIRES *September 26, 1969*

APPROVALS

COMMISSIONER *James H. Hill*COMMISSIONER *Kenneth Nielsen*COMMISSIONER *Frank A. Elliott*ASSESSOR *Kenneth E. Gaud*SURVEYOR *E. E. Wallander*

LANE COUNTY PLANNING COMMISSION

CHAIRMAN *John B. Leary*SECRETARY *Howard W. Ewold*

FILED

JUL 28 1965

THE UNDERSIGNED, James H. Hill,
Notary Public for Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on the 28th day of July, 1965.

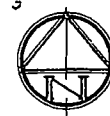
STATE OF OREGON } S.S.
COUNTY OF LANE }
I, JOHN LAURILA, JR., BEING DULY SWORN, DEPOSE
AND SAY THAT THIS AN EXACT COPY OF THE FINAL
MAP OF "SECOND ADDITION TO SWANK ESTATES"
SECTION 24, T17S, R3W, W.M., IN LANE COUNTY, OREGON.

John Laurila, Jr.

SUBSCRIBED AND SWORN TO BEFORE ME THIS *22nd* DAY OF *JULY*, 1965 A.D.

NOTARY PUBLIC FOR OREGON *Paul H. Litch*

MY COMMISSION EXPIRES *September 26, 1969*



SCALE 1" = 60'

PUBLIC UTILITY EASEMENT



**CURTIS IRVING
REALTY, INC.**

MIKE MILLER, GRI
Principal Broker
Multi-Million \$ Producer
#1 Agent 1990-2003

560 COUNTRY CLUB PARKWAY, #200
EUGENE, OR 97401

BUS. (541) 334-SOLD
FAX (541) 334-1286
RES. (541) 741-2669

E-MAIL CBMILLER@CONTINET.COM



Mike Miller is a Principal Broker for Coldwell Banker Curtis Irving Realty and a Licensed Real Estate Broker for the past 18 years. Mike specializes in Residential and Commercial Sales, Residential and Commercial Development and Investment Properties. Mike has been a Top Producer at Coldwell Banker Curtis Irving Realty and in the Top 1% of Coldwell Banker National since 1990 with over 35 Million Dollars in Sales each year. Mike is a member of Coldwell Bankers Presidents Elite, The Lane County Million Dollar Club, CCIM and CID, a GRI Real Estate Designation.



**CURTIS IRVING
REALTY, INC.**

MIKE MILLER, GRI
Principal Broker
Multi-Million \$ Producer
#1 Agent 1990-2003

560 COUNTRY CLUB PARKWAY, #200
EUGENE, OR 97401

BUS. (541) 334-SOLD

FAX (541) 334-1286

RES. (541) 741-2669

E-MAIL CBMILLER@CONTINET.COM



RE: Subject Property located at:

Purcell Living Trust
1537 Hayden Bridge Road
Springfield, OR 97477

Lane County Tax Assessors' Index
Map 17-03-25-22
Tax lot 200

Based on an analysis of comparable properties, physical inspection and my experience in Real Estate Sales in the Hayden Bridge Area. I find that it is reasonable to state that the fair market value of the subject property without regulations is \$535,000.00. The subject is a 1931 square foot, 3 bedrooms, 2 bath home on .6 acres valued at \$295,000.00. (See Comparables "A"), and (2) .6 acre lots of which each lot is valued at \$115,000.00 (See Comparables "B")

I find that is reasonable to state that the fair market value of the subject property with regulations is \$295,000.00 the subject is a 1931 square foot house with 3 bedrooms, 2 baths on 1.88 acres. (See Comparables "C")



CURTIS IRVING
REALTY, INC.

MIKE MILLER, GRI
Principal Broker
Multi-Million \$ Producer
#1 Agent 1990-2003

560 COUNTRY CLUB PARKWAY, #200
EUGENE, OR 97401

BUS. (541) 334-SOLD
FAX (541) 334-1286
RES. (541) 741-2669

E-MAIL CBMILLER@CONTINET.COM



Measure 37 Valuation analysis

November 16, 2006

Prepared by:

Mike Miller, GRI
Coldwell Banker / Curtis Irving
560 Country Club Prk # 200
Eugene, OR 97401

RE: Subject property located at:

1537 Hayden Bridge Rd.
Springfield, OR 97477

Lane County Tax assessors' index,
Map 17-03-25-22
Taxlot 200

Based on an analysis of comparable properties, I find that it is reasonable to state that the fair market value of the subject property with application of current regulations is \$300,000

[Land Value \$140,000 + Improvement Value \$160,000]

Compared to the fair market value of the subject property without regulations which is \$535,000

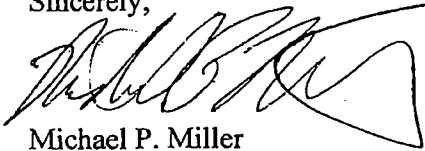
[Land Value \$375,000 + Improvement Value \$160,000]

EXHIBIT D
Page 3 of 21

The primary basis for the increase in the value of the subject property is the consideration of two addition vacant parcels suitable for construction of single family residence, therefore I find that is reasonable to conclude that the reduced property value as a result of current regulations is $\$535,000 - \$300,000 = \$235,000$

If you have any further questions regarding this analysis, please do not hesitate to contact my office at (541) 334-7653 or my cell phone at (541) 954-4454

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael P. Miller', with a long horizontal flourish extending to the right.

Michael P. Miller
Principle Broker – Coldwell Banker CIR

7-1-2006 TO 6-30-2007 REAL PROPERTY TAX STATEMENT
 LANE COUNTY 125 E. 8TH AVE. EUGENE, OR 97401
 (541) 682-4321

ACCOUNT NUMBER: 0204139
 SITUS ADDRESS: 1537 HAYDEN BRIDGE RD
 SPRINGFIELD, OR 97477
 PROP: 101 ACRES: 1.88
 TCA: 019-03
 MAP: 17 03 25 22 00200
 1537 HAYDEN BRIDGE RD
 SPRINGFIELD, OR 97477

LAST YEAR'S TAX

2,488.74

CURRENT TAX BY DISTRICT

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES		
LAND	84,105	135,409
IMPROVEMENT	139,740	150,920
TOTAL	223,845	286,329
M5 SPECIALLY ASSESSED VALUE		
M5 REAL MKT VALUE	223,845	286,329
ASSESSED VALUE	184,126	189,650
EXEMPTIONS		
NET TAXABLE:	184,126	189,650

U Lane Community College	117.41
U Lane Education Service Dist	42.33
U Springfield School District	880.21
Education Totals:	1,039.95
Rainbow Water & Fire District	391.26
Rainbow Water & Fire District LO	205.85
U Lane County	242.39
U Willamalane Park & Rec Dist	374.22
U Willamalane Park & Rec Gap Bond	.57
General Government Totals:	1,214.29
U Lane Community College Bond	43.71
U Lane County Bond	24.75
U Springfield SD Bond	166.31
U Willamalane Park & Rec Bond	39.33
Bonds - Other Totals:	274.10
2006 - 2007 TAXES	2,528.34

MORTGAGE CO:
 LOAN #:

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment No Discount
2,452.49	1,651.85	842.78

TOTAL TAX (After Discount) 2,452.49

ACCOUNT NUMBER 0204139

Full Payment Enclosed.....
 or 2/3 Payment Enclosed.....
 or 1/3 Payment Enclosed.....

