



## SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 4/25/07

Taken By: M FAX

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

**BP#** \_\_\_\_\_

**PA#** 06-7328 Lassiter

**SP#** \_\_\_\_\_

**SI#** \_\_\_\_\_

**OTHER:** May 4 KH

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



07 APR 25 REC'D

Evaluation of the  
Property of  
Myrna & Joseph Lassiter

For Purposes of a Measure 37 Claim

Tax Lots 21-03-04-00-2300 & 2301

April 24, 2007

Prepared  
By

Dave Marra  
Broker  
RE/MAX Integrity

**RE/MAX** Integrity

880 Beltline Rd. Springfield, Oregon 97477  
Office: (541) 744-1994 Fax: (541) 746-6152  
Cell: (541) 554-6644  
Each Office Independently Owned and Operated





Bernie Woodard Agent  
For Measure 37 Claim for  
Myrna & Joseph Lassiter  
77764 S. 6<sup>th</sup> St.  
Cottage Grove, Oregon 97424

Re: Tax Map 21-03-04-00-2300 & 2301

Mr. Woodard

You have requested an opinion of value regarding the above referenced property and also asked me to address the applicability of a Measure 37 claim for that land. The specific inquiry regarding an opinion of value is to establish an estimate of market value for the parcel in light of currently imposed land use regulations and what the estimated estimate of market value would be if such regulations had not been so imposed subsequent to your acquisition.

The date of acquisition for Myrna A. Lassiter was September 18, 1970 under a Decree of Final Distribution, IN THE MATTER OF THE ESTATE OF EDWARD L. RYAN, Deceased, a copy of the court judgment signed Sept 18 1970 included with the report accompanying this letter. At the time of this acquisition the Subject Property was a tract of approximately 30.25 acres and identified as Tax Lot 21-03-04-00-2300 & 2301, Myrna A. Lassite, Granted Joseph A. Lassiter an undivided one-half of the property Tax lot #'s 21-03-04-00-2300 & 2301 on June 29<sup>th</sup>, 1972.

In evaluating the Subject Property for compensation under Measure 37 we considered the market value of the property as it is currently is zoned, E40. That process arrived at an estimated market value for your property of approximately \$500,000 (county records RMV is at \$538,138 for both parcels), in accord with your intended plan to subdivide and create 100+ lots of approximately 1/4 acre each. The value arrived at under that scenario, after adjusting for the anticipated development costs, is approximately \$ 3,000,000. The difference between those two values is the potential for a claim of compensation under Measure 37.

Enclosed is a summary of the evaluations that have been completed. It is my opinion that the potential claim for compensation under Measure 37 is in the amount of \$2,461,865

If you have any questions please do not hesitate to get in touch with me.

Sincerely

Dave Marra  
Broker

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Evaluation of the property of Myrna A. & Joseph A. Lassiter  
Measure 37 Evaluation  
Tax Lots 21-03-04-00-2300 & 2301  
April 24, 2007  
Page 1

#### **Purpose of the Report.**

We have been requested to review the applicability of Measure 37 with regards to the above referenced tax lots. In addition, we have been asked to establish an estimate of the value of the Subject Property when it is considered subject to the limitations and benefits of the current zoning standards, and an estimate of the value were the property subjected to the limitations and benefits of the zoning that was applicable to the property at the time of the current owner acquired title or an ownership interest. For purposes of a Measure 37 Application, this process is required to establish a monetary claim for the alleged reduction in fair market value brought about by the imposition of the land use regulation being challenged.

The current owners, Myrna A. & Joseph A. Lassiter, acquired an ownership interest in the Subject Property on Myrna A. Lassiter on Sept 18, 1970 & Joseph A. Lassiter on June 29<sup>th</sup>, 1972 Myrna A. Lassiter, Granted Joseph A. Lassiter an undivided one-half of the property Tax lot #'s 21-03-04-00-2300 & 2301. At the time of this acquisition the Subject Property was approximately 30.25 acres in size.

Myrna A. & Joseph A. Lassiter have stated their desire is to be allowed to divide their land under the land use regulations available to them at the time of their acquisition, Sept 18, 1970, which no zoning restrictions were found. This zoning would allow Myrna A. & Joseph A. Lassiter to divide their 30.25 acres into approximately 100 lots of  $\frac{1}{4}$  acres each. To qualify for this right Myrna A. & Joseph A. Lassiter must pursue a Measure 37 claim, which allows the governing body applying the zoning regulation to make compensation in lieu of not enforcing the regulation. This process requires the applicant to establish an estimate of their financial loss due to the application of the land use regulation being imposed. While an "appraisal" is not required by Measure 37, the process of establishing the alleged reduction in value essentially requires the claimant to complete an evaluation of their property in an "as-is" condition, subject to the current zoning, and an "as-if" condition, if the property were subject to the land use regulations in effect at the time of their acquisition. By any other name the process is an appraisal of the land, though it does not comply with the generally accepted standards and practices of the appraisal industry.

