

SCANNED
Date: 04/05/07
Initials: M



SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 3/30/07

Taken By: SEA

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

BP# _____

PA# _____

0607102 Carpenter

SP# _____

SI# _____

COPY & SCAN

Please

Done 4/5/07 M

OTHER: _____

Lane County

Eugene Branch:

Phone: 541-485-3588

Fax: 541-485-3597

497 Oakway Rd.

eugene@westerntitle.com

Florence Branch:

Phone: 541-997-4939

florence@westerntitle.com

Deschutes County

Bend – Main Office

Phone: 541-389-5751

bend@westerntitle.com

Bend – Old Mill District

Phone: 541-330-1200

Redmond Branch:

Phone: 541-548-2911

redmond@westerntitle.com

Sisters Branch:

Phone: 541-549-4118

sisters@westerntitle.com

Sunriver Branch:

Phone: 541-593-5450

sunriver@westerntitle.com

La Pine Branch:

Phone: 541-536-7938

lapine@westerntitle.com

Lincoln County

Newport Branch:

Phone: 541-265-2288

newport@westerntitle.com

Lincoln City Branch:

Phone: 541-994-8928

lincoln@westerntitle.com

Waldport Branch:

Phone: 541-563-2722

waldport@westerntitle.com

Yamhill County

McMinnville Branch:

Phone: 503-422-3154

03-30-07P01:19 RCVD



Western Title & Escrow

Prepared Especially For:

Victor Gerth

Re/Max Integrity

4710 Village Plaza Loop, Suite 200

Eugene, OR, 97401

Phone: 541-345-8100 Fax: 541-302-4899

victorgerth@remax.net

Delivery Method:

**32121 GODDARD LN
COTTAGE GROVE OR 97424**

Thank you, **Jules**

Customer Service Direct Line: 284-8011

497 Oakway Rd. Eugene, OR 97401

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds; indiscriminate use only benefiting intermediaries will not be permitted. Said service may be discontinued. No liability is assumed for any errors in this report.

PROPERTY REPORT - LANE COUNTY

Account # 0938694

Map, Tax Lot, & SIC # 21-03-05-00-02100

Site Address: 32121 GODDARD LN COTTAGE GROVE OR 97424	
Owner Name & Address: Carpenter Fern L Te Life Estate 32121 Godard Lane Cottage Grove , OR 97424	Taxpayer Name & Address: Carpenter E B Te Life Estate 32121 Godard Lane Cottage Grove , OR 97424
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC:	

Approximate Tax Lot Acres	19.42 845,935'	Subdivision Name:		School District:	South Lane
Inc City:		Phase:		Elem	
UGB:		Lot #	TL 02100	Middle	
Census Tr/BlkGrp:	1302/2	Recording #		High	

Zoning:	Parent/Overlay	E40
Statistical Class:	130	Class 3 Single Family Home
Land Use:	1111	Single Family Housing
Property Class:	551	Farm, Efu, Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2006	\$218,741	\$136,050	\$354,791	\$103,441
2005	\$179,413	\$106,100	\$285,513	\$100,380

2006 Taxable Value
\$ 103,441

2006 Taxes
\$1,027.85

Tax Code Area
04508

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
12-13-1999	\$0	Carpenter Loving Trust	Carpenter Llc	19-99105742
12-13-1999	\$0	Carpenter Loving Trust	Edward B Carpenter Llc	20-00034500

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

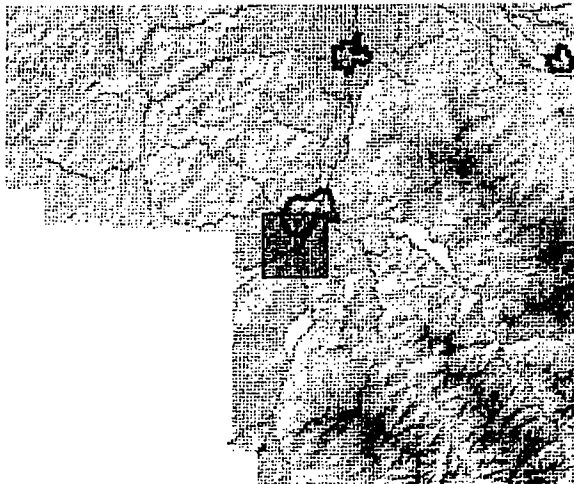
		Square feet	Base	Finished		
Year Built:	1919	Basement			Bsmt Garage Sqft	
Bedrooms	4	First	1594	1594	Att Garage Sqft	
Full Baths	1	Second			Det Garage Sqft	700
Half Baths	1	Attic			Att Carport Sqft	
% Improvmt Complete	100	Total	1594	1594		

Comments:

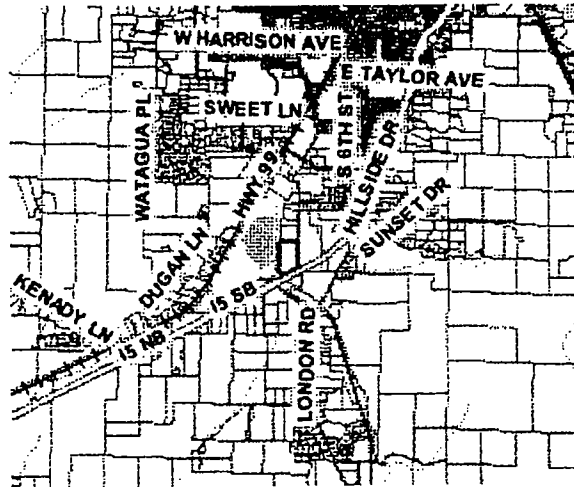
*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

LANE COUNTY REGIONAL LAND INFORMATION DATABASESite Address: **32121 GODDARD LN**Map & Tax Lot #: **21-03-05-00-02100**A & T Account #: **0938694**Special Interest Code:[Convert to PDF Document](#)[Tax Map](#)[View Tax Map](#)[View Archived Taxmaps](#)

Vicinity Map



Detail Map

**Site Address State Plane Coordinates**X-Coord: **4242527**Y-Coord: **776806****Site Address Information**

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
32121			GODDARD		LN		
	Mailing City		State	Zip Code	Zip+4	Carrier Route	
	COTTAGE GROVE		OR	97424	9324	H076	

Create Date: **1983-08-07**

Update Date:

Land Use

Land use information has not been field verified.

Code:	Description:
1111	SINGLE FAMILY HOUSING
S	SINGLE FAMILY

Zoning

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

Zoning Jurisdiction:

Code:	Description:
LC	LANE COUNTY
E40	EXCLUSIVE FARM USE (40 ACRE MINIMUM)

Parent Zone 1:

Boundary Information

Please verify boundary information with local jurisdiction.

General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

SOL SOUTH LANE CNTY FIRE & RESCUE

Node:

N

Plan Designation:

[Display Current Metro Plan Map](#)

2000 Census Tract:

1302

2000 Block Group:

2

Year Annexed:

Annexation #:

Approximate Acreage: **19.42**Approximate Square Footage: **845,935****Environmental Findings**

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number:

Community Number:

Post - FIRM Date:

Panel Printed? (Y/N):

41039C2090F**415591****1985-12-18****Y**

Code:

Description:

AE**Areas of 100-year flood, base flood elevations determined.****FW****Floodway areas inside the 100-year flood, base flood elevations determined.****X****Areas determined to be outside of 500-year flood.****X5****Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.****Soils**

Soil Map Unit Number:

Soil Type Description:

Percentage
of Tax Lot:**48****FLUVENTS, NEARLY LEVEL****38****95****NEWBERG FINE SANDY LOAM****36****26****CHEHALIS SILTY CLAY LOAM, OCCASIONALLY FLOODED****14****29****CLOQUATO SILT LOAM****11****79****MCBEE SILTY CLAY LOAM****0****W****WATER****0****Schools**

Code:

Name:

District:

45J**SOUTH LANE**

Elementary School:

Middle School:

High School:

Service Districts

LTD Service Area:

LTD Ride Source:

Ambulance District:

SO Area: SOUTHERNProvider: **COTTAGE GROVE FIRE &
AMBULANCE DEPT**

Emerald People's Utility District:

Soil Water Conservation

District:

EAST LANESoil Water Conservation District
Zone: **0****Political Districts**

Election Precinct:

100097

County Commissioner District:

5**EAST**

County Commissioner:

FAYE STEWART

State Representative District:

7

State Representative Name:

BRUCE HANNA

City Council Ward:

City Councilor Name:

State Senate District: 4

State Senator: FLOYD PROZANSKI

LCC Board Zones: 4

EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 0938694 | Map & Tax Lot: 21-03-05-00-02100

Property Owner

Owner1 Name: CARPENTER FERN L TE LIFE ESTATE

Owner Address: 32121 GODARD LANE

City	State	Country	Zip Code
COTTAGE GROVE	OREGON	UNITED STATES	97424

Owner2 Name: CARPENTER LOVING TRUST LIFE ESTATE

Owner Address: 32121 GODARD LANE

City	State	Country	Zip Code
COTTAGE GROVE	OREGON	UNITED STATES	97424

Owner3 Name: EDWARD B CARPENTER LLC

Owner Address: 32121 GODARD LANE

City	State	Country	Zip Code
COTTAGE GROVE	OREGON	UNITED STATES	97424

Taxpayer

Taxpayer Name: CARPENTER E B TE LIFE ESTATE

Taxpayer Address: 32121 GODARD LANE

City	State	Country	Zip Code
COTTAGE GROVE	OREGON	UNITED STATES	97424

Property Legal Description

Township: 21 Range: 03 Section: 05 Quarter: 00

Subdivision Type: Subdivision Name: Division/Phase:

Lot/Tract/Unit Number: TL 02100

Subdivision Number:

Recording Number:

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2006	218,741	136,050	354,791	103,441
2005	179,413	106,100	285,513	100,380
2004	140,665	76,370	217,035	97,510
2003	131,072	69,430	200,502	94,598
2002	142,255	63,120	205,375	91,200
2001	139,332	50,900	190,232	84,454
2000	135,159	58,510	193,669	90,810
1999	100,110	61,590	161,700	88,164
1998	83,440	65,520	148,960	74,333

