



of Lane County

**Western Pioneer Title Co.**

*A Division of First American Title Insurance Company of Oregon*

600 COUNTRY CLUB ROAD

EUGENE, OREGON 97401

541.484.2900 ♦ Fax 541.484.7321

**CONSUMER INFORMATION REPORT**

**ANDREA GRAMZOW  
WINDERMERE JEAN TATE  
1600 OAK ST  
EUGENE, OR 97401**

**PROPERTY LOCATION**

**NO SITE ADDRESS**

**ASSESSED OWNER**

**LEELYNN LLC**

*Compliments of*

**MATT BURBACK**

**CUSTOMER SERVICE REPRESENTATIVE**

**Valley River Village**  
4780 Village Plaza Loop, Suite 110  
Eugene, Oregon 97401  
541.345.5787  
Fax 541.345.9111

**Springfield**  
1011 Harlow Road, Suite 103  
Springfield, Oregon 97477  
541.726.0172  
Fax 541.726.5249

**Cottage Grove**  
435 East Main Street  
Cottage Grove, Oregon 97424  
541.942.2310  
Fax 541.942.0411

**Florence**  
715 Highway 101 North  
Florence, Oregon 97439  
541.997.8488  
Fax 541.997.2308

The State of Oregon Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds; indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

**PROPERTY REPORT - LANE COUNTY**

Account # 0560654

Map, Tax Lot, & SIC # 18-02-03-00-00303

Site Address:	
Owner Name & Address: Leelynn Inc PO Box 518 Creswell, OR 97426	Taxpayer Name & Address: Leelynn Inc PO Box 518 Creswell, OR 97426
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC: 1714466	

Approximate Tax	321.69	Subdivision Name:		School District:	Springfield
Lot Acres	14,012,817'	Phase:		Elem	Mt. Vernon
Inc City:		Lot #	TL 00303	Middle	Agnes Stewart
UGB:	Springfield	Recording #		High	Thurston
Census Tr/BlkGrp:	1801/1				

Zoning: Parent/Overlay	LD
Statistical Class:	
Land Use:	8040 Pasture, Cows, Sheep, Cattle
Property Class:	640 Forest, Unzoned Farm Land, Vacant

**Property Value and Taxes**

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2003	\$1,660,937	\$0	\$1,660,937	\$202,427
2002	\$1,629,300	\$0	\$1,629,300	\$194,686
	<b>2003 Taxable Value</b> \$ 202,427	<b>2003 Taxes</b> \$3,364.01	<b>Tax Code Area</b> 01901	

**Two Most Recent Sales**

Date	Price	Grantor	Grantee	Instrument #
03-10-2004	\$0	Leelynn Inc	Leelynn Inc	20-04-017289
09-03-2003	\$928,777	Alberts Development Llc	Wiley Mt Inc	20-03-085024

**Residential Building # 0 (of 0 ) Characteristics**

	Square feet	Base	Finished		
Year Built:				Bsmt Garage Sqft	
Bedrooms				Att Garage Sqft	
Full Baths				Det Garage Sqft	
Half Baths				Att Carport Sqft	
% Improvmt Complete					

<b>Comments:</b>
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\*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

PROPERTY REPORT - LANE COUNTY

Account # 1714466

Map, Tax Lot, & SIC # 18-02-03-00-00303

Site Address:	
Owner Name & Address: Leelynn Inc PO Box 518 Creswell, OR 97426	Taxpayer Name & Address: Leelynn Inc PO Box 518 Creswell, OR 97426
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC: 0560654	

Approximate Tax	321.69	Subdivision Name:		School District:	Springfield
Lot Acres	14,012,817'	Phase:		Elem	Mt. Vernon
Inc City:		Lot #	TL 00303	Middle	Agnes Stewart
UGB:	Springfield	Recording #		High	Thurston
Census Tr/BlkGrp:	1801/1				

Zoning: Parent/Overlay	LD
Statistical Class:	
Land Use:	8040 Pasture, Cows, Sheep, Cattle
Property Class:	640 Forest, Unzoned Farm Land, Vacant