Due: 11/15/2006
 Due: 11/15/2006
 Due: 11/15/2006

INCLUDES DELINQUENT TAXES OWING, IF ANY
 2,452.49
 1,651.85
 842.78

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

PROPERTY REPORT - LANE COUNTY

Account # 0204139

Map, Tax Lot, & SIC # 17-03-25-22-00200

Site Address: 1537 HAYDEN BRIDGE RD SPRINGFIELD OR 97477	
Owner Name & Address: Purcell Living Trust 1537 Hayden Bridge Rd Springfield , OR 97477	Taxpayer Name & Address: Purcell William F Te 1537 Hayden Bridge Rd Springfield , OR 97477
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC:	

Approximate Tax Lot Acres	1.87 81,457'	Subdivision Name:		School District:	Springfield
Inc City:		Phase:		Elem	Yolanda
UGB:	Springfield	Lot #	TL 00200	Middle	Briggs
Census Tr/BlkGrp:	2002/2	Recording #		High	Springfield

Zoning: Parent/Overlay	LD
Statistical Class:	140 Class 4 Single Family Home
Land Use:	1111 Single Family Housing
Property Class:	101 Residential, Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2006	\$135,409	\$150,920	\$286,329	\$189,650
2005	\$84,105	\$139,740	\$223,845	\$184,126
2006 Taxable Value		2006 Taxes	Tax Code Area	
\$ 189,650		\$2,528.34	01903	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
05-11-1998	\$0	Purcell, William F & Wilma M H&w		98-03847700
10-31-1991	\$3,775	Purcell, William F, Jr		92-01176300

Residential Building # 1 (of 1) Characteristics 41 stat 140

		Square feet	Base	Finished		
Year Built:	1956	Basement			Bsmt Garage Sqft	
Bedrooms	3	First	1331	1331	Att Garage Sqft	697
Full Baths	2	Second			Det Garage Sqft	
Half Baths		Attic	600	600	Att Carport Sqft	
% Improvmt Complete	100	Total	1931	1931		

Comments:

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

Purcell Living Trust

Comparable Sales

Exhibit A:

1537 Hayden Bridge

Prepared by:
Mike Miller Principal Broker
Coldwell Banker, Curtis Irving Realty, Inc.
541-334-7653 (Office)
541-954-4454 (Cell)
541-334-1286 (Fax)

2006

Presented By: Mike Miller
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/5/2007 12:44:23 PM
ML#: 6038074 Area: 232 List Price: \$348,500
Addr: 1555 HAYDEN BRIDGE RD Unit#:
City: Springfield Zip: 97477 Condo Loc/Lvl:
Map Coord: 29/G/14 Zoning: List Type: ER LR: N
County: Lane Tax ID: 204121
Elem: YOLANDA Middle: BRIGGS
High: SPRINGFIELD PropType: DETACHD
Nhood/Bldg:
Legal: 1703252200100
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 20K-.99AC **# Acres:** 0.94 **Lot Dimensions:**
Waterfront: **View:** **Lot Desc:** LEVEL, PRIVATE
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** **#Bdrms:** 3 **#Lvl:** 1 **Year Blt:** 1955 / **Green:**
Main SQFT: 1809 **TotUp/Mn:** 1809 **Style:** CONTEMP **Home Wnty:** Y 55+ w/Affidavit Y/N: N
Lower SQFT: 0 **Parking:** DRIVEWAY **#Garage:** 1 / CARPORT **#Fireplaces:** 1/PELLSTV
Total SQFT: 1809 **Roof:** RUBBER **Exterior:** WOOD **Bsmf/Fnd:** SLAB

REMARKS

XSt/Dir: Harlow to Hayden Bridge Rd. Or Main to 14th to 19th to Hayden Bridge Rd.
Private: Immaculate custom built 2 owner home, on beautiful park like .94 acre ground. Light and bright rooms with large windows looking out the gorgeous yard. Red wood tongue-groove panelings, lots of skylights vinyl windows, updated bath. Plus 550 s.f. Sunroom with Jotul stove. New roof in 2002. Leave a message & show. Day sleeper, it's OK to show at anytime.
Public: A perfect combination of beautiful home and wonderful .94 acre lot. Reverse floor plan and beautiful land, must see inside. Fully irrigated land with garden, many fruit trees. Additional 550 sq. ft. sunroom is potential addition. Shop.. Highly motivated seller.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 17 X 17 / BEAMS, FIREPL	Mstr Bd: M / 12 X 20 / BAYWIND, WI-CLOS	Baths - Full.Part
Kitchen: M / 12 X 11 / EAT-BAR	2nd Bd: M / 10 X 11 /	Upper Lvl: 0.0
Dining: M / 13 X 11 /	3rd Bd: M / 19 X 16 / SKYLITE	Main Lvl: 2.0
Family: M / 13 X 12 /	SUNROOM M / /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: BI-RANG, DISHWAS, BI-OVEN
Interior: WW-CARP, LAM-FL
Exterior: GARDEN, PATIO, RV-PARK, SHOP, SPRNKLR, PAVEDRD
Accessibility: 1LEVEL
Cool: NONE **Hot Water:** ELECT **Heat:** CEILING, WOODSTV **Fuel:** ELECT
Water: PUBLIC **Sewer:** SEPTIC **Insul:** FULLY

FINANCIAL

Property Tax/Yr: 1894.2 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 3
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: Cascade **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5PRU01 **Office:** Prudential R.E. Professionals **Phone:** 541-485-1400 **Fax:** 541-485-7136
LPID: KIMNANCY **Agent:** Nancy Kim **Phone:** 541-984-2547 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: nancykim@prurep.com
ShowHrs: all day **Tran:** 9/5/2006 **List:** 5/15/2006 **Exp:** **Occ:** OWNER **Poss:** CLOSING
LBHrs/Loc/Cmb: front door **Owner:** Darrel & Lynn Kenops **Phone:** 541-741-3466
Show: OWN-OCC, RMLSLBX, CALLOWN **Tenant:** Lynn's cell # 517-2358 **Phone:**