1997	83,440	69,700	153,140	72,168
1996	78,720	65,750	144,470	83,090
1995	70,290	64,460	134,750	80,190

103,441	0	0
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)
Tax Year		Tax (See Explanation of Tax)
2006		1,027.85
2005		1,005.26
2004		984.57
2003		961.44
2002		942.42
2001		867.28
2000		939.07
1999		705.54
1998		621.63
1997		606.17
1996		640.38
1995		616.68

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

- ☒ Active for the 2006 Tax Year
- ☐ New Account Scheduled to be Active for the 2007 Tax Year
- ☒ Locally Assessed
- ☐ Pending Seg/Merge
- ☐ Pending Value Change
- ☐ Delinquency
- ☐ Delayed Foreclosure
- ☐ Bankruptcy
- ☐ Code Split Indicator

Remarks:**Potential Additional Tax****Special Assessment Program (if applicable)**

Code:

ZFARM

Description:

ZONED FARM**General Information**

Property Class:	551	FARM, EFU, IMPROVED
Statistical Class:	130	CLASS 3 SINGLE FAMILY HOME
Neighborhood Code:	50763	
Property Use Type:	502	
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		

Total Acreage for this Account: **19.20**

Fire Acres:

Tax Code Area (Levy Code): 04508 Lane County Assessment and Taxation 2006 -2007 Billing Rates**EMERALD PEOPLES UTILITY DISTRICT****LANE COMMUNITY COLLEGE****LANE COUNTY****LANE EDUCATION SERVICE DISTRICT****SOUTH LANE COUNTY FIRE & RESCUE****SOUTH LANE SCHOOL DISTRICT 45J****Sales Information**

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
12-13-1999		CARPENTER LOVING TRUST	CARPENTER LLC	1999-105742	6	Y
12-13-1999		CARPENTER LOVING TRUST	EDWARD B CARPENTER LLC	2000-034500	6	Y
08-29-1991		CARPENTER, EDWARD B & FERN L H&W		9104197900	6	

Manufactured Structures**Building 1 Characteristics**

Account:	0938694	Map & Tax Lot:	21-03-05-00-02100
Inspection Date:	07-18-1990	Roofstyle:	GABLE
Building Type:	31 STAT 130	Roof Cover:	COMP SHINGLE MEDIUM
Class:	3-	Heating:	
Year Built:	1919	Exterior Wall:	SHINGLE-WOOD
Effect Year Built:	1935	Depreciation:	27
Floor		Base Area	Finished Area
Basement:			
First:		1594	1594
Second:			
Attic:			
TOTAL		1594	1594

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

Warranty Deed

E. B. CARPENTER and FERN L. CARPENTER, Trustees or their successors in trust, under the CARPENTER LOVING TRUST, dated August 29, 1991, and any amendments thereto, Grantors, conveys and warrants to the Carpenter LLC, Grantee, reserving unto Grantors a life estate in the residence and one acre under and around it which is used for residential purposes, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto and by this reference incorporated herein.

Commonly known as: 32121 Goddard Lane, Cottage Grove, OR;

Tax Account Nos. 938694, 937365, and 938686

SUBJECT TO: Encumbrances, easements, reservations and restrictions of record.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICE AS DEFINED IN ORS 30.930.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligation.

The true consideration for this conveyance is contribution to a limited liability company.

Dated December 13, 1999.

E. B. Carpenter

E. B. Carpenter, Trustee

Fern L. Carpenter

Fern L. Carpenter, Trustee

DIVISION OF CHIEF DEPUTY CLERK
LANE COUNTY DEEDS AND RECORDS



45.00

00007370199905742003
1999105742 9:41:12 AM 12/30/1999
RPR DEED 1 - 7 CASHIER 04
15.00 10.00 20.00

After recording return to:
Robert W. Wheeler
Attorney at Law
P.O. Box 5757
Eugene, OR 97405-1722

Until a change is requested all tax statements shall be sent to the following address:

E. B. Carpenter and Fern L. Carpenter
32121 Goddard Lane
Cottage Grove, OR 97424

STATE OF OREGON, County of Lane) ss.

Personally appeared the above-named E. B. Carpenter and Fern L. Carpenter and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon

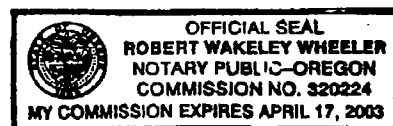


EXHIBIT A

TRACT 1:

That part of the following described parcel of land lying Northwesterly of the relocated Highway in Sections 4 and 5, Township 21 South, Range 3 West of the Willamette Meridian (said Highway location described in deed recorded July 8, 1954, Reception No. 33373, Lane County Oregon Deed Records, from Ira J. Beidler and Anna L. Beidler, to State of Oregon); Beginning at a point on the West boundary of the William Currin Donation Land Claim No. 44, which point is 1.81 chains North of the Southwest corner of said Claim No. 44; thence East 199.98 feet to the Northwest corner of Donation Land Claim No. 45; thence East 900.02 feet following the boundary between Claims No. 44 and No. 45; thence North 1100.0 feet, paralleling the West boundary of said Claim No. 44; thence West 270.00 feet paralleling the South boundary of said Claim No. 44; thence North 620.00 feet paralleling the West boundary of said Claim No. 44; thence West 431.50 feet paralleling the South boundary of said Claim No. 44; thence North 630.50 feet paralleling the West boundary of said Claim No. 44; thence West 388.50 feet to a point 10 feet East of the West boundary of said Claim No. 44, which point is on the East boundary of the County Road; thence South 1563.50 feet paralleling said West boundary of Claim No. 44, and also following the East boundary of said county road; thence West 10.00 feet to the West boundary of said Claim No. 44; thence South 783.50 feet, more or less, following the West boundary of Claim No. 44 to the place of beginning, in Lane County, Oregon;

EXCEPTING THEREFROM; Property described in deed recorded November 21, 1951, in Book 449, Page 390, Lane County Oregon Deed Records, from A. T. Beidler, Ira J. Beidler and Anna Beidler, to Robert B. Merrick and Anna L. Merrick, husband and wife, in Lane County, Oregon.

TRACT 2:

Part of Donation Land Claim No. 40 and 41, Township 21 South, Range 3 West of the Willamette Meridian, described as follows: Beginning at the Southeast corner of the James Chapin Donation Land Claim No. 40; thence North 14.00 chains; thence West about 24.70 chains to the center of the County Road on the West bank of the Coast Fork River; thence following the center of said road in a Southeasterly direction to a point due West of the place of beginning; thence East to the place of beginning, all in Section 5, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon;

ALSO: Beginning at the Northeast corner of the Marion Martin Donation Land Claim No. 41; running thence South following the East boundary of said Claim No. 41, 10.00 chains; thence North 72 degrees West, 9.65 chains; thence North 38 degrees West, 8.91 chains to intersection with the North boundary of said Claim No. 41; thence East 14.66 chains to the place of beginning, all in Sections 5 and 8, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon;

ALSO: Beginning at a point in center channel of river, said point being 14.00 chains North and 23.76 chains West of the Southeast corner of the James Chapin Donation Land Claim No. 40; thence East 23.30 chains; thence North 4.48 chains; thence West 22.00 chains to the center of river; thence following up channel of river in Southwesterly course to place of beginning, all in

Section 5, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon;

ALSO: Beginning at a point in center of channel of Coast Fork River, said point being 22.56 chains West and 1.467 chains South of the Northwest corner of the William Currin Donation Land Claim No. 44; thence East 22.10 chains; thence South 9.10 chains; thence West 22.00 chains to center of channel of Coast Fork River; thence in a Northerly direction following down center of channel of said river to place of beginning, all situated in Section 5, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon;

EXCEPTING THEREFROM the above described parcels the following:

EXCEPT property described in deed recorded April 19, 1939, in Book 199, Page 129, Lane County Oregon Deed Records, from Ira J. Beidler and Anna L. Beidler, to W. A. Woodard Lumber Co.;

EXCEPT property described in deed recorded April 10, 1940, in Book 197, Page 545, Lane County Oregon Deed Records, from Ira J. Beidler and Anna L. Beidler, to W. A. Woodard Lumber Co.;

EXCEPT property described in deed recorded April 10, 1940, in Book 197, Page 546, Lane County Oregon Deed Records, from A. T. Beidler and Manie Knox Beidler, to W. A. Woodard Lumber Co.;