It must be emphasized that Myrna A. & Joseph A. Lassiter are not seeking compensation but are requesting only that the current land use regulations not be enforced and that they be governed under the regulations applicable to them at the time of their acquisition. None-the-less, the Measure 37 process requires the establishment of an estimate of their alleged loss in value.

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Myrna A. & Joseph A. Lassiter  
Measure 37 Evaluation  
Tax Lots 21-03-04-00-2300 &  
2301  
April 24, 2007  
Page



### **Subject Property**

The Subject Property is a 30.25-acre tract of land with a single residential improvement, being a modest home constructed in 1956 South 6th, a publicly owned road maintained by Lane County

As noted earlier, the property is zoned E40, Exclusive Farm Use with a minimum parcel size of 40 acres. While the property would not qualify for placement of a dwelling under current stands, the existing home was constructed at a time when such regulations were not so burdensome and the dwelling can now be replaced in the event of fire or demolition. Cottage Grove has become something of a bedroom community for the Eugene-Springfield area, which provides the major employment base. The Subject Property offers easy access to a freeway interchange at Mile Post 176 and a commuting distance to the Eugene/Springfield area of approximately 19 miles, a very attractive feature.

### **Process of Evaluation**

As the purpose of this report is to establish the estimated loss of value brought about by the imposition of the current land use regulations the first evaluation that will be made is to identify the value of the property under the uses permitted given the current zoning, that being as a single rural home site of 30.25 acres. The second evaluation that will be made is with the property considered as approximately 100 single-family home sites, each of approximately 1/4 acres. This process assumes that each parcel can be approved for subsurface sewage disposal (septic systems) and placement of a well and/or City Services.

It is reasonable to assume that a road system can be constructed that will provide for access to each of the parcels. In considering the road construction features necessary to serve multiple residential building sites it appears that a density of 100 parcels is feasible.

**Comparable Sales of parcels possessing the approximate features as the Myrna A. & Joseph A. Lassiter's property at 77764 S. 6<sup>th</sup> St. Cottage Grove: 97424**

There were not a lot of comparable sales for the same features that the Lassiter's have.  
Comp #1 80717 Sears Rd. Cottage Grove 97424, Sold for \$385,000 it had 33.3 acres and close in may of 2005.

Comp #2 32929 Camas Swale Rd. Creswell, 97426 sold for \$470,000 it had 25 acres  
And closed in June of 2005.

Comp #3 78086 Mosby Creek Rd. Cottage Grove, 97424 sold for \$499,900 it had 28.18 acres and closed march of 2006.

**Comparable Sales of single residential lots with improvements to be ready for single family homes to be constructed at 77764 S. 6<sup>th</sup> St. Cottage Grove: 97424.**

There were many comparable sales in the past two years of the 4 that are attached; they range \$38,900 to \$60,000 each, all in Cottage Grove.

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April 24, 2007  
Page



**Conclusion of Value:**

The anticipated market value of the approximate  $\frac{1}{4}$  to  $\frac{1}{2}$  acre lots to be developed from the subject property is \$38,500 each. The owners want develop medium/high density residential and commercial lots (apx. 100,  $\frac{1}{4}$  acre lots, residential and apx. 10,000 sqft of commercial)

It is estimated that the net value of the Subject property if developed at that standard that was available to the owners at the time of their acquisition is approximately \$3,000,000. From this figure the value of the Subject Property when considered in light of the limitations of the current zoning, E40, must be deducted. The estimated value of the property with the current E40 zoning in place is \$538,138. Accordingly, the reduction in fair market value of the Subject Property as a result of the imposition of OAR 660-033-100, OAR 660-033-120 & Lane County Code 16.212, the Exclusive Farm Use zoning provisions, is \$2,461,865.

Sincerely

Dave Marra

**RE/MAX**

Integrity

880 Beltline Rd. Springfield, Oregon 97477



**Desktop Search Prospecting Realtor Info MLS Roster Toolkit Back Office Logoff**

Presented By: Dave Marra  
Re/Max 1st Choice

Data Only

**RESIDENTIAL**  
ML#: 5036516 Status: SLD  
Address: 78086 Mosby Creek Rd  
City: Cottage Grove  
Map Coord: 0/0/0  
County: Lane  
Elem: HARRISON  
Nhoo/Bldg:  
Legal: 2103022100600000  
Public Internet/Address Display: Y/N Offer/Nego:

List Price: \$499,900  
Unit#:   
Loc/Lvl:   
List Type: ER  
LR: N  
High: COTTAGE GROVE  
Prop Type: DETACHD

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**GENERAL INFORMATION**

Lot Size: 20-49.99AC  
Waterfront: CREEK  
River/Lake: CAROLINA  
# Acres: 28.18  
View: CREEK, MNTAIN  
Seller Disc: DSCLOSUR

