

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Adoption of Resolution 5068 Annexing Land to the City of Eugene
(Getty - A 12-2)

Meeting Date: July 23, 2012
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 5
Staff Contact: Becky Taylor
Contact Telephone Number: 541-682-5437

ISSUE STATEMENT

This item is a request to annex vacant property that is approximately 0.37 acres in size. The subject property is Lot 8 in Block 1 of the First Addition to the Audel Estates Subdivision, which was platted in 1973, under Lane County's jurisdiction. Adjacent lands to the north and south were also platted in that subdivision; those surrounding lots are currently developed with single-family residences. The applicant also owns and resides on a lot abutting the north boundary of the subject property. A map of the property proposed for annexation is included as Attachment A. This application does not include the annexation of any streets or adjacent lands.

BACKGROUND

In December 2007, the City Council adopted an ordinance establishing the procedures for annexation requests and amending Chapter 9 of the Eugene Code (EC) to include these procedures. These annexation procedures provide for the council to adopt a resolution approving, modifying and approving, or denying an application for annexation, or provide for the council to hold a public hearing before consideration of the annexation request.

Approval of annexation requests are based on the criteria at EC 9.7825 which require that (1) the land proposed to be annexed is within the city's Urban Growth Boundary (UGB) and is contiguous to the city limits or separated from city limits only by a right-of-way or water body; (2) the proposed annexation is consistent with the applicable policies in the Metro Plan and in any applicable refinement plans and (3) the proposed annexation will result in a boundary in which the minimal level of key urban facilities and services can be provided in an orderly, efficient, and timely manner.

The applicant has been unable to annex the subject property under contiguity requirements of EC 9.7825(1) because adjacent lands and streets are not within City limits. Annexed properties in the immediate vicinity include: two parcels located approximately 100 feet to the east; three parcels located approximately 200 feet to the northwest; and over five acres of property located approximately 150 feet to the south. Vacant properties are required to annex to develop, which means the applicant is unable to develop their property without annexation.

The applicant subsequently worked with members of the Lane County delegation to establish legislation that would enable annexation of the subject property. On March 12, 2012, the Governor approved an amendment to ORS 222.115, creating specific parameters for annexing non-contiguous properties. The

parameters are narrowly defined to apply to the applicant's property; it is unlikely that many other properties could benefit from this legislative change. Draft findings demonstrating that the annexation request is consistent with the applicable approval criteria are included as Exhibit C to the draft resolution (Attachment B).

State law (ORS 222.111) authorizes a city council reduce the financial impacts of annexation by establishing for up to 10 years a percentage to be applied to the City's property tax rates. The proposed resolution contains such a provision. Section 3 of the resolution would provide that the Gettys would pay 69 percent of the City's property tax rates; that amount would make the Gettys' taxes equivalent to what Getty is now paying.

Public notice for this annexation request was provided in accordance with Eugene Code requirements, and no written testimony has been received. Referral comments were provided by affected agencies including City of Eugene Public Works and Eugene Water & Electric Board. These referral comments confirm that the property can be provided with the minimum level of key urban services consistent with the approval criteria. Given the findings of compliance and lack of testimony received, a public hearing is not recommended in this instance.

Additional background information regarding this request, including relevant application materials, is included for reference as Attachment C. A full copy of all materials in the record is also available at the Permit and Information Center located at 99 West 10th Avenue.

RELATED CITY POLICIES

The Metro Plan contains the policies that are related to this annexation request. The River Road Santa Clara Urban Facilities Plan is the refinement plan applicable to the subject properties. The policies applicable to this request are addressed in the Planning Director's findings and recommendation (Exhibit C to Attachment B).

COUNCIL OPTIONS

City Council may consider the following options:

1. Adopt the draft resolution
2. Adopt the draft resolution with specific modifications as determined by the City Council
3. Deny the draft resolution
4. Defer action until after the council holds a public hearing on the proposed annexation

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council adopt the draft resolution by finding that the request complies with all applicable approval criteria, and that the annexation is approved.

SUGGESTED MOTION

Move to adopt Resolution 5068, which approves the proposed annexation request consistent with the applicable approval criteria.

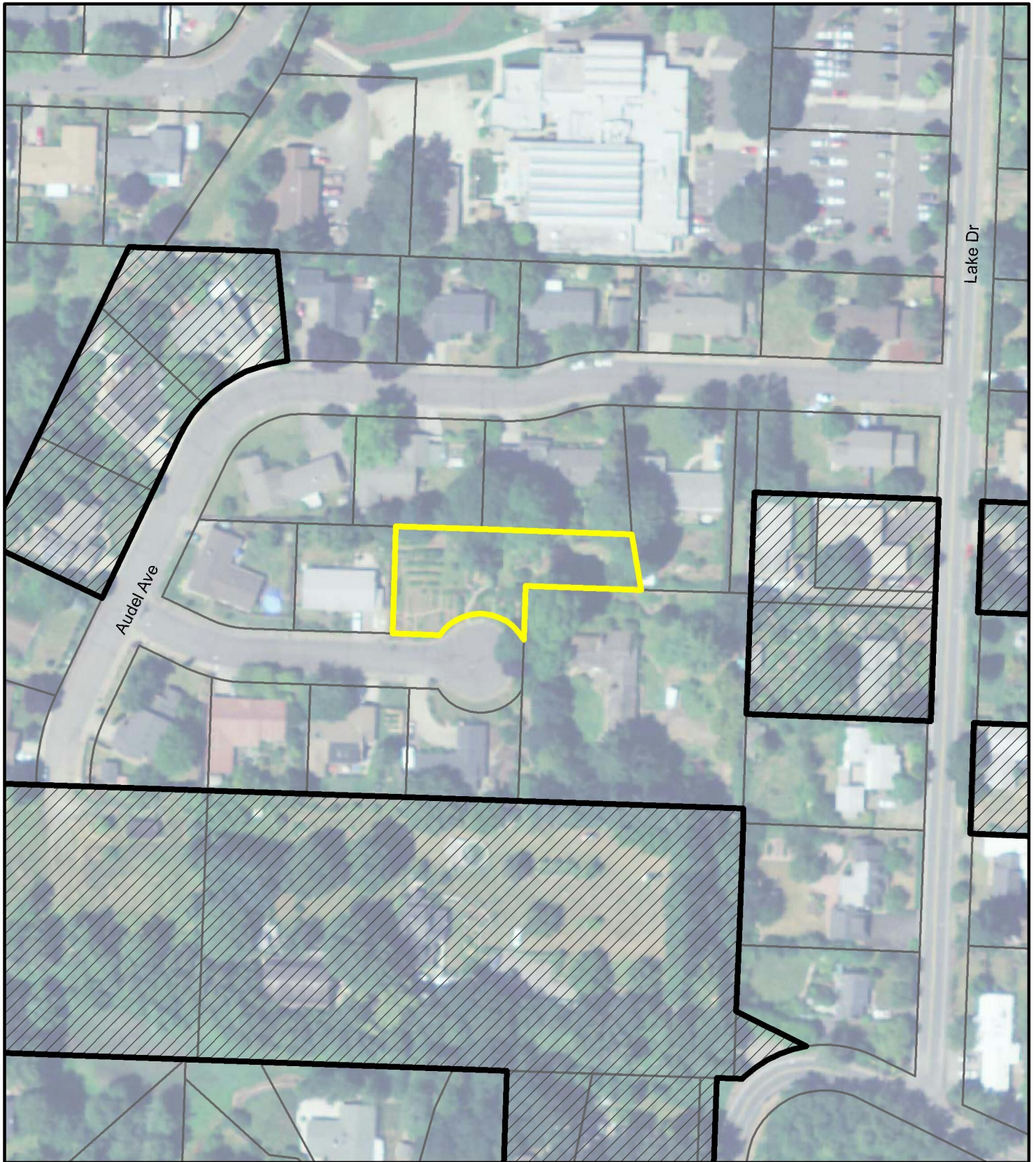
ATTACHMENTS



- A. Map of Annexation Request
- B. Draft Annexation Resolution with Exhibits A through C
 - Exhibit A: Map of Annexation Request
 - Exhibit B: Legal Description
 - Exhibit C: Planning Director Findings and Recommendation
 - Attachment 1 to Exhibit C Excerpt of Amended ORS 222.115
 - Attachment 2 to Exhibit C Applicant's Warranty Deed of Subject Property
- C. Application Materials for Annexation Request