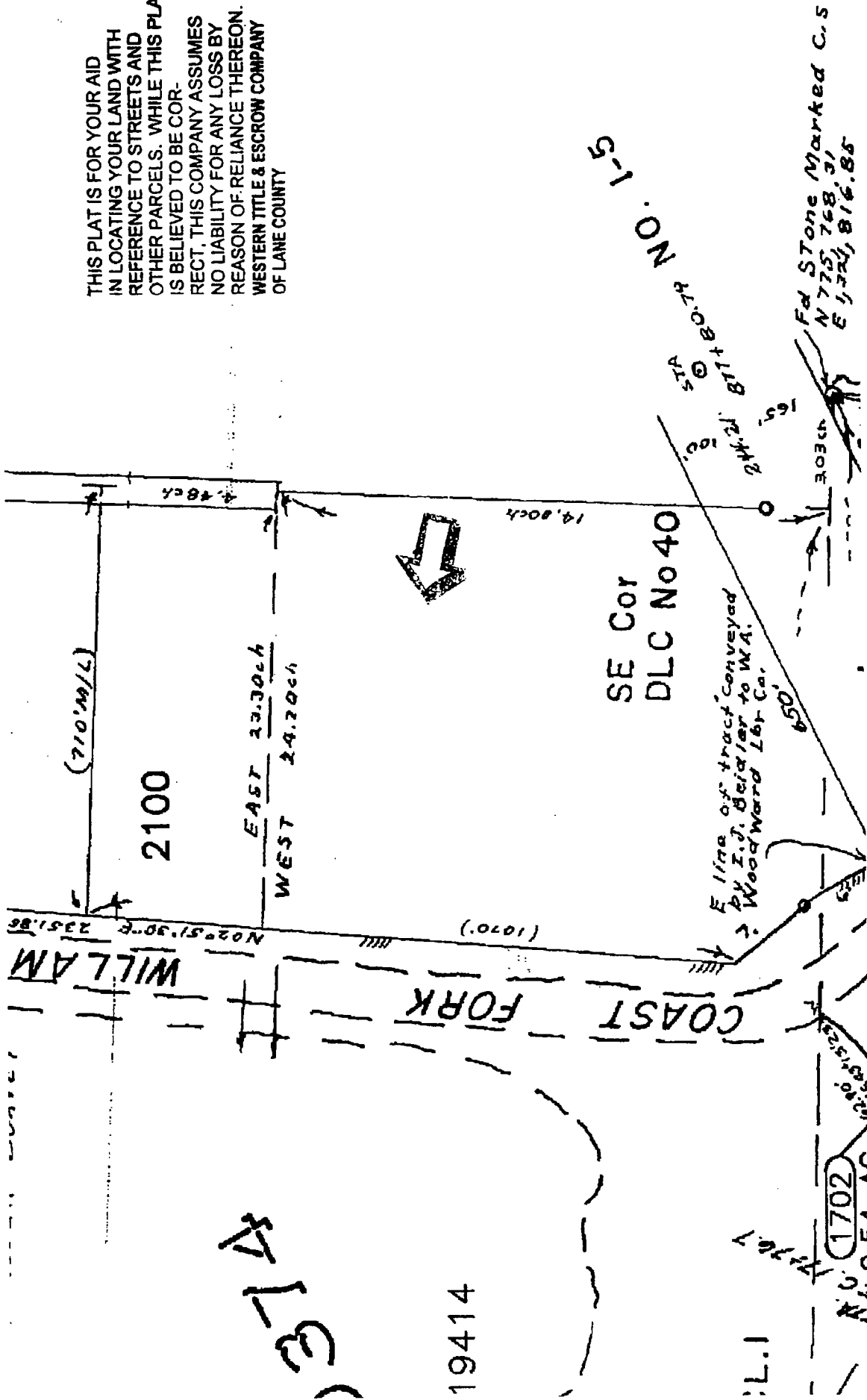
EXCEPT property described in deed recorded December 2, 1949, in Book 406, Page 159, Lane County Oregon Deed Records, from A. T. Beidler and I. J. Beidler and Anna Beidler, to W. A. Woodard Lumber Co.;

EXCEPT property conveyed to State of Oregon in deed recorded July 8, 1954, Reception No. 33373, Lane County Oregon Deed Records;

EXCEPT any portion of Donation Land Claim No. 41, lying South and East of Highway described in deed recorded July 8, 1954, Reception No. 33373, Lane County Oregon Deed Records, in Lane County, Oregon.

Said parcels consisting of 58 acres more or less

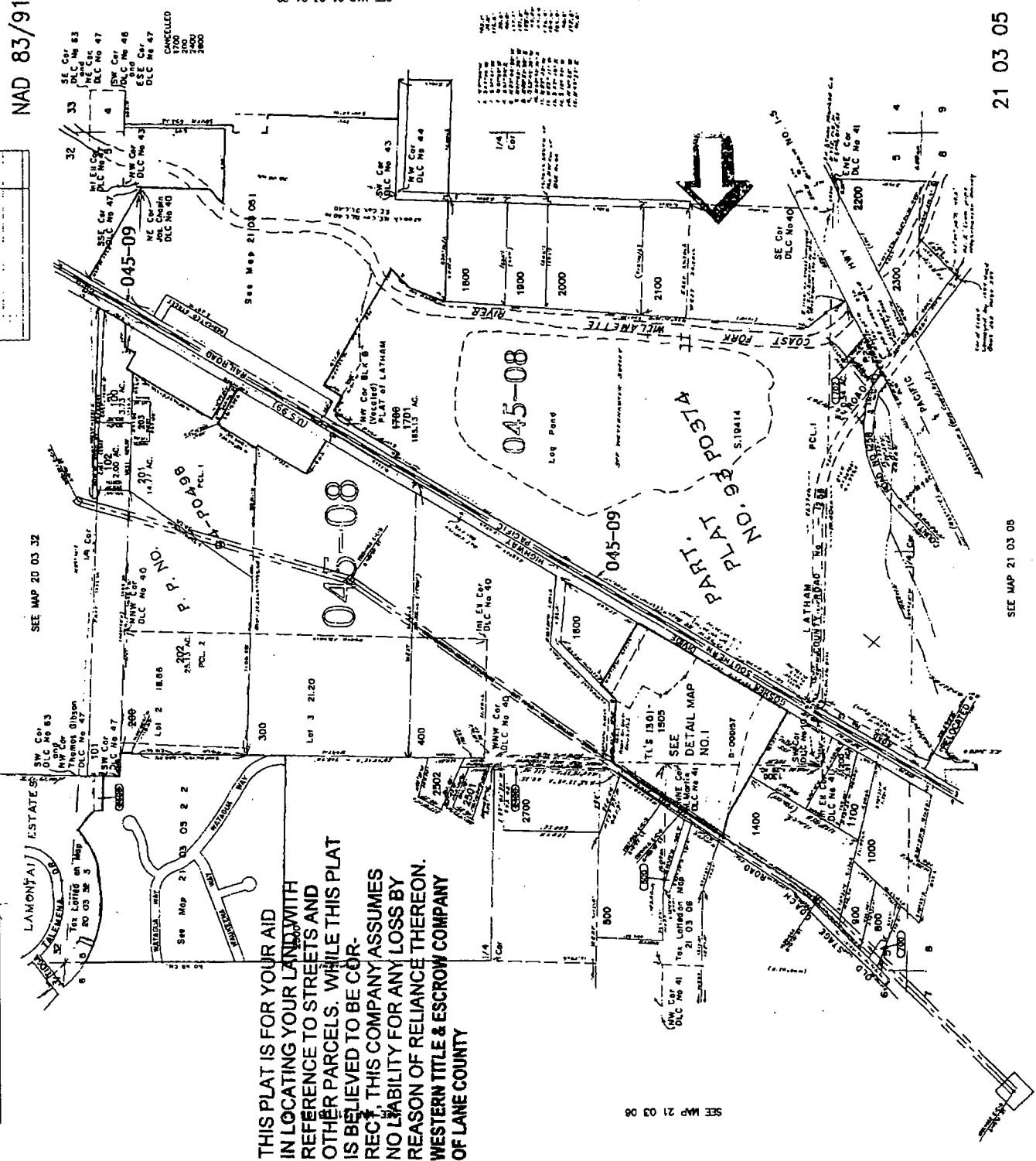
THIS PLAT IS FOR YOUR AID
IN LOCATING YOUR LAND WITH
REFERENCE TO STREETS AND
OTHER PARCELS. WHILE THIS PLAT
IS BELIEVED TO BE COR-
RECT, THIS COMPANY ASSUMES
NO LIABILITY FOR ANY LOSS BY
REASON OF RELIANCE THEREON.
WESTERN TITLE & ESCROW COMPANY
OF LANE COUNTY



LAMONFAI ESTATES
SCALE 1" = 200'

OWNER	DATE
WESTERN TITLE & ESCROW COMPANY	10/1/83
WESTERN TITLE & ESCROW COMPANY	10/1/83
WESTERN TITLE & ESCROW COMPANY	10/1/83
WESTERN TITLE & ESCROW COMPANY	10/1/83

NAD 83/91



THIS PLAT IS FOR YOUR AID
IN LOCATING YOUR LAND WITH
REFERENCE TO STREETS AND
OTHER PARCELS. WHILE THIS PLAT
IS BELIEVED TO BE COR-
RECT, THIS COMPANY ASSUMES
NO LIABILITY FOR ANY LOSS BY
REASON OF RELIANCE THEREON.
WESTERN TITLE & ESCROW COMPANY
OF LANE COUNTY

SEE MAP 21 03 08

SEE MAP 21 03 04 20

SEE MAP 21 03 04

SEE MAP 21 03 08

21 03 05

Victor Gerth
541-345-8100

LOTS AND LAND
RE/MAX Integrity
City

3/28/2007 5:53:52 PM

7 Matches

MLS#	P	Type	Address	City	Area	Acres	Price
------	---	------	---------	------	------	-------	-------

Pending

<u>6077660</u>	0	RESID	10 Daybreak DR	Cottage Grove	235	2	\$139,000
<u>6075582</u>	6	RESID	Blue Sky LN	Cottage Grove	235	2.02	\$162,000

Total: 2
Average List: \$150,500
Average DOM: 204

Sold

<u>5057789</u>	4	RESID	PLEASANT VIEW DR.	Cottage Grove	235	1.99	\$87,500
<u>5073237</u>	0	RESID	2950 HILLSIDE DR	Cottage Grove	235	1.35	\$110,000
<u>6014293</u>	0	RESID	Gowdyville RD	Cottage Grove	235	1.42	\$130,000
<u>6017217</u>	0	RESID	Gowdyville RD	Cottage Grove	235	2.34	\$175,000
<u>6008314</u>	1	RESID	909 JOHNSON AVE	Cottage Grove	235	1.31	\$225,000

Total: 5
Average List: \$151,480
Average DOM: 50

8.4

Average Sold: \$145,500

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

**No Photo
Available**

Presented by: Victor Gerth
RE/MAX Integrity
Agent Full
LOTS AND LAND Status: PEN 3/28/2007 5:54:16 PM
ML#: 6077660 Area: 235 List Price: \$139,000
Address: 10 Daybreak DR
City: Cottage Grove Zip: 97401
Additional Parcels: N/
Map Coord: 0/A/0 Zoning: List Type: ER LR: N
County: Lane Tax ID: 1660859
Subdivision:
Manufhs Okay: Y CC&Rs:
Elem: LATHAM Middle:
High: COTTAGE GROVE Prop Type: RESID
Legal: 20-03-32-34-01700
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2
Waterfront: N / River/Lake:
Perc Test: / RdFrntg:
Seller Disc: EXEMPT Other Disc:
Lot Desc: PASTURE, TREES
Topography: SLOPED
Soil Cond:

Lot Dimensions:
Availability: SALE #Lots: 1
Rd Surf: PAVEDRD
View: TREES, VALLEY
Soil Type/Class:
Present Use: RAWLAND

IMPROVEMENTS

Utilities: SH-WELL, SPT-APP
Existing Structure: N /

REMARKS

XSt/Dir: Hwy 99 south to right/west on Sweet Lane to left on Daybreak to lot 10
Private: Beautiful view property, just out of city limits. Area of well-kept, upper-scale homes. Shared well, CC&Rs include that homeowners pay about \$100 yearly toward maintenance fund. Twelve total sites on dead-end road, last unbuilt parcel.
Public: Beautiful view property, just out of city limits. Area of well-kept, upper-scale homes. Shared well, CC&Rs include that homeowners pay about \$100 yearly toward maintenance fund. Twelve total sites on dead-end road, last unbuilt parcel.