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

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: LIST KIT #Bdrms: 3 #Lvl: 1  
Main SQFT: 1986 TotUp/Mn:1986 Style: RANCH  
Lower SQFT: 0 Parking: DRIVWAY #Garage: 2 / DETACHD  
Total SQFT: 1986 Roof: COMP Exterior: WOOD

Year Blt: 1951 / REMOD Green:  
Home Wrnty: N 55+ w/Affidavit Y/N:  
#Fireplaces: / STOVE, WOOD  
Bsm/Fnd: CRAWLSP

**REMARKS**

**XS/Dir:** MOSBY CREEK APPROX 2 MILES JUST PAST PITCHER LANE  
**Private:** IF YOUR CLIENTS WANTS TOTAL PRIVACY, ALL USUABLE LAND BARNS,CREEK & NICE HOUSE ONLY 2 MILES FROM I-5 SHOW THEM THIS. CLIENTS SHOULD WALK-INTO LOWER PASTURES OPENS UP INTO CREEK & WONDERFUL 2 MEADOWS approx 15 acres below. IF NEED ME TO ASSIST IN SHOWING PASTURES FEEL FREE TO CALL ME 520-3380  
**Public:** Totally private, a yr round creek,barns ,all usable land for animals and only 2 miles to I-5 . This is the perfect property.Must Walk property to get the total feel for it.Lower pastures open to 2 beautiful meadows & creek .fenced & cross fenced New roof,, all P&D done, 2 septs.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 14 X 20 / DECK  
Kitchen: M / 10 X 17 / EATAREA  
Dining: M / 8 X 13 /  
Family: M / 17 X 24 /

Mstr Bd: M / 11 X 15 / BATH  
2nd Bd: M / 10 X 14 /  
3rd Bd: M / 9 X 14 /  
UTILITY M / 7 X 16 /

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

**FEATURES AND UTILITIES**

Kitchen: PANTRY, FS-RANG  
Interior: CEILFAN, VW-CARP  
Exterior: BARN, DECK, FENCED, OUTBULD, RV-PARK, SHOP, TL-SHED, X-FENCE, PRIVRD  
Accessibility: 1LEVEL, PARKING

Cool: HT-PUMP Hot Water: ELECT Heat: FOR-AIR, HT-PUMP Fuel: ELECT  
Water: WELL Sewer: SEPTIC Insul: CEILING, FLOOR

**FINANCIAL**

Property Tax/Yr: 96.31 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: DMITCHEL Agent: Donata Mitchell Phone: 541-520-3380 Cell/Pgr:  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: donata@oip.net  
ShowHrs: 24 HR Tran: 4/4/2006 List: 5/26/2005 Exp: Occ: VACANT Poss: CLOSING  
LBHrs/Loc/Cmb: 24 hr door Owner: OLVERHOLSER,DON Phone:  
Show: RMLSLBX, VACANT Tenant: Phone:

**COMPARABLE INFORMATION**

Pend: 3/6/2006 DOM/CDOM: 284 / 284 O/Price: \$550,000  
Sold: 3/31/2006 Terms: CONV Sold Price: \$450,000  
SPID: BRAZELLF S/Agt: Frank Brazell S/Off: 5RAI01 S/Off Phone: 541-942-7246

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented By: Dave Marra  
Re/Max 1st Choice

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## RESIDENTIAL

ML#: 5019618 Status: SLD  
Address: 32929 CAMAS SWALE RD  
City: Creswell  
Map Coord: 57/B/2  
County: Lane  
Elem: CRESLANE  
Nhoo/Bldg:  
Legal: 19031800001004/24/2007  
Area: 235  
Zip: 97426  
Zoning:  
Tax ID: 1314887  
Middle: CRESWELLList Price: \$479,000  
Unit#:   
Loc/Lvl:  
List Type: ER  
LR: N  
High: CRESWELL  
Prop Type: DETACHD

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Public Internet/Address Display: Y/N Offer/Nego:

## GENERAL INFORMATION

Lot Size: 20-49.99AC  
Waterfront: CREEK  
River/Lake:# Acres: 25  
View: CREEK  
Seller Disc: DSCLOSURLot Dimensions:  
Lot Desc: LEVEL, PRIVATE  
Other Disc: SIDING

## RESIDENCE INFORMATION

Upper SQFT: 932 SFSrc:  
Main SQFT: 2326 TotUp/Mn:3258  
Lower SQFT: 0 Parking:  
Total SQFT: 3258 Roof: COMP#Bdrms: 4 #Lvl: 2  
Style: 2STORY  
#Garage: 3 / ATTACHD  
Exterior: FIBRCMYear Blt: 1999 / Green:  
Home Wrnty: 55+ w/Affidavit Y/N:  
#Fireplaces: 1/ GAS  
Bsmt/Fnd: CRAWLSP