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2004	\$0	\$0	\$0	\$0
2003	\$0	\$0	\$0	\$0
	<b>2004 Taxable Value</b> \$ 0	<b>2004 Taxes</b> \$0.00	<b>Tax Code Area</b> 01900	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
03-10-2004	\$0	Leelynn Inc	Leelynn Inc	20-04-017289

Residential Building # 0 (of 0 ) Characteristics

	Square feet	Base	Finished		
Year Built:				Bsmt Garage Sqft	
Bedrooms				Att Garage Sqft	
Full Baths				Det Garage Sqft	
Half Baths				Att Carport Sqft	
% Improvmt Complete					

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



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LANE COUNTY

PROPERTY PROFILE INFORMATION

<i>Account#</i> : 0560654	<i>Owner Phone</i> :
<i>Owner</i> : Leelynn Inc	<i>Tenant Phone</i> :
<i>CoOwner</i> : Wiley Mt Inc	
<i>Site</i> : *no Site Address*	<i>Parcel #</i> : 18 02 03 00 00303 000
<i>Mail</i> : PO Box 518 Creswell Or 97426	<i>Census</i> :
<i>Land Use</i> : 640 For,Vacant,Unzoned Farm Land	<i>Elem School</i> : Thurston
<i>Stat. Class</i> : *unknown Building Code*	<i>Mid School</i> : Thurston
<i>Zoning</i> : R1/PD	<i>High School</i> : Thurston
<i>Legal</i> : T1 00303	<i>Acct Status 1</i> :
:	<i>Acct Status 2</i> :
:	

ASSESSMENT & TAX INFORMATION

<i>RMV Total</i> : \$1,660,937
<i>RMV Land</i> : \$1,660,937
<i>RMV Imprvt</i> :
<i>% Improved</i> :
<i>M50 Assd Tot</i> : \$202,427
<i>Prior Total</i> :
<i>03-04 Taxes</i> : \$3,364.01
<i>Levy Code</i> : 01900

PROPERTY CHARACTERISTICS

<i>Bldg #</i> :	of
<i>Year Built</i> :	
<i>Bedrooms</i> :	
<i>Bathrooms</i> :	
<i>Bldg Sq Ft</i> :	
<i>1st Floor</i> :	
<i>2nd Floor</i> :	
<i>Bsmt Fin SF</i> :	
<i>Bsmt Unf SF</i> :	
<i>Attic Unf SF</i> :	
<i>Attic Fin SF</i> :	
<i>Attic Sq Ft</i> :	
<i>Lot Sq Ft</i> :	14,385,254
<i>Lot Size Ac</i> :	330.24
<i>Lot Dim.</i> :	
<i>Stories</i> :	
<i>Total Rooms</i> :	
<i>Garage SF</i> :	
<i>Roof Style</i> :	
<i>Roof Mat'l</i> :	
<i>Exter. Wall</i> :	
<i>Deck Type</i> :	
<i>Deck Sq Ft</i> :	
<i>Well</i> :	
<i>Septic</i> :	
<i>Driv'way SF</i> :	
<i>Neighborhood</i> :	414S0

SALE & LOAN INFORMATION

<i>Sale Date</i> : 09/03/2003
<i>Sale Amount</i> : \$928,777
<i>\$Cost/SqFt</i> : \$0.00
<i>Document #</i> : 85024 Multi-parcel
<i>Deed Type</i> : In Lieu Of Forc
<i>Loan Amount</i> :
<i>Lender</i> :
<i>Loan Type</i> :
<i>Interest Type</i> :
<i>Vesting</i> : Corporation
<i>Title Co</i> : Fidelity National Title
<i>Loan Type</i> :
<i>PRIOR SALE INFORMATION</i>
<i>Previous Transfer</i> : 11/30/1991
<i>Previous Sale Amt</i> : \$225,000