FINANCIAL

Prop Tax/Yr: 463.54 Spcl Asmt Balance: Tax Deferral: BAC: % 2.5
Crop/Land Lease: 3rd Party: N SAC:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV Escrow Preference:

BROKER / AGENT DATA

BRCD: 5HEW01 Office: Re/Max Advantage Plus Phone: 541-942-0151 Fax: 541-942-0100
LPID: SCHAFERL Agent: Linda Schafer Phone: 541-942-0228 Cell/Pgr: CoPh:
CoLPID: CoBRCD: CoAgent:
Agent E-mail: lindas@oip.net
List: 8/29/2006 Exp: Show: CALL-LA, VACANT Poss: CLOSING
Tran: 3/21/2007 Owner: Milloway Phone:
Tenant:

COMPARABLE INFORMATION

Pend: 3/20/2007 DOM/CDOM: 203 / 203 O/Price: \$139,000
Sold: Terms: Sold Price:
SPID: S/Agt: S/Off: S/Off Phone:

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



Presented by: Victor Gerth
 RE/MAX Integrity
 Agent Full
LOTS AND LAND Status: PEN 3/28/2007 5:54:16 PM
 ML#: 6075582 Area: 235 List Price: \$162,000
 Address: Blue Sky LN
 City: Cottage Grove Zip: 97424
 Additional Parcels: /
 Map Coord: 0/0/0 Zoning: List Type: ER LR: Y
 County: Lane Tax ID: 905784
 Subdivision:
 Manufhs Okay: CC&Rs:
 Elem: BOHEMIA Middle:
 High: COTTAGE GROVE Prop Type: RESID
 Legal: 20-03-32-0-0-00700
 Public Internet/Address Display: Y/Y Offer/Nego: SELLER

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.02	Lot Dimensions:	
Waterfront: /	River/Lake:	Availability: SALE	#Lots:
Perc Test: /	RdFrntg:	Rd Surfc:	
Seller Disc:	Other Disc:	View:	
Lot Desc: TREES		Soil Type/Class:	
Topography: SLOPED		Present Use:	RECREAT
Soil Cond:			

IMPROVEMENTS

Utilities: NONE, WELL
 Existing Structure: /

REMARKS

XSt/Dir: 1 mi S on 99 from main, R on Sweet, R on Blue Sky, drive between 696 & 698
Private: THIS IS A LIMITED REPRESENTATION! PLEASE DIRECT ALL QUESTIONS AND OFFERS TO SELLER..THANK YOU.
Public: 2 Acre hilltop lot w/ gentle northeast slope. Has good well @ 12gpm. approved for standard septic. Well maintained gravel Rd. only 2 miles from downtown Cottage Grove. Beautiful site for picnics ect under ancient old growth tree. Owner will carry with right terms. Feel free to write a back up offer!!

FINANCIAL

Prop Tax/Yr: 290.15	Spcl Asmt Balance:	Tax Deferral:	BAC: % 2.5
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, CONV, OWNCONT		Escrow Preference:	

BROKER / AGENT DATA

BRCD: 5RED02	Office: Real Estate By Design	Phone: 541-689-2233	Fax: 866-226-5569
LPID: MILBRETT	Agent: Wendy Milbrett	Phone: 541-520-1321	Cell/Pgr: 541-520-1321
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: RealEstateWendy@aol.com			
List: 8/26/2006	Exp:	Show: VACANT	Poss:
Tran: 3/28/2007		Owner: Jeannie Merrick	Phone: 541-942-1213
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 3/20/2007	DOM/CDOM: 206 / 206	O/Price: \$162,000
Sold:	Terms:	Sold Price:
SPID:	S/Agt:	S/Off: S/Off Phone:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Victor Gerth
 RE/MAX Integrity
Agent Full
LOTS AND LAND **Status:** SLD **3/28/2007** **5:54:17 PM**
ML#: 5057789 **Area:** 235 **List Price:** \$87,500
Address: PLEASANT VIEW DR.
City: Cottage Grove **Zip:** 97424
Additional Parcels: /
Map Coord: 0/A/0 **Zoning:** RR5 **List Type:** ER LR: N
County: Lane **Tax ID:** 916559
Subdivision:
Manufhs Okay: Y **CC&Rs:**
Elem: HARRISON **Middle:** LINCOLN
High: COTTAGE GROVE **Prop Type:** RESID
Legal: 200333412900
Public Internet/Address Display: Y/ N **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 1.99	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFrntg:	Rd Surf:
Seller Disc:	Other Disc:	View: TREES, VALLEY
Lot Desc: TREES, PRIVRD		Soil Type/Class:
Topography: SLOPED		
Soil Cond: NATIVE		Present Use:

IMPROVEMENTS

Utilities: POW-AVL
Existing Structure: /

REMARKS

XSt/Dir: So./Taylor & East of Hillside
Private: Short distance east of Hillside, area cleared for home site.
Public: GREAT COUNTRY HOMESITE!--close to town! Area cleared for new residence/frame or mfg home. OWNER TERMS AVAILABLE UNTIL READY TO BUILD! Now approved for a STANDARD SEPTIC SYSTEM!

FINANCIAL

Prop Tax/Yr: 207.11	Spcl Asmt Balance:	Tax Deferral:	BAC: % 03
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, OWNCONT		Escrow Preference:	

BROKER / AGENT DATA

BRCD: 5INT01	Office: Inter-State Realty	Phone: 541-942-3293	Fax: 541-767-0813
LPID: SMITHKE	Agent: Ken Smith	Phone: 541-942-2160	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: kn@oip.net			
List: 8/6/2005	Exp:	Show: VACANT	Poss:
Tran: 2/18/2006		Owner: TAYLOR	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 11/5/2005	DOM/CDOM: 91 / 91	O/Price: \$86,500
Sold: 2/17/2006	Terms: OWNCONT /	Sold Price: \$87,500
SPID: DMITCHEL	S/Agt: Donata Mitchell	S/Off: 5CNU01 S/Off Phone: 541-942-2121

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

No Photo Available

Presented by: Victor Gerth
RE/MAX Integrity
Agent Full

LOTS AND LAND **Status:** SLD **3/28/2007** **5:54:17 PM**
ML#: 5073237 **Area:** 235 **List Price:** \$125,000
Address: 2950 HILLSIDE DR
City: Cottage Grove **Zip:** 97424
Additional Parcels: /
Map Coord: 0/A/0 **Zoning:** RR5 **List Type:** ER LR: N
County: Lane **Tax ID:** 937134
Subdivision:
Manufhs Okay: N **CC&Rs:**
Elem: HARRISON **Middle:** LINCOLN
High: COTTAGE GROVE **Prop Type:** RESID
Legal: 21-03-04-10-00500
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC **Acres:** 1.35
Waterfront: N / **River/Lake:**
Perc Test: Y / APPROVED **RdFrntg:**
Seller Disc: DSCLOSUR **Other Disc:**
Lot Desc:
Topography:
Soil Cond: COMPACT

Lot Dimensions:
Availability: SALE **#Lots:** 1
Rd Surf: PAVEDRD
View: CITY, MNTAIN
Soil Type/Class:
Present Use: RESIDNC

IMPROVEMENTS

Utilities: CABLETV, POWER, SEPTIC, WELL
Existing Structure: N /

REMARKS

XSt/Dir: East on Taylor, Right Hillside
Private: Building site close to town - all improvements in - good flow on water, great views. Paved road to property, ready for your custom home.
Public: Building site close to town - all improvements in - good flow on water, great views. Paved road to property, ready for your custom home.

FINANCIAL

Prop Tax/Yr: 400 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Crop/Land Lease: **3rd Party:** N **SAC:**
HOA Dues: **HOA Dues-2nd:**
HOA Incl:
Terms: CASH, CONV **Escrow Preference:**

BROKER / AGENT DATA

BRCD: 5HEW01 **Office:** Hemenway Realtors GMAC **Phone:** 541-942-0151 **Fax:** 541-942-0100
LPID: DUERSTHI **Agent:** Sherry Duerst-Higgins **Phone:** 541-767-2016 **Cell/Pgr:** 541-953-6689
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: sherry@duerst-higgins.com
List: 9/27/2005 **Exp:** **Show:** VACANT **Poss:**
Tran: 3/2/2006 **Owner:** Peterson **Phone:**
Tenant: **Phone:**

COMPARABLE INFORMATION

Pend: 9/29/2005 **DOM/CDOM:** 2 / 2 **O/Price:** \$125,000
Sold: 3/2/2006 **Terms:** CASH / **Sold Price:** \$110,000
SPID: DUERSTHI **S/Agt:** Sherry Duerst-Higgins **S/Off:** 5HEW01 **S/Off Phone:** 541-942-0151

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

No Photo Available

Presented by: Victor Gerth
RE/MAX Integrity

Agent Full

LOTS AND LAND Status: SLD 3/28/2007 5:54:17 PM
ML#: 6014293 Area: 235 List Price: \$139,900
Address: Gowdyville RD
City: Cottage Grove Zip: 97424
Additional Parcels: /
Map Coord: 15/E/8 Zoning: rr5 List Type: ER LR: N
County: Lane Tax ID: 901304
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: BOHEMIA Middle: LINCOLN
High: COTTAGE GROVE Prop Type: RESID
Legal: 20-03-29-33-00601
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.42
Waterfront: Y / CREEK River/Lake: Silk Creek
Perc Test: N / RdFrntg: Y
Seller Disc: Other Disc:
Lot Desc: PASTURE, STREAM, TREES
Topography: FLOODPL, LEVEL
Soil Cond: NATIVE

Lot Dimensions: irreg
Availability: SALE #Lots: 1
Rd Surf: PAVEDRD
View: CREEK, MNTAIN
Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: NO-SEWR
Existing Structure: N /

REMARKS

XSt/Dir: W Main, L on Gowdyville, on R
Private: Almost 1 1/2 ac for new home or manuf home, creek frontage, close to town. Currently pasture, nice useable site.
Public: Almost 1 1/2 ac for new home or manuf home, creek frontage, close to town. Currently pasture, nice useable site.