FOR MORE INFORMATION

Staff Contact: Becky Taylor, Associate Planner
Telephone: 541-682-5437
Email: becky.g.taylor@ci.eugene.or.us

Getty, Robert & Jacqueline (A 12-2)



-  Area Proposed for Annexation
-  Within Eugene City Limits



RESOLUTION NO. _____

**A RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(AUDEL AVENUE AND PROPERTY IDENTIFIED AS ASSESSOR'S MAP
17-04-23-20 TAX LOT 122).**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted by Robert Getty and Jacqueline Getty on May 31, 2012, in accordance with the provisions of Section 9.7810(2) of the Eugene Code, 1971, ("EC") for annexation to the City of Eugene of the property identified as Assessor's Map 17-04-23-20, Tax Lot 122.

B. The territory proposed to be annexed is depicted on the maps attached as Exhibit A to this Resolution. The legal description of the property described is attached to this Resolution as Exhibit B.

C. The City's Planning Director has submitted a written recommendation that the application be approved based on the criteria of EC 9.7825. The Planning Director's Recommendation is attached as Exhibit C.

D. On June 22, 2012 a notice containing the street and assessor's map and tax lot number, a description of the land proposed to be annexed, and the Planning Director's preliminary recommendation was mailed to the applicants, owners and occupants of property within 500 feet of the subject property, and the River Road Community Organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on July 23, 2012.

E. ORS 222.111(3) authorizes the City Council to agree to apply a specified percentage reduction to the City's property tax rates for up to ten years in order to lessen the impact of annexation. The Council agrees that the City property tax rates (including the permanent tax rate, any local option levy and any bond levy) should be reduced such that the Gettys are paying 69% of the City property tax rates for the property described in paragraphs A and B. That reduction should continue for ten years unless the property is transferred to someone else.

F. After considering the Planning Director's recommendation, the City Council finds that the application should be approved.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

Section 1. Based on the above findings and the Planning Director's Recommendation and Findings attached as Exhibit C which are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-04-23-20, Tax Lot 122 on the maps attached as Exhibit A, and described in the attached Exhibit B, is annexed to the City of Eugene.

Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and automatic rezoning of the land from R-1/UL to R-1 pursuant to EC 9.7820(3) shall be effective upon the date a copy of this Resolution is filed with the Secretary of the State of Oregon.

Section 3. Pursuant to ORS 222.111(3), the rate of taxation for the property shall be at 69% of the City property tax rates (including the permanent tax rate, any local option levy and any bond levy) that otherwise would apply to the property. This reduction shall continue for ten years unless the Gettys transfer the property to someone else. If the Gettys partition the property and transfer one of the lots, then the reduction shall continue on the lot still owned by the Gettys, but not on the other lot.

The foregoing Resolution adopted the ____ day of July, 2012.

City Recorder

Getty, Robert & Jacqueline (A 12-2)





-  Area Proposed for Annexation
-  Within Eugene City Limits



Exhibit B

Legal Description

Getty Annexation

Lot 8, Block 1, First Addition Audel Estates, as recorded on Book 61, Page 5, Lane County Deeds and Records, Lane County, Oregon



**Planning Director's Recommendations and Findings:
Getty (A 12-2)**

Application Submitted: May 31, 2012	
Applicant: Robert and Jacqueline Getty	
Map/Lot(s): 17-04-23-20 Lot 122	
Zoning: R-1/UL	
Location: North side of Audel Avenue cul-de-sac, west of Lake Drive	
Representative: None	
Lead City Staff:	Becky Taylor, Associate Planner, (541) 682-5437

EVALUATION:

Based on the information provided by the applicant, the City has determined that this request complies with Eugene Code (EC) Section 9.7805 Annexation - Applicability. As such, it is subject to review and approval in accordance with the requirements, application criteria and procedures of EC 9.7800 through 9.7835. The applicable approval criteria are presented below in bold typeface with findings and conclusions following each.

EC 9.7825(1) The land proposed to be annexed is within the city's urban growth boundary and is:
(a) Contiguous to the city limits; or
(b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.

Complies	<p>Findings: The annexation area is within the City's urban growth boundary (UGB). With regard to the subject property's contiguity to City limits, the subject property is not contiguous to City limits; however, a recent amendment to ORS 222.115 (see Attachment 1 to this Exhibit, excerpt of Chapter 46, approved by the Governor on March 16, 2012) supersedes the above Eugene Code criteria. The subject application meets the requirements of this ORS amendment, as discussed below.</p> <p>Section 1 of ORS 222.155(2) states that "...the governing body of the city may extend the boundaries of the city by the annexation of noncontiguous territory if: (a) The owner of the noncontiguous territory to be annexed has signed a contract containing the landowner's consent to eventual annexation in exchange for provision of an extraterritorial service...; (b) The city to which the territory will be annexed was under the jurisdiction of a boundary commission formed under ORS 199.410 to 199.534 as of January 1, 2007; (c) Any portion of the territory to be annexed is within 200 feet of the existing boundary of the city to which the territory will be annexed; and (d) The owner of the territory to be annexed first acquired an interest in the property prior to January 1, 1973."</p> <p>Subsection (a) does not apply in this case because the request does not require any extraterritorial extension of urban services (which are already provided in the adjacent</p>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

	<p>street). Consistent with subsection (b), the City of Eugene was under the jurisdiction of a boundary commission as of January 1, 2007. As required by subsection (c), the subject property is within 200 feet of City limits (see map attached to Resolution as Exhibit A, which identifies the subject property relative to city limits). The applicant has demonstrated compliance with subsection (d) by submitting a Warranty Deed dated December 3, 1971 (see Attachment 2 to this Exhibit).</p>
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EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.

<p style="text-align: center;">Complies</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>Findings: The proposed annexation area is within the UGB. Several policies from the <u>Metro Plan</u> generally support this annexation by encouraging compact urban growth to achieve efficient use of land and urban service provisions within the UGB, including the following:</p> <p>C. Growth Management, Goals, Findings and Policies:</p> <p><i>Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:</i></p> <ul style="list-style-type: none"> <i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i> <i>b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan. (page II-C-4)</i> <p><i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-4).</i></p> <p><i>Policy 16. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban. (page II-C-5)</i></p> <p>The <u>Metro Plan</u> designates the annexation area as appropriate for residential use. The <u>River Road Santa Clara Urban Facilities Plan (RR/SC UFP)</u> is the adopted refinement plan for the subject properties and also designates the area for residential uses. If the annexation is approved, per EC 9.7820(3), the annexation area will remain zoned R-1, and the /UL overlay will be automatically removed from the annexation area.</p> <p>With regard to applicable policies of the <u>RR/SC UFP</u>, the subject property is not within an identified subarea; of the general “Residential Land Use Policies” at Section 2.2, none appear to be directly applicable to the subject request. The “Public Facilities and Services Element” policies of the <u>RR/SC UFP</u> are directed at local government; however, the premise of these policies for the provision of urban services is the assumption that the properties within the UGB will be annexed.</p>
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As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law.

EC 9.7825(3) The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.