COMPARABLE INFORMATION

Pend: 7/31/2006 **DOM/CDOM:** 77 / 77 **O/Price:** \$379,000
Sold: 8/30/2006 **Terms:** CONV **Sold Price:** \$335,000
SPID: KIMNANCY **S/Ag:** Nancy Kim **S/Off:** 5PRU01 **S/Off Phone:** 541-485-1400

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

EXHIBIT D
Page 8 of 21

2/20/05



Presented By: Mike Miller
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/5/2007 12:45:57 PM
ML#: 5077569 Area: 232 List Price: \$269,500
Addr: 2255 VIEWMONT AVE Unit#:
City: Springfield Zip: 97477 Condo Loc/Lvl:
Map Coord: 29/H/14 Zoning: List Type: ER LR: N
County: Lane Tax ID: 200780
Elem: YOLANDA Middle: BRIGGS
High: THURSTON PropType: DETACHD
Nhood/Bldg: Hayden Bridge
Legal: 17-03-24-42-02718
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 10K-14,999SF
Waterfront:
River/Lake:

Acres: 0.24
View:
Seller Disc: DSCLOSUR

Lot Dimensions: 65X165
Lot Desc: LEVEL
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:**
Main SQFT: 1912 **TotUp/Mn:** 1912
Lower SQFT: 0 **Parking:** PAD
Total SQFT: 1912 **Roof:** BUILTUP

#Bdrms: 3 **#Lvl:** 1
Style: CONTEMP
#Garage: 2 / ATTACHD
Exterior: CEDAR

Year Blt: 1968 / **Green:**
Home Wrrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 1/ GAS
Bsm/Fnd: CRAWLSP

REMARKS

XSt/Dir: Hayden Br., left on 19th, right on Yolanda, left on 23rd, left on Viewmont
Private: One level, updated comtemp. home in beautiful condition, on lg. lot. Three bdrm., 2 1/2 bath, 1912 sq. ft. Kitchen, family rm. combination with dining. Formal dining rm. Vaulted ceiling, force air heat and cooling. Lovely yard with lg. patio and garden area. R.V. parking.
Public: One level, updated comtemp. home in beautiful condition on lg. lot. Three bdrm., 2 1/2 bath, 1912 sq. ft. Kitchen, family rm. combination with dining. Formal dining rm. Vaulted ceiling, force air heat and cooling. Lovely yard with lg. patio and garden area. R.V. parking.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 18 X 12 / FIREPL, HI-CEIL	Mstr Bd: M / 11 X 15 / BATH, WI-CLOS	Baths - Full.Part
Kitchen: M / 14 X 11 / EATAREA	2nd Bd: M / 11 X 13 /	Upper Lvl: 0.0
Dining: M / 13 X 10 / FORMAL	3rd Bd: M / 12 X 9 /	Main Lvl: 2.1
Family: M / 21 X 11 / BOOKSVS	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, FS-RANG
Interior: GAR-OPN, GASFPLS, SMOKDET, LAM-FL
Exterior: FENCED, GARDEN, PATIO, RV-PARK, SPRNKL
Accessibility: 1LEVEL
Cool: CENTAIR **Hot Water:** GAS **Heat:** FOR-AIR **Fuel:** ELECT, GAS
Water: PUBLIC **Sewer:** SEPTIC **Insul:**

FINANCIAL

Property Tax/Yr: 1813.41 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: Western Title **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5WJT01 **Office:** Windermere Jean Tate RE **Phone:** 541-484-2022 **Fax:** 541-465-8169
LPID: 1446 **Agent:** Vonna Kline **Phone:** 541-687-2709 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: vkline@windermere.com
ShowHrs: **Tran:** 1/9/2006 **List:** 10/14/2005 **Exp:** **Occ:** OWNER **Poss:** NEGO
LBHrs/Loc/Cmb: 24 **Owner:** Gary and Carolyn **Phone:** 541-746-8338
Show: CALL1ST, RMLSLBX **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 12/13/2005 **DOM/CDOM:** 60 / 60 **O/Price:** \$280,000
Sold: 1/9/2006 **Terms:** CONV **Sold Price:** \$269,500
SPID: KSALLADA **S/Ag:** Kristen Salladay **S/Off:** 5HFS01 **S/Off Phone:** 541-349-0558

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

EXHIBIT ^D
Page 9 of 21

No Photo Available

Presented By: Mike Miller
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/5/2007 12:45:26 PM
ML#: 5043588 Area: 232 List Price: \$269,000
Addr: 1473 YOLANDA AVE Unit#:
City: Springfield Zip: 97477 Condo Loc/Lvl:
Map Coord: 29/H/14 Zoning: List Type: EA LR: N
County: Lane Tax ID: 198141
Elem: YOLANDA Middle: BRIGGS
High: SPRINGFIELD PropType: DETACHD
Nhood/Bldg:
Legal: 17-03-24-33-03800
Public Internet/Address Display: N/N Offer/Nego:

GENERAL INFORMATION

Lot Size: 10K-14,999SF
Waterfront:
River/Lake:

Acres: 0.32
View:
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: CULDSAC, LEVEL
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: county
Main SQFT: 1878 TotUp/Mn: 1878
Lower SQFT: 0 Parking: DRIVEWAY
Total SQFT: 1878 Roof: COMP

#Bdrms: 3 #Lvl: 1
Style: RANCH
#Garage: 3 / OVRSIZE
Exterior: T-111

Year Blt: 1966 / APPROX Green:
Home Wrnty: Y 55+ w/Affidavit Y/N:
#Fireplaces: 2/ WOOD
Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: Hayden Bridge to 15th, (L) on Yolanda to Cul-De-Sac
Private: Thank you Dave Haverstock. APPRAISERS: NO Concessions to buyers. This house was STUNNING like new - Everything updated PLUS about a 1,000 foot garage. A true one of a kind in an established but nice neighborhood. SOLD IMMEDIATELY and had LOTS OF INTEREST.
Public: Entered for comparison purposes only.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / /	Mstr Bd: M / /	Baths - Full Part
Kitchen: M / /	2nd Bd: M / /	Upper Lvl: 0.0
Dining: M / /	3rd Bd: M / /	Main Lvl: 2.0
Family: M / /		Lower Lvl: 0.0
		Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, PANTRY, BI-OVEN
Interior: GAR-OPN, HARDWOD, SMOKDET
Exterior: PATIO

Accessibility: 1LEVEL

Cool: CENTAIR
Water: PUBLIC

Hot Water: ELECT
Sewer: SEPTIC

Heat: FOR-AIR
Insul: UNKNOWN

Fuel: ELECT

FINANCIAL

Property Tax/Yr: 1792.62
Terms: CASH, CONV
Escrow Pref:
HOA Dues:
HOA Incl:

Spcl Asmt Balance:

Other Dues:

Tax Deferral:
3rd Party: N
Rent, If Rented:

BAC: \$ 5400
SAC:

BROKER / AGENT DATA

BRCD: 5ASB01 Office: Assist 2 Sell-Buyers & Sellers
LPID: 7402 Agent: Kim Miller
CoLPID: CoBRCD: CoAgent:

Phone: 541-461-2222 Fax: 541-461-2254
Phone: 541-461-2222 Cell/Pgr:
CoPh:

Agent E-mail: kimm@assist2sell.com

ShowHrs: Tran: 6/21/2005 List: 5/12/2005 Exp:
LBHrs/Loc/Cmb: CLA Owner: CLA
Show: CALL-LA Tenant:

Occ: OWNER Poss:
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 6/21/2005 DOM/CDOM: 40 /
Sold: 6/21/2005 Terms: CONV
SPID: HAVERSTO S/Agt: David Haverstock

O/Price: \$269,000
Sold Price: \$270,000
S/Off: 5REI01 S/Off Phone: 541-345-8100

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

EXHIBIT D
Page 10 of 21

Purcell Living Trust

Comparable Sales

Exhibit B:

1537 Hayden Bridge

Prepared by:
Mike Miller Principal Broker
Coldwell Banker, Curtis Irving Realty, Inc.
541-334-7653 (Office)
541-954-4454 (Cell)
541-334-1286 (Fax)

**No Photo
Available**

B

Presented by: Mike Miller
Coldwell Banker CIR
Client Full

LOTS AND LAND **Status:** ACT **4/3/2007** **11:58:40 AM**
ML#: 7004715 **Area:** 232 **List Price:** \$165,000
Address: Yolanda
City: Springfield **Zip:** 97477
Additional Parcels: Y/
Map Coord: 30/H/15 **Zoning:**
County: Lane **Tax ID:** 107878
Subdivision:
Manufhs Okay: **CC&Rs:** N
Elem: YOLANDA **Middle:** BRIGGS
High: THURSTON **Prop Type:** RESID
Legal: 1702193300800

GENERAL INFORMATION

Lot Size: 20K-.99AC	Acres: 0.59	Lot Dimensions:
Waterfront: N /	River/Lake:	Availability: BLDORDR #Lots:
Perc Test: /	RdFrntg:	Rd Surfc: PAVEDRD
Seller Disc: DSCLOSUR	Other Disc:	View: MNTAIN
Lot Desc: PRIVRD		Soil Type/Class:
Topography: LEVEL		
Soil Cond:		Present Use: RAWLAND

IMPROVEMENTS

Utilities: POWER, SPT-APP, WAT-AVL
Existing Structure: N /

REMARKS

XSt/Dir: 19th St. to R on Yolanda (past school)
Public: Builder's own lot! Super locdation, large flat lot with utilities. Over 1/2 acre! Have home built to suit.

FINANCIAL

PTax/Yr: 0	HOA Dues:	HOA Dues-2nd:
HOA Incl:		

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo
Available**

Presented by: Mike Miller
Coldwell Banker CIR

Client Full

LOTS AND LAND Status: ACT 4/3/2007 11:58:40 AM
ML#: 6092831 Area: 232 List Price: \$180,000
Address: Yolanda
City: Springfield Zip: 97477
Additional Parcels: /
Map Coord: 30/H/15 Zoning:
County: Lane Tax ID: Not Found
Subdivision:
Manufhs Okay: CC&Rs:
Elem: YOLANDA Middle: BRIGGS
High: THURSTON Prop Type: RESID
Legal: 1702193300800

GENERAL INFORMATION

Lot Size: 20K-.99AC	Acres: 0.47	Lot Dimensions:	
Waterfront: N /	River/Lake:	Availability: SALE	#Lots:
Perc Test: /	RdFrntg: Y	Rd Surfc: PAVEDRD	
Seller Disc:	Other Disc:	View:	
Lot Desc: CLEARED, PUBLCRD		Soil Type/Class:	
Topography: LEVEL			
Soil Cond: NATIVE		Present Use:	RAWLAND

IMPROVEMENTS

Utilities: CABLETV, GAS-AVL, POW-AVL, POWER, SPT-APP, WAT-AVL
Existing Structure: N / NONE

REMARKS

XSt/Dir: 19th Street to R on Yolanda past school
Public: Builder's own lot. Super location, huge, flat lot with utilities, nearly 1/2 acre. Have home built to suit. Call listing office for info to purchase separate and use own builder.

FINANCIAL

PTax/Yr: 0	HOA Dues:	HOA Dues-2nd:
HOA Incl:		

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**CURTIS IRVING
REALTY, INC.**

MIKE MILLER, GRI
Principal Broker
Multi-Million \$ Producer
#1 Agent 1990-2003

560 COUNTRY CLUB PARKWAY, #200
EUGENE, OR 97401

BUS. (541) 334-SOLD
FAX (541) 334-1286
RES. (541) 741-2669

E-MAIL CBMILLER@CONTINET.COM



Comparable sales of (2) lots at located at approximately 3180 Hayden Bridge Road.
Each lot is approximately .44 acres. I sold these lots in July of 2004 for \$110,000.00
each. They are in the Hayden Bridge area, very hard to find comparables, as there aren't
many available. The tax lot numbers for the above mentioned lots are:
17-02-19-00-702 and 17-02-19-00-703.

Purcell Living Trust

Comparable Sales

Exhibit C:

1537 Hayden Bridge

Prepared by:
Mike Miller Principal Broker
Coldwell Banker, Curtis Irving Realty, Inc.
541-334-7653 (Office)
541-954-4454 (Cell)
541-334-1286 (Fax)

Presented By: Mike Miller
Coldwell Banker CIR

Agent Full

RESIDENTIAL **Status:** SLD **4/5/2007** **1:21:36 PM**
ML#: 5046314 **Area:** 234 **List Price:** \$299,500
Addr: 84588 Bristow Rd. **Unit#:**
City: Pleasant Hill **Zip:** 97455 **Condo Loc/Lvl:**
Map Coord: 53/O/17 **Zoning:** **List Type:** ER **LR:** N
County: Lane **Tax ID:** Not Found
Elem: PLEASANT HILL **Middle:**
High: PLEASANT HILL **PropType:** DETACHD
Nhood/Bldg:
Legal: 1802330000704
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront:
River/Lake:

Acres: 1.27
View:
Seller Disc: DSCLOSUR

Lot Dimensions: 165x338
Lot Desc: LEVEL, PRIVATE
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 687 **SFSrc:** county
Main SQFT: 682 **TotUp/Mn:** 1369
Lower SQFT: 500 **Parking:** DRIVWAY
Total SQFT: 1869 **Roof:** OTHER