FINANCIAL

Prop Tax/Yr: 136.44 Spcl Asmt Balance: Tax Deferral: N BAC: % 2.5
Crop/Land Lease: 3rd Party: N SAC: % 0
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV Escrow Preference: fatco

BROKER / AGENT DATA

BRCD: 5CNU01 Office: CENTURY 21 Nugget Real Estate Phone: 541-942-2121 Fax: 541-942-9605
LPID: WILLIAL Agent: Linda Williamson Phone: 541-942-9557 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: lindaw@oip.net
List: 2/24/2006 Exp: Show: VACANT Poss: CLOSING
Tran: 6/19/2006 Owner: Groves Trust Phone:
Tenant:

COMPARABLE INFORMATION

Pend: 5/24/2006 DOM/CDOM: 89 / 89 O/Price: \$139,900
Sold: 6/16/2006 Terms: CASH / Sold Price: \$130,000
SPID: MCDOWELM S/Agt: Michael McDowell S/Off: 5EPR01 S/Off Phone: 541-685-5005

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

No Photo Available

Presented by: Victor Gerth
 RE/MAX Integrity
Agent Full
LOTS AND LAND **Status:** SLD **3/28/2007** **5:54:17 PM**
ML#: 6017217 **Area:** 235 **List Price:** \$180,000
Address: Gowdyville RD
City: Cottage Grove **Zip:** 97424
Additional Parcels: N/
Map Coord: 10/L/12 **Zoning:** Res **List Type:** ER LR: N
County: Lane **Tax ID:** Not Found
Subdivision:
Manufhs Okay: Y **CC&Rs:** N
Elem: BOHEMIA **Middle:** LINCOLN
High: COTTAGE GROVE **Prop Type:** RESID
Legal: 2004250001200
Public Internet/Address Display: Y/Y **Offer/Nego:** LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront: Y / CREEK
Perc Test: Y / APPROVED
Seller Disc: DSCLOSUR
Lot Desc: CLEARED, PRIVRD
Topography: LEVEL
Soil Cond: NATIVE

Acres: 2.34
River/Lake:
RdFrntg: Y
Other Disc:

Lot Dimensions:
Availability: SALE **#Lots:** 1
Rd Surf: PAVEDRD
View: CREEK, MNTAIN
Soil Type/Class:
Present Use: OTHER

IMPROVEMENTS

Utilities: POW-AVL, WELL
Existing Structure: N / NONE

REMARKS

XSt/Dir: West on Main, left on Gowdyville to address
Private: Private buildable acreage just 2 miles from Cottage Grove
Public: Private buildable acreage just 2 miles from downtown Cottage Grove

FINANCIAL

Prop Tax/Yr: 1021.19
Crop/Land Lease: N
HOA Dues:
HOA Incl:
Terms: CASH

Spcl Asmt Balance:
HOA Dues-2nd:

Tax Deferral: N
3rd Party: N
BAC: % 2.5
SAC:

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5HEW01 **Office:** Re/Max Advantage Plus
LPID: ZOBELBIL **Agent:** William Zobel
CoLPID: **CoBRCD:** **CoAgent:**
Agent E-mail: bzobel@oip.net
List: 3/10/2006 **Exp:**
Tran: 7/28/2006

Show: VACANT
Owner: Zolezzi
Tenant:

Phone: 541-942-0151 **Fax:** 541-942-0100
Phone: 541-849-3143 **Cell/Pgr:** 541-912-7124
CoPh:

Poss:
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 3/10/2006 **DOM/CDOM:** 0 /
Sold: 7/27/2006 **Terms:** OWNCONT /
SPID: ZOBELBIL **S/Agt:** William Zobel

O/Price: \$180,000
Sold Price: \$175,000
S/Off: 5HEW01 **S/Off Phone:** 541-942-0151

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Victor Gerth
RE/MAX Integrity

Agent Full

LOTS AND LAND Status: SLD 3/28/2007 5:54:17 PM
ML#: 6008314 Area: 235 List Price: \$225,000
Address: 909 JOHNSON AVE
City: Cottage Grove Zip: 97424
Additional Parcels: /
Map Coord: 0/0/0 Zoning: R1 List Type: ER LR: N
County: Lane Tax ID: 1133097
Subdivision:
Manufhs Okay: CC&Rs:
Elem: HARRISON Middle: LINCOLN
High: COTTAGE GROVE Prop Type: RESID
Legal: 20 03 33 34 00203
Public Internet/Address Display: Y/N Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.31
Waterfront: / River/Lake:
Perc Test: / Rd Frntg:
Seller Disc: Other Disc:
Lot Desc: ORCHARD
Topography: LEVEL
Soil Cond:

Lot Dimensions:
Availability: SALE #Lots:
Rd Surf: View:
Soil Type/Class:
Present Use:

IMPROVEMENTS

Utilities: GAS, POWER, SEWER, WELL
Existing Structure: Y / RESIDNC, SHOP

REMARKS

XSt/Dir: south on 6th, past Taylor, left on Johnson, on right
Private: CALL LA FOR APPT. LA MUST BE PRESENT, exclusions in LO, Owner out of state, tenant to stay till April 1st 2006, GREAT DEVELOPMENT POTENTIAL, Can't call tenant after 8pm
Public: GREAT DEVELOPMENT POTENTIAL in city, zoned R1, level backs up to new development, home is very roomy and very livable, has a great well, city sewer, orchard, could be a great investment

FINANCIAL

Prop Tax/Yr: 2356.32 Spcl Asmt Balance:
Crop/Land Lease:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV, OWNCONT

Tax Deferral: BAC: % 3
3rd Party: N SAC:

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5SMR01 Office: Smith & Smith Realty
LPID: 4892 Agent: Francene Hall
CoLPID: 4891 CoBRCD: 5SMR01 CoAgent: Glenn Hall
Agent E-mail: gfh@oip.net
List: 1/25/2006 Exp:
Tran: 4/27/2006

Phone: 541-942-9267 Fax: 541-942-3072
Phone: 541-942-2866 Cell/Pgr: 541-517-5593
CoPh: 541-942-2866

Show: APTONLY, CALL-LA
Owner: Clifford/Berta Bush
Tenant:

Poss: NEGO
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 4/3/2006 DOM/CDOM: 68 / 68
Sold: 4/24/2006 Terms: CASH / OTHER
SPID: 4876 S/Agt: Cindy Coop

O/Price: \$275,000
Sold Price: \$225,000
S/Off: 5CNU01 S/Off Phone: 541-942-2121

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Victor Gerth
541-345-8100

RESIDENTIAL
RE/MAX Integrity

3/28/2007 5:58:27 PM
9 Matches

MLS#	P	Type	Address	City	Area	Bed	Bath	APX SQFT	Price
Sold									
<u>6031568</u>	0	DETACHD	Latham RD	Cottage Grove	235	3	1.1	1354	\$154,000
<u>6053271</u>	6	DETACHD	29551 Cottage Grove Lorane	Cottage Grove	235	3	1	1400	\$170,000
<u>6044710</u>	0	DETACHD	34423 GAROUTTE RD	Cottage Grove	235	3	1	1200	\$200,000
<u>6079464</u>	3	DETACHD	76431 London RD	Cottage Grove	235	4	1	1500	\$245,000
<u>6030140</u>	7	DETACHD	72785 LONDON RD	Cottage Grove	235	4	2	1784	\$250,000
<u>6023912</u>	0	DETACHD	1350 MERRILL LN	Cottage Grove	235	3	1.1	1787	\$270,000
<u>6048726</u>	8	DETACHD	76156 Blue Mountain School RD	Cottage Grove	235	3	2	1228	\$275,000
<u>6073850</u>	6	DETACHD	31170 VALLEY VIEW LN	Cottage Grove	235	3	1.1	1623	\$300,000
<u>6027796</u>	7	DETACHD	1410 BENNETT CREEK RD	Cottage Grove	235	3	2	1872	\$329,900

Total: 9

Average List:	\$249,287	Average SQFT:	123 1528	Average Sold:	\$243,767
Average DOM:	81	Average L\$/SQFT:	\$163	Average S\$/SQFT:	\$160

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

No Photo Available

Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:45 PM**
ML#: 6031568 **Area:** 235 **List Price:** \$149,900
Addr: Latham RD **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 1/A/1 **Zoning:** **List Type:** ER **LR:** N
County: Lane **Tax ID:** 940492
Elem: LATHAM **Middle:** LINCOLN
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: 21-03-08-00-5700
Public Internet/Address Display: N/N **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 1.98 **Lot Dimensions:**
Waterfront: **View:** **Lot Desc:** LEVEL
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** **#Bdrms:** 3 **#Lvl:** 1 **Year Blt:** 1944 / **Green:**
Main SQFT: 1354 **TotUp/Mn:** 1354 **Style:** TRAD **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** **#Garage:** 2 / ATTACHD **#Fireplaces:** 1/ GAS
Total SQFT: 1354 **Roof:** COMP **Exterior:** WOOD **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: South on 6th, Right on Latham, Left at ranch sign.
Private: APPOINTMENT ONLY!! ABSOLUTELY NO DRIVE BY'S.house sold as is, PEST AND DRYROT ON FILE IN OFFICE.
Public: Almost 2 acres of gorgeous flat usable land.Great fixer