<p>Complies</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>Findings: The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:</p> <p>Wastewater Referral comments from Public Works staff confirm that there is an existing eight-inch public wastewater line located within Audel Avenue cul-de-sac, adjacent to this site.</p> <p>Stormwater Referral comments from Lane County confirm that stormwater runoff from the subject property cannot be directed to the adjacent street. On-site infiltration may be an option, provided the infiltration facility is sized to store and infiltrate the Flood Control Design Storm and on-site tests demonstrate the viability of infiltration. Stormwater management will be more precisely determined at the time of development.</p> <p>Streets The adjacent street is a cul-de-sac off Audel Avenue, which is under Lane County jurisdiction. Referral comments from Lane County indicate no issues with the subject property accessing the abutting street, which is paved.</p> <p>Solid Waste Collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.</p> <p>Water Eugene Water and Electric Board (EWEB) staff notes that the subject properties are served by the River Road Water District (RRWD). There is an existing 4-inch cast iron water main along the north side of Crocker Lane. Future development of the site will need to comply with Fire Marshal requirements concerning fire protection for building permits.</p>
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		<p>Electric EWEB staff confirms that the subject property can be served with underground electric utilities from an existing secondary box located at the southwest property corner.</p> <p>Public Safety Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection services and ambulance services are currently provided to the subject property by the City of Eugene. Emergency medical services are currently provided on a regional basis by the cities of Eugene and Springfield to central Lane County and will continue in the same manner upon annexation.</p> <p>Parks and Recreation A minimum level of park service can be provided to the proposal area as prescribed in the <u>Metro Plan</u>. The property is currently located in River Road Park and Recreation District. Once withdrawn from the district, parks staff confirm that park service will continue to be provided by the City with the property becoming part of the River Road – Santa Clara parks planning district.</p> <p>Planning and Development Services Planning and building permit services are provided for all properties located within the urban growth boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property upon annexation.</p> <p>Communications Qwest communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield area.</p> <p>Public Schools The subject property is within the Eugene 4J School district and is served by Howard Elementary School, Kelly Middle School and North Eugene High School.</p>
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CONCLUSION:

Based on the above findings, the proposed annexation is found to be consistent with the applicable approval criteria. The Planning Director recommends that City Council approve this annexation proposal. The effective date is set in accordance with State law.

INFORMATION:

- ◆ Approval of this annexation does not relieve the applicant from complying with applicable codes and statutory requirements.
- ◆ Future development of the property will require a feasible stormwater proposal and demonstration that all applicable stormwater management standards have been met.

CHAPTER 46

AN ACT

HB 4009

Relating to annexation of noncontiguous territory; creating new provisions; amending ORS 222.115; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

SECTION 1. ORS 222.115 is amended to read:

222.115. (1) A contract between a city and a landowner *[relating to extraterritorial provision of service and consent to eventual annexation of property of the landowner shall]* containing the landowner's consent to eventual annexation of the landowner's property in return for extraterritorial services:

(a) Must be recorded; and,

(b) When recorded, *[shall be binding on all successors with an]* is binding on successors in interest in that property.

(2) Notwithstanding any provision of ORS 195.205 to 195.225, 222.111 to 222.180, 222.750 or 222.840 to 222.915 or any conflicting city charter or ordinance, the governing body of the city may extend the boundaries of the city by the annexation of noncontiguous territory if:

(a) The owner of the noncontiguous territory to be annexed has signed a contract containing the landowner's consent to eventual annexation in exchange for provision of an extraterritorial service pursuant to subsection (1) of this section or another consent to annexation;

(b) The city to which the territory will be annexed was under the jurisdiction of a boundary commission formed under ORS 199.410 to 199.534 as of January 1, 2007;

(c) Any portion of the territory to be annexed is within 200 feet of the existing boundary of the city to which the territory will be annexed; and

(d) The owner of the territory to be annexed first acquired an interest in the property prior to January 1, 1973.

SECTION 2. ORS 222.115, as amended by section 1 of this 2012 Act, is amended to read:

222.115. *[(1)]* A contract between a city and a landowner containing the landowner's consent to eventual annexation of the landowner's property in return for extraterritorial services:

[(a)] (1) Must be recorded; and

[(b)] (2) When recorded, is binding on successors in interest in that property.

[(2)] Notwithstanding any provision of ORS 195.205 to 195.225, 222.111 to 222.180, 222.750 or 222.840 to 222.915 or any conflicting city charter or ordinance, the governing body of the city may extend the boundaries of the city by the annexation of noncontiguous territory if:

[(a)] The owner of the noncontiguous territory to be annexed has signed a contract containing the landowner's consent to eventual annexation in exchange for provision of an extraterritorial service pursuant to subsection (1) of this section or another consent to annexation;

[(b)] The city to which the territory will be annexed was under the jurisdiction of a boundary commission formed under ORS 199.410 to 199.534 as of January 1, 2007;

[(c)] Any portion of the territory to be annexed is within 200 feet of the existing boundary of the city to which the territory will be annexed; and

[(d)] The owner of the territory to be annexed first acquired an interest in the property prior to January 1, 1973.

SECTION 3. The amendments to ORS 222.115 by section 2 of this 2012 Act become operative on January 1, 2013.

SECTION 4. This 2012 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2012 Act takes effect on its passage.

Approved by the Governor March 16, 2012
Filed in the office of Secretary of State March 18, 2012
Effective date March 16, 2012

83111
WARRANTY DEED

CT 103 246

FOR VALUE RECEIVED A. T. FRAEDRICK and ELOISE FRAEDRICK,
husband and wife,

herein referred to as grantors, hereby grant, bargain, sell, and convey unto

ROBERT W. GETTY and JACQUELINE E. GETTY, husband and wife,

herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:

Lot 8, Block 1, FIRST ADDITION TO AUDEL ESTATES, as platted
and recorded in Book 61, Page 5, Lane County Oregon Plat
Records, in Lane County, Oregon.

Except easements, restrictions, reservations and conditions of
record.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby
covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances,

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$ 3,500.00

Dated December 3 19 71

.....(Seal) *[Signature]*.....(Seal)
A. T. Fraedrick
.....(Seal) *[Signature]*.....(Seal)
Eloise Fraedrick

STATE OF OREGON, County of Lane, ss. Personally appeared the above named

A. T. FRAEDRICK and ELOISE FRAEDRICK, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Dated December 3 A.D. 19 71 *[Signature]*
My Commission Expires 3-7-75 Notary Public for Oregon

83111

Compliments of
CASCADE TITLE COMPANY
Eugene, Oregon
WARRANTY DEED

State of Oregon,
County of Lane—ss.
I, 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 JAN 24 AM 10 41 3

Reel 570 R
Lane County OFFICIAL Records.
D. M. PENFOLD, Director of the
Department of Records & Elections.
By *[Signature]* Deputy
C29-083-05

Return To: 200



Planning & Development Planning

ANNEXATION APPLICATION

City of Eugene
 99 West 10th Avenue
 Eugene, Oregon 97401
 (541) 682-5377
 (541) 682-5572 Fax
 www.eugene-or.gov

Please complete the following application checklist. Note that additional information may be required upon further review in order to adequately address the applicable criteria for approval. If you have any questions about filling out this application, please contact Planning staff at the Permit and Information Center, phone (541)682-5377, 99 West 10th Avenue, Eugene.

List all Assessor's Map and Tax Lot numbers of the property included in the request.