## REMARKS

XSt/Dir: I-5 TO CRESWELL, W ON OREGON TO CAMAS SWALE  
Private: CUSTOM BUILT HOME ON 25 PRIVATE ACRES WITH A CREEK, QUALITY CONSTRUCTION, COVERED FRONT DECK, FULLY LANDSCAPED, FENCED, GUEST BEDROOM WITH SITTING ROOM, WONDERFUL COUNTRY KITCHEN WITH ISLAND, TILED KITCHEN AND ENTRY. A MUST SEE PROPERTY! 2k selling bonus if accepted offer before 4-30-05  
Public: CUSTOM BUILT HOME ON 25 PRIVATE ACRES WITH A CREEK, QUALITY CONSTRUCTION, COVERED FRONT DECK, FULLY LANDSCAPED, FENCED, GUEST BEDROOM WITH SITTING ROOM, WONDERFUL COUNTRY KITCHEN WITH ISLAND, TILED KITCHEN AND ENTRY. A MUST SEE PROPERTY!

## APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 16 /  
Kitchen: M / 10 X 14 / COUNKIT, ISLAND  
Dining: M / 12 X 18 /  
Family: M / 12 X 18 / FIREPL  
/ /Mstr Bd: M / 12 X 14 / BATH, WHIRLPL  
2nd Bd: U / 10 X 10 / BATH  
3rd Bd: U / 9 X 10 / BATH  
DEN/OFF M / 10 X 11 /  
4TH-BD U / 11 X 12 / BATH, SUITEBaths - Full.Part  
Upper Lvl: 2.0  
Main Lvl: 2.0  
Lower Lvl: 0.0  
Total Bth: 4.0

## FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-RANG, DISHWAS, DISPOS, GASAPPL, PLB-ICE  
Interior: GAR-OPN, GASFPLS, SMOKDET  
Exterior: DECK, FENCED, PORCH, SPRNKL, PRIVRD

## Accessibility:

Cool: CENTAIR  
Water: WELLHot Water:  
Sewer: SEPTICHeat: FOR-AIR  
Insul: FULLY

Fuel: PROPANE

## FINANCIAL

Property Tax/Yr: 3105.18  
Terms: CASH, CONV, FHA  
Escrow Pref:  
HOA Dues:  
HOA Incl:

Spcl Asmt Balance:

Tax Deferral:  
3rd Party: Y  
Rent, If Rented:BAC: % 3  
SAC:

Other Dues:

## BROKER / AGENT DATA

BRCD: 5CHB01 Office: John L. Scott Eugene-Spfld  
LPID: BENSONKA Agent: Katherine Benson  
CoLPID: CoBRCD:  
Agent E-mail: katiebenson@johnlscott.comPhone: 541-687-1415 Fax: 541-687-1419  
Phone: 541-521-4229 Cell/Pgr:  
CoPh:

ShowHrs: Tran: 6/8/2005 List: 3/25/2005 Exp:

LBHrs/Loc/Cmb: 24 HR

Show: CALL1ST, OWN-OCC, RMLSBLX

Owner: HELT  
Tenant:

Occ: OWNER

Poss: NEGO

Phone: 541-914-3296

Phone:

## COMPARABLE INFORMATION

Pend: 4/20/2005 DOM/CDOM: 26 /  
Sold: 6/7/2005 Terms: CASH  
SPID: CROSBYCH S/Agt: Charity Crosby

O/Price: \$489,000

Sold Price: \$470,000

S/Off: 5REI01

S/Off Phone: 541-345-8100

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**Presented By:** Dave Marra  
Re/Max 1st Choice

**Data Only**

**RESIDENTIAL**

**ML#:** 4066087 **Status:** SLD **4/24/2007**  
**Address:** 80717 Sears RD **Area:** 235  
**City:** Cottage Grove **Zip:** 97424  
**Map Coord:** 0/E/8 **Zoning:**  
**County:** Lane **Tax ID:** 1058203,1311669  
**Elem:** DELIGHT VALLEY **Middle:** LINCOLN  
**Nhood/Bldg:**  
**Legal:** full legal at escrow 20 03 0200 1100  
**Public Internet/Address Display:** Y/N **Offer/Nego:**

**List Price:** \$395,000  
**Unit#:**  
**Loc/Lvl:**  
**List Type:** ER  
**LR:** N  
**High:** COTTAGE GROVE  
**Prop Type:** DETACHD

