



## PICTURE PERFECT 4307 Royal Crest, Talent

# \$325,000

*This incredible country home/ranch/farm has it all! The 1344 square foot home features 2 bedrooms, 2 baths, solar hot water, large basement, remodeled bathroom, recently painted, upgraded roof, a NEW well, and covered patio with spa. Accompanying the house are: machine shed, workshop, & 2 barns. The mobile home is available if the buyer qualifies through county. **Price negotiable.** Elsewhere on the 17.81 acres can be found a pond, 2 springs and flood irrigation. Such a reasonable price for a slice of heaven!*

**LINDA FORD**  
Sales Associate

503/482-5590 Office  
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A MEMBER OF THE SEARS FINANCIAL NETWORK



BARBARA ALLEN  
REAL ESTATE

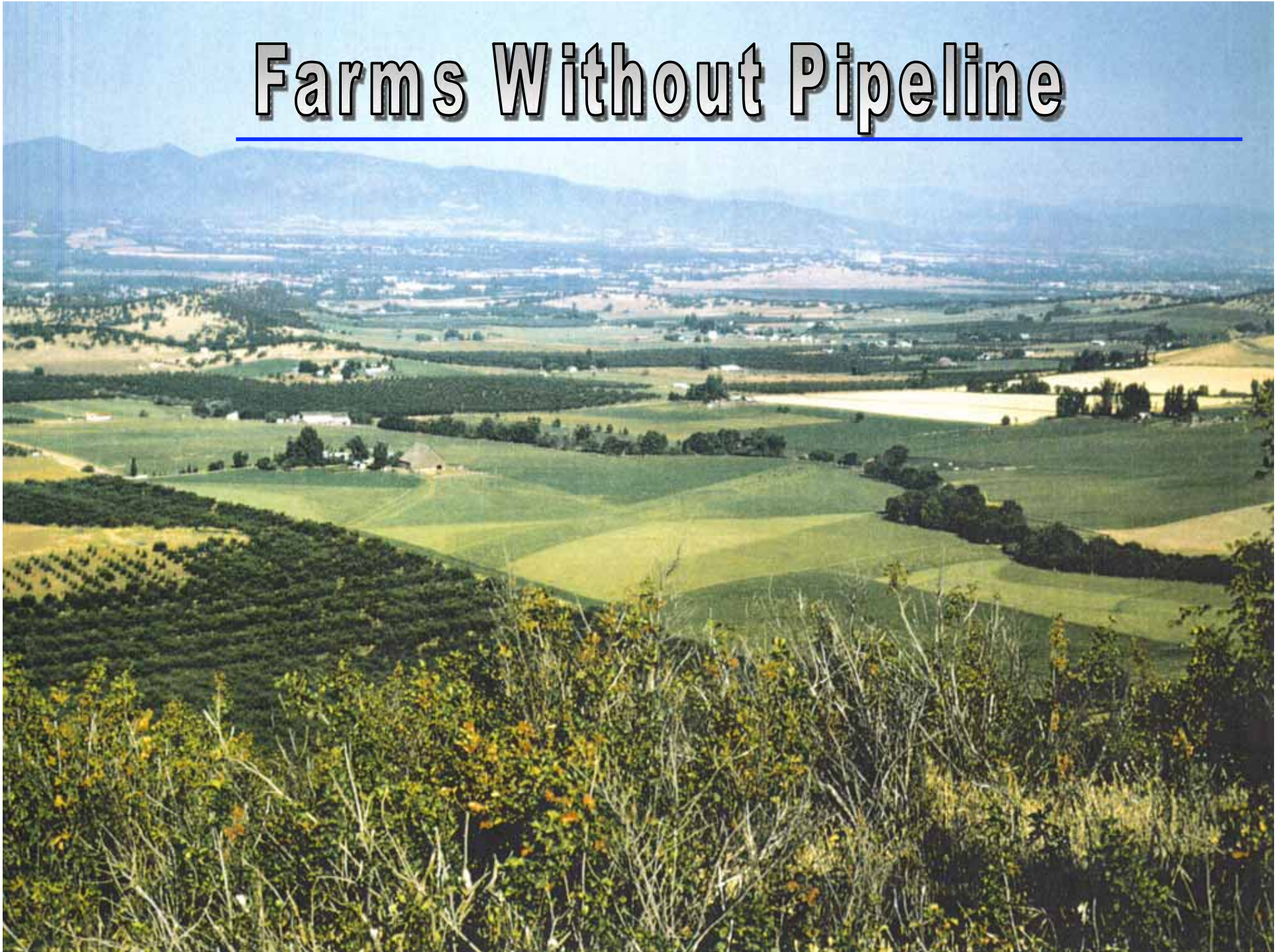
An Independently Owned and Operated Member  
of Coldwell Banker Residential Affiliates, Inc.

2262 Ashland Street, Ashland, OR 97520



# Farms Without Pipeline

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# Farms With Pipeline

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Pipeline

# What I Received After The Sale

- Land slated for an interstate gas pipeline.
- An illegal division of land.
- An illegal home, county seized the home.
- Building code violations.
- A dry water well.

# My Side Of The Lawsuit

- Standard set of Oregon real estate documents, including a **Disclosure Statement**.
- At the time of sale we had:
  - An attorney
  - Buyer's agent
  - Title company and insurance
  - A national Real Estate Company
- Undisputable Evidence

# The Seller's Side Of The Case

- The **Disclosure Statement** and Contract.
- Did not support a law suit.

# Oregon Court Of Appeals Decision

- The contract was valid for six years.
- We had the right to sue.
- The case was reversed and remanded back to the lower court.

# THE JURY DECIDED

- NO DAMAGE AWARD.
- THE PIPELINE EASEMENT COMPENSATION COVERED ANY DAMAGES.



# CASE SUMMARY

- WE NEVER RECEIVED PAYMENT FOR THE PIPELINE EASEMENT.
- WE PAID SELLERS IN FULL \$ 425,000.
- OUR ATTORNEY FEES \$80,000.
- SELLER'S ATTORNEY FEES \$82,000
- COUNTY AND STATE LAND USE DISPUTES ARE UNRESOLVED.