Assessor's Map	Tax Lot	Zoning	Acreage
1704232000122	122	R1/UL	.37

Property Address: AUDEL AVE. - CUL-DE-SAC VACANT LOT 8 - BLOCK 1

Plans for Future Development: DEVELOPMENT CONSISTENT WITH R-1 ZONING

Population of Property to be Annexed: 0 Number of Existing Residential Units: 0

Applicable Refinement Plan: RIVER ROAD / SANTA CLARA URBAN FAC. PLAN

Refinement Plan Designates Property as: R-1 - LOW DENSITY RESIDENTIAL

Does the Proposal Include All Contiguous Property Under the Same Ownership? Yes No

Public Service Districts:

Name			
Parks:	RIVER ROAD PARKS & RECREATION DISTRICT		
Electric:	EWEB		
Water:	EWEB		
Sanitary Sewer:	CITY OF EUGENE		
Fire:	CITY OF EUGENE		
Schools:	Elementary: HOWARD	Middle: KELLY	High: NORTH
Other:	LTD SERVICE DISTRICT		

Filing Fee

- A filing fee must accompany all applications. The fee varies depending upon the type of application and is adjusted periodically by the City Manager. Check with Planning staff at the Permit and Information Center to determine the required fee or check website at www.eugeneplanning.org

Written Statement (Submit 5 copies)

- Submit a detailed written statement describing **how** this request is consistent with all applicable criteria (Section 9.7825 of the Eugene Code). *THIS PROPERTY MEETS ALL REQUIREMENTS - SEE ATTACHED COPY OF OREGON LAW, CHAPTER 46 (HB 4089)*

Site Plan Requirements

Submit 5 copies of a site plan, drawn to an engineer's scale on 8 1/2" x 14" sheet of paper. Site plans shall include the following information:

- Show the date & north arrow on site plan.
- Show the Assessor's Map and Tax Lot number(s) on the site plan.
- Show a vicinity map on the site plan (vicinity map does not need to be to scale).
- Clearly label the affected territory and any public right of ways to be annexed. *NONE*
- Show all adjacent streets, alleys, and accessways.
- Show all dimensions of existing public utility easements and any other areas restricting use of the parcels, such as conservation areas, slope easements, access easements, etc.
- Show the location of all existing structures. *- NONE*

Other Application Requirements (Submit 5 copies of all)

- Petition for Annexation form listing all owners, including partial owners, and electors. This form includes the Certification of Electors which must be signed by the Lane County Elections/Voter Registration Department and also includes the Verification (Certification) of Property Owners which must be signed by the Lane County Department of Assessment and Taxation. *NO ONE LIVING ON THIS VACANT LOT*
- Consent to Annexation form. *- SEE ATTACHED*
- A legal description of the land proposed for annexation, including any public right of way prepared by a registered land surveyor. Oregon Revised Statutes (ORS) 308.225 requires submittal of a closing metes and bounds description or subdivision block and lot number description. Please see example of acceptable legal descriptions contained in the application packet. *- SEE ATTACHED*
- Summary of Urban Service Provision form. *- SEE ATTACHED*
- A county assessor's cadastral map. (Available at Lane County Assessment & Taxation) *SEE ATTACHED*
- Census Information Sheet. *- N/A - NOT NEEDED*

Note: This is not a complete list of requirements. Additional information may be required after further review in order to adequately address the applicable approval criteria.

Attachment C

By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that omission of any listed item may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.

PROPERTY OWNER OF TAX LOT: 122

Name (print): ROBERT WILMOT GETTY & JACQUELINE EVELYN GETTY

Address: 640 AUDEL AVE. Email: BJGETTY@COMCAST.NET

City/State/Zip: EUGENE, OR 97404 Phone: 541-688-6344 Fax: —

Signature: Robert Getty / Jacqueline Getty

PROPERTY OWNER OF TAX LOT:

Name (print): _____

Address: _____ Email: _____

City/State/Zip: _____ Phone: _____ Fax: _____

Signature: _____

PROPERTY OWNER OF TAX LOT:

Name (print): _____

Address: _____ Email: _____

City/State/Zip: _____ Phone: _____ Fax: _____

Signature: _____

SURVEYOR:

Name (print): _____

Company/Organization: _____

Address: _____

City/State/Zip: _____ Phone: _____ Fax: _____

E-mail: _____

Signature: _____

REPRESENTATIVE (If different from Surveyor):

Name (print):

Company/Organization:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

Signature:

****Attached additional sheets if necessary.**

Attachment C

Legal Description

Getty Annexation

Lot 8, Block 1, First Addition Audel Estates, as recorded on Book 61, Page 5, Lane County Deeds and Records, Lane County, Oregon

- * CB = Coburg
- CR = Creswell
- FL = Florence
- OA = Oakridge
- CG = Cottage Grove
- EU = Eugene
- JC = Junction City
- SP = Springfield

PETITION

Petition Signature Sheet
 Annexation by Individuals

We, the following property owners/electors, consent to the annexation of the following territory to the City of (Insert Name of City): EUGENE

Signature	Date Signed m/d/y	Print Name	Residence Address (street, city, zip code)	Map and Tax Lot Number (example: 17-04-03-00-00100)	Land Owner	Reg Voter	Acres (qty)
<u>Robert Getty</u>	<u>5/30/12</u>	<u>ROBERT GETTY</u>	<u>AUDEL AVENUE EUGENE, OR 97404</u>	<u>1704232 000122</u>	<u>X</u>	<input type="checkbox"/>	<u>.37</u>
<u>Jacqueline Getty</u>	<u>5/30/12</u>	<u>JACQUELINE GETTY</u>	<u>AUDEL AVENUE EUGENE, OR 97404</u>	<u>1704232-000122</u>	<u>X</u>	<input type="checkbox"/>	<u>.37</u>

Note: With the above signature(s), I am attesting that I have the authority to consent to annexation on my own behalf or on behalf of my firm or agency. (Attach evidence of such authorization when applicable.)

I, ROBERT GETTY (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
 X Robert Getty (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are 2 (qty). This petition reflects that 2 (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and 100 (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity which may not yet be reflected on the A&T computerized tax roll.

Alan Adams
 Lane County Department of Assessment and Taxation

5-30-12
 Date Certified

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 0. I hereby certify that this petition includes N/A valid signatures representing N/A (%) of the total active registered voters that are registered in the proposed annexation.

Cynthia Johnson
 Lane County Clerk/Deputy Signature
5/30/12
 Date Certified

Consent to Annexation

Consent is hereby given to the annexation by the City of Eugene, Oregon of the following described real property:

Map and Tax Lot: 1704232000122 Address: VACANT LOT - NO ADDRESS

Legal Description:

LOT 8, BLOCK 1, FIRST ADDITION TO ANDEL ESTATES

In the corporate limits of said city, which is owned by the undersigned

DATED this 31 day of May, 2012.

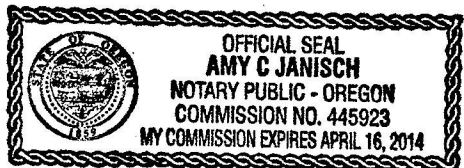
Jacqueline Getty
Robert Getty

STATE OF OREGON)
)ss
County of)

On this 31 day of May, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Jacqueline Getty + Robert Getty, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



Amy C. Janisch
Notary Public for Oregon
My Commission Expires 4-16-14

Summary of Urban Service Provision

This form is intended as a guide to assist applicants in demonstrating that a minimum level of key urban services can be provided to the area proposed for annexation. Space is provided on this form for you to provide detailed information on service provision. Please add additional pages if necessary to provide details of servicing issues related to the area you are annexing. To assist you in providing this information, some contacts are listed below. For large or difficult to serve properties, you may wish to contact a private land use planning consultant to prepare your application.