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**GENERAL INFORMATION**

**Lot Size:** 20-49.99AC **# Acres:** 33.3 **Lot Dimensions:** 33.3 acres  
**Waterfront:** **View:** **Lot Desc:** PRIVATE, WOODED  
**River/Lake:** **Seller Disc:** DSCLOSUR **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 0 **SFSrc:** **#Bdrms:** 3 **#Lvl:** 1 **Year Blt:** 1975 / **Green:**  
**Main SQFT:** 1728 **TotUp/Mn:** 1728 **Style:** RANCH **Home Wnty:** 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0 **Parking:** **#Garage:** 2 / CARPORT **#Fireplaces:** 1/ PELLSTV  
**Total SQFT:** 1728 **Roof:** COMP **Exterior:** OTHER, T-111 **Bsmt/Fnd:** CRAWLSP

**REMARKS**

**XSt/Dir:** I-5, Creswell ext, E 1 mi to Sears, S 4 miles to home. Gated, no sign.  
**Private:** No sign or lock box. Easy appt. Seller will meet you and leave. Close at Fidelity with Chiquit.  
**Public:** Very private 33+ acres. Great floor plan, beautiful remodeled kitchen, skylights, vaults, bonus screened porch/sunroom (not in sq. ft.). Huge deck with spectacular view. 5 stall barn with tack rm & hay storage. Backs to BLM. Spectacular views.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 20 X 14 / VAULTED	<b>Mstr Bd:</b> M / 17 X 12 /	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 16 X 10 / COUNKIT	<b>2nd Bd:</b> M / 14 X 12 /	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> M / 14 X 10 / VAULTED	<b>3rd Bd:</b> M / 12 X 14 /	<b>Main Lvl:</b> 2.0
<b>Family:</b> / /	<b>UTILITY</b> M / 7 X 9 / SKYLITE	<b>Lower Lvl:</b> 0.0
<b>SUNPRCH</b> M / 14 X 19 /	/ /	<b>Total Bth:</b> 2.0

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, DISPOSL  
**Interior:** CEILFAN, SMOKDET  
**Exterior:** BARN, COVPAT, DECK, GARDEN, OUTBULD, RV-PARK, SATDISH, SEC-LIT, SHOP  
**Accessibility:** 1LEVEL  
**Cool:** WINDOW **Hot Water:** ELECT **Heat:** BASEBRD **Fuel:** ELECT  
**Water:** WELL **Sewer:** SEPTIC **Insul:** CEILING, WALL

**FINANCIAL**

**Property Tax/Yr:** 1103.6 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3  
**Terms:** CASH, CONV **3rd Party:** N **SAC:** % 0  
**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:** ZEBROWJO **Agent:** Jo Ann Zebrowski **Phone:** 541-485-9956 **Cell/Pgr:**  
**CoLPID:** **CoBRCD:** **CoAgent:** **CoPh:**  
**Agent E-mail:** zteam@ppporegon.com  
**ShowHrs:** **Tran:** 5/24/2005 **List:** 10/4/2004 **Exp:** **Occ:** OWNER **Poss:** NEGO  
**LBHrs/Loc/Cmb:** None **Owner:** Bob & Ann **Phone:**  
**Show:** APTONLY **Tenant:** **Phone:**

**COMPARABLE INFORMATION**

**Pend:** 4/1/2005 **DOM/CDOM:** 179 / **O/Price:** \$395,000  
**Sold:** 5/23/2005 **Terms:** CONV **Sold Price:** \$385,000  
**SPID:** ZEBROWJO **S/Agt:** Jo Ann Zebrowski **S/Off:** 5PRU01 **S/Off Phone:** 541-485-1400

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Re/Max 1st Choice

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**LOTS AND LAND**

4/24/2007

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**ML#:** 5051303 **Status:** SLD **Area:** 235 **List Price:** \$60,000  
**Address:** 32 Cottage Heights LOOP  
**City:** Cottage Grove **Zip:** 97424-  
**Add. Par:** / **LR:** N  
**Map Coord:** 0/A/0 **Zoning:** **List Type:** ER  
**County:** Lane **Tax ID:** 1719093 **Prop Type:** RESID  
**Subdivision:** Cottage Heights  
**Manufhs Okay:** N **CC&Rs:** Y  
**Elem:** BOHEMIA **Middle:**  
**Legal:** to be provided in escrow. **High:** COTTAGE GROVE  
**Public Internet/Address Display:** Y/Y **Offer/Nego:**

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF **Acres:**  
**Waterfront:** / **River/Lake:**  
**Perc Test:** / **Rd Frntg:**  
**Seller Disc:** EXEMPT **Other Disc:**  
**Lot Desc:**  
**Topography:** SLOPED  
**Soil Cond:**

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

**IMPROVEMENTS**

**Utilities:** POWER, SEWER, WATER  
**Existing Structure:** N /

**REMARKS**

**XSt/Dir:** S on Gateway to end, L on Taylor, L on Hillside to subdivision.  
**Private:** This lot can have a duplex. New subdivision in Cottage Grove. Map & CCR's on file. Ready for you to build. Buyer to verify taxes.  
**Public:** Brand New Subdivision in Cottage Grove. Ready for you to build. Hilltop development offers valley & city views. This lot can have a duplex.