#Bdrms: 3 **#Lvl:** 3
Style: CONTEMP
#Garage: 2 / ATTACHD
Exterior: WOOD

Year Blt: 1961 / APPROX **Green:**
Home Wrnty: N 55+ w/Affidavit Y/N: N
#Fireplaces: 1/ WOOD
Bsmf/Fnd: CRAWLSP, DAYLITE

REMARKS

XSDir: Hwy 58 pass DariQueen (4 MP), Rt. to Bristow Rd before 5 MP
Private: Beautiful close-in country property on quiet dead end road. Well kept contemporary with vaulted ceilings, big windows, rock fireplace. Sunny and useable level acreage. Well test done with 15 GPM. Septic inspection ordered. Call or leave a message & allow 2 hours advance notice. Overly friendly dog is Katie.
Public: Hard to find close-in country property (less than 5 miles from Eugene) on quiet dead end road. Charming contemporary with vaulted ceilings. Level acreage with walnut trees, fruit trees, covered deck, kidney shaped swimming pool. 10x12 outbldg. dog run. Roof; 5yrs, well pump new in 2001

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 18 / FIREPL, VAULTED	Mstr Bd: U / 14 X 13 / SLIDER, VAULTED	Baths - Full.Part
Kitchen: M / 14 X 10 / EAT-BAR, VAULTED	2nd Bd: U / 11 X 13 / VAULTED	Upper Lvl: 1.0
Dining: M / 10 X 10 / SLIDER, VAULTED	3rd Bd: U / 12 X 10 / VAULTED	Main Lvl: 0.0
Family: L / 13 X 11 /	DEN/OFF L / 14 X 8 /	Lower Lvl: 0.1
UTILITY L / 11 X 10 /		Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: BI-RANG, DISHWAS, DISPOS, BI-OVEN
Interior: CEILFAN, GAR-OPN, SMOKDET, WW-CARP
Exterior: DECK, DOG-RUN, FENCED, GARDEN, OUTBULD, PATIO, POOL, RV-PARK, PAVEDRD
Accessibility:
Cool: HT-PUMP **Hot Water:** ELECT **Heat:** HT-PUMP **Fuel:** ELECT
Water: WELL **Sewer:** SEPTIC **Insul:** FULLY

FINANCIAL

Property Tax/Yr: 2011 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 3
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: Cascade **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5PRU01 **Office:** Prudential R.E. Professionals **Phone:** 541-485-1400 **Fax:** 541-485-7136
LPID: KIMNANCY **Agent:** Nancy Kim **Phone:** 541-984-2547 **Cell/Pgr:** 541-915-5560
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: nancykim@ppporegon.com **Occ:** OWNER **Poss:** CLOSING
ShowHrs: 9-7 **Tran:** 8/19/2005 **List:** 6/29/2005 **Exp:** **Phone:** 541-741-3530
LBHrs/Loc/Cmb: railing **Owner:** Jeff & Nancy Wing **Phone:** 541-912-0008
Show: CALL1ST, OWN-OCC, RMLSLBX **Tenant:** seller's cell #

COMPARABLE INFORMATION

Pend: 7/19/2005 **DOM/CDOM:** 20 / **O/Price:** \$299,500
Sold: 8/11/2005 **Terms:** CASH **Sold Price:** \$299,000
SPID: SIMSMIKE **S/Agf:** Michael Sims **S/Off:** 5COL01 **S/Off Phone:** 541-338-3200



Presented By: Mike Miller
Coldwell Banker CIR

Agent Full

RESIDENTIAL **Status:** SLD **4/5/2007** **1:21:35 PM**
ML#: 4076333 **Area:** 233 **List Price:** \$269,000
Addr: 88810 ROSS LN **Unit#:**
City: Springfield **Zip:** 97478 **Condo Loc/Lvl:**
Map Coord: 15/E/8 **Zoning:** **List Type:** ER **LR:** N
County: Lane **Tax ID:** 97970
Elem: WALTERVILLE **Middle:** THURSTON
High: THURSTON **PropType:** DETACHED
Nhood/Bldg:
Legal: To be determined at escrow
Public Internet/Address Display: Y/N **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront:
River/Lake:

Acres: 1.17
View: MNTAIN
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: LEVEL, PRIVATE
Other Disc: Siding, LBP

RESIDENCE INFORMATION

Upper SQFT: 925 **SFSrc:** appraisal
Main SQFT: 925 **TotUp/Mn:** 1850
Lower SQFT: 0 **Parking:**
Total SQFT: 1850 **Roof:** COMP

#Bdrms: 3 **#Lvl:** 2
Style: COLONIL
#Garage: 2 / DETACHED
Exterior: VINYL

Year Blt: 1942 / APPROX **Green:**
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: /
Bsmnt/Fnd: CRAWLSP

REMARKS

XSt/Dir: McKenzie Hwy, between MP 15&16
Private: Lovely private acre w/ updated home and super master suite. Laminate floors in living/dining area, Tile counters & floors in baths & kitchen/eating bar. 4 bay shop/garage has an office w/full bath. This will work well for home business, contractor or family member.
Public: Lovely home on gorgeous 1.17 acre level lot. Home is updated. Roof new Dec '04 by McKenzie roofing. Decks galour. The office by the 4 bay shop garage could be made into a studio for a family member? Full bath. Master suite has jetted tub, sitting area, office area & open airy vaults.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 16 X 12 / FNCH-DR, LAM-FL	Mstr Bd:	U / 18 X 13 / BATH, SUITE	Baths - FullPart
Kitchen:	M / 10 X 9 / EAT-BAR	2nd Bd:	M / 11 X 10 /	Upper Lvl: 1.0
Dining:	M / 7 X 7 / LAM-FL	3rd Bd:	M / 11 X 10 /	Main Lvl: 1.0
Family:	/ /		/ /	Lower Lvl: 0.0
	/ /		/ /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: BI-RANG, D-DRAFT, DISHWAS, BI-OVEN, PLB-ICE
Interior: CEILFAN, SMOKDET, TILE-FL, WW-CARP, JET-TUB, LAM-FL
Exterior: DECK, DOG-RUN, GARDEN, PORCH, RV-PARK, SEC-LIT, SHOP, SPRNKL
Accessibility:
Cool: NONE **Hot Water:** ELECT **Heat:** FOR-AIR, WALL **Fuel:** ELECT
Water: WELL **Sewer:** SEPTIC **Insul:** PARTIAL, UNKNOWN

