

City of Junction City  
Development Review Application  
Exhibits  
May 9, 2016

**EXHIBIT A**

**Copy of Current Deed and Preliminary Title Report**

**BARGAIN AND SALE DEED – STATUTORY FORM**

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Iskum III, LLC

Grantee: S & G Investments, Inc.

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

S & G Investments, Inc.  
Gary J. Straube President  
668 Greenwood Street  
Junction City OR 97448

After Recording return to:

S & G Investments, Inc.  
Gary J. Straube President  
668 Greenwood Street  
Junction City OR 97448

Escrow No. 806087 KHD  
Title No. CT-238118

Division of Chief Deputy Clerk  
Lane County Deeds and Records

2004-017583



\$26.00

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03/12/2004 10:07:55 AM

RPR-DEED Cnt=1 Stn=7 CASHIER 07  
\$5.00 \$11.00 \$10.00

ISKUM III, LLC, an Oregon limited liability company, Grantor, conveys to S & G INVESTMENTS, INC., an Oregon corporation, Grantee, the following described real property situated in Lane County, Oregon, to wit:

**Lots 6 and 7, Block 56, WASHBURNE & MILLIORN'S ADDITION TO JUNCTION CITY, as platted and recorded in Book 26, Page 521, Lane County Oregon Deed Records, in Lane County, Oregon.**

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 \$165,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 10<sup>th</sup> day of March, 2004.

Iskum III, LLC

Lawrence J. Kovach, Manager

State: OR

County: Polk

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2004 by: Lawrence J. Kovach as Manager of Iskum III, LLC, an Oregon limited liability company.

Notary Public

My Commission Expires: Sept. 30, 2005



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Notary Public

My Commission Expires: Sept. 30, 2005





\*0295255\*

## STATUS OF RECORD TITLE REPORT

BRANCH ENGINEERING, INC.  
ATTN: DANIEL A. NELSON, P.L.S.  
310 5TH STREET  
SPRINGFIELD, OR 97477  
EMAIL: DANN@BRANCHENGINEERING.COM

Date: APRIL 19, 2016  
Our No: CT-0295255  
Charge: \$300.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

Lots 6 and 7, Block 56, WASHBURNE & MILLIORN'S ADDITION TO JUNCTION CITY, as platted and recorded in Book 26, Page 521, Lane County Oregon Deed Records, in Lane County, Oregon.

and as of: APRIL 06, 2016 at 8:00 A.M., we find the following:

Vestee:

S & G INVESTMENTS, INC.,  
an Oregon corporation

Said property is subject to the following on record matters:

1. City liens, if any, as levied by the City of Junction City, for which no search was made. (Please inform us if a search is to be made.)
2. The effect of an easement, including the terms and provisions thereof, to the State of Oregon, by and through its Department of Transportation, set forth in Stipulated Judgment entered August 5, 2003, Case No. 16-03-02004, State of Oregon, Circuit Court, Lane County.

NOTE: Taxes, Account No. 0012953, Assessor's Map No. 15 04 32 3 1, #9100, Code 69-00, 2015-2016, in the amount of \$1,444.08, PAID IN FULL.

Taxes, Account No. 0012961, Assessor's Map No. 15 04 32 3 1, #9200, Code 69-00, 2015-2016, in the amount of \$593.79, PAID IN FULL.

### MAIN OFFICE

811 WILLAMETTE ST.  
EUGENE, OREGON 97401  
PH: (541) 687-2233 \* FAX: (541) 485-0307  
E-MAIL: [INFO@CASCADETITLE.COM](mailto:INFO@CASCADETITLE.COM)

### FLORENCE OFFICE

715 HWY 101 \* FLORENCE, OREGON 97439  
MAILING: PO BOX 508 \* FLORENCE, OREGON 97439  
PH: (541) 997-8417 \* FAX: (541) 997-8246  
E-MAIL: [FLORENCE@CASCADETITLE.COM](mailto:FLORENCE@CASCADETITLE.COM)

### VILLAGE PLAZA OFFICE

4750 VILLAGE PLAZA LOOP SUITE 100  
EUGENE, OREGON 97401  
PH: (541) 653-8622 \* FAX: (541) 844-1626  
E-MAIL: [VILLAGEPLAZA@CASCADETITLE.COM](mailto:VILLAGEPLAZA@CASCADETITLE.COM)

Order No. 0295255  
Page 2

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

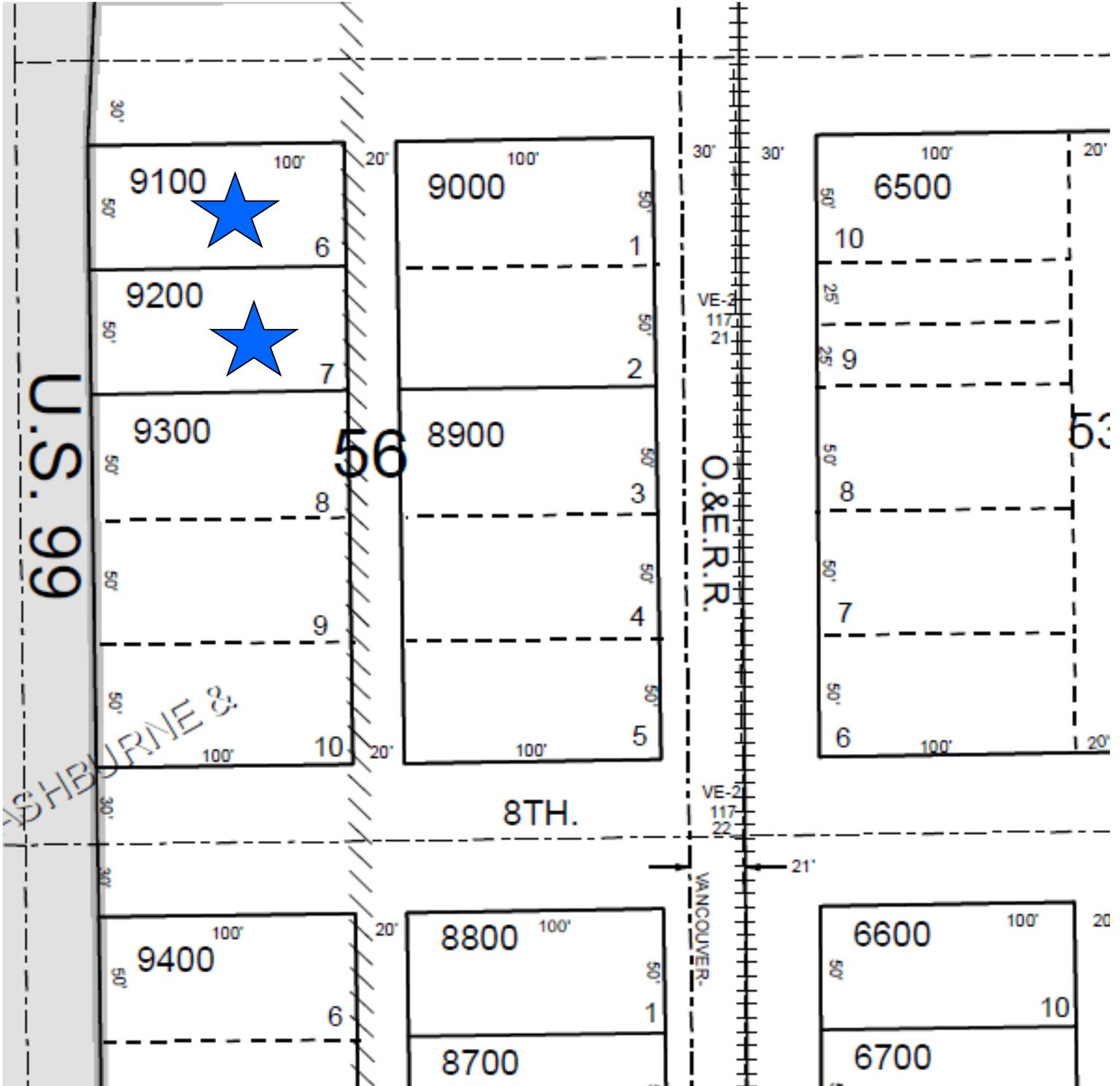
CASCADE TITLE CO., by:

klb: Title Officer: MIKE SILVIS



# CASCADE TITLE CO.

MAP NO.  
15-04-32-31



**THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.**

FILED.

03 AUG -5 AM 8:26

CIRCUIT COURT OF THE STATE OF OREGON  
FOR LANE COUNTY

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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF LANE

STATE OF OREGON, by and through its  
Department of Transportation,

Plaintiff,

v.

WRH, INC., an Oregon corporation, fka Bob's  
Burger Express, Inc.; CASCADE  
COLLECTIONS, INC., an Oregon  
corporation; LANE COUNTY, a political  
subdivision of the State of Oregon.,

Defendants.

Case No. 160302004

STIPULATED JUDGMENT

BY \_\_\_\_\_

The above-entitled matter having come on regularly upon stipulation of the parties,  
plaintiff appearing by and through Albert C. Deppenbrock, Assistant Attorney General, and  
defendant Lane County appearing by and through Marc Kardell, Assistant Lane County Counsel;  
and

The parties by their stipulation below agreeing and advising the Court, and the Court  
finding:

That the parties have reached an agreement settling the case;

That an Order of Default has been entered herein against W.R.H., Inc., defendant herein;

That an Order of Default has been entered herein against Cascade Collections, Inc.,  
defendant herein;

That the acquisition described in Paragraph 3 of the plaintiff's Complaint on file herein is  
necessary for public use;

DSB-174340

1 That the plaintiff, prior to the commencement of this action and pursuant to its resolution,  
2 attempted to acquire said real property by agreement and purchase, but was unable to do so;

3 That just compensation for the appropriation of the property hereinafter described is the  
4 sum of \$3,906.00;

5 That plaintiff, on January 28, 2003, deposited with the clerk of this court the sum of  
6 \$3,906.00 for the use and benefit of defendants;

7 That plaintiff is now entitled to judgment, appropriating the acquisition hereinafter  
8 described, to the State of Oregon, by and through its Department of Transportation, free and  
9 clear of all liens and encumbrances except as hereinafter provided; now, therefore,

10 IT IS HEREBY ORDERED AND ADJUDGED:

11 1. Defendant W.R.H, Inc., is adjudged in default.

12 2. Defendant Cascade Collections, Inc., is adjudged in default.

13 3. The acquisition hereinafter described be, and the same hereby is, appropriated for  
14 public purposes; and title to said acquisition, together with all rights and easements therein, be,  
15 and the same hereby is vested in the State of Oregon, by and through its Department of  
16 Transportation, free and clear of all liens and encumbrances, except as herein provided. Said  
17 acquisition so appropriated is described on the attached Exhibit A.

18 The acquisition and use consists of:

19 A permanent easement upon, over, under and across, as the circumstances may require,  
20 the property described as Parcel 1 in the Exhibit A attached hereto: 1) to construct a  
21 public sidewalk; 2) to construct and maintain slopes; 3) to construct, install and maintain  
22 a highway sign; 4) to relocate, construct and maintain water, gas, electric and  
23 communication service lines, fixtures and facilities and appurtenances therefore. Since  
24 fee simple title is not being acquired, any use may be made of the real property provided  
25 that such use shall not interfere with the purpose of this easement or endanger the lateral  
26 support of the highway. This parcel contains 118 square feet, more or less.

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A temporary easement across the property described as Parcel 2 in the Exhibit A attached hereto, for the purpose of a work area. Since fee simple title is not being acquired, any use may be made of the real property provided that such use shall not interfere with the purpose of this easement. This easement automatically terminates on completion of the project or on January 26, 2005, whichever is the earlier. This parcel contains 947 square feet, more or less.

4. Plaintiff will take the property except of the following interests:

Junction City Liens, if any

Easement, created by instrument, in favor of C and G Junction City, an Oregon joint venture, for ingress and egress and various other purposes as set forth in said instrument recorded April 22, 1982 as Reception No. 82-11876 in the official records of Lane County, Oregon.

Financing statement by and between Debtor, Bob's Burger Express, Inc., as Secured party, Multifl Corp., recorded February 28, 1997 as Reception No. 97-13482 in the official records of Lane County, Oregon.

5. The Court Clerk is directed to pay the total sum of the just compensation deposited herein to defendant Lane County, in care of:

Marc Kardell  
Office of Legal Counsel  
Courthouse/Public Service Bldg.  
125 E. 8<sup>th</sup> Ave.  
Eugene, OR 97401

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6. None of the parties shall recover costs or attorney fees incurred herein.

DATED this 5th day of August, 2003.



CIRCUIT COURT JUDGE

Submitted by: Albert C. Depenbrock  
Assistant Attorney General

IT IS SO STIPULATED:

Dated: 7-31-03



MARK KARDELL #82464  
Assistant Lane County Counsel

Dated: July 30, 2003



ALBERT C. DEPENBROCK #78035  
Assistant Attorney General

EXHIBIT A

File 6900040

Flat Cr. Br. - W. 3<sup>rd</sup> Ave. (Junction City) Sec.  
Pacific Highway West  
Lane County  
Drg. No. 10B-15-04  
Non-Throughway  
NHW 4-26-2002

Bob's Burger Express, Inc.  
Parcels 1 and 2

**Parcel 1 - Permanent Easement For Sidewalk, Slopes, Water, Gas, Electric, Communication Service Lines, Fixtures and Facilities & Signs**

A parcel of land lying in Lots 6 and 7, Block 56, WASHBURNE AND MILLIORN'S ADDITION, Lane County, Oregon and being a portion of that property described in that deed to Bob's Burger Express, Inc., recorded on Reel 1636R, Instrument No. 9026992 of Lane County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of the relocated Pacific Highway West which center line is described as follows:

Beginning at Engineer's center line Station 48+260, said station being 103.968 meters North and 8.626 meters East of the Northeast corner of Block 104, JUNCTION CITY, Lane County, Oregon; thence South 0° 14' 56" East 1260 meters to Engineer's center line Station 49+520.

The widths in meters of the strip of land above referred to are as follows:

Station	to	Station	Width on Easterly Side of Center Line
48+930		48+932	10 in a straight line to 9.500
48+932		49+004	9.500

Bearings are based on County Survey No. 36620, dated June 8, 2000, Lane County, Oregon.

The parcel of land to which this description applies contains 11 square meters, more or less.

(CONTINUED ON PAGE 2)

**Parcel 2 - Temporary Easement For Work Area (3 years or duration of Project, whichever is sooner)**

A parcel of land lying in Lots 6 and 7, Block 56, WASHBURNE AND MILLIORN'S ADDITION, Lane County, Oregon and being a portion of that property described in that deed to Bob's Burger Express, Inc., recorded on Reel 1636R, Instrument No. 9026992 of Lane County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of the relocated Pacific Highway West which center line is described in Parcel 1.

The widths in meters of the strip of land above referred to are as follows:

Station	to	Station	Width on Easterly Side of Center Line
48+930		48+947	11
48+947		48+986	14

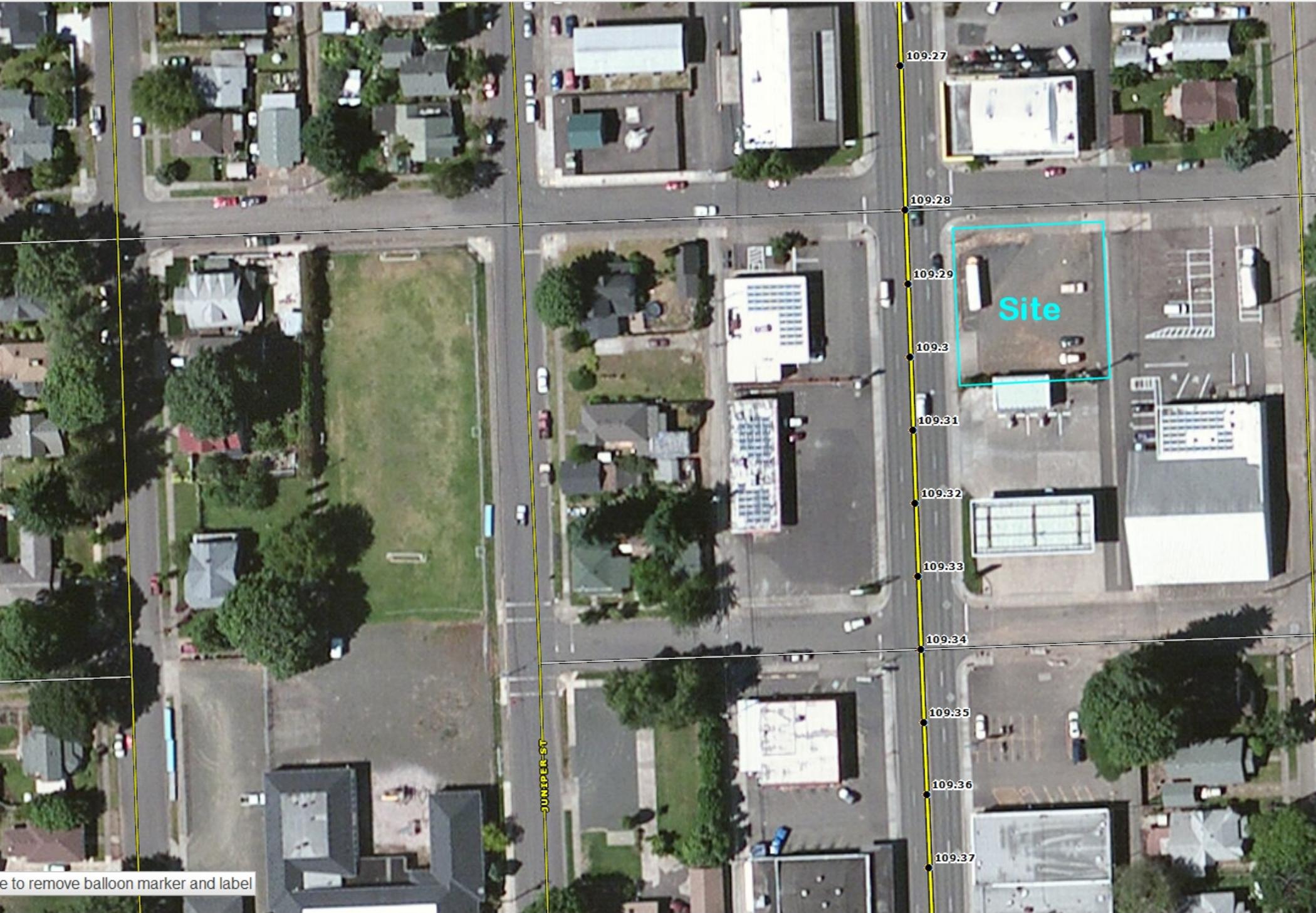
EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 88 square meters, more or less.

City of Junction City  
Development Review Application  
Exhibits  
May 9, 2016

**EXHIBIT B**

**Record of ODOT Approach Permit**



Click here to remove balloon marker and label

Permit Number	Seq No.	Permit Type	Spec Type	Applicant	Dist.	Cnty	Hwy	Beg MP/ End MP	Station	Facility Type	Side	Approved/ Completion Date	Cancelled/ Expired Date	Cancelled By	Comments
31361		A			05	20	1W	109.00	1589+65	AR4	E	05/02/1989			
5616		A			05	20	1W	109.00	303+52	AR	E	01/21/1955			
35515		A		RON'S OIL CO	05	20	1W	109.09	1594+85	AR4	W	04/13/1998			
29905		A		LOCHMEAD DAIRY	05	20	1W	109.14	1597+04	AR4	E		12/01/1995	05M35886	ACCESS REMOVED
14435		A		HOWARD GIBSON & SON	05	20	1W	109.15 109.17	1597+57	AR2	E				
29352		A		KNECHT'S AUTO S	05	20	1W	109.20	1600+21	AR4	W				
12736		A		EMERY DAIRY QUEEN	05	20	1W	109.23 109.24	1601+02	AR2	W				
17551		A		EDWARDS FLOWERS	05	20	1W	109.26	1603+33	AR1	E				
35120		A			05	20	1W	109.27	1604+00	AR4	E	11/04/1993			
3289		A			05	20	1W	109.30	332+56	AR	S	08/25/1952			
27543		A		BOB'S HAMBURGER	05	20	1W	109.31	1606+10	AR4	E				
35505		A		S&G INVESTMENTS	05	20	1W	109.32	1606+30	AR4	E	01/09/1998			
13711		A		PETROLEAM CONTRACTOR	05	20	1W	109.54 109.56	3+82	AR2	E				
14029		A		KNOX INC.	05	20	1W	109.63 109.65	8+45	AR2	W				
25076		A			05	20	1W	110.00	28+01	AR2	W				