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 18 X 18 /	Mstr Bd: M / 29 X 11 /	Baths - Full.Part
Kitchen: M / 14 X 13 /	2nd Bd: M / 11 X 11 /	Upper Lvl: 0.0
Dining: / /	3rd Bd: M / 12 X 12 /	Main Lvl: 1.1
Family: / /	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen:
Interior:
Exterior: FENCED
Accessibility: 1LEVEL
Cool: **Hot Water:** GAS **Heat:** BASEBRD **Fuel:** ELECT, GAS
Water: WELL **Sewer:** SEPTIC **Insul:** UNKNOWN

FINANCIAL

Property Tax/Yr: 873.19 **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: 5CNU01 **Office:** CENTURY 21 Nugget Real Estate **Phone:** 541-942-2121 **Fax:** 541-942-9605
LPID: YOSSSHE **Agent:** Sherry Yoss **Phone:** 541-729-9797 **Cell/Pgr:**
CoLPID: YOSSTAWN **CoBRCD:** 5CNU01 **CoAgent:** Tawny Yoss **CoPh:** 541-554-2044
Agent E-mail: syoss@oip.net
ShowHrs: **Tran:** 10/18/2006 **List:** 4/17/2006 **Exp:** **Occ:** OWNER **Poss:**
LBHrs/Loc/Cmb: no box **Owner:** Martindale **Phone:**
Show: APTONLY, CALL-LA **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 8/5/2006 **DOM/CDOM:** 110 / 110 **O/Price:** \$169,900
Sold: 10/5/2006 **Terms:** CONV **Sold Price:** \$154,000
SPID: YOSSTAWN **S/Agnt:** Tawny Heth **S/Off:** 5CNU01 **S/Off Phone:** 541-942-2121

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:46 PM**
ML#: 6053271 **Area:** 235 **List Price:** \$170,000
Addr: 29551 Cottage Grove Lorane **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 0/A/0 **Zoning:** **List Type:** ER **LR:** N
County: Lane **Tax ID:** 1225240
Elem: LORANE **Middle:** CROW
High: CROW **PropType:** DETACHD
Nhood/Bldg:
Legal: 20-04-09-00-00400
Public Internet/Address Display: Y/Y **Offer/Nego:** LA-ONLY

GENERAL INFORMATION

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

Acres: 1.41
View: TREES, VALLEY
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: HILLY, TREES
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** county
Main SQFT: 1400 **TotUp/Mn:** 1400
Lower SQFT: 0 **Parking:**
Total SQFT: 1400 **Roof:** COMP

#Bdrms: 3 **#Lvl:** 1
Style: RANCH
#Garage: 0 /
Exterior: VINYL

Year Blt: 1945 / **FIXER** **Green:**
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 1/ STOVE, WOOD
Bsmt/Fnd:

REMARKS

XSt/Dir: From CG, W on Main, becomes CG-Lorane Rd, to address at top of Lorane MT
Private: New roof, new siding, newer deck, gorgeous view, small outbuildings. Needs much updating/fixing inside. Dog kennel. Large rooms, kitchen open to living. Relatives may be staying -- please call LA before showing. Make offer if buyer will do clean-up. Otherwise, vacant.
Public: New roof, new siding, newer deck, gorgeous view, small outbuildings. Needs much updating inside. Large rooms, kitchen open to living. Dog kennel.

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: 1.0
Family:	/	/		/	/	Lower Lvl: 0.0
	/	/		/	/	Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen:
Interior:
Exterior:
Accessibility:
Cool: **Hot Water:** ELECT **Heat:** BASEBRD **Fuel:** ELECT, WOOD
Water: WELL **Sewer:** SEPTIC **Insul:** CEILING, FLOOR

FINANCIAL

Property Tax/Yr: 967 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: FATco Linda S
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5HEW01 **Office:** Re/Max Advantage Plus **Phone:** 541-942-0151 **Fax:** 541-942-0100
LPID: SCHAFERL **Agent:** Linda Schafer **Phone:** 541-942-0228 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: lindas@oip.net
ShowHrs: **Tran:** 3/27/2007 **List:** 6/26/2006 **Exp:** **Occ:** VACANT **Poss:** CLOSING
LBHrs/Loc/Cmb: door **Owner:** Cameron **Phone:**
Show: CALL-LA, RMLSLBX, VACANT **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 1/15/2007 **DOM/CDOM:** 203 / 203 **O/Price:** \$195,000
Sold: 3/22/2007 **Terms:** CONV **Sold Price:** \$170,000
SPID: SISSONMA **S/Agt:** Miriam Sisson **S/Off:** 5RAI01 **S/Off Phone:** 541-942-7246

No Photo Available

Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:46 PM**
ML#: 6044710 **Area:** 235 **List Price:** \$199,999
Addr: 34423 GAROUTTE RD **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 0/A/0 **Zoning:** RR5 **List Type:** ER **LR:** N
County: Lane **Tax ID:** 933232
Elem: DORENA **Middle:** LINCOLN
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: 21-02-06-00-01200
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

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

Acres: 1.25
View: MNTAIN
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: LEVEL
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** per appr
Main SQFT: 1200 **TotUp/Mn:** 1200
Lower SQFT: 0 **Parking:** DRIVWAY
Total SQFT: 1200 **Roof:** COMP

#Bdrms: 3 **#Lvl:** 1
Style: COTTAGE
#Garage: 2 / CARPORT
Exterior: OTHER

Year Blt: 1946 / REMOD **Green:**
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 1/ GAS
Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: East Main - Mosby Creek, 4 miles, left Garoutte, 1 mile.
Private: Excellent country property, close to town, very charming home on 1 acre, seasonal creek, great shop, all on 1 level.
Public: Excellent country property, close to town, very charming home on 1 acre, seasonal creek, great shop, all on 1 level.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 15 X 20 /
Kitchen: M / 11 X 16 /
Dining: M / 9 X 9 /
Family: M / 12 X 12 /
/ /

Mstr Bd: M / 12 X 11 /
2nd Bd: M / 11 X 10 /
3rd Bd: M / 11 X 10 /
UTILITY: M / 9 X 20 /
/ /

Baths - Full.Part
Upper Lvl: 0.0
Main Lvl: 1.0
Lower Lvl: 0.0
Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: D-DRAFT, DISHWAS, FS-REFR
Interior: CEILFAN
Exterior: GARDEN, RV-PARK, SATDISH, SHOP
Accessibility: 1LEVEL
Cool: NONE **Hot Water:** ELECT
Water: WELL **Sewer:** SEPTIC

Heat: BASEBRD, OTHER
Insul: PARTIAL

Fuel: ELECT

FINANCIAL

Property Tax/Yr: 1193.02
Terms: CASH, CONV, FHA
Escrow Pref:
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: 5HEW01 **Office:** Re/Max Advantage Plus
LPID: DUERSTH **Agent:** Sherry Duerst-Higgins
CoLPID: **CoBRCD:** **CoAgent:**
Agent E-mail: sherry@duerst-higgins.com
ShowHrs: **Tran:** 7/22/2006 **List:** 6/2/2006 **Exp:**
LBHrs/Loc/Cmb: call **Owner:** McLean
Show: 24HR-NC **Tenant:** Mauch

Phone: 541-942-0151 **Fax:** 541-942-0100
Phone: 541-767-2016 **Cell/Pgr:** 541-953-6689
CoPh:

Occ: TENANT **Poss:** SUBJTEN
Phone: **Phone:** 541-767-3914

COMPARABLE INFORMATION

Pend: 6/13/2006 **DOM/CDOM:** 11 / 11
Sold: 7/21/2006 **Terms:** CONV GND-LSE
SPID: DOROLFBR **S/Agt:** Bridgett Rodolf

O/Price: \$199,999
Sold Price: \$200,000
S/Off: 5REI01

S/Off Phone: 541-345-8100

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:46 PM**
ML#: 6079464 **Area:** 235 **List Price:** \$249,000
Addr: 76431 London RD **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 0/A/0 **Zoning:** **List Type:** ER **LR:** N
County: Lane **Tax ID:** 942175
Elem: LONDON **Middle:** LINCOLN
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: 21-03-16-00-1701
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 2 **Lot Dimensions:**
Waterfront: **View:** TREES, VALLEY **Lot Desc:** LEVEL
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 200 **SFSrc:** County **#Bdrms:** 4 **#Lvl:** 2 **Year Blt:** 1920 / **Green:**
Main SQFT: 1300 **TotUp/Mn:** 1500 **Style:** 2STORY **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 2 / DETACHD **#Fireplaces:** / STOVE, WOOD
Total SQFT: 1500 **Roof:** COMP **Exterior:** ASBESTS **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: I-5 South to exit 170, So. on London approx. 2 miles. House on left.
Private: County records don't appear to reflect sq. ft. of family room. Wall heater in bathroom, otherwise, heat source is 2 woodstoves. Call owner to show 942-7110. If not home call cell 510-1901 or Inez at work 942-4054.
Public: Nice country home with wrap around porch. Country kitchen with great view. Pantry, enclosed back porch, 2 apple trees. 2 level acres close to town. Antique Wedgewood propane range included.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 12 X 20 /	Mstr Bd: M / 11 X 15 /	Baths - Full.Part
Kitchen: / /	2nd Bd: / /	Upper Lvl: 0.0
Dining: / /	3rd Bd: / /	Main Lvl: 1.0
Family: U / 12 X 30 /	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: DISHWAS
Interior:
Exterior:
Accessibility:
Cool: WINDOW **Hot Water:** ELECT **Heat:** WALL, WOODSTV **Fuel:** ELECT, WOOD
Water: WELL **Sewer:** SEPTIC **Insul:** SOME

FINANCIAL

Property Tax/Yr: 929.27 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5 V
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref:
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