FINANCIAL

Property Tax/Yr: 1014.05 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 2.5
Terms: CASH, CONV **3rd Party:** N **SAC:** % 1.5
Escrow Pref:
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5REI01 **Office:** RE/MAX Integrity **Phone:** 541-345-8100 **Fax:** 541-302-4899
LPID: CALLCOLI **Agent:** Colin Call **Phone:** 541-302-4882 **Cell/Pgr:** 541-579-1615
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: ccall@remax.net
ShowHrs: **Tran:** 6/10/2005 **List:** 11/22/2004 **Exp:** **Occ:** VACANT **Poss:** NEGO
LBHrs/Loc/Cmb: 24 **Owner:** Dennis & Christina **Phone:** 541-579-4072
Show: RMLSLBX, VACANT **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 4/28/2005 **DOM/CDOM:** 157 / **O/Price:** \$299,900
Sold: 6/9/2005 **Terms:** CONV **Sold Price:** \$269,000
SPID: BEEBEE **SAgt:** Linda Beebee **S/Off:** 5REI01 **S/Off Phone:** 541-345-8100

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mike Miller
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/5/2007 1:21:36 PM
ML#: 5043563 Area: 233 List Price: \$349,000
Addr: 91212 ELK CREEK RD Unit#:
City: Vida Zip: 97488 Condo Loc/Lvl:
Map Coord: 9/B/16 Zoning: RR1 List Type: ER LR: N
County: Lane Tax ID: 1003191
Elem: MCKENZIE RIVER Middle: MCKENZIE
High: MCKENZIE PropType: DETACHD
Nhoo/Bldg: 203R2
Legal: 1645292000207000
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC # Acres: 1.17 Lot Dimensions:
Waterfront: CREEK View: TREES, CREEK Lot Desc: PRIVATE, SECLDED, TREES
River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 682 SFSrc: rld #Bdms: 3 #Lvl: 2 Year Blt: 1979 / Green:
Main SQFT: 1144 TotUp/Mn: 1826 Style: CONTEMP Home Wrnty: 55+ w/Affidavit Y/N:
Lower SQFT: 0 Parking: #Garage: 1 / ATTACHD #Fireplaces: 1/INSERT, WOOD
Total SQFT: 1826 Roof: COMP Exterior: SHAKE, WOOD Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: 126 Hwy E of Springfield 35 mi., L on Blue River Dr., L on Elk Creek Rd
Private: Unique, custom bld 3b, 2ba home on 1.17 acres. Bld in 1979 by a Eugene bldg inspector for his family. Year-round rushing stream in bkdyd & a sm barn used as a woodshed. Adj. to McKenzie schls & about 30 min. drive from Springfield. Custom cabinets in kit & ctry stove. Loft/office upstrs & 3 addit sleeping lofts in upstrs bedrms. Realtor owned property.
Public: This unique, custom built 3b/2b plus office/loft on 1.17 acres in the beautiful McKenzie River Valley area of Oregon is a must see! It is near McKenzie schools, Blue River, & the McKenzie River. People are friendly & enjoy boating, fishing, golfing, gardening, and many community events.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 23 X 15 / FIREPL, SKYLITE	Mstr Bd:	M / 13 X 12 / DBL-CLO	Baths - Full.Part
Kitchen:	M / 14 X 9 / BLT-INS, COUNKIT	2nd Bd:	U / 14 X 12 / LOFT, HI-CEIL	Upper Lvl: 1.0
Dining:	M / 11 X 10 / SKYLITE, HI-CEIL	3rd Bd:	U / 15 X 11 / LOFT, HI-CEIL	Main Lvl: 1.0
Family:	M / 0 X 0 /	LOFT	U / 13 X 12 / SKYLITE, WI-CLOS	Lower Lvl: 0.0
	/		/	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, PANTRY, FS-RANG, FS-REFR
Interior: CEILFAN, SMOKDET, WW-CARP, LAM-FL
Exterior: BARN, DECK, DOG-RUN, PORCH, RV-PARK, SEC-LIT, TL-SHED, GRAVLRD, PRIVRD
Accessibility: KITCAB, LANDING, PARKING, PATHWAY
Cool: OTHER Hot Water: ELECT Heat: FOR-AIR, WOODSTV Fuel: ELECT, WOOD
Water: PUBLIC Sewer: SEPTIC Insul: FULLY

FINANCIAL

Property Tax/Yr: 1498.78 Spcl Asmt Balance: Tax Deferral: BAC: % 2.5
Terms: CASH, CONV 3rd Party: N SAC:
Escrow Pref: Rent, If Rented:
HOA Dues: Other Dues:
HOA Incl:

BROKER / AGENT DATA

BRCD: 5ASR03 Office: All State Real Estate Phone: 541-687-1663 Fax: 541-687-2327
LPID: HILGENDO Agent: Elizabeth Hilgendorf Phone: 541-822-1043 Cell/Pgr: 541-968-0883
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail:
ShowHrs: Call LA Tran: 9/28/2005 List: 6/20/2005 Exp: Occ: OWNER Poss: CLOSING
LBHrs/Loc/Cmb: 24/7 Owner: Jim, Eliz. Hilgendorf Phone: 541-822-1043
Show: CALL1ST, OWN-OCC, RMLSLBX Tenant: Phone:

COMPARABLE INFORMATION

Pend: 9/6/2005 DOM/CDOM: 78 / 78 O/Price: \$359,000
Sold: 9/27/2005 Terms: CONV Sold Price: \$340,000
SPID: NFLECK S/Agt: Nia Fleck S/Off: 5WJT01 S/Off Phone: 541-484-2022

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

EXHIBIT D
Page 18 of 21

© 2006

Presented By: Joann Hallett
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 3/30/2007 11:59:59 AM
 ML#: 6038899 Area: 233 List Price: \$305,000
 Addr: 45767 MCKENZIE HWY Unit#:
 City: Vida Zip: 97488 Condo Loc/Lvl:
 Map Coord: 85/B/14 Zoning: List Type: ER LR: N
 County: Lane Tax ID: 78772
 Elem: MCKENZIE RIVER Middle: MCKENZIE
 High: MCKENZIE PropType: DETACHD
 Nhood/Bldg:
 Legal: 16-25-28-00-3700
 Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC
 Waterfront:
 River/Lake:

Acres: 1.75
 View:
 Seller Disc: DSCLOSUR

Lot Dimensions:
 Lot Desc: TREES
 Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 500 SFSrc: County
 Main SQFT: 1400 TotUp/Mn: 1900
 Lower SQFT: 0 Parking: NONE
 Total SQFT: 1900 Roof: COMP

#Bdrms: 4 #Lvl: 2
 Style: FARMHSE, 2STORY
 #Garage: 2 / DETACHD
 Exterior: OTHER

Year Blt: 1943 / REMOD Green:
 Home Wrnty: N 55+ w/Affidavit Y/N: N
 #Fireplaces: 2/ PELLSTV, WOOD
 Bsmt/Fnd: NO-BAS