Property Owner(s) Name:

ROBERT WILMOT GETTY + JACQUELINE EVELYN GETTY

Assessor's Map and Tax Lot Numbers for Properties Proposed for Annexation
(For example: Map 17-03-19-31, Tax Lot 100)

17 04 2320 00122

NO NEW DEVELOPMENT IS INCLUDED IN THIS ANNEXATION REQUEST - PROPERTY IS VACANT.
Wastewater -- All new development must connect to the wastewater (sanitary sewer) system. Is wastewater service available to serve the area proposed for annexation? (For more information, contact the Engineering staff at the City of Eugene Permit and Information Center or call 541-682-8400.)

The property(ies) in this annexation request:

YES will be served from an existing gravity wastewater line.

Location and size of existing wastewater line:

SEE ATTACHED SEWER SERVICE LINE LOCATION MAP

N/A will be served by an extension of an existing gravity wastewater line.

Where will a wastewater line be extended from? When will it be extended? By whom?

N/A

Stormwater -- Site plans for all new development must provide for drainage to an approved system consistent with the Comprehensive Stormwater Management Plan. City approval for storm drainage will be required as part of the development process. (For more information, contact the Engineering staff at the City of Eugene Permit and Information Center or call 541-682-8400.)

Is the site currently served by an approved stormwater system?

N/A - SITE IS VACANT

If yes,

location?

N/A

If no, how will stormwater be handled after development? -

EITHER TO ANDEL EXISTING WEIR HOLE IN CURB AND/OR ON SITE
(INFILTRATION TO DETAIN/RETAIN, AS NEEDED, AT TIME OF
DEVELOPMENT.

Streets - What existing streets provide access to this site. List existing streets that provide access to this site from River Road, the Northwest Expressway, or Beltline

Highway. RIVER ROAD, WEST ON HOWARD AVE,
SOUTH ON LAKE DRIVE, WEST ON ANDEL AVE (DEAD ENDS INTO CIRCULAR - CUL-DE-SAC)

Will dedication for additional street right-of-way be required upon further development of this site?

 Yes X No Unknown

Will existing streets be extended or new streets constructed upon further development of this site?

 Yes X No Unknown

(For more information, contact the City of Eugene Public Works staff at (682-6004).)

Parks, Recreation, and Cultural Services

Systems Development revenues generated by new development and Ballot Measure 20-30, which authorized the issuance of \$25.3 million in general revenue bonds, will help to fund future City park acquisition and development in this area and throughout the city. Please list the parks and recreation facilities that already exist or are planned in the general vicinity of the property(ies) included in this annexation:

RIVER ROAD PARK + RECREATION DISTRICT (EXISTING)

Key services, defined by the Metropolitan Plan as parks and recreation programs, will be available to new city residents in this area on an equal basis with residents throughout the city.

Public Safety

Police services - Police protection can be extended to this site upon annexation consistent with service provision throughout the city.

For River Road/Santa Clara area-

Police services - Police protection can be extended to this site upon annexation consistent with service provision throughout the city. Police currently travel along River Road to provide service to areas throughout the River Road and Santa Clara area. Infill annexations and development in this area will increase the efficiency of service delivery to this area.

Fire and emergency services (Please indicate which fire district serves subject property.)

_____ Santa Clara - Fire protection services are currently provided to the subject property by the Santa Clara Rural Fire Protection District. Upon annexation, this property will be automatically withdrawn from the Santa Clara RFPD, and fire protection will be provided by the City of Eugene Fire & EMS Department.

X River Road - Fire and emergency services - Fire protection is currently provided to the subject property by the River Road Water District under contract with the City of Eugene. Upon annexation, fire protection will be provided directly by the City of Eugene Fire & EMS Department.

Emergency medical transport (i.e., ambulance) services are currently provided on a regional basis by Eugene, Springfield, and Lane Rural Fire/Rescue to central Lane County, including the River Road and Santa Clara areas. After annexation, this service will continue to be provided by the current provider. All ambulance service providers have mutual aid agreements and provide back-up service into the other providers' areas.

Planning and Development Services -- Planning and building permit services are provided to the area outside the city limits but within the urban growth boundary by the City of Eugene. This service would continue after annexation.

EWEB (Eugene Water and Electric Board) currently provides water and electric service in the Eugene area and can provide service to new development in the River Road and Santa Clara area upon annexation. Some properties in northern Eugene receive electric service from EPUD (Emerald People's Utility District). Some properties in south Eugene receive electric services from the Lane Electric Cooperative; please note if this is the case for your property. For more information contact EWEB, ph. 484- 2411, EPUD, ph. 746-1583 or Lane Electric Co-op, 484-1151.

Electric Service -- Which electric company will serve this site?

EWEB

Water Service -- Please provide the size and location of the water main closest to your property. ^(PER TONDA @ EWEB)
^{EXT. 7209}
property. 4" CAST IRON MAIN LOCATED IN ^{SOUTH} RIGHT OF WAY ALONG ~~_____~~

AUDEL + STOPS NEAR WEST END OF LOT W/ ADDRESS OF 1316 AUDEL.

Solid Waste -- Solid waste collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.

Natural Gas -- Northwest Natural Gas can extend service to new development in this area.

Communications -- US West Communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield Area.

Census Information Sheet – CONFIDENTIAL N/A

Please complete the attached survey and return it with your annexation application. It is not necessary to include the names of all individuals. Addresses and number of people living at each address is essential and sex and age information is helpful. If you have any questions, please contact the Planning Department at 541-682-5377.

City of Eugene Address: _____

HOUSING TYPE

TENURE

- | | | | |
|-------------------------|-----|-----------------|-----|
| Single Unit Structure | () | Owner-Occupied | () |
| Multiple Unit Structure | () | Renter-Occupied | () |
| Trailer or Mobile Home | () | Vacant | () |
| Seasonal | () | | |

RESIDENTS

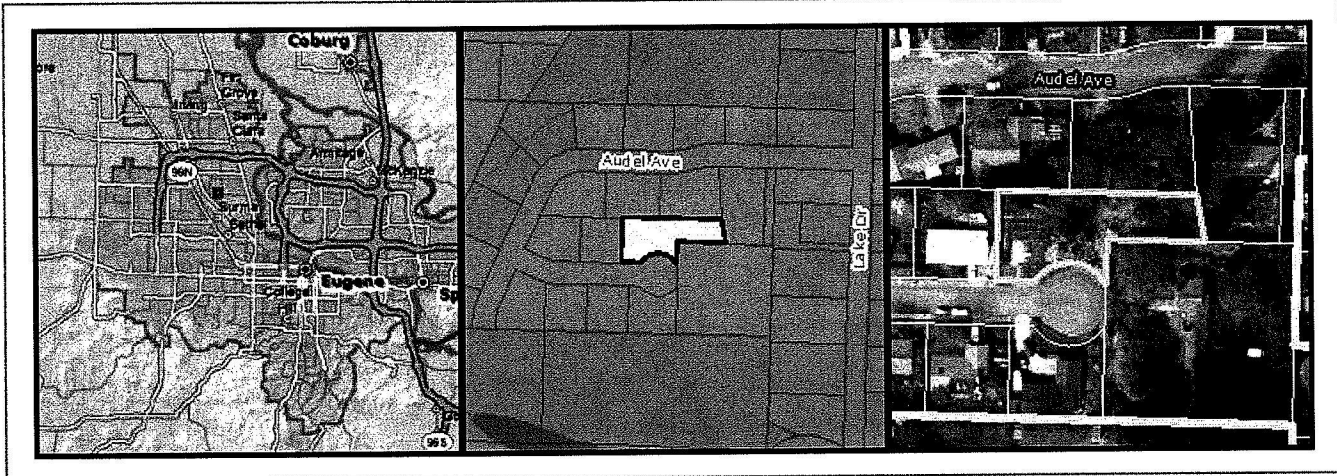
	Last Name	First Name	Sex	Age
Respondent	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____

Portland State University School of Urban and Public Affairs
Center for Population Research and Census (503) 725-3922

Detailed Property Report

Site Address N/A Map & Taxlot# 17-04-23-20-00122 SIC N/A Tax Account# 1016003	Property Owner 1 GETTY ROBERT W & J E 640 AUDEL AVE EUGENE, OR 97404 Approx. taxlot acreage 0.37 Tax account acreage data not available
--	---

Map & Taxlot # 17-04-23-20-00122




Business Information

RLID does not contain any business data for this address

Source: infoGroup/Government Division, 5711 S 86th Circle, Omaha, NE 68127, www.infoUSA.gov

RLID does not identify "primary" and "secondary" addresses. These indicators are provided by infoUSA. The "primary" and "secondary" addresses displaying on this report may or may not be associated with the same taxlot in RLID.



Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

Site Address Information

No site address associated with this tax account number

General Taxlot Characteristics

<p>▣ Geographic Coordinates X 4227952 Y 891645 (State Plane X,Y) Latitude 44.0832 Longitude -123.1388</p> <hr/> <p>▣ Zoning Zoning Jurisdiction Eugene Eugene Parent Zone R-1 LOW-DENSITY RESIDENTIAL Overlay UL Urbanizable Land</p> <hr/> <p>▣ Land Use General Land Use</p>	<p>Taxlot Characteristics Incorporated City Limits none Urban Growth Boundary Eugene Year Annexed N/A Annexation # N/A Approximate Taxlot Acreage 0.37 Approx Taxlot Sq Footage 16,117 2010 Census Tract 2700 2010 Census Block Group 2 Plan Designation N/A Eugene Neighborhood River Road Community Organization Metro Area Nodal Dev Area No Historic Property Name N/A</p>
--	---

Code Description

V Vacant

City Historic Landmark? No
 National Historical Register? No

Detailed Land Use

Code Description

9100 Vacant, Unused, Undeveloped Land

Service Providers

Fire Protection Provider River Road WD
 Ambulance Provider Eugene Fire & EMS
 Ambulance District WC
 Ambulance Service Area West/Central
 LTD Service Area? Yes
 LTD Ride Source? Yes
 Soil Water Cons. Dist/Zone UPPER WILLAMETTE / o
 Emerald People's Utility District N

Environmental Data

FEMA Flood Hazard Zone(s)

Code Description

X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C1109 F
 Community Number data not available
 Post-FIRM Date data not available
 Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	1Hydric
76	MALABON-URBAN LAND COMPLEX	100%	1	No

Schools

	Code	Name
School District	4J	EUGENE
Elementary School	515	Howard
Middle School	518	Kelly
High School	536	North Eugene

Political Districts

Attention: Numerous voting districts, such as City Council Wards, County Commissioner Districts, State Representative and State Senate Districts, and possibly others, have recently been updated through redistricting processes. Precincts have likewise been updated to reflect those changes, and Lane County has changed the precinct numbering system.

Election Precinct	728	State Representative District	14
City Council Ward	N/A	State Representative	Val Hoyle
City Councilor	N/A	State Senate District	7
County Commissioner District 4 (Eugene-North)		State Senator	Chris Edwards
County Commissioner	Rob Handy		
EWEB Commissioner	N/A		
LCC Board Zone	2		

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

None

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 1016003
View tax statement(s) for: 2011 2010

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
GETTY ROBERT W & J E	640 AUDEL AVE	EUGENE, OR 97404
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
GETTY ROBERT W & J E	640 AUDEL AVE	EUGENE, OR 97404

Data source: Lane County Assessment and Taxation

Account Status

Status	Active Account Current Tax Year
Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage data not available	
Fire Acres	N/A
Property Class	100 RESIDENTIAL, VACANT
Statistical Class	N/A
Neighborhood Code	431200
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00122	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values 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 tax shown is the amount certified in October. This 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. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2011	\$43,000	\$0	\$43,000	\$43,000	\$ 592.90
2010	\$43,000	\$0	\$43,000	\$43,000	\$ 593.32
2009	\$43,000	\$0	\$43,000	\$43,000	\$ 597.54
2008	\$106,978	\$0	\$106,978	\$45,050	\$ 700.58
2007	\$126,429	\$0	\$126,429	\$43,738	\$ 677.63
2006	\$113,167	\$0	\$113,167	\$42,464	\$ 669.90
2005	\$65,858	\$0	\$65,858	\$41,227	\$ 644.30
2004	\$62,722	\$0	\$62,722	\$40,026	\$ 611.55
2003	\$53,155	\$0	\$53,155	\$38,860	\$ 583.33
2002	\$50,624	\$0	\$50,624	\$37,728	\$ 580.13
2001	\$52,190	\$0	\$52,190	\$36,629	\$ 549.61
2000	\$44,230	\$0	\$44,230	\$35,562	\$ 516.84
1999	\$41,730	\$0	\$41,730	\$34,526	\$ 487.46
1998	\$43,020	\$0	\$43,020	\$33,520	\$ 470.69
1997	\$41,770	\$0	\$41,770	\$32,544	\$ 470.36
1996	\$39,410	\$0	\$39,410	\$39,410	\$ 522.02
1995	\$36,160	\$0	\$36,160	\$36,160	\$ 463.60

Current Year Assessed Value \$43,000
 Less Exemption Amount * N/A
 Taxable Value **\$43,000**
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00412
 Taxing Districts for TCA 00412
 EUGENE SCHOOL DISTRICT 4J
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 RIVER ROAD PARK & RECREATION DISTRICT
 RIVER ROAD WATER DISTRICT

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

No sales or ownership change data available.