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**LANE COUNTY**

**PROPERTY PROFILE INFORMATION**

<i>Account#</i> : 1402336	<i>Owner Phone</i> :
<i>Owner</i> : Springfield Woods	<i>Tenant Phone</i> :
<i>CoOwner</i> :	
<i>Site</i> : *no Site Address*	<i>Parcel #</i> : 18 02 03 00 00303 000
<i>Mail</i> : 881 Alma Real Dr #210 Pacific Palisades Ca 90272	
<i>Land Use</i> : *unknown Use Code*	<i>Elem School</i> :
<i>Stat. Class</i> : *unknown Building Code*	<i>Mid School</i> :
<i>Zoning</i> :	<i>High School</i> :
<i>Legal</i> :	<i>Acct Status 1</i> :
:	<i>Acct Status 2</i> :
:	

**ASSESSMENT & TAX INFORMATION**

<i>RMV Total</i> :
<i>RMV Land</i> :
<i>RMV Imprvt</i> :
<i>% Improved</i> :
<i>M50 Assd Tot</i> :
<i>Prior Total</i> :
<i>03-04 Taxes</i> :
<i>Levy Code</i> :

**PROPERTY CHARACTERISTICS**

<i>Bldg #</i> :	of
<i>Year Built</i> :	
<i>Bedrooms</i> :	
<i>Bathrooms</i> :	
<i>Bldg Sq Ft</i> :	
<i>1st Floor</i> :	
<i>2nd Floor</i> :	
<i>Bsmt Fin SF</i> :	
<i>Bsmt Unf SF</i> :	
<i>Attic Unf SF</i> :	
<i>Attic Fin SF</i> :	
<i>Attic Sq Ft</i> :	
<i>Lot Sq Ft</i> :	
<i>Lot Size Ac</i> :	
<i>Lot Dim.</i> :	
<i>Stories</i> :	
<i>Total Rooms</i> :	
<i>Garage SF</i> :	
<i>Roof Style</i> :	
<i>Roof Mat'l</i> :	
<i>Exter. Wall</i> :	
<i>Deck Type</i> :	
<i>Deck Sq Ft</i> :	
<i>Well</i> :	
<i>Septic</i> :	
<i>Driv'way SF</i> :	
<i>Neighborhood</i> :	

**SALE & LOAN INFORMATION**

<i>Sale Date</i> :
<i>Sale Amount</i> :
<i>\$Cost/SqFt</i> : \$0.00
<i>Document #</i> :
<i>Deed Type</i> :
<i>Loan Amount</i> :
<i>Lender</i> :
<i>Loan Type</i> :
<i>Interest Type</i> :
<i>Vesting</i> :
<i>Title Co</i> :
<i>Loan Type</i> :
<b>PRIOR SALE INFORMATION</b>
<i>Previous Transfer</i> :
<i>Previous Sale Amt</i> :