REMARKS

XSt/Dir: McKenzie Hwy., Just east of Vida, 1/4 mile on left
 Private: Part of the square footage in family room is converted garage and can easily be changed back into a garage.
 Public: Completely remodelled house with newer carpet, interior paint, updated bath and views of the established landscaping. Great outbuildings including 36 X 44 shop, potting shed, chicken coop, fire ring and patio area. This property has it all and is move-in ready.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 12 X 18 / BEAMS, WOODSTV	Mstr Bd:	U / 14 X 12 /	Baths - Full.Part
Kitchen:	M / 10 X 11 / COUNKIT, EATAREA	2nd Bd:	M / 12 X 8 /	Upper Lvl: 1.0
Dining:	M / 15 X 9 / LR&DR	3rd Bd:	U / 14 X 14 /	Main Lvl: 1.0
Family:	M / 23 X 23 / BLT-INS, WOODSTV	4TH-BD	U / 12 X 11 /	Lower Lvl: 0.0
UTILITY	M / 9 X 10 /	SHOP	M / 36 X 44 /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: FS-RANG
 Interior: WW-CARP, LAM-FL
 Exterior: BBQ-PIT, DECK, GARDEN, OUTBULD, SHOP

Accessibility:

Cool: NONE
 Water: WELL

Hot Water: ELECT
 Sewer: SEPTIC

Heat: WALL, WOODSTV
 Insul: BLOWNIN

Fuel: ELECT, WOOD

FINANCIAL

Property Tax/Yr: 1101.57
 Terms: CASH, CONV
 Escrow Pref: Western Title
 HOA Dues:
 HOA Incl:

Spcl Asmt Balance:

Other Dues:

Tax Deferral: N
 3rd Party: N
 Rent, If Rented:

BAC: % 3
 SAC: % 3

BROKER / AGENT DATA

BRCD: 5REI01 Office: RE/MAX Integrity
 LPID: 5373 Agent: Kimberly Kellison
 CoLPID: 1798 CoBRCD: 5REI01

CoAgent: Patricia Kellison

Phone: 541-345-8100 Fax: 541-302-4899
 Phone: 541-302-4836 Cell/Pgr: 541-915-1339
 CoPh: 541-302-4837

Agent E-mail: kkellison@remax.net

ShowHrs: 8-8

Tran: 9/18/2006

List: 5/17/2006

Exp:

Occ: OWNER

Poss: NEGO

LBHrs/Loc/Cmb: 8-8 Front Porch

Owner: Cathy and Dick

Phone: 541-896-3637

Show: CALL1ST, RMLSLBX

Tenant: Owner Cell Number

Phone: 541-892-3186

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

EXHIBIT 19 of 21

©2007



Presented By: Joann Hallett
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 3/30/2007 12:00:00 PM
ML#: 7014983 Area: 233 List Price: \$329,900
Addr: 50069 McKenzie HWY Unit#:
City: Vida Zip: 97488 Condo Loc/Lvl:
Map Coord: 0/0/0 Zoning: RR-2 List Type: ER LR: N
County: Lane Tax ID: 552800
Elem: MCKENZIE RIVER Middle: MCKENZIE
High: MCKENZIE PropType: DETACHD
Nhoo/Bldg:
Legal: 17-35-01-00-01208
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront: RIVER
River/Lake: McKenzie River

Acres: 1.14
View: TREES, RIVER
Seller Disc: DSCLOSUR

Lot Dimensions: IRR
Lot Desc: BUSLINE, LEVEL, TREES
Other Disc: Lead Base

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: RLID
Main SQFT: 1962 TotUp/Mn: 1962
Lower SQFT: 0 Parking: OFF-STR
Total SQFT: 1962 Roof: COMP

#Bdrms: 3 #Lvl: 1
Style: RANCH
#Garage: 2 / DETACHD
Exterior: T-111

Year Blt: 1979 / REMOD Green:
Home Wrnty: N 55+ w/Affidavit Y/N: N
#Fireplaces: 1/ STOVE, WOOD
Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: Hwy 126 E to MP 36.5 on left side of road

Private: This is a well maintained home with a large country kitchen, dining room and family room. Sits back from the road, river frontage is across the road. Big covered storage area with separate shop. Oversized insulated garage with a full bath and separate water heater. Manicured grounds with garden areas, irrigation and more. Please leave card when showing!!!

Public: This is a well maintained home with a large country kitchen, dining room and family room. Sits back from the road, river frontage is across the road. Covered storage/separate shop. Oversized garage with a full bath. Manicured grounds with garden areas, irrigation and more.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 19 / DECK, SLIDER
Kitchen: M / 12 X 13 / COUNKIT, PANTRY
Dining: M / 11 X 13 / DECK, KIT&DR
Family: M / 12 X 18 / DECK, WOODSTV
ENTRY M / 5 X 11 /

Mstr Bd: M / 12 X 18 / BATH, WI-CLOS
2nd Bd: M / 11 X 12 /
3rd Bd: M / 10 X 12 /
UTILITY M / 8 X 10 / SINK
/ /

Baths - Full.Part
Upper Lvl: 0.0
Main Lvl: 2.0
Lower Lvl: 0.0
Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: BI-RANG, D-DRAFT, DISHWAS, DISPOS, PANTRY, BI-OVEN
Interior: CEILFAN, GAR-OPN, WW-CARP
Exterior: COVPAT, DECK, FENCED, GARDEN, OUTBULD, RV-PARK, SHOP, RV-HKUP
Accessibility: 1LEVEL
Cool: WALL
Water: WELL

Hot Water: ELECT
Sewer: SEPTIC

Heat: CEILING
Insul: UNKNOWN

Fuel: ELECT

FINANCIAL

Property Tax/Yr: 1953.67
Terms: CASH, CONV
Escrow Pref: FATCO - Kim
HOA Dues:
HOA Incl:

Spcl Asmt Balance:

Other Dues:

Tax Deferral: N
3rd Party: N
Rent, If Rented:

BAC: % 2.5
SAC:

BROKER / AGENT DATA

BRCD: 5COL01 **Office:** Coldwell Banker CIR
LPID: SMITHMIK **Agent:** Michael Smith
CoLPID: **CoBRCD:**
Agent E-mail: BrokerMike@Comcast.net
ShowHrs: **Tran:** 2/21/2007 **List:** 2/19/2007 **Exp:**
LBHrs/Loc/Cmb: 24
Show: CALL1ST, RMLSLBX

CoAgent:

Phone: 541-338-3200 **Fax:** 541-338-3299
Phone: 541-726-8000 **Cell/Pgr:** 541-954-4946
CoPh:

Occ: OWNER **Poss:** NEGO
Owner: Dennis & Dorothy Cleek
Tenant: **Phone:** 541-822-3852