Data source: Lane County Assessment and Taxation

SEWER SERVICE LINE LOCATION

Attachment C



Public Works
Engineering
River Road Sewer Project

City of Eugene
860 West Park, Room 240
Eugene, OR 97401

Project No: 2650 - 91E
Date: February 14, 1991

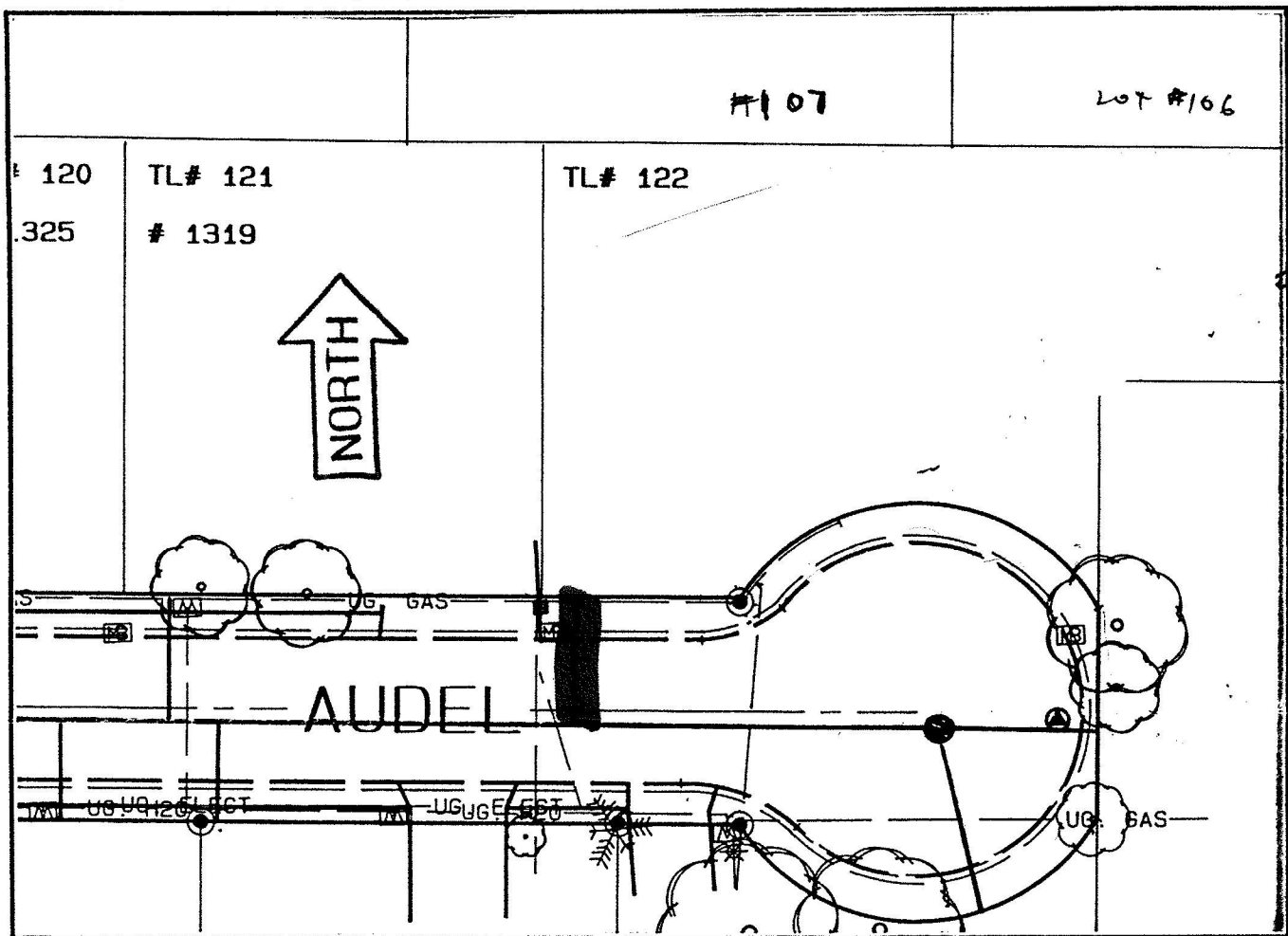
For more information, call Eric Jones at 683-8823

17-04-23-20 00122
GETTY ROBERT W + J E
640 AUDEL AVE
EUGENE OR 97404

SITE INFORMATION

TAX LOT: 17-04-23-20 00122
BASIN: 91E
SITE ADDRESS:

This drawing shows your proposed service line location marked in red. If you would like it changed, please contact us with your preferred location measured from the edge of the driveway or water meter.



If you have a basement, please see information on attached sheet.

Comments: _____

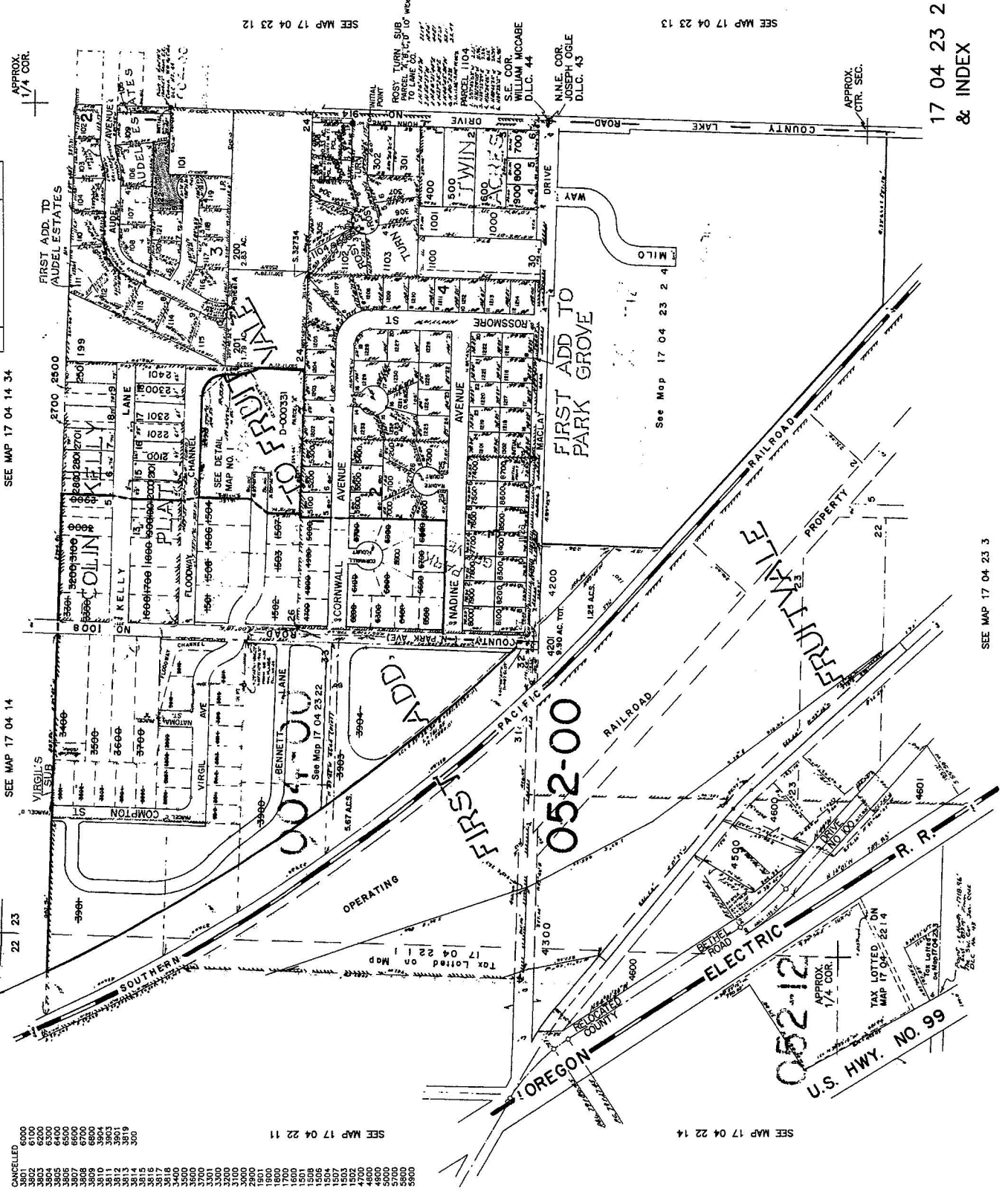
Signature: _____ Daytime phone: _____

Date: _____

17 04 23 2
& INDEX
NAD 83/91

N.W.1/4 SEC.23, T.17S. R.4 W.W.M.
LANE COUNTY
SCALE 1" = 200'

FOR ASSESSMENT
AND TAXATION
ONLY



- CANCELLED
- 3601
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- 3700

SEE MAP 17 04 22 14

SEE MAP 17 04 23 12

SEE MAP 17 04 23 13

SEE MAP 17 04 23 14

SEE MAP 17 04 22 14

SEE MAP 17 04 23 3

17 04 23 2
& INDEX

17 04 23 3

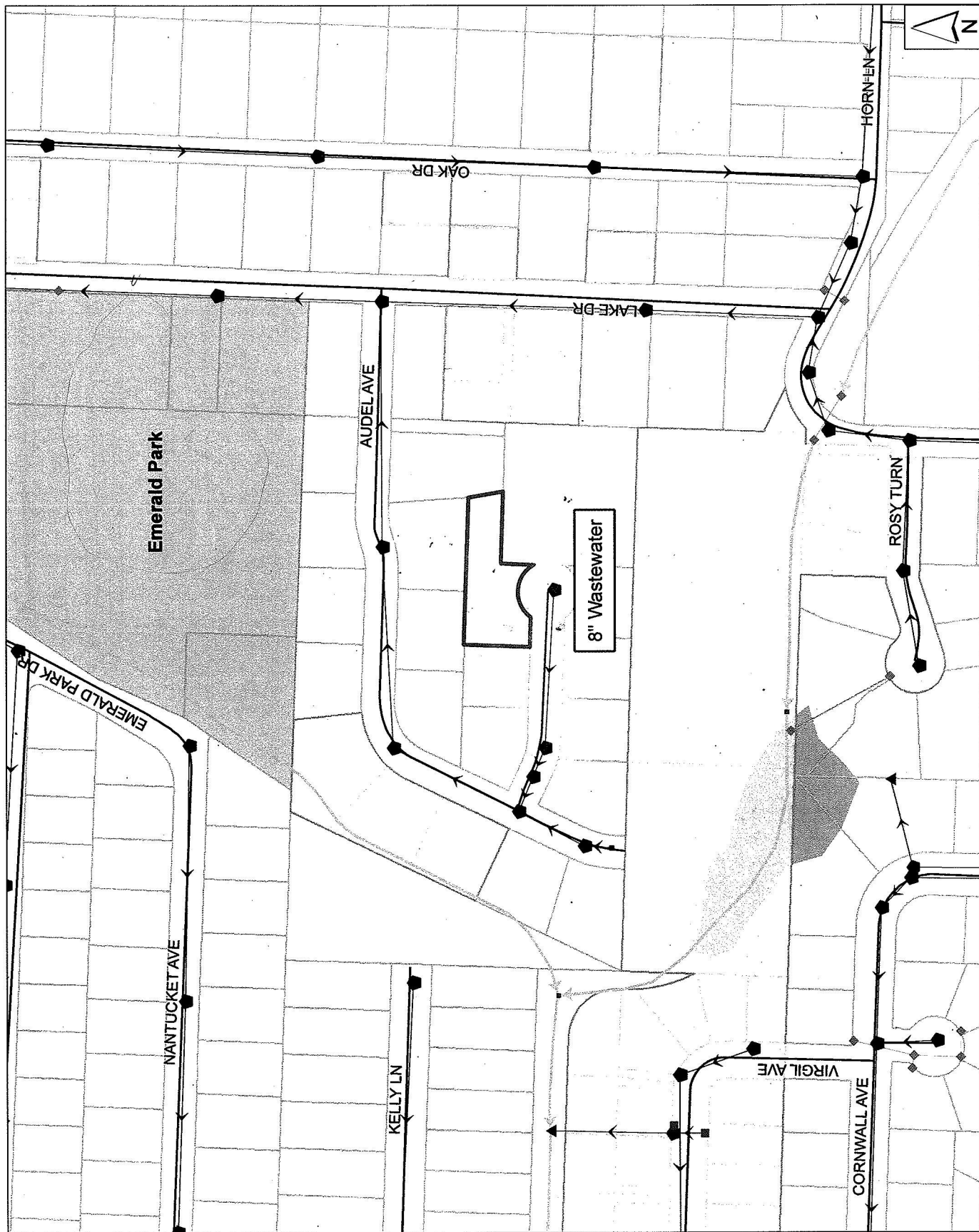
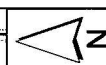
Type & Soils



Getty Property (17-04-23-20-00122)

May 14, 2012

Caution:
This map is based on
imprecise source data,
subject to change, and for
general reference only.



OREGON LAWS 2012

Chap. 46

CHAPTER 46

AN ACT

HB 4089

Relating to annexation of noncontiguous territory; creating new provisions; amending ORS 222.115; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

SECTION 1. ORS 222.115 is amended to read:

222.115. (1) A contract between a city and a landowner *[relating to extraterritorial provision of service and consent to eventual annexation of property of the landowner shall]* containing the landowner's consent to eventual annexation of the landowner's property in return for extraterritorial services:

(a) Must be recorded; and,]

(b) When recorded, *[shall be binding on all successors with an]* is binding on successors in interest in that property.

(2) Notwithstanding any provision of ORS 195.205 to 195.225, 222.111 to 222.180, 222.750 or 222.840 to 222.915 or any conflicting city charter or ordinance, the governing body of the city may extend the boundaries of the city by the annexation of noncontiguous territory if:

(a) The owner of the noncontiguous territory to be annexed has signed a contract containing the landowner's consent to eventual annexation in exchange for provision of an extraterritorial service pursuant to subsection (1) of this section or another consent to annexation;

(b) The city to which the territory will be annexed was under the jurisdiction of a boundary commission formed under ORS 199.410 to 199.534 as of January 1, 2007;

(c) Any portion of the territory to be annexed is within 200 feet of the existing boundary of the city to which the territory will be annexed; and

(d) The owner of the territory to be annexed first acquired an interest in the property prior to January 1, 1973.

SECTION 2. ORS 222.115, as amended by section 1 of this 2012 Act, is amended to read:

222.115. *[(1)]* A contract between a city and a landowner containing the landowner's consent to eventual annexation of the landowner's property in return for extraterritorial services:

[(a)] (1) Must be recorded; and

[(b)] (2) When recorded, is binding on successors in interest in that property.

[(2)] Notwithstanding any provision of ORS 195.205 to 195.225, 222.111 to 222.180, 222.750 or 222.840 to 222.915 or any conflicting city charter or ordinance, the governing body of the city may extend the boundaries of the city by the annexation of noncontiguous territory if:

[(a)] The owner of the noncontiguous territory to be annexed has signed a contract containing the landowner's consent to eventual annexation in exchange for provision of an extraterritorial service pursuant to subsection (1) of this section or another consent to annexation;

[(b)] The city to which the territory will be annexed was under the jurisdiction of a boundary commission formed under ORS 199.410 to 199.534 as of January 1, 2007;

[(c)] Any portion of the territory to be annexed is within 200 feet of the existing boundary of the city to which the territory will be annexed; and

[(d)] The owner of the territory to be annexed first acquired an interest in the property prior to January 1, 1973.]

SECTION 3. The amendments to ORS 222.115 by section 2 of this 2012 Act become operative on January 1, 2013.

SECTION 4. This 2012 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2012 Act takes effect on its passage.

Approved by the Governor March 16, 2012

Filed in the office of Secretary of State March 19, 2012

Effective date March 16, 2012

FOR VALUE RECEIVED A. T. FRAEDRICK and ELOISE FRAEDRICK,
husband and wife,

herein referred to as grantors, hereby grant, bargain, sell, and convey unto

ROBERT W. GETTY and JACQUELINE E. GETTY, husband and wife,

herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:

Lot 8, Block 1, FIRST ADDITION TO AUDEL ESTATES, as platted
and recorded in Book 61, Page 5, Lane County Oregon Plat
Records, in Lane County, Oregon.

Except easements, restrictions, reservations and conditions of
record.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby
covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances,

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$ 3,500.00

Dated December 3 19 71

(Seal) _____

A. T. Fraedrick (Seal)
A. T. Fraedrick

(Seal) _____

Eloise Fraedrick (Seal)
Eloise Fraedrick

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

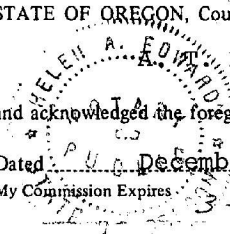
A. T. FRAEDRICK and ELOISE FRAEDRICK, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Dated December 3 A.D. 19 71

Notary Public for Oregon

My Commission Expires



Helen A. Edwards

83111

Compliments of
CASCADE TITLE COMPANY
Eugene, Oregon
WARRANTY DEED

K RFE

State of Oregon,
County of Lane—ss.

I, 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 JAN 24 AM 10 41 3

Reel 570 R

Lane County OFFICIAL Records.

D. M. PENFOLD, Director of the
Department of Records & Elections.

By *Mary G. Penfold*
Deputy

C29-083-05

Return To: _____