## EXHIBIT "A"

### PARCEL 1

Beginning at a Point on the Westerly line of the S. D. Gager Donation Land Claim No. 45 in Township 17 South, Range 2 West of the Willamette Meridian, 1742.2 feet South  $0^{\circ} 01' 30''$  West of the Northwest corner thereof; said point also being on the South line of EVERGLADE PARK, as platted and recorded in File 72, Slide 34, Lane County Oregon Plat Records; and running thence South  $89^{\circ} 44'$  East 500 feet to the Southeast corner of said EVERGLADE PARK; thence North  $0^{\circ} 01' 30''$  East, parallel with the West line of said Donation Land Claim, 550.0 feet to a point 660.0 feet South of the Southerly right of way line of the McKenzie Highway; said point also being the Northeast corner of Lot 5, MAGEE'S ADDITION, as platted and recorded in File 72, Slide 37, said Plat Records; thence South  $89^{\circ} 44'$  East, parallel with the said right of way line 3725.84 feet to the most Westerly West line of the Thomas J. Maynard Donation Land Claim No. 44; thence South  $0^{\circ} 17'$  West on said Westerly line 482.91 feet to the Westerly Southwest corner thereof; thence South  $89^{\circ} 52'$  East on the Southerly line of said Donation Land Claim, 381.0 feet; thence South  $0^{\circ} 00' 40''$  West, 322.66 feet; thence South  $89^{\circ} 52'$  East, 675.0 feet to a point on the Westerly line of said Donation Land Claim, 322.66 feet South of the re-entrant angle in said Claim; thence South  $0^{\circ} 00' 40''$  West 2639.81 feet to the Southwest corner of the Thomas J. Maynard Donation Land Claim; thence South  $0^{\circ} 00' 40''$  West 536.44 feet to the East-West centerline of Section 3, Township 18 South Range 2 West of the Willamette Meridian; thence North  $89^{\circ} 24' 30''$  West on said East-West centerline 1858.54 feet to the Easterly line of the John Smith Donation Land Claim No. 48; thence North on said line 398.08 feet to the Northeast corner thereof; thence North  $89^{\circ} 58' 10''$  West, 1440.25 feet to a point on the Easterly right of way line of the Weyerhaeuser Timber Company's Road as set forth in instrument recorded August 22, 1947, in Book 354, Page 433, Lane County Deed Records; thence on said right of way line as follows: North  $2^{\circ} 00'$  East, 291.17 feet; thence on the arc of a 602.96 foot radius curve left (the long chord of which bears North  $33^{\circ} 38'$  West, 702.56 feet) a distance of 750.00 feet, North  $69^{\circ} 16'$  West, 171.47 feet, on the arc of a 542.96 foot radius curve right (the long chord of which North  $54^{\circ} 11' 30''$  West, 282.42 feet) a distance of 285.71 feet, and North  $39^{\circ} 07'$  West, 1101.59 feet; thence leaving said right of way line North  $0^{\circ} 06'$  West, 542.9 feet, more or less, to a point; said point also being the Northeast corner of Lot 17, SPRING OAKS, as platted and recorded in File 73, Slide 252, said Plat Records; thence North  $89^{\circ} 58' 30''$  West 516.2 feet, more or less, to the West line of said Stephen Gager Donation Land Claim; thence North  $0^{\circ} 01' 30''$  East, on said line, 535.85 feet, more or less, to the Point of Beginning, in Lane County, Oregon.

EXCEPTING THEREFROM: that portion conveyed to McKenzie Highway Water District by Agreement Deed and Easement, recorded June 12, 1961, Reception No. 34700, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPTING THEREFROM: That portion conveyed to the City of Springfield, a municipal corporation, by deed recorded May 27, 1965, Reception No. 04991, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPTING THEREFROM: Any portion thereof included in Decree entered December 13, 1978, Case No. 78-5043, in the Circuit Court of the State of Oregon for Lane County, Oregon.

ALSO EXCEPTING THEREFROM: That portion conveyed to the City of Springfield by deed recorded September 23, 1980, Reception No. 8047579, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPTING THEREFROM: That portion conveyed to the City of Springfield by deed recorded June 8, 1981, Reception No. 8124408, and recorded June 17, 1981, Reception No. 8125922, Lane County Official records, in Lane County, Oregon.

ALSO EXCEPTING THEREFROM: Beginning at a Point marking the Southeast corner of Section 33, Township 17 South, Range 2 West of the Willamette Meridian; running thence South  $89^{\circ} 09' 14''$  West 261.45 feet; thence South  $00^{\circ} 06' 02''$  East 74.05 feet to the Northeast corner of SPRING OAKS, as platted and recorded in File 73, Slide 252, Lane County Oregon Plat Records; thence North  $89^{\circ} 57' 11''$  West 515.55 feet to the centerline of 57th Street; thence