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

EXHIBIT D
Page 20 of 21

© 2007

Presented By: Joann Hallett
Coldwell Banker CIR

Agent Full

RESIDENTIAL **Status:** ACT **3/30/2007 12:00:01 PM**
ML#: 7008084 **Area:** 239 **List Price:** \$298,800
Addr: 8157 S A ST **Unit#:**
City: Springfield **Zip:** 97478 **Condo Loc/Lvl:**
Map Coord: 32/1/20 **Zoning:** **List Type:** ER **LR:** N
County: Lane **Tax ID:** 144418
Elem: THURSTON **Middle:** THURSTON
High: THURSTON **PropType:** DETACHD
Nhood/Bldg:
Legal: 1702363003200
Public Internet/Address Display: Y/Y **Offer/Nego:** SELLER

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 1.1 **Lot Dimensions:**
Waterfront: **View:** TREES, SEASONL **Lot Desc:** PRIVATE, SLOPED, TREES
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:** siding, lead base

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Lane Co **#Bdrms:** 4 **#Lvl:** 2 **Year Blt:** 1948 / REMOD **Green:**
Main SQFT: 1255 **TotUp/Mn:** 1255 **Style:** 2STORY **Home Wrnty:** N 55+ w/Affidavit Y/N:
Lower SQFT: 720 **Parking:** DRIVWAY **#Garage:** 2 / ATTACHD **#Fireplaces:** 1/ STOVE
Total SQFT: 1975 **Roof:** COMP **Exterior:** CEDAR, SHAKE **Bsmt/Fnd:** CRAWLSP, FINISHD

REMARKS

XSt/Dir: Hwy 126,(S) on 79th,(E) on S.A., to end of street
Private: Nicely remodeled ready for your clients! Remodeled w/ new furnace, floor coverings, plaster/fresh paint. Rewire electric system. New roof, deck & brick patio. Over 1 acre, secluded w/filtered views. Lot's of possibilities! (Showing instructions: Home is located at end of street, enter home from east side, go up steps across brick patio, LB is on front door.
Public: Best of both worlds! Over an acre, close-in secluded property w/filtered views on a quiet country lane. Nicely remodeled w/ new heat pump, floor coverings, plaster/fresh paint. Rewire electric system. New roof, deck & brick patio. (Many possibilities: 4 bedrooms or 3 w/family room.)

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 18 X 23 / GREAT-R, WOODSTV	Mstr Bd: M / 11 X 13 /	Baths - Full.Part
Kitchen: M / 10 X 15 / EATAREA, EAT-BAR	2nd Bd: M / 11 X 13 /	Upper Lvl: 0.0
Dining: M / / GREAT-R, SLIDER	3rd Bd: L / 10 X 17 /	Main Lvl: 1.0
Family: / /	UTILITY M / 6 X 22 /	Lower Lvl: 1.0
4TH-BD L / 11 X 17 /	BONUS L / 6 X 19 /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen:
Interior:
Exterior:
Accessibility:
Cool: HT-PUMP **Hot Water:** ELECT **Heat:** HT-PUMP, WOODSTV **Fuel:** ELECT
Water: OTHER **Sewer:** SEPTIC **Insul:** CEILING, UNKNOWN

FINANCIAL

Property Tax/Yr: 1357.64 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: Evergreen- Scott **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5EQR01 **Office:** Equity Realty GMAC Real Estate **Phone:** 541-342-4200 **Fax:** 541-342-3299
LPID: BATCHELR **Agent:** Christine Batchelor **Phone:** 541-556-0352 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: chris@equityrealty.com
ShowHrs: 24 **Tran:** 2/23/2007 **List:** 1/25/2007 **Exp:** **Occ:** VACANT **Poss:**
LBHrs/Loc/Cmb: (E) entry door **Owner:** Ward Ricker **Phone:**
Show: CALL-LA, VACANT **Tenant:** **Phone:**

© RMLS™ 2007. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.



PRELIMINARY TITLE REPORT

MIKE FARTHING, ATTORNEY AT LAW
767 WILLAMETTE STREET, SUITE 203
EUGENE, OR 97401

April 24, 2007
Report No: 0254440
Your No: --
Seller: PURCELL TRUST
Buyer: TO COME

PRELIMINARY REPORT FOR:
Owner's Standard Policy \$T/C

PREMIUMS:
Owner's Standard Premium: \$T/C
Government Service Fee: \$25.00
Temporary Billing: \$225.00

We are prepared to issue 2006 (6/17/06) ALTA title insurance policy(ies) of CHICAGO TITLE INSURANCE COMPANY of OREGON, in the usual form insuring the title to the land described as follows:

(A T T A C H E D)

Vestee:

WILLIAM F. PURCELL AND WILMA M. PURCELL,
Trustees, or their successors in trust under the
PURCELL LIVING TRUST
dated May 11, 1998

DATED AS OF: APRIL 17, 2007 AT 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy Exceptions):

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

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

EXHIBIT E

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIAL EXCEPTIONS:

6. Covenants, conditions and restrictions, including the terms and provisions thereof (but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) in Declaration recorded February 7, 1945, Clerk's File No. 46734, Book 282, Page 522, Lane County Oregon Deed Records.
7. Rights of the public in and to streets, roads and highways.
8. Deed of Trust, including the terms and provisions thereof, executed by William F. Purcell and Wilma M. Purcell, Trustees, under The Purcell Living Trust dated May 11, 1998, Grantor, to Western Title & Escrow Company, a Oregon corporation, Trustee, for the benefit of Washington Mutual Bank, a Washington corporation, Beneficiary, dated August 22, 2003, recorded September 02, 2003, Reception No. 2003-084292, Lane County Official Records, to secure payment of a note in the amount of \$67,000.00.

NOTE: The property address as shown on the Assessor's Roll is:

1537 Hayden Bridge Road
Springfield, OR 97477

NOTE: Taxes, Account No. 0204139, Assessor's Map No. 17 03 25 2 2, #200, Code 19-03, 2006-2007, in the amount of \$2,528.34, PAID IN FULL.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Cascade Title Co.

By: 

sc: Title Officer: BOYD STEELE

PROPERTY DESCRIPTION

Beginning at a point in the center of County Road No. 1141, on the East line of the William C. Spencer Donation Land Claim No. 50, Township 17 South, Range 3 West of the Willamette Meridian, 2661.78 feet North of the Southeast corner of said Claim; thence along the centerline of County Road No. 667, West 1420.94 feet to the true point of beginning; thence South 459.88 feet; thence West 190.0 feet; thence North 459.88 feet to center of said County Road; thence along the centerline of said road, East 190 feet to the true point of beginning, in Lane County, Oregon.

SEE MAP 17 03 25 2 1

EXHIBIT E
Page 4 of 4
JACRES