

PROPERTY REPORT - LANE COUNTY

Account # 0048080

Map, Tax Lot, & SIC # 16-04-08-00-00700

| | |
|---|--|
| Site Address: | |
| Owner Name & Address: Aikon Llc PO Box 2703 Eugene , OR 97402 | Taxpayer Name & Address: Aikon Llc PO Box 2703 Eugene , OR 97402 |
| Multiple Owners? No. | |
| Additional Account Numbers for this Tax Lot & SIC: | |

| | | | | | |
|-------------------|------------|-------------------|----------|------------------|---------------|
| Approximate Tax | 35.88 | Subdivision Name: | | School District: | Junction City |
| Lot Acres | 1,562,933' | Phase: | | Elem | Territorial |
| Inc City: | | Lot # | TL 00700 | Middle | Oaklea |
| UGB: | | Recording # | | High | Junction City |
| Census Tr/BlkGrp: | 0402/3 | | | | |

| | |
|------------------------|------------------------------------|
| Zoning: Parent/Overlay | E40/CAS |
| Statistical Class: | |
| Land Use: | 8020 Intensive Grain or Field Crop |
| Property Class: | 550 Farm, Efu, Vacant |

Property Value and Taxes

| | Land Value Real Market | Improvement Value Real Market | Total Value Real Market | Assessed |
|------|---|--------------------------------------|--------------------------------------|-----------------|
| 2008 | \$219,183 | \$0 | \$219,183 | \$19,608 |
| 2007 | \$197,882 | \$0 | \$197,882 | \$19,037 |
| | 2008 Taxable Value \$ 19,608 | 2008 Taxes \$172.89 | Tax Code Area 06928 | |

Two Most Recent Sales

| Date | Price | Grantor | Grantee | Instrument # |
|------------|-----------|---------------------|---------------|--------------|
| 01-31-2005 | \$200,000 | Wells Fargo Bank Na | Aikon Llc | 20-05-007978 |
| 09-28-1994 | \$600,000 | Stevenson, Jana | Davis, Vernon | 94-07028600 |

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 | | | | |
| | Basement | | | |
| | First | | | |
| | Second | | | |
| | Attic | | | |
| | Total | | | |

| |
|------------------|
| Comments: |
|------------------|

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

CT 243670 MH

RETURN TO CASCADE TITLE CC

CASCADE TITLE INS. CO. #0243670

Escrow No. 55-402379-mh

16-04-08-3) #400

16-04-08 #700
AFTER RECORDING RETURN TO:

Aikon, LLC
P.O. Box 2703
Eugene, OR 97402

Division of Chief Deputy Clerk
Lane County Deeds and Records

2005-007978



\$31.00

00665104200500079780020027

02/01/2005 01:08:31 PM

RPR-DEED Cnt=1 Stn=1 CASHIER 05
\$10.00 \$11.00 \$10.00

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

Aikon, LLC
P.O. Box 2703
Eugene, OR 97402

BARGAIN & SALE DEED - STATUTORY FORM
(Individual or Corporation)

WELLS FARGO BANK, N.A., Special Guardian of the estate of Vernon Lee Davis, a protected person

Grantor, conveys to

AIKON, LLC, an Oregon limited liability company

Grantee, the following described real property:

See attached legal description

GRANTOR CONVEYS THE ABOVE DESCRIBED REAL PROPERTY AND IMPROVEMENTS LOCATED THEREON IN "AS IS" CONDITION. GRANTEE ACCEPTS THIS DEED AND ACKNOWLEDGES THAT GRANTOR HAS MADE NO REPRESENTATIONS OR WARRANTIES CONCERNING THE PROPERTY. GRANTOR HAS ADVISED GRANTEE TO HAVE THE PROPERTY INSPECTED BY PROFESSIONAL INSPECTORS AND GRANTEE HAS CONDUCTED EVERY INSPECTION OF THE PROPERTY WHICH THEY DESIRE TO MAKE AND ACCEPT THE PROPERTY IN ITS PRESENT CONDITION WITH EVERY DEFECT, INCLUDING MATERIAL DEFECTS.

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 practices as defined in ORS 30.930.

The true consideration for this conveyance is \$200,000.00

Dated this 31 day of January, 2005; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

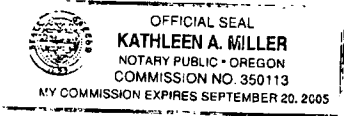
WELLS FARGO BANK, N.A., Special Guardian

By: Beverly Brandon, AVP

STATE OF OREGON, County of Multnomah}ss.

This instrument was acknowledged before me on January 31, 2005, by Beverly Brandon as Assistant Vice President of Wells Fargo Bank, N.A.

Kathleen A. Miller
Notary Public for Oregon



LEGAL DESCRIPTION

Parcel 1:

Beginning at the Northeast corner of County Survey No. 370 being 20 chains South 89° East from the quarter section corner between Sections 7 and 8, Township 16 South, Range 4 West of the Willamette Meridian in Lane County, Oregon; thence South 19.68 chains to the Southeast corner of said County Survey No. 370; thence North 89° West 19.25 chains to a point 19.68 chains, South and 3 rods East of aforesaid quarter section corner between Sections 7 and 8, and running thence North 19.68 chains to a point 3 rods South 89° East of aforesaid quarter section corner between Sections 7 and 8; thence South 89° East 19.25 chains to the place of beginning, in Lane County, Oregon;

EXCEPT THEREFROM that portion of said premises over which runs the right of way of the Siuslaw Highway, being approximately the North 60 feet thereof; ALSO EXCEPTING THEREFROM that portion of said premises conveyed unto the State of Oregon for a junction right of way for the Siuslaw Highway and the Pacific Highway as recorded in Book 185, Page 77, of Lane County Oregon Deed Records; ALSO EXCEPTING THEREFROM a private right of way over the East 17 feet of the aforesaid premises as recorded and described in Book 128, Page 310, of the Lane County Oregon Deed Records.

Parcel 2:

That portion of the Northeast quarter of the Southwest quarter of Section 8, Township 16 South, Range 4 West of the Willamette Meridian, lying West and South of U.S. Highway No. 99, described in deed to the State of Oregon, recorded November 21, 1935, in Book 184, Page 489, Lane County Oregon Deed Records, and North of the North line of that certain parcel of land described in deed to Ray Neva and Astrid Neva recorded October 06, 1949, in Book 403, Page 62, Lane County Oregon Deed Records, all in Lane County, Oregon.

ENCUMBRANCES

As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest. (Parcel 1)

Easement for power lines, including the terms and provisions thereof, granted to Mountain States Power Company, by instrument recorded October 16, 1946, in Book 333, Page 617, Lane County Oregon Records. (Parcel 2)

Easements, including the terms and provisions thereof, granted to the United States of America by instrument recorded September 07, 1982, Reception No. 8226526, Lane County Oregon Records. (Parcel 1)

SW. COR.
D.L.C. NO. 58

NE. COR.
C.S. NO. 370

FOUND STONE
19.5' NORTH

S89°E
3 RODS=49.5'

STUSLAW HIGHWAY

N88°44'W

700
35.65 AC

069-28

SOUTH 19.68 CH = 1298.88'

19.68 CH = 1298.88'

SEE MAP
16040831

314.3'
1100
45.94 AC

N89°W

N89°16'W
20.32 CH = 1341.12'

SEE MAP
16040834

7 8
18 17

SE COR
CS NO 371

069-11

SEE MAP
16041700