North 00° 00' 27" East, along the centerline of 57th Street, 460.19 feet to the Southwest corner of EVERGLADE PARK, as platted and recorded in File 72, Slide 34, said Plat Records; thence South 89° 45' 03" East 500.0 feet to the Southeast corner of said EVERGLADE PARK; thence North 00° 00' 27" East 549.78 feet, along the East line of said EVERGLADE PARK, and the East line of MAGEE'S ADDITION, as platted and recorded in File 72, Slide 37, said Plat Records, to the Northeast corner of said MAGEE'S ADDITION; thence South 89° 45' 09" East 577.53 feet; thence South 00° 03' 20" West 923.37 feet to the South line of Section 34, in said Township and Range; thence South 89° 09' 14" West, along the South line of said Section 34, a distance of 14.45 feet to the Northeasterly line of that certain tract of land conveyed to the McKenzie Highway Water District by deed Recorded June 12, 1961, Reception No. 34700, said Deed Records; thence North 53° 43' 08" West 125.52 feet to the North corner of said McKenzie Highway Water District Tract; thence South 36° 16' 52" West 94.95 feet, along the Northwesterly line of said McKenzie Highway Water District tract to the South line of said Section 34; thence South 89° 09' 14" West 128.29 feet to the Point of Beginning, in Lane County, Oregon.

ALSO EXCEPTING THEREFROM: that portion conveyed to MMountaingateDevelopment Company, a partnership, by deed recorded September 20, 1994, Reception No. 9467493, said County Records, in Lane County, Oregon.

ALSO EXCEPTING THEREFROM: That portion of the T. Maynard Donation Land Claim No. 37, in the Northeast 1/4 of Section 3, Township 18 South, Range 2 West of the Willamette Meridian, more particularly described as follows: Beginning at the 1977 Lane County brass cap monument marking the South Southwest corner of said Donation Land Claim No. 37; thence South 00° 05' 42" West, along the West line thereof, 75.00 feet; thence North 69° 20' 57" West 213.60 feet; thence North 00° 05' 42" East 130.00 feet; thence North 46° 38' 59" West 84.96 feet to a point on a curve, the center of which bears North 46° 38' 59" West; thence along the arc of said curve to the left, having a radius of 45.00 feet, through a central angle of 64° 08' 31", an arc distance of 50.38 feet; thence North 29° 05' 42" East 108.51 feet; thence South 81° 22' 27" East 202.24 feet to said West line of the T. Maynard Donation Land Claim No. 37; thence South 00° 05' 42" West, along said West line, 300.00 feet to the Point of Beginning, in Lane County, Oregon.

#### PARCEL 2

Beginning at a Point on the West line of the S. D. Gager Donation Land Claim No. 61, in Township 18 South, Range 2 West of the Willamette Meridian, North 0° 01' 30" East, 2170.39 feet from the Southwest corner of said Claim; running thence on the arc of a 590.1 foot radius curve right (the chord of which bears South 67° 27' 30" East, 560.14 feet) a distance of 583.63 feet; thence run North 0° 06' West, 75.14 feet, more or less, to a point, said point being the Southeast corner of SPRING OAKS, as platted and recorded in File 73, Slide 252, Lane County Oregon Plat Records; thence running Northwesterly, along the Southerly boundary line of said SPRING OAKS, on the arc of a 640.1 foot radius curve left (the chord of which bears North 69° 51' 40" West, 550.88 feet) a distance of 574.61 feet to the West line of said Claim No. 61; thence South 0° 01' 30" West, 50.06 feet to the Point of Beginning, in Lane County, Oregon.

EXCEPT THEREFROM: That portion deeded to Lane County in a Warranty Deed recorded August 8, 2000, Reception No. 2000-045367, Official Records of Lane County, Oregon.

#### PARCEL 3

Beginning at a Point on the South boundary of the McKenzie Highway 3456 feet East of the Northwest corner of the Stephen Gager Donation Land Claim No. 45, and 550.84 feet South of the Northwest corner of said Claim, in Township 17 South, Range 2 West of the Willamette Meridian; thence West 204.0 feet to the True Point of Beginning; thence continuing West 60.00 feet; thence South 660.00 feet; thence East 60.0 feet; thence North 660.0 feet to the True Point of Beginning, in Lane County, Oregon.