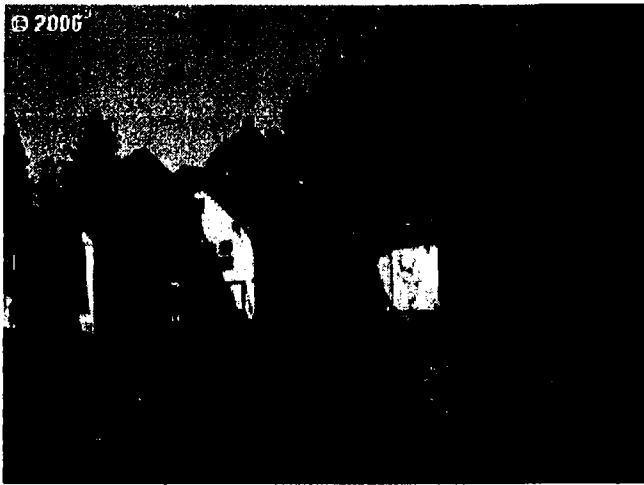
BRCD: 5JIM01 **Office:** Jim Downing Realty **Phone:** 541-942-6077 **Fax:** 541-942-3496
LPID: DOWNINGJ **Agent:** Jim Downing **Phone:** 541-953-0325 **Cell/Pgr:** 541-953-0325
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: jdowning@oip.net
ShowHrs: **Tran:** 11/3/2006 **List:** 9/6/2006 **Exp:** **Occ:** OWNER **Poss:** NEGO
LBHrs/Loc/Cmb: None **Owner:** Gamble, Bob & Inez **Phone:** 541-942-7110
Show: CALLOWN **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 10/7/2006 **DOM/CDOM:** 31 / 31 **O/Price:** \$249,000
Sold: 11/3/2006 **Terms:** CONV **Sold Price:** \$245,000
SPID: BURLPAUL **S/Agt:** Paula Burleson **S/Off:** 5BSF01 **S/Off Phone:** 541-942-5900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL Status: SLD 3/28/2007 5:58:46 PM
ML#: 6030140 Area: 235 List Price: \$264,900
Addr: 72785 LONDON RD Unit#:
City: Cottage Grove Zip: 97424 Condo Loc/Lvl:
Map Coord: 0/A/0 Zoning: List Type: ER LR: N
County: Lane Tax ID: 970804
Elem: LONDON Middle:
High: COTTAGE GROVE PropType: DETACHD
Nhoo/Bldg:
Legal: tbd at escrow
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

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

Acres: 1.32
View: CREEK, RIVER
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: POND, PRIVATE, TREES
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 320 SFSrc: Lane Co
Main SQFT: 1464 TotUp/Mn: 1784
Lower SQFT: 0 Parking:
Total SQFT: 1784 Roof: COMP

#Bdrms: 4 #Lvl: 2
Style: FARMHSE
#Garage: 2 / ATTACHD
Exterior: WOOD

Year Blt: 1920 / Green:
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 1/ STOVE, WOOD
Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: Cottage Grove Exit 172 Left on 6th turns to London Rd
Private: A private oasis! Well maintained farmhouse on beautiful river frontage with creek along one side. Walnut, Hazel, Plum, Apple, Berries, Garden area, small stall for animal, Fish pond, Paved driveway with BBQ Hoop, Wood Shed and Greenhouse with new windows. Lrg Country Kitch, Dining area with lots of windows! Lovely!
Public: A private oasis! Well maintained farmhouse on beautiful river frontage with creek along one side. Walnut, Hazel, Plum, Apple, Berries, Garden area, small stall for animal, Fish pond, Paved driveway with BBQ Hoop, Wood Shed and Greenhouse with new windows.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

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

FEATURES AND UTILITIES

Kitchen: DISHWAS, FS-RANG
Interior: WW-CARP, HISPEED, LAM-FL
Exterior: GARDEN, GAZEBO, GRN-HSE, PORCH, RV-PARK, SATDISH, SHOP

Accessibility:

Cool: Hot Water: ELECT Heat: BASEBRD, WOODSTV Fuel: ELECT
Water: COMMUNY Sewer: SEPTIC Insul:

FINANCIAL

Property Tax/Yr: 888.27 Spcl Asmt Balance: Tax Deferral: BAC: % 3
Terms: CASH, CONV 3rd Party: N SAC:
Escrow Pref: Sellers Choice Rent, If Rented:
HOA Dues: Other Dues:
HOA Incl:

BROKER / AGENT DATA

BRCD: 5WJT04 Office: Windermere RE Lane County Phone: 541-895-2906 Fax: 541-895-2801
LPID: HITTENBE Agent: Karen Hittenberger Phone: 541-895-3263 Cell/Pgr:
CoLPID: HITTENSH CoBRCD: 5WJT04 CoAgent: Shawn Hittenberger CoPh: 541-895-3230
Agent E-mail: htnbrgr@mac.com
ShowHrs: Tran: 8/7/2006 List: 4/22/2006 Exp: Occ: OWNER Poss: 60-90DA
LBHrs/Loc/Cmb: chain lnk gate Owner: M/M Slater Phone: 541-767-0251
Show: CALL1ST, RMLSLBX Tenant: OK TO SHOW IF NO ANSWER Phone:

COMPARABLE INFORMATION

Pend: 5/6/2006 DOM/CDOM: 14 / 14 O/Price: \$264,900
Sold: 8/7/2006 Terms: CONV Sold Price: \$250,000
SPID: DUERSTHI S/Ag: Sherry Duerst-Higgins S/Off: 5HEW01 S/Off Phone: 541-942-0151

No Photo Available

Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:47 PM**
ML#: 6023912 **Area:** 235 **List Price:** \$275,000
Addr: 1350 MERRILL LN **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 14/G/9 **Zoning:** R-1 **List Type:** ER **LR:** N
County: Lane **Tax ID:** 904035
Elem: BOHEMIA **Middle:** LINCOLN
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: 2003294402700
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront: CREEK
River/Lake: Silk Creek

Acres: 1.18
View: CREEK
Seller Disc: DSCLOSUR

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

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** County
Main SQFT: 1787 **TotUp/Mn:** 1787
Lower SQFT: 0 **Parking:** OFF-STR
Total SQFT: 1787 **Roof:** COMP

#Bdrms: 3 **#Lvl:** 1
Style: TRAD
#Garage: 2 / CARPORT
Exterior: WOOD

Year Blt: 1948 / APPROX **Green:**
Home Wrnty: N 55+ w/Affidavit Y/N: N
#Fireplaces: 1/ WOOD
Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: West Main, South on M, West on Merrill Lane to the end.
Private: Once in a lifetime opportunity, over 1 acre and 500 feet of creek frontage. In town. Charming 1940's era home in excellent condition. Great opportunity for developer to establish several water front lots or for the avid gardener. Large shop w/220. Extraordinary stone fireplace in L.R. Underground oil tank.
Public: Once in a lifetime chance, over 1 acre and 500 feet of creek frontage in town. Charming 1940's home in excellent condition. Opportunity for developer to establish several water front lots or for the avid gardener. Large shop w/220. Extraordinary stone fireplace in L.R. UG oil tank.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / / FIREPL
Kitchen: / /
Dining: / /
Family: / /

Mstr Bd: M / /
2nd Bd: / /
3rd Bd: / /

Baths - Full.Part
Upper Lvl: 0.0
Main Lvl: 1.1
Lower Lvl: 0.0
Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: DISHWAS, GASAPPL, FS-RANG
Interior:
Exterior: COVPATI, FENCED, GARDEN, SHOP
Accessibility: 1LEVEL
Cool: NONE **Hot Water:** ELECT
Water: WELL **Sewer:** PUBLIC

Heat: FOR-AIR
Insul: UNKNOWN

Fuel: GAS

FINANCIAL

Property Tax/Yr: 2394.42
Terms: CASH, CONV
Escrow Pref:
HOA Dues:
HOA Incl:

Spcl Asmt Balance:
Other Dues:

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

BAC: % 3
SAC:

BROKER / AGENT DATA

BRCD: 5TEL01 **Office:** Territorial Land Company
LPID: 4123 **Agent:** James Belknap
CoLPID: **CoBRCD:**

Phone: 541-942-9141 **Fax:** 541-942-1653
Phone: 541-942-9676 **Cell/Pgr:**
CoPh:

Agent E-mail: jbelknap@oip.net

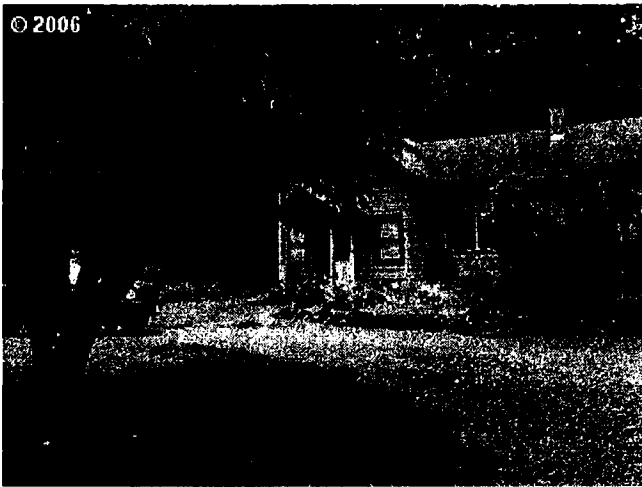
ShowHrs: **Tran:** 11/10/2006 **List:** 4/1/2006 **Exp:**
LBHrs/Loc/Cmb: 24/7 **Owner:** Estate of Ed Ladd
Show: RMLSLBX **Tenant:**

Occ: VACANT **Poss:** NEGOT
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 6/12/2006 **DOM/CDOM:** 72 / 72
Sold: 8/30/2006 **Terms:** CONV
SPID: BEVEREVA **S/Agt:** Eva Wright Bever

O/Price: \$275,000
Sold Price: \$270,000
S/Off: 5HME01 **S/Off Phone:** 541-343-4411



Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:47 PM**
ML#: 6048726 **Area:** 235 **List Price:** \$299,888
Addr: 76156 Blue Mountain School RD **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 1/A/1 **Zoning:** RR5 **List Type:** ER **LR:** N
County: Lane **Tax ID:** 934677
Elem: DORENA **Middle:**
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: 2102190000698
Public Internet/Address Display: Y/Y **Offer/Nego:** LA-ONLY

GENERAL INFORMATION

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

Acres: 2.96
View: TREES, TERRITR
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: POND, PRIVATE, TREES
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 300 **SFSrc:** Tax
Main SQFT: 928 **TotUp/Mn:** 1228
Lower SQFT: 0 **Parking:** OFF-STR
Total SQFT: 1228 **Roof:** COMP

#Bdrms: 3 **#Lvl:** 2
Style: FARMHSE, 2STORY
#Garage: 3 / DETACHD
Exterior: WOOD

Year Blt: 1937 / APPROX **Green:**
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: /
Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: East Main to Mosby Creek Rd., Rt on Blue Mountain, On rt side before sch
Private: The lovely home has been lovingly cared for and has a great covered "dance" floor and a beautiful wood deck/gazebo for entertaining. 3 car garage with a shop in one bay and a bathroom. Big old traditional barn, pond, orchard and garden area. Just steps away from a meandering creek.
Public: This lovely older home has everything you need for the good life, Beautiful yard for entertaining, deck, orchard, garden area, pond, near creek, big old traditional barn, 3 car garage with a shop in one bay and bathroom. Walkin closet in dwnstrs master. 2 bdrms upstrs, unfin.attic room.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 15 X 17 /
Kitchen: M / 11 X 9 / DECK, GDN-WIN
Dining: M / 11 X 14 /
Family: / /
UTILITY: M / 9 X 11 /

Mstr Bd: M / 12 X 12 / WI-CLOS, WOODFLR
2nd Bd: U / 11 X 11 /
3rd Bd: U / 11 X 11 /
BONUS: U / 24 X 11 / BOOKSVS, VAULTED

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

FEATURES AND UTILITIES

Kitchen: FS-RANG
Interior:
Exterior: BARN, COVPATI, DECK, GARDEN, PATIO, SHOP, PAVEDRD, WTRFEAT
Accessibility:

Cool: **Hot Water:** ELECT **Heat:** OTHER **Fuel:** ELECT
Water: SPRING, WELL **Sewer:** SEPTIC **Insul:** OTHER

FINANCIAL

Property Tax/Yr: 1197 **Spcl Asmt Balance:** 0 **Tax Deferral:** N **BAC:** % 2.5
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref:
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5CNU01 **Office:** CENTURY 21 Nugget Real Estate **Phone:** 541-942-2121 **Fax:** 541-942-9605
LPID: BIRDJUDY **Agent:** Judy Bird **Phone:** 541-337-4828 **Cell/Pgr:**
CoLPID: BIRDBEN **CoBRCD:** 5CNU01 **CoAgent:** Benjamin Bird **CoPh:** 541-337-4827
Agent E-mail: judybird@oip.net
ShowHrs: daytime **Tran:** 11/10/2006 **List:** 6/12/2006 **Exp:** **Occ:** OWNER **Poss:** CLOSING
LBHrs/Loc/Cmb: none **Owner:** Roger, Paula, Bernice **Phone:** 541-942-8523
Show: APTONLY, CALL1ST, OWN-OCC **Tenant:** Roger's cell **Phone:** 541-729-6194

COMPARABLE INFORMATION

Pend: 11/2/2006 **DOM/CDOM:** 143 / 143 **O/Price:** \$299,888
Sold: 11/7/2006 **Terms:** OTHER **Sold Price:** \$275,000
SPID: LANE **S/Agt:** Lane Hillendahl **S/Off:** 5ASR05 **S/Off Phone:** 541-942-9267

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Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL Status: SLD 3/28/2007 5:58:47 PM
 ML#: 6073850 Area: 235 List Price: \$300,000
 Addr: 31170 VALLEY VIEW LN Unit#:
 City: Cottage Grove Zip: 97424 Condo Loc/Lvl:
 Map Coord: 0/A/0 Zoning: List Type: ER LR: N
 County: Lane Tax ID: 939650
 Elem: LATHAM Middle:
 High: COTTAGE GROVE PropType: DETACHD
 Nhood/Bldg:
 Legal: 2103072001500
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

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

Acres: 2.79
 View: VALLEY
 Seller Disc: DSCLOSUR

Lot Dimensions:
 Lot Desc: PRIVATE
 Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: List Kit
 Main SQFT: 1623 TotUp/Mn: 1623
 Lower SQFT: 0 Parking:
 Total SQFT: 1623 Roof:

#Bdrms: 3 #Lvl: 1
 Style: RANCH
 #Garage: 2 / CARPORT
 Exterior: WOOD

Year Blt: 1963 / Green:
 Home Wrnty: 55+ w/Affidavit Y/N:
 #Fireplaces: 3/ PELLSTV, WOOD
 Bsmt/Fnd:

REMARKS

XSt/Dir: 99-South, Right on Kenady Ln., Left on Valley View
Private: Appraisers: Conventional loan, home was dated but in great condition. Views to die for. Inputted for comparison purposes.
Public: Breathtaking Valley Views! 2.79 Acres with Rolling Pastures. All Appliances Stay, Breakfast Nook, Formal Dining, Double Sided Wood Fireplace plus an Addl Wood Fireplace & Pellet Stove. 2 Car Carport & RV Park, Wood Shop & 2 Wells (home & Irrigation).

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	/	/	Mstr Bd:	M	/	/	Baths - Full.Part
Kitchen:	/	/	2nd Bd:	/	/	/	Upper Lvl: 0.0
Dining:	/	/	3rd Bd:	/	/	/	Main Lvl: 1.1
Family:	/	/		/	/	/	Lower Lvl: 0.0
	/	/		/	/	/	Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, PANTRY, FS-RANG
Interior: CEILFAN
Exterior: DECK, GARDEN, OUTBULD, RV-PARK, SHOP
Accessibility: 1LEVEL
Cool:
Water: WELL

Hot Water: ELECT
Sewer: SEPTIC

Heat: FOR-AIR
Insul: FULLY

Fuel: ELECT

FINANCIAL

Property Tax/Yr: 1974.52 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5
Terms: CASH, CONV, VA **3rd Party:** N **SAC:**
Escrow Pref: **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5BSF01 **Office:** Assist 2 Sell Buyers & Sellers **Phone:** 541-942-5900 **Fax:** 541-942-9774
LPID: 6288 **Agent:** Shane May **Phone:** 541-942-5900 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: shanemay@assist2sell.com
ShowHrs: **Tran:** 8/22/2006 **List:** 5/1/2006 **Exp:** **Occ:** VACANT **Poss:**
LBHrs/Loc/Cmb: 9-7 **Owner:** Mr. Feldt **Phone:**
Show: CALL-LO **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 8/1/2006 **DOM/CDOM:** 92 / 92 **O/Price:** \$300,000
Sold: 8/21/2006 **Terms:** CONV **Sold Price:** \$300,000
SPID: 6288 **S/Agt:** Shane May **S/Off:** 5BSF01 **S/Off Phone:** 541-942-5900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:48 PM**
ML#: 6027796 **Area:** 235 **List Price:** \$334,900
Addr: 1410 BENNETT CREEK RD **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 65/A/1 **Zoning:** **List Type:** ER **LR:** N
County: Lane **Tax ID:** 885432
Elem: BOHEMIA **Middle:** LINCOLN
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: 20 03 20 0000701000
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 1.07 **Lot Dimensions:**
Waterfront: **View:** **Lot Desc:**
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** **#Bdrms:** 3 **#Lvl:** 1 **Year Blt:** 1960 / **Green:**
Main SQFT: 1872 **TotUp/Mn:** 1872 **Style:** RANCH **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** **#Garage:** 3 / DETACHD **#Fireplaces:** 2/ WOOD
Total SQFT: 1872 **Roof:** **Exterior:** WOOD **Bsmt/Fnd:**

REMARKS

XSt/Dir: (N) River Rd. (W) to Bennett Creek. 1.5 miles on right
Private: Easy to show. On Saturdays please show after 2 p.m. Any time on the other days. Thank you.
Public: 3 Bay shop. Lovely country home sited on appx. 1 acre of land. remodeled throughout. Spaciour family room. Tile floors. 36 x 30 shop with attached, covered RV parking.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 12 X 23 /	Mstr Bd: M / 12 X 14 /	Baths - Full.Part
Kitchen: M / 12 X 11 /	2nd Bd: M / 10 X 12 /	Upper Lvl: 0.0
Dining: M / 10 X 14 /	3rd Bd: M / 10 X 12 /	Main Lvl: 2.0
Family: M / 21 X 15 /	SHOP M / 36 X 30 /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, FS-REFR
Interior: CEILFAN
Exterior: OUTBULD, RV-PARK, SHOP, TL-SHED
Accessibility: 1LEVEL
Cool: HT-PUMP **Hot Water:** ELECT **Heat:** HT-PUMP **Fuel:** ELECT
Water: WELL **Sewer:** SEPTIC **Insul:**

FINANCIAL

Property Tax/Yr: 1561.62 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: **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: WHIPPLER **Agent:** Randal/Cindy Whipple **Phone:** 541-984-2526 **Cell/Pgr:**
CoLPID: HECK **CoBRCD:** 5PRU01 **CoAgent:** Mike Heckard **CoPh:** 541-968-9736
Agent E-mail: whipplehomes@prurep.com
ShowHrs: **Tran:** 8/11/2006 **List:** 4/14/2006 **Exp:** **Occ:** OWNER **Poss:**
LBHrs/Loc/Cmb: 9-7 p.m. **Owner:** Roxanna & Ricky **Phone:** 541-767-0740
Show: CALL1ST, RMLSLBX **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 6/3/2006 **DOM/CDOM:** 50 / 225 **O/Price:** \$334,900
Sold: 7/31/2006 **Terms:** CONV **Sold Price:** \$329,900
SPID: INBODYC **S/Agt:** Candy Inbody **S/Off:** 5PRU03 **S/Off Phone:** 541-343-3336