**FINANCIAL**

**Prop Tax/Yr:** 150 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 3  
**Crop/Land Lease:** **3rd Party:** N **SAC:**  
**HOA Dues:** /YR **HOA Dues-2nd:**  
**HOA Incl:** COMMONS  
**Terms:** CASH, CONV **Escrow Preference:** cascade/dena

**BROKER / AGENT DATA**

**BRCD:** 5BRE01 **Office:** Barnhart Assoc Real Estate **Phone:** 541-345-3006 **Fax:** 541-345-3140  
**LPID:** LEONARDT **Agent:** Tess Leonard **Phone:** 541-284-4124 **Cell/Pgr:**  
**CoLPID:** **CoBRCD:** **CoAgent:** **CoPh:**  
**Agent E-mail:** tess-jim@barnhartassociates.com  
**List:** 7/18/2005 **Exp:** **Show:** VACANT **Poss:**  
**Tran:** 6/16/2006 **Owner:** Cottage Heights LLC **Phone:**  
**Tenant:** **Phone:**

**COMPARABLE INFORMATION**

**Pend:** 5/23/2006 **DOM/CDOM:** 309 / 309 **O/Price:** \$70,000  
**Sold:** 6/15/2006 **Terms:** CONV / **Sold Price:** \$57,500  
**SPID:** DMITCHEL **S/Agt:** Donata Mitchell **S/Off:** 5CNU01 **S/Off Phone:** 541-942-2121

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## Desktop Search Prospecting Realtor Info MLS Roster Toolkit Back Office Logoff

Presented by: Dave Marra  
Re/Max 1st Choice

Data Only

1:07:53 PM

## LOTS AND LAND

ML#: 6078301 Status: SLD Area: 235 4/24/2007  
 Address: Belmont  
 City: Cottage Grove  
 Add. Par: /  
 Map Coord: 0/O/O  
 County: Lane Zoning: R1  
 Subdivision: Tax ID: 1417839  
 Manufhs Okay: CC&Rs:  
 Elem: BOHEMIA Middle: LINCOLN  
 Legal: 2003284406702  
 Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

List Price: \$55,000

Zip: 97424-

LR: N

List Type: ER

Prop Type: RESID

High: COTTAGE GROVE

## GENERAL INFORMATION

Lot Size: 7K-9,999SF  
 Waterfront: /  
 Perc Test: /  
 Seller Disc:  
 Lot Desc: CULDSAC  
 Topography: LEVEL  
 Soil Cond:

Acres: 0.19

River/Lake:

Rd Frntg:

Other Disc:

Lot Dimensions: 136x60

Availability: SALE

#Lots:

Rd Surfc:

View:

Soil Type/Class:

Present Use:

## IMPROVEMENTS

Utilities: POW-AVL, SWR-AVL, WAT-AVL  
 Existing Structure: N /

## REMARKS

XST/Dir: Main left on 17th Left on Belmont

Private:

Public: Nice buildable lot in culdsac. Few blocks to shopping, level land, property fenced but goes to street. Should have plenty of room for R.V. ect.

## FINANCIAL

Prop Tax/Yr: 336.59

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: 5CNU01 Office: CENTURY 21 Nugget Real Estate

LPID: HARTNESS Agent: Linda Hartness

CoLPID: CoBRCD: CoAgent:

Agent E-mail: lindah@oip.net

List: 9/3/2006 Exp:

Tran: 11/17/2006

Show: VACANT  
 Owner: Lapier, Teresa  
 Tenant:

Phone: 541-942-2121

Fax: 541-942-9605

Phone: 541-942-7688

Cell/Pgr:

CoPh:

Poss:

Phone:

Phone:

## COMPARABLE INFORMATION

Pend: 10/20/2006

DOM/CDOM: 47 / 47

O/Price: \$60,000

Sold: 11/17/2006

Terms: OTHER /

Sold Price: \$55,000

SPID: DEANCHRI

S/Agt: Christopher Dean

S/Off: 5REI01

S/Off Phone: 541-345-8100

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Presented by: Dave Marra  
Re/Max 1st Choice

Data Only

**LOTS AND LAND**

ML#: 5072463 Status: SLD Area: 235 4/24/2007  
Address: S 3rd ST  
City: Cottage Grove  
Add. Par: N/  
Map Coord: 65/C/2  
County: Lane  
Subdivision:  
Manufhs Okay: Y  
Elem: BOHEMIA  
Legal: 20 03 33 22 9902  
Public Internet/Address Display: Y/N Offer/Nego:

List Price: \$42,900

1:04:13 PM

Zip: 97424-  
LR: N  
List Type: ER  
Prop Type: RESID

High: COTTAGE GROVE

**GENERAL INFORMATION**

Lot Size: 7K-9,999SF  
Waterfront: N /  
Perc Test: /  
Seller Disc:  
Lot Desc: CULDSAC, PRIVRD  
Topography: LEVEL  
Soil Cond: NATIVE