#### PARCEL 4

That tract of land in Section 34, Township 17 South Range 2 West of the Willamette Meridian,



being a portion of that land conveyed to John A. Wytoski in Reel 921, Reception No. 7845114, Lane County Oregon Records, lying Easterly of CLIFFSIDE MANOR, as platted and recorded in File 73, Slide 97, Lane County Oregon Plat Records, more particularly described as follows: Beginning at a Point on the South right of way line of the McKenzie Highway 3192.0 feet East and 550.84 feet South of the Northwest corner of the Stephen Gager Donation Land Claim No. 45, in Township 17 South, Range 2 West of the Willamette Meridian; thence, along the said right of way line, North 89° 45' 09" West 20.11 feet, more or less, to a point on the East line of CLIFFSIDE MANOR; thence, along the East line of said CLIFFSIDE MANOR, as monumented and its extension Southerly South 0° 00' 25" West 660.00 feet; thence South 89° 45' 09" East 20.10 feet, more or less, to the Southeast corner of that property as described in Reel No. 921, Reception No. 7845114, said Records; thence, along the East line of said property, North 0° 00' 27" East 660.00 feet to the Point of Beginning, in Lane County, Oregon.

#### PARCEL 5

Beginning at a Point on the South boundary of the McKenzie Highway 34565 feet East of the Northwest corner of Stephen Gager Donation Land Claim No. 45, and 550.84 feet South of the Northwest corner of said Claim in Township 17 South, Range 2 West of the Willamette Meridian; thence West 204.0 feet; thence South 660.0 feet; thence East 204.0 feet; thence North 660.0 feet to the Point of Beginning, in Lane County, Oregon.

#### PARCEL 6

Beginning at the 8 x 12 inch stone marking the location of the Southeast corner of Lot 3, Section 34, Township 17 South, Range 2 West of the Willamette Meridian; thence North 174.7 feet to a point on the Southerly right of way line of the McKenzie Highway, said point being 2.3 feet South of a point marked by a cross on a stone; thence South 89° 44' West 366.9 feet along said Southerly right of way line to the True Point of Beginning; thence South 373.80 feet; thence North 89° 44' East 66.0 feet; thence South 286.2 feet; thence South 89° 44' West 478.55 feet, more or less to a point, said point being South 660.0 feet from a point which is 550.84 feet South and 3456 feet East of the Northwest corner of the Stephen Gager Donation Land Claim No. 45; thence North 286.20 feet; thence South 89° 54' East 347.53 feet; thence North 1° 00' West 200.12 feet to a corner post set in a rock mound; thence North 1° 28' West 176.12 feet to a point on the Southerly right of way line of the McKenzie Highway; said point also being the Northeast corner of Lot 1, COBBLESTONE, as platted and recorded in File 73, Slide 171, Lane County Oregon Plat Records; thence North 89° 44' East 80.80 feet along the said Southerly right of way line to the True Point of Beginning, in Lane County, Oregon.

**EXCEPT THEREFROM:** That tract described in Deed to the City of Springfield, recorded March 15, 1967, Reception No. 78346, Lane County Official Records, in Lane County, Oregon.

**ALSO EXCEPTING THEREFROM:** Beginning at the 8 x 8 x 12 inch stone marking the Southeast corner of Lot 3, Section 34, Township 17 South, Range 2 West of the Willamette Meridian; thence North 174.7 feet to a point on the Southerly right of way line of the McKenzie Highway, said point being 2.3 feet South of a point marked by a cross on a stone; thence along the Southerly right of way line of said McKenzie Highway, South 89° 44' West 366.90 feet to the True Point of Beginning; thence South 316.11 feet; thence South 89° 44' West 73.85 feet to a point marking the intersection of the Northerly right of way of South A Street and the Easterly boundary of COBBELSTONE, as platted and recorded in File 73, Slide 171, Lane County Oregon Plat Records; thence along the Easterly boundary of said Plat, North 1° 00' West 140.12 feet to a corner post set in a rock mound; thence North 1° 28' West 176.12 feet to a point on the Southerly right of way of McKenzie Highway, said point being the Initial Point of said COBBLESTONE; thence along the Southerly right of way line of the McKenzie Highway, North 89° 44' East 80.80 feet to the Point of Beginning, in Lane County, Oregon.









