

South Stage Road Irrigated Farm

South Stage Road (formerly Loma Vista Farm)

Medford, Jackson County, Oregon

Chris Martin

541.660.5111

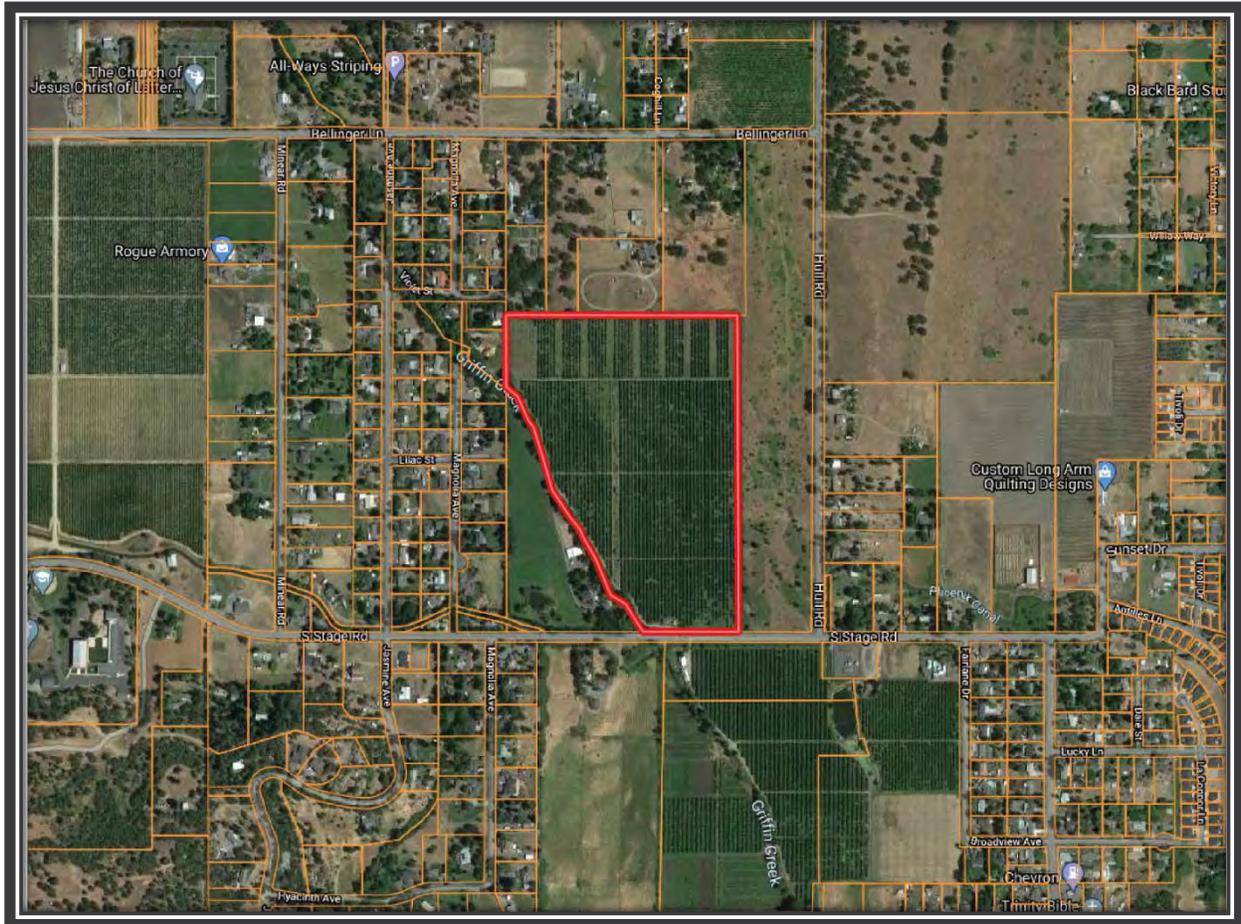
chris@landandwildlife.com

Ashley Lacer

541.231.7788

ashley@landandwildlife.com

Licensed Real Estate Brokers in the State of Oregon



Prime irrigated agricultural property in Southwest Medford



REMARKS

Welcome to the South Stage Irrigated Farm, a prime agricultural property located in Medford, Oregon. Historically run as a pear orchard, the farm was converted to a successful hemp farm in 2019. Situated on 39.49 acres with 36.10 acres of water rights, this property's shape allows for efficient farming. In addition, there are premium soils and level topography. The phenomenal location is just minutes from all the conveniences of Medford. Properties of this size, combined with the soils and water rights, are rarely available within this southwest area of Medford. This property offers someone great scale for a farming operation seeking to produce an extremely high-quality product.

With around 38 tillable/farmable acres, combined with water rights from the Medford Irrigation District, the opportunities are endless for your future or expanding agribusiness. The current irrigation system for the hemp operation is delivered via an above-ground distribution system which also features nutrition injection (included with sale and buyer to do due diligence on condition). The majority of the property has Class III soils, with 65% being Evans Loam. Additional soils include 24% Class II Ruch gravelly silt loam and 11% Class IV Ruch silt loam. These premium soils are excellent for a wide variety of irrigated row crops. The convenient location and good traffic count make the property be well-suited for a tasting room with an on-site vineyard or niche farm for consumer sales. The topography is mostly level, allowing for easy harvesting and farm management.

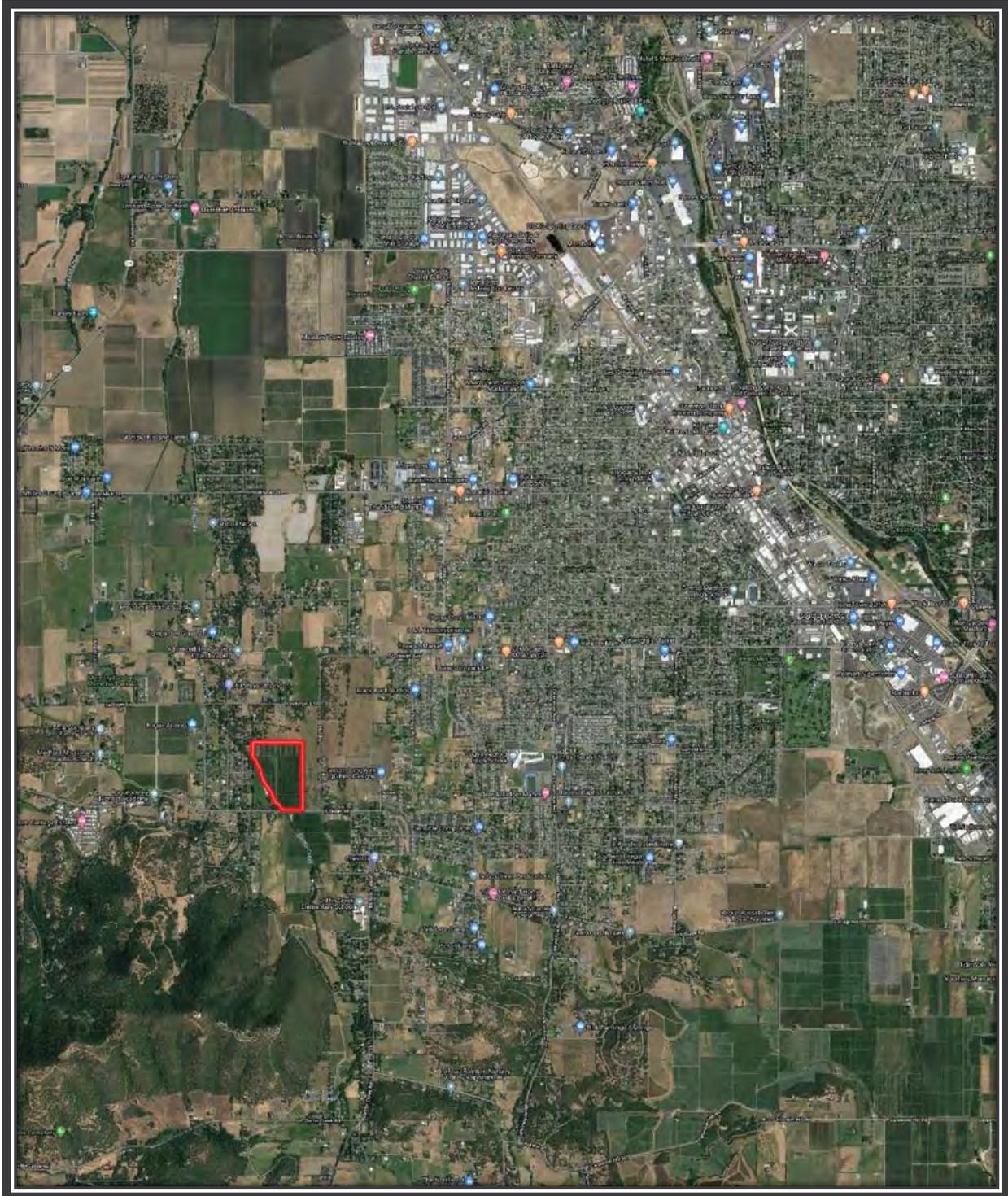
The property is comprised of one tax lot zoned Exclusive Farm Use. While there is currently no homesite associated with the property, the property may qualify in the future by meeting the income requirements associated with the zoning (buyer to do their due diligence regarding any potential homesites). The current zoning allows for the construction of agricultural support buildings for equipment, product storage, farm office, and more. A farm manager's dwelling may also be permissible (buyer to complete due diligence on all new potential land use changes). Access is directly off of South Stage Road, which is a paved, two-lane, county maintained roadway. There is also easy access to I-5 as well as the Rogue Valley International Airport.

Medford is centrally located on Interstate 5 in-between Grants Pass and Ashland, and is in a region is known for its beautiful rural estates, vineyards, and productive agricultural lands. The area is known as a developing wine region and niche agricultural community with a strong small-town culture. The climate is highly sought after with four distinct seasons including mild winters and long growing seasons. The area is also an outdoor recreational paradise, with access to thousands of acres of public lands, phenomenal hiking, great camping and RV'ing, horseback riding, and Crater Lake National Park. Southern Oregon is home to abundant water, including the world-renowned Rogue River which offers phenomenal fishing, white water rafting, and many other recreational opportunities. The Applegate and Illinois Rivers, in addition to over ten other lakes, provide southern Oregon residents ample options for enjoying livewater adventures.

PROPERTY DETAILS

Property Address:	0 South Stage Road in Medford, Oregon	
Access:	Driveway off of South Stage Road	
Map and Tax Lot:	37-2W-34D TL 300	
APN Number:	10436871	
Gross Acreage:	39.49 Acres (per assessor)	
Acreage Allocation	Irrigated cropland:	36.10 acres
	Ancillary land and driveway:	3.39 acres
Present Land Use:	Hemp Farm	
2019 Taxes:	\$286.52	
Zoning:	EFU	
Elevations:	1,475 to 1,510 feet above (+/-)	
Topography:	Mostly level	
Soils:	Mostly Class III with some Class II and IV (See Exhibit)	
Irrigation:	Irrigation is provided from Medford Irrigation District. The certificate covers 36.10 acres of the subject property.	
Irrigation Infrastructure:	Two diesel pumps, mainline with risers, setup for drip irrigation, fertigation system (injection)	
Homesite(s)/Entitlements:	None as of listing date – buyer to do due diligence regarding potential future homesite(s) and income requirements. Agricultural buildings are permissible.	
Domestic Water:	None	
Septic System:	None	
Utilities and Services:	None – power is close by along the road	

REGIONAL LOCATION MAP



LOCATIONAL ATTRIBUTES

Southern Oregon Region: Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

Southern Oregon is an outdoor lifestyle paradise – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or livewater activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities including Crater Lake, the Oregon Caves National Monument, and the Rogue River. The area enjoys a mild Mediterranean climate with four distinct seasons and a mild winter.

Timber, pears, and cattle have historically been the leading agricultural economic drivers in Southern Oregon. In recent years the region has seen a rise in other types of agriculture including row crops (hemp) as well as permanent plantings (wine grapes). In more recent years, the area has begun to see increase in notoriety within the wine industry for the region's ability to grow many different varieties at a high quality.

Southern Oregon also has more than 40 retirement homes, assisted-living facilities, and skilled nursing rehabilitation centers. Eleven school districts serve more than 30,000 students in the region, and both Rogue Community College (RCC) and Southern Oregon University (SOU) offer higher education opportunities.

Closest Town: Medford is located in Oregon's beautiful Rogue River Valley, just off Interstate 5, and is centrally located between Grants Pass (thirty miles to the northwest) and Ashland (thirteen miles to the southeast). Medford is the county seat and is considered the heart of the Rogue Valley. Due to its location, it is the launchpad for sampling everything Southern Oregon has to offer. With a population of over 80,000 residents, the city has a wide variety of full services, including multiple regional hospitals, theaters, shopping centers, and more. Medford is part of the Medford Metropolitan Statistical Area, and is the fourth largest MSA in the state. Medford has multiple school districts, including multiple elementary and high schools. The city is also home to many parks, small businesses, and is in close proximity to the fairgrounds just north in Central Point. The fairgrounds are a large draw for people throughout the state due to their events, RV shows, and more.

Other Local Attractions: Other attractions in the region include the Applegate Valley Wine Trail, Oregon Shakespeare Festival, The Britt Music Festival, the charming towns of Jacksonville and Ashland, the Oregon Caves, Crater Lake National Park, the Rogue and Applegate Rivers, and many lakes, hiking, and other outdoor recreational opportunities including thousands of acres of public lands for your recreational enjoyment.

CLIMATE

From a climate perspective, Southern Oregon offers the most diverse growing conditions in Oregon and arguably in the United States. According to Dr. Greg Jones, a local expert climatologist, the maritime air masses that originate over the Pacific are cooled by the ocean currents offshore and moderate the climate of the region. The Rogue Valley has the higher elevations and, along with their general north-south tending valleys, proximity to the ocean, and intervening topographical barriers, creates a climate transect of wetter and cooler conditions in the western parts of the region to the warmer and drier eastern areas.

Winter temperatures below freezing and summer temperatures above 90°F are common. July average maximum temperatures range from the upper 80s to the lower 90s and January average minimum temperatures range from the upper 20s to the lower 30s. The growing season, defined by the median dates of the first and last 32 degree frost, varies from 138-174 days and growing season temperatures vary with an average from the upper 50s to the lower 60s. Precipitation varies from 18-60 inches across the region, with an average of just over 21 inches for the year, with less than 15% of it coming during the growing season.

For a more detailed summary of the climate in Jackson County, please refer to the table above (source: Sperling's Best).

Jackson County Climate Averages

Rainfall:	25.9 inches
Snowfall:	6 inches
Precipitation:	108.8 days
Sunny Days:	196 days
July High:	88.9°
January Low:	30.6°

Source: Sperlings Best Places, Website

Source: Greg Jones, <https://www.linfield.edu/wine/greg-jones.html>

AERIAL PHOTOGRAPH

Parcel: 37-2W-34D-300 South Stage Rd (Joel and Brandon)
Oregon, AC +/-



 Boundary

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOILS EXHIBIT

Parcel: 37-2W-34D-300 South Stage Rd (Joel and Brandon)
Oregon, AC +/-



0 200 400 600 800ft

□ Boundary

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary 39.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
157B	Ruch silt loam, 2 to 7 percent slopes	4.1	10.5	4e
158B	Ruch gravelly silt loam, 2 to 7 percent slopes, low precip	9.5	24.14	2e
55A	Evans loam, 0 to 3 percent slopes	25.8	65.35	3w
TOTALS		39.5	100%	2.86

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

PARCEL SUMMARY

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	39.45	37S 2W - 34, 35, 38S 2W - 2, 3 APN: 10436871	1310 GREGORY LLC (08/15/2019)	4250 INNSBRUCK RDG, MEDFORD, OR 97504



NOTICE OF DISCLOSURE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. Land and Wildlife LLC assumes no liability for inaccuracy contained herein. The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of the Sender or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession.

EXHIBIT SECTION A

(County Records)

Account Sequence	Map TL Sequence	Assessment Year 2020 ▼	Print Window	Close Window
----------------------------------	---------------------------------	--	------------------------------	------------------------------

Assessment Info for Account 1-043687-1 Map 372W34D Taxlot 300
Report For Assessment Purposes Only Created February 10, 2020

Account Info	Tax Year 2019 Info	Land Info		
Account: 1-043687-1	Pay Taxes Online	Tax Code: 49-03		
Map: 372W34D 300		Acreage: 39.49		
Owner: 1310 GREGORY LLC		Zoning		
Situs Address: SOUTH STAGE RD MEDFORD/COUNTY R		EFU <input type="checkbox"/>	Land Class	
Mailing Address: 1310 GREGORY LLC 4250 INNSBRUCK RDG MEDFORD OR, 97504		Tax Report: Details	MVO 0.00 Ac	
Appraiser: 146		Tax Statement: Details	III B 39.49 Ac	
	Tax History: Details	Property Class : 550		
	Tax Details: Details	Stat Class : 000		
	Tax Rates: Details	Unit ID: 178126-1		
		Maintenance Area: 5		
		Neighborhood: 000		
		Study Area: 21		
		Account Status: ACTIVE		
		Tax Status: Assessable		
		Sub Type: NORMAL		

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 469,000	Apr 25, 2019	2019-11174	Details

Value Summary Detail (For Assessment Year 2020 - Subject To Change)

Market Value Summary (For Assessment Year 2020 - Subject To Change)

Code Area	Type	Acreage	RMV	M5	MAV	AV
49-03	LAND	0.00	\$ 78,000	\$ 0	\$ 0	\$ 0
49-03	LAND	39.49	\$ 735,560	\$ 0	\$ 0	\$ 0
Value History Details			Total:	\$ 813,560	\$ 0	\$ 0
Value Summary Details						

Specially Assessed Value Summary (For Assessment Year 2020 - Subject To Change)

Code Area	Type	Acreage	SAV	MSAV	AV
49-03	LAND	39.49	\$ 76,057	\$ 23,821	\$ 23,821
		Total:	\$ 76,057	\$ 23,821	\$ 23,821

Total (Market + Specially Assessed) Value Summary (For Assessment Year 2020 - Subject To Change)

Code Area	RMV	M5	MAV	AV
49-03	\$ 813,560	\$ 76,057	\$ 23,821	\$ 23,821

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal
----------------------------	------------------	------------------	------------------------

Appraisal Maintenance

2014 - FARM & FOREST SITE REVIEW (F-FARM & FOREST REVIEW)

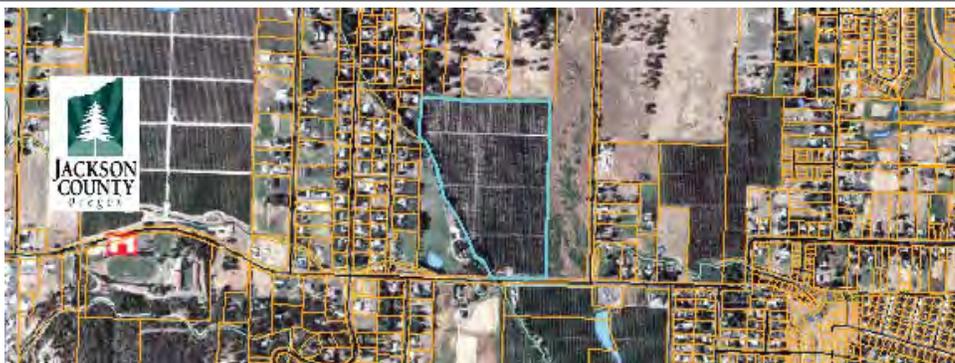
Account Comments

11/14/96: RECALCULATED FOR ASSESSED VALUE PURPOSES.>>>1/8/14 ORCHARD IS WELL MAINTAINED. FARM CHECK. NAC. #146>>>

Exemptions / Special Assessments / Notations / Potential Liability

Notations			
Description	Tax Amount	Year Added	Value Amount
FARM LAND-POTENTIAL LIABILITY			
CARTOGRAPHIC ACTIVITY		2007	

Location Map



STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

18-Feb-2020

1310 GREGORY LLC
4250 INNSBRUCK RDG
MEDFORD, OR 97504

Tax Account #	10436871	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4903
Situs Address	SOUTH STAGE RD MEDFORD/COUNTY, OR	Interest To	Feb 18, 2020

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.52	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$279.34	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$274.94	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.85	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$258.36	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$254.73	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.36	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$230.49	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$226.53	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$222.49	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.84	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$211.22	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$201.97	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$177.38	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$171.86	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$164.42	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$161.44	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$160.09	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$156.22	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$154.85	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$144.77	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$142.04	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.74	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.43	Nov 15, 1996
1994	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	Nov 15, 1994
Total		\$0.00	\$0.00	\$0.00	\$0.00		

EXHIBIT SECTION B

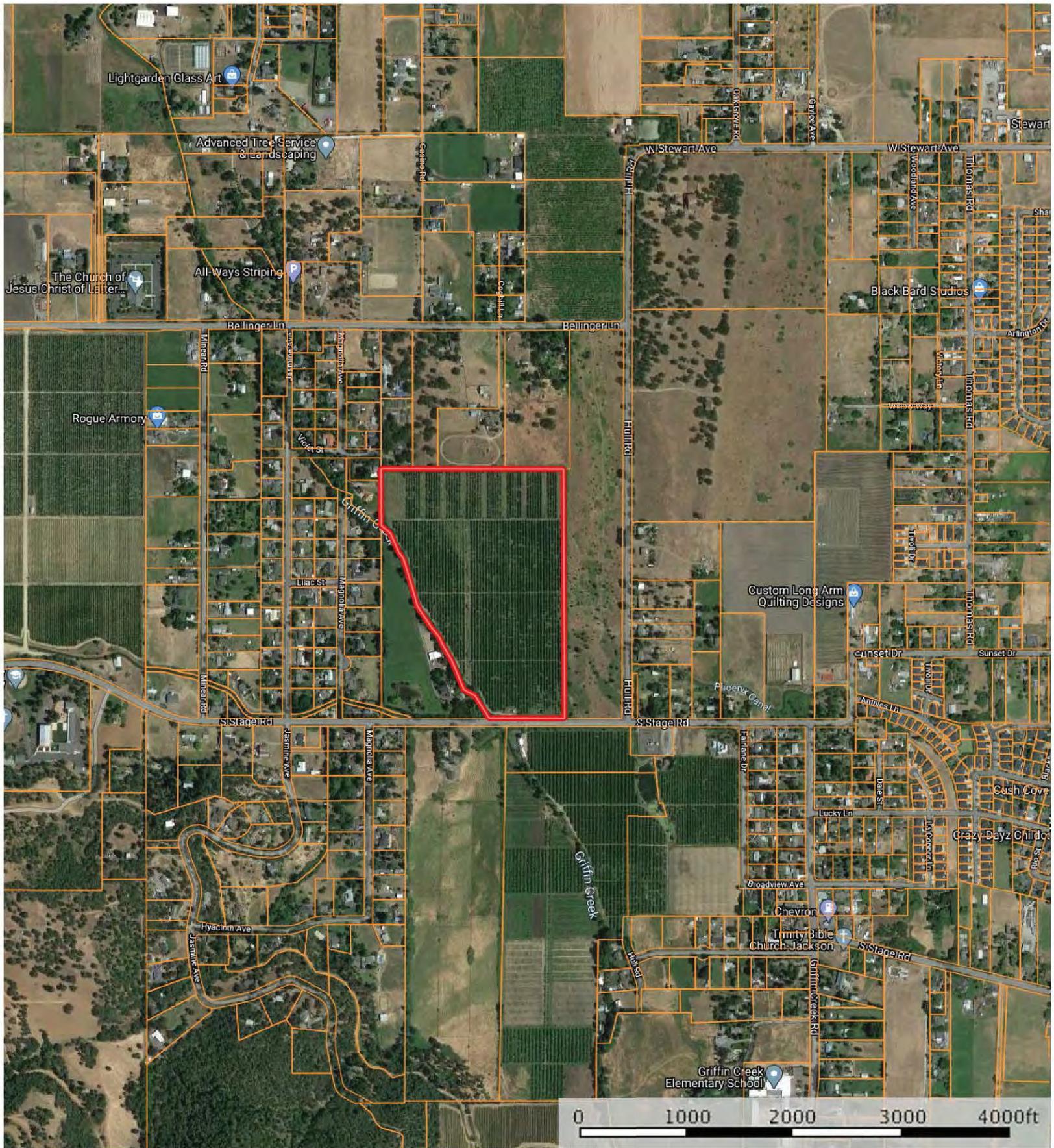
(Maps and Exhibits)

Parcel: 37-2W-34D-300 South Stage Rd (Joel and Brandon)
Oregon, AC +/-



 Boundary

Parcel: 37-2W-34D-300 South Stage Rd (Joel and Brandon)
Oregon, AC +/-



 Boundary

Parcel: 37-2W-34D-300 South Stage Rd (Joel and Brandon)
Oregon, AC +/-



Boundary

|  Boundary 39.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
157B	Ruch silt loam, 2 to 7 percent slopes	4.1	10.5	4e
158B	Ruch gravelly silt loam, 2 to 7 percent slopes, low precip	9.5	24.14	2e
55A	Evans loam, 0 to 3 percent slopes	25.8	65.35	3w
TOTALS		39.5	100%	2.86

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Parcel: 37-2W-34D-300 South Stage Rd (Joel and Brandon)
Oregon, AC +/-



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not

EXHIBIT SECTION C

(Water Rights)



PO Box 70
Jacksonville, OR 97530
(541) 899-9913

Acct #	Map Description
3284	372W34D-300
Property Address	
South Stage Rd/Loma Vista Seq# 436871	

2020 ANNUAL CHARGE

Itemized Charges	Acres	Rate	Amount
Account Charge		\$100.00	\$100.00
Operations & Maintenance (New Land)	36.10	\$73.86	\$2,666.35
Bureau Indebtedness	36.10	\$3.14	\$113.35
TOTAL DUE --->			\$2,879.70

If this charge is not paid by **February 28th**, interest will be collected at a rate of 1 1/3% per month. A late fee of \$45 will also be added to each past due account.

ADDRESS SERVICE REQUESTED

1310 GREGORY LLC
4250 Innsbruck Ridge
medford OR 97504

97504\$9055



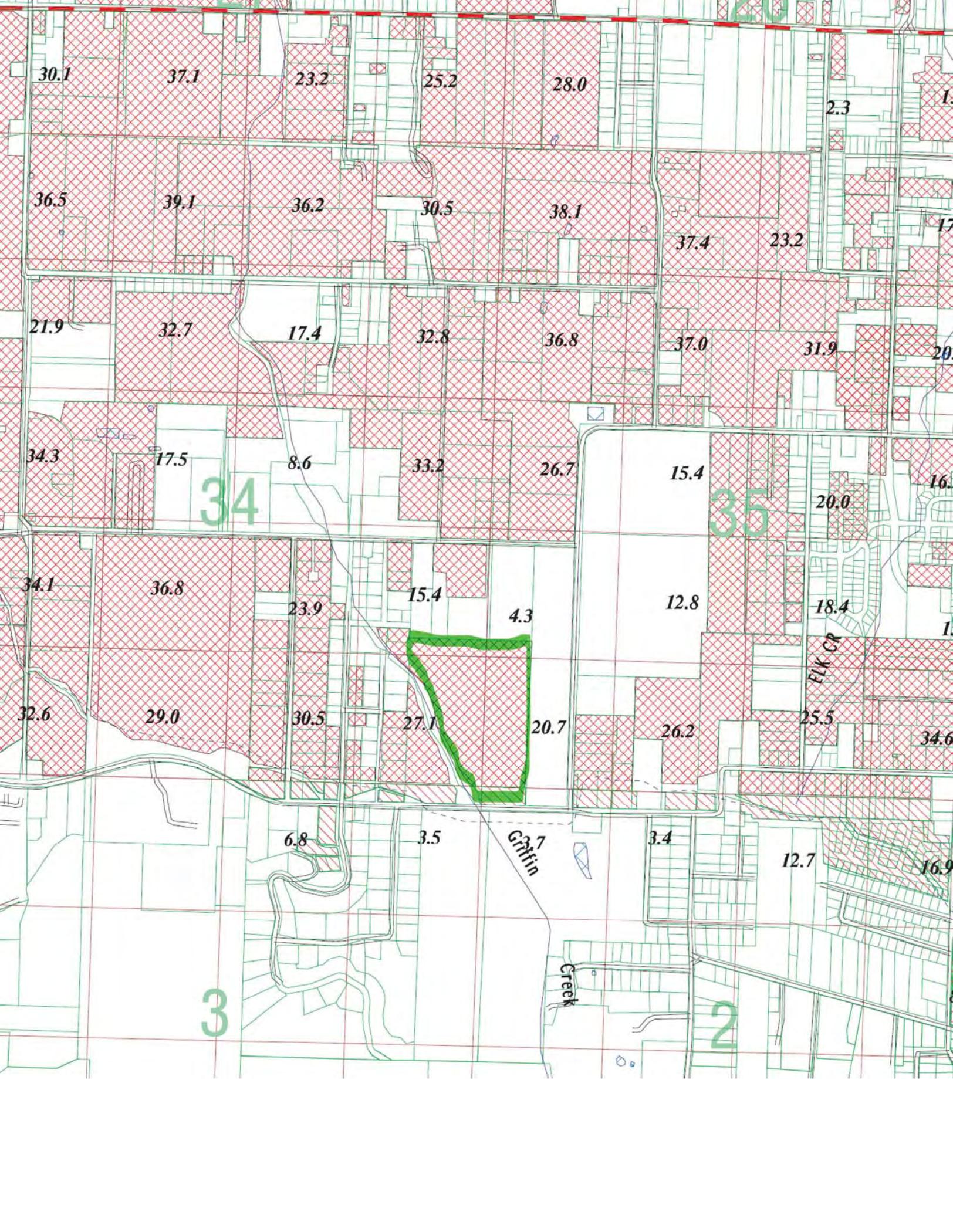


EXHIBIT SECTION D

(Preliminary Title Report)

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

South Stage Rd
10436871
372W34D000300
Jackson

OWNER

1310 Gregory LLC

DATE PREPARED

02/13/2020

PREPARED BY

lrking@firstam.com



First American Title

Customer Service 541.776.4555
cservice@firstam.com

©2018 First American Financial Corporation and/or its affiliates.

All rights reserved. | NYSE: FAF | 39203000418



First American Title™

Jackson County Property Profile Information

Parcel #: 10436871
 Tax Acct#: 372W34D000300
 Owner: **1310 Gregory LLC**
 CoOwner:
 Site: **South Stage Rd**
Medford OR 97501
 Mail: 4250 Innsbruck Rdg
 Medford OR 97504
 Land Use: 550 Farm - Exclusive Farm Use (EFU) - Vaca
 Std Land Use: AMSC - Agricultural Misc
 Legal:
 Twn/Rng/Sec: 37S / 02W / 34 / SE

ASSESSMENT & TAX INFORMATION

Market Total: **\$813,560.00**
 Market Land: **\$813,560.00**
 Market Impr:
 Assessment Year: **2020**
 Assessed Total: **\$23,821.00**
 Exemption:
 2019 Taxes: **\$286.52**
 Levy Code: 4903
 Levy Rate: 12.3887

SALE & LOAN INFORMATION

Sale Date: 4/26/2019
 Sale Amount: \$469,000.00
 Document #: 11174
 Deed Type: Deed
 Loan Amount: \$219,000.00
 Lender: *OTHER INSTITUTIONAL LENDERS
 Loan Type: Private Party Lender
 Interest Type:
 Title Co: TICOR TITLE

PROPERTY CHARACTERISTICS

Year Built:
 Bedrooms:
 Bathrooms:
 Total SF:
 Basement SF:
 Lot Size: 39.49 Acres (1,720,184 SqFt)
 Garage SF:
 Heat Source:
 Fireplace:
 Lot:
 Block:
 Plat/Subdiv: Loma Vista
 Zoning: County-EFU
 School Dist: 549C Medford
 Primary School: Griffin Creek Elementary School
 Middle School: McLoughlin Middle School
 High School: South Medford High School
 Census: 2039 - 000800
 Watershed: Bear Creek
 Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

13-Feb-2020

1310 GREGORY LLC
4250 INNSBRUCK RDG
MEDFORD, OR 97504

Tax Account #	10436871	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4903
Situs Address	SOUTH STAGE RD MEDFORD/COUNTY, OR	Interest To	Feb 13, 2020

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.52	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$279.34	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$274.94	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.85	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$258.36	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$254.73	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.36	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$230.49	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$226.53	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$222.49	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.84	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$211.22	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$201.97	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$177.38	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$171.86	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$164.42	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$161.44	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$160.09	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$156.22	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$154.85	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$144.77	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$142.04	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.74	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.43	Nov 15, 1996
1994	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	Nov 15, 1994
Total		\$0.00	\$0.00	\$0.00	\$0.00		

TICOR TITLE

470319061966
RECORDING REQUESTED BY:
TICOR TITLE
Company of Oregon

3539 Heathrow Way, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Associated Fruit Co., an Oregon corporation, also appearing of
record as Associated Fruit Company, an Oregon corporation

GRANTEE'S NAME:
1310 Gregory LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
1310 Gregory LLC, an Oregon limited liability company
4250 Innsbruck Ridge
Medford, OR 97504

SEND TAX STATEMENTS TO:
1310 Gregory LLC, an Oregon limited liability company
4250 Innsbruck Ridge
Medford, OR 97504

APN: 1-043687-1
0 South Stage Road, Medford, OR 97501

Jackson County Official Records **2019-011174**
R-WD
Stn=4 HELMANCD **04/26/2019 02:43:47 PM**
\$10.00 \$10.00 \$8.00 \$11.00 \$60.00 **\$99.00**

I, Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.
Christine Walker - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Associated Fruit Co., an Oregon corporation also appearing of record as Associated Fruit Company, an Oregon corporation, Grantor, conveys and warrants to 1310 Gregory LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon:

Commencing at a 1-1/2" galvanized iron pipe located at the Northwest corner of Donation Land Claim No. 45 in Township 38 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°55'40" East along the North boundary of said claim, also being the North right-of-way line of Stage Road South, 546.32 feet to the true point of beginning; thence North 32°00' West, 180.76 feet; thence North 60°26' West, 91.25 feet; thence North 22°24' West, 216.00 feet; thence North 30°12' West, 125.00 feet; thence North 23°44' West, 59.00 feet; thence North 38°38' West, 86.00 feet; thence North 33°29' West, 175.00 feet; thence North 16°06' West, 172.00 feet; thence North 16°47' West, 181.00 feet; thence North 35°23' West, 54.00 feet; thence North 23°47' West, 142.00 feet; thence North 47°43' West, 84.00 feet to an intersection with the West boundary of tract described in Volume 8, Page 428, Jackson County, Oregon, Deed Records (as same was found to be monumented with sandstone monuments); thence North 0°13' 20" West along said West boundary 387.97 feet to the Northwest corner of tract described in Volume 519, Page 367, said Deed Records ; thence South 89°55'40" East 1262.80 feet; thence South 0°13' 20" East, 1728.90 feet to the North right-of-way line of said Stage Road South; thence North 89°55' 40" West along said line, 522.62 feet to the true point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED SIXTY-NINE THOUSAND AND NO/100 DOLLARS (\$469,000.00). (See ORS 93.030).

Subject to:

Easements, conditions, covenants and restrictions of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated April 25, 2019; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Associated Fruit Co., an Oregon corporation,
also appearing of record as Associated Fruit Company, an Oregon corporation

BY: Douglas B. Lowry
Douglas B. Lowry
Chief Executive Officer

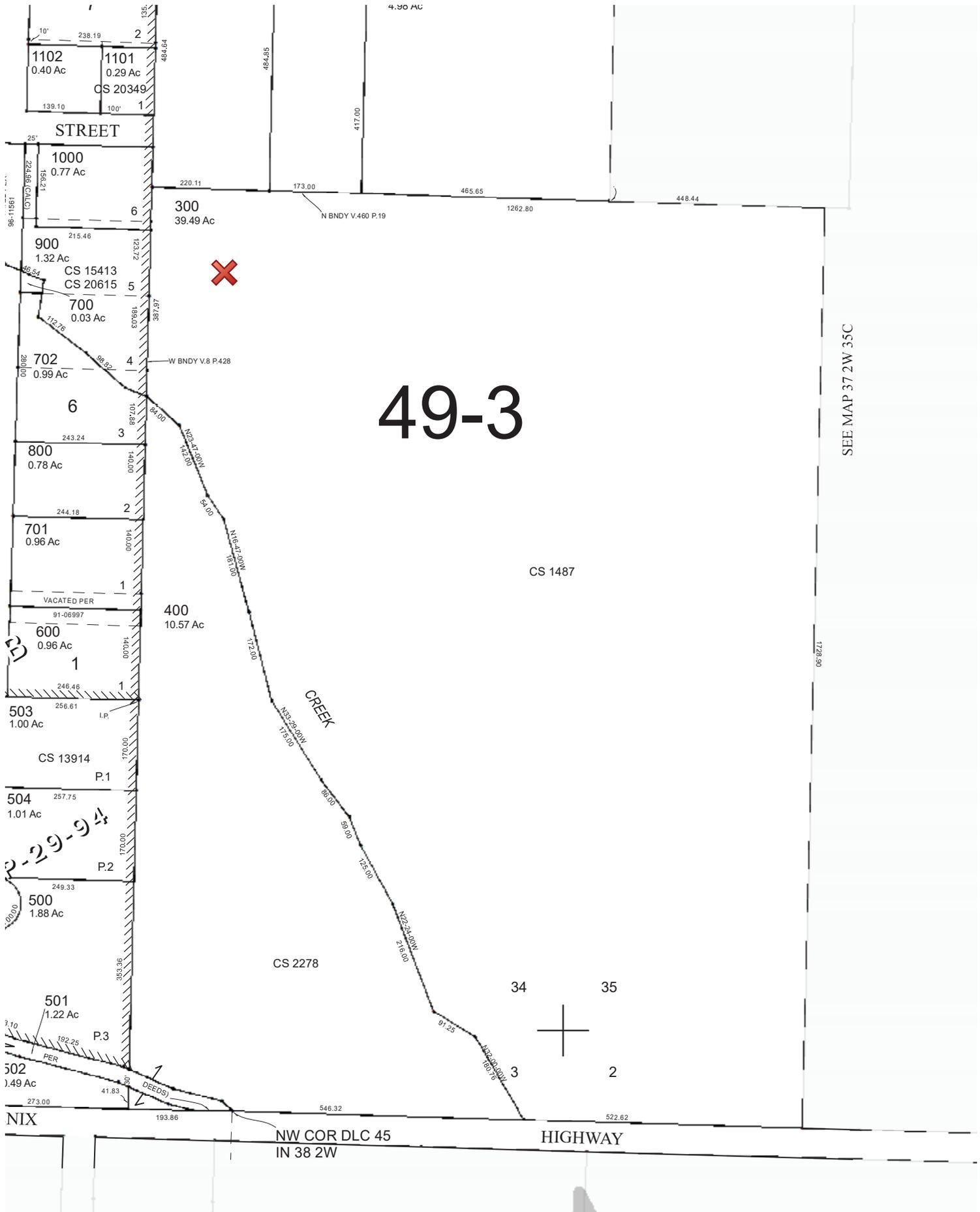
State of Oregon
County of Jackson

This instrument was acknowledged before me on April 26, 2019 by Douglas G. Lowry, Chief Executive Officer of Associated Fruit Co., an Oregon corporation also appearing of record as Associated Fruit Company, an Oregon corporation.

Cordeia A. Craner
Notary Public - State of Oregon

My Commission Expires: 4-10-21





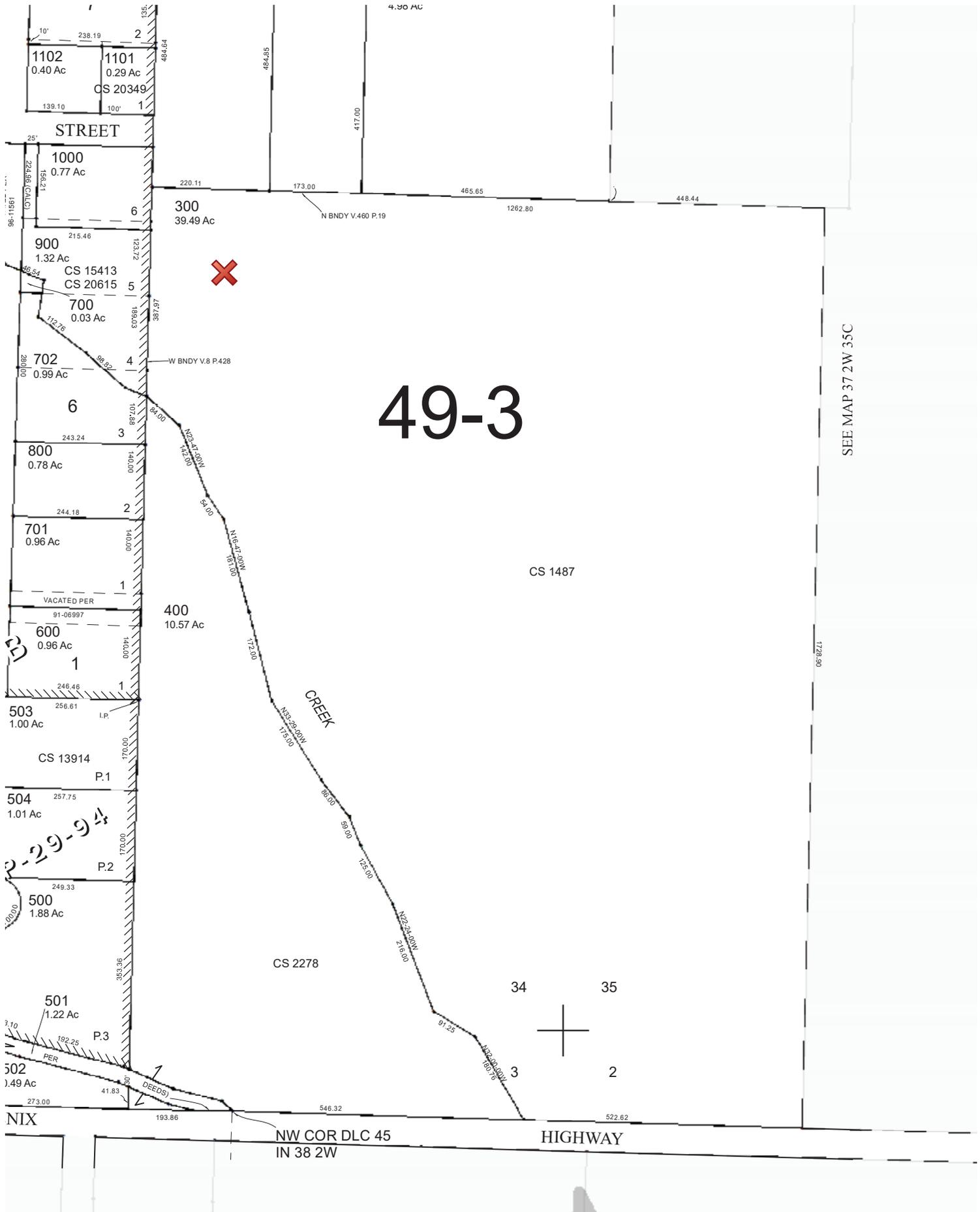
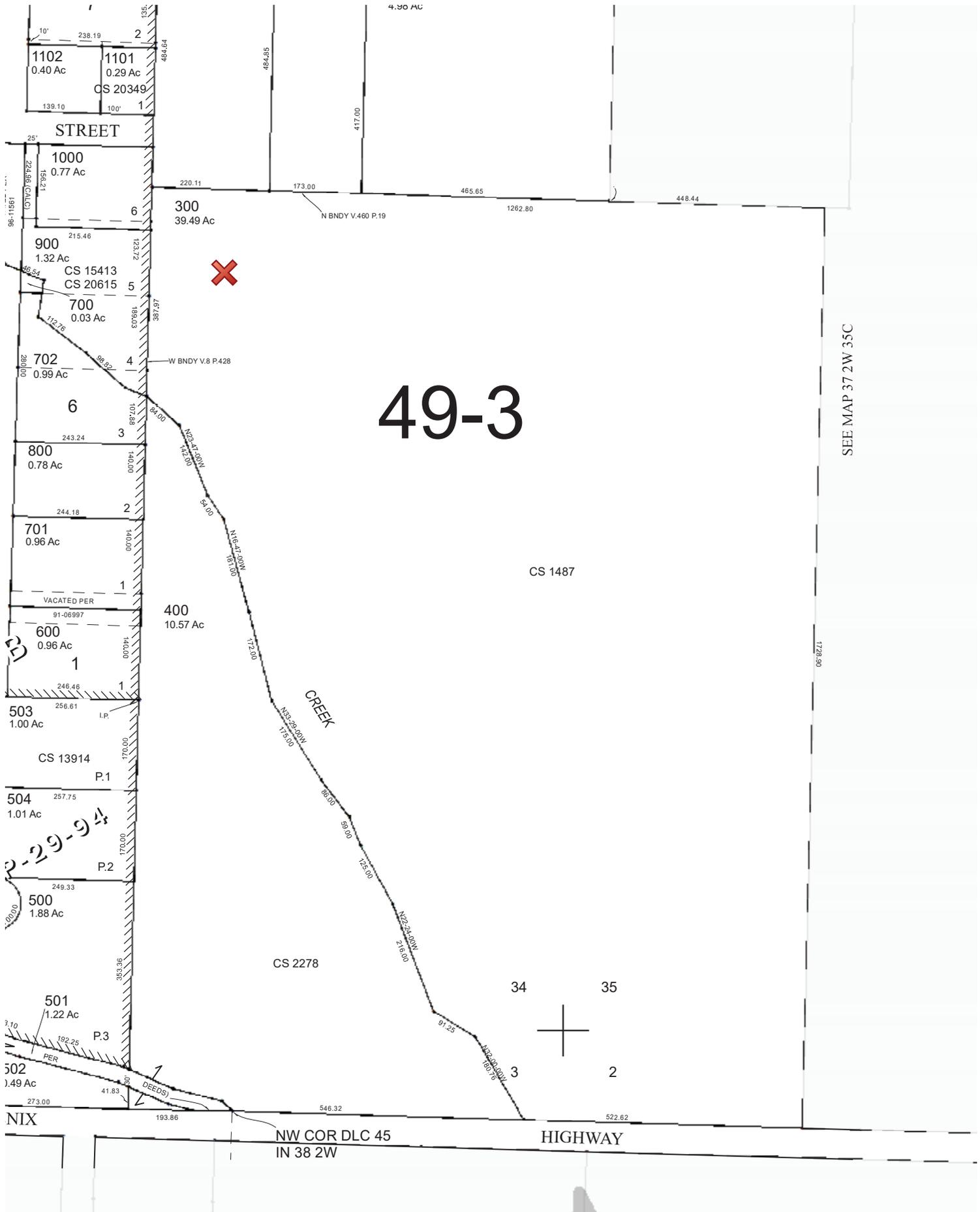
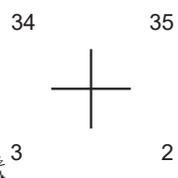
49-3

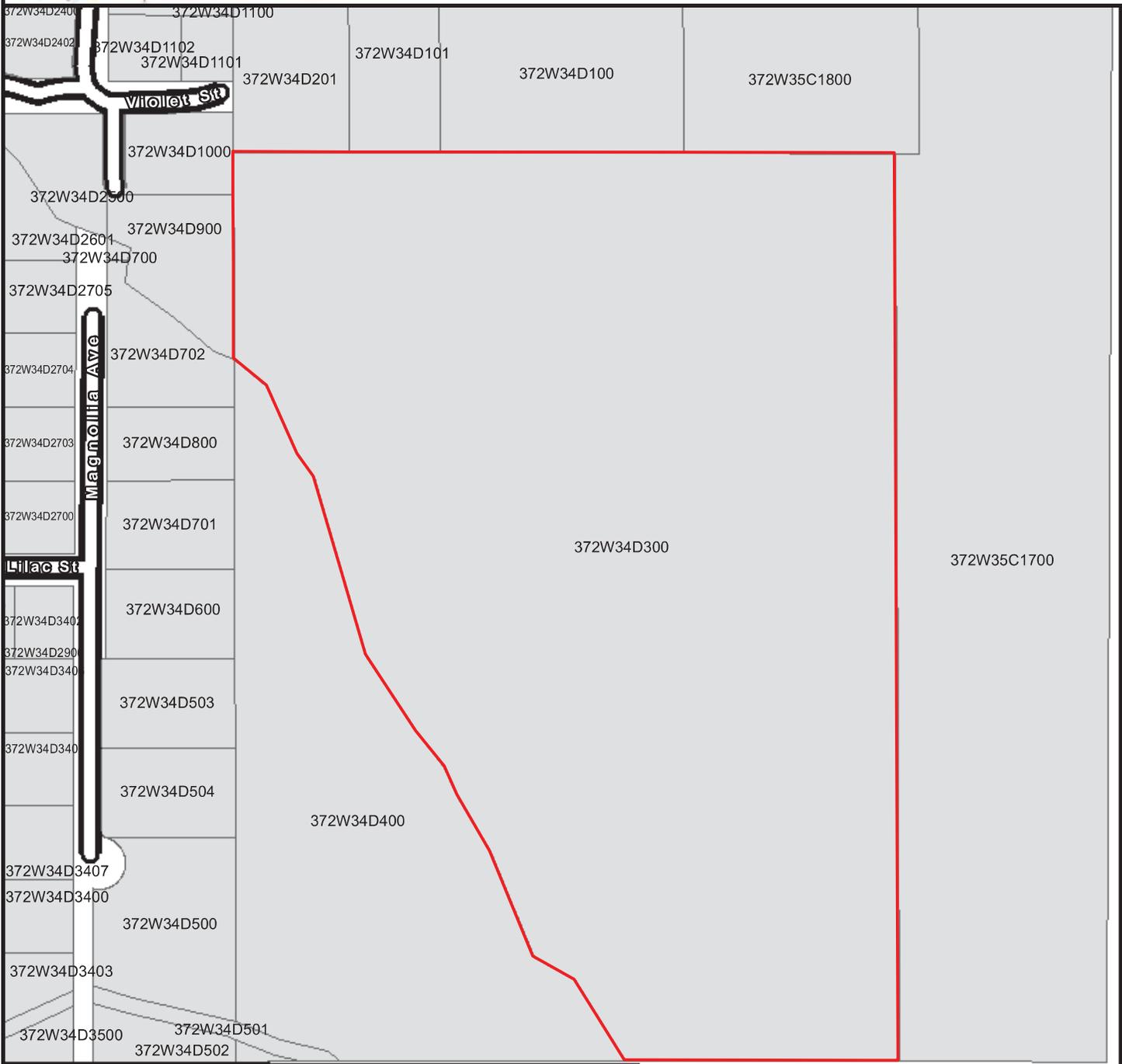


SEE MAP 37 2W 35C

CS 1487

CS 2278





Taxlot



Subject