Acres: 0.21  
River/Lake:  
RdFrntg:  
Other Disc:

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf: PAVEDRD  
View: CITY  
Soil Type/Class:

Present Use: RAWLAND

**IMPROVEMENTS**

Utilities: GAS-AVL, PHONE, POWER, SWR-AVL, UG-UTIL, WATER  
Existing Structure: N /

**REMARKS**

XS/Dir: E Main to Hwy 99S to W Harrison to S3rd  
Private: Extra large lot 9000 sq ft+ (zoned R-2) for home on private access. Last lot in 4 lot development. Fenced on 2 sides. Some utilities already in. Buy the lot or have home built. (Note: owner is a licensed Real Estate Broker))  
Public: Extra large lot 9000 sq ft+ (zoned R-2) for home on private access. Last lot in 4 lot development. Fenced on 2 sides. Some utilities already in. Buy the lot or have home built.

**FINANCIAL**

Prop Tax/Yr: 468.66  
Crop/Land Lease:  
HOA Dues:  
HOA Incl:  
Terms: CASH, CONV

Spcl Asmt Balance:  
HOA Dues-2nd:

Tax Deferral:  
3rd Party: N BAC: % 3  
SAC: % 0

Escrow Preference: American Title, Eug

**BROKER / AGENT DATA**

BRCD: 5ARY01 Office: A1-Reality  
LPID: REAKSECJ Agent: John Reaksecker  
CoLPID: 48778 CoBRCD: 5WJT04  
Agent E-mail: a1@oip.net  
List: 9/27/2005 Exp:  
Tran: 1/24/2006

CoAgent: Stewart Stevenson  
Show: VACANT  
Owner: Stevenson  
Tenant:

Phone: 541-683-6241 Fax: 541-683-6684  
Phone: 541-683-6241 Cell/Pgr: 541-221-4003  
CoPh: 541-729-7408  
Poss: CLOSING  
Phone:  
Phone:

**COMPARABLE INFORMATION**

Pend: 11/10/2005  
Sold: 1/19/2006  
SPID: REAKSECL

DOM/CDOM: 44 / 148  
Terms: CONV /  
S/Agt: Lucetta Reaksecker

O/Price: \$44,900  
Sold Price: \$42,000  
S/Off: 5ARY01

S/Off Phone: 541-683-6241

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**Desktop Search Prospecting Realtor Info MLS Roster Toolkit Back Office Logoff**

Presented by: Dave Marra  
Re/Max 1st Choice

Data Only

1:13:12 PM

**LOTS AND LAND**

ML#: 4079674 Status: SLD Area: 235 4/24/2007 List Price: \$38,900  
Address: Buttercup lot 10 Zip: 97424-  
City: Cottage Grove LR: N  
Add. Par: / List Type: ER  
Map Coord: 0/A/O Tax ID: 1691029 Prop Type: RESID  
County: Lane CC&Rs:  
Subdivision: Middle:  
Manufhs Okay: High: COTTAGE GROVE  
Elem: BOHEMIA  
Legal: 20 03 29 31 2700  
Public Internet/Address Display: N/N Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 7K-9,999SF Acres: 0.12 Lot Dimensions:  
Waterfront: / River/Lake: Availability: SALE #Lots:  
Perc Test: / Rd Frntg:  
Seller Disc: Other Disc:  
Lot Desc: View:  
Topography: Soil Type/Class:  
Soil Cond: Present Use:

**IMPROVEMENTS**

Utilities: CABLETV, PHONE, POWER, SEWER, WATER  
Existing Structure: /

**REMARKS**

XSt/Dir: west on Main past S street to Cemetery Rd. on left  
Private: Residential subdivision in quiet setting on edge of town  
Public: Residential subdivision in quiet setting on edge of town

**FINANCIAL**

Prop Tax/Yr: 350.27 Spcl Asmt Balance: Tax Deferral: BAC: % 3  
Crop/Land Lease: 3rd Party: N SAC:  
HOA Dues: 30/ HOA Dues-2nd:  
HOA Incl:  
Terms: CASH

**Escrow Preference:**

**BROKER / AGENT DATA**

BRCD: SHEW01 Office: Hemerway Realtors GMAC Phone: 541-942-0151 Fax: 541-942-0100  
LPID: HEMENWAY Agent: David Hemerway Phone: 541-942-1023 Cell/Pgr:  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: dave@hemerways.com  
List: 12/17/2004 Exp: Show: VACANT  
Tran: 4/28/2005 Owner: Arlie & Co. Poss:  
Tenant: Phone:

**COMPARABLE INFORMATION**

Pend: 4/12/2005 DOM/CDOM: 116 / O/Price: \$38,900  
Sold: 4/21/2005 Terms: CASH / Sold Price: \$31,000  
SPID: 4132 S/Agt: Elmina Mike S/Off: 5REI01 S/Off Phone: 541-345-8100

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

6255

KNOW ALL MEN BY THESE PRESENTS, That Myrna A. Lassiter (hereinafter called the grantor), the spouse of the grantee hereinafter named, for the consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto Joseph A. Lassiter (herein called the grantee), an undivided one-half of the following described real property situate in Linn County, Oregon, to-wit:

More particularly described upon Exhibit "A" attached hereto and made a part hereof by this reference thereto, identified by the signature of the grantor at the foot thereof,

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenant:

TO HAVE AND TO HOLD said undivided one-half of said real property unto the said grantee forever.

The above named grantor retains a life undivided one-half of said real property and it is the intent and purpose of this instrument to create and there hereby is created an estate in entirety between husband and wife as to said real property.

The sum and actual consideration paid for this transfer, stated in terms of dollars, is \$ None

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which):

WITNESS grantor's hand this 29th day of June 1972

Myrna A. Lassiter  
Myrna A. Lassiter

STATE OF OREGON, County of Linn ) ss. June 28, 1972

Personally appeared the above named Myrna A. Lassiter who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Kathleen C. Cribbell  
Notary Public for Oregon

My Commission expires 11-1-74

NOTARY PUBLIC

Notary Public for Oregon, State of Oregon, My Commission expires 11-1-74

DEED

CREATING ESTATE IN ENTIRETY

Myrna A. Lassiter

TO

Joseph A. Lassiter

AFTER RECORDING RETURN TO  
Joseph A. Lassiter  
Rt. 2, Box 636  
Cottage Grove, Oregon

97424

STATE OF OREGON,

County of Linn

I certify that the within instrument was received for record on the 29th day of June 1972 at 11 o'clock AM and recorded in book 11-1-74 on page 11-1-74 Record of Deeds of said County.

Witness my hand and seal of County aforesaid.

Tell

By Kathleen C. Cribbell Deputy

1062

M

**G255**

Beginning at a point 817.06 feet North and 1100.0 feet East of the Southwest corner of the William Currin D.L.C. No. 44; thence North 402.4 feet; thence West 270.0 feet; thence North 620.0 feet paralleling the West boundary of said D.L.C. No. 44; thence West 431.5 feet; thence North 630.5 feet; thence East 353.24 feet; thence South 370.26 feet; thence East 1176.78 feet; thence South 1080.0 feet; thence South 285' 55" West 227.28 feet; thence West 744.63 feet to the point of beginning, all in Donation Land Claim No. 44, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon; ALSO: beginning at a point on the boundary between Donation Land Claim No. 44, and 45, which is 1.81 chains North and 830.18 feet East of the Southwest corner of the William Currin D.L.C. No. 44; thence East 270.0 feet; thence North 1100.0 feet; thence West 270.0 feet; thence South 1100.0 feet to the place of beginning, in the William Currin O.L.C. No. 44 Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPTING that part for highway as disclosed by deed to State of Oregon, by and through its State Highway Commission, recorded October 25, 1955, Clerk's File No. 69170, Lane County Oregon Deed Records, in Lane County, Oregon.

Also EXCEPTING any portion of the above described property lying Southeasterly of the relocated Pacific Freeway.

J.D. M. Penfold, Director of the  
Department of Records and Elections,  
in and for the said County, do hereby  
certify that the within instrument was  
received for record at

1972 JUN 29 PM 1 50 3

Reel 592 R  
Lane County OFFICIAL Records;

J.D. M. PENFOLD, Director of the  
Department of Records & Elections  
By *[Signature]* Deputy  
CLERK-041-65

*[Signature]*  
Myrna A. Lassiter

4

Page 1 - Decree of Final Distribution



87 875

1 Additionally, Myrna Lassiter  
2 will have the remaining cash  
3 residue in the estate consisting  
4 of a total sum of cash less than  
5 \$300.00.

6 6. That the Final Account on file should be approved.

7 7. Proof of mailing the notice of the time for filing  
8 objections to the final account and petition for decree of dis-  
9 tribution has been filed.

10 IT IS HEREBY ORDERED AND DECREED:

11 1. The personal representative is directed to pay the re-  
12 maining claims and expenses of administration as set forth above;

13 2. The Final Account is approved;

14 3. The personal representative is directed to make distri-  
15 bution of the remaining estate property to the persons and in the  
16 amounts set forth in paragraph 5 above, in whom said property is  
17 hereby vested.

18 DATED this 17 day of September, 1970.

19   
20 Circuit Judge

21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
WANKEN, CURTIS  
& STRICKLAND  
ATTORNEYS AT LAW  
200 N. 10TH ST. SUITE 200  
MINNEAPOLIS, MN 55401  
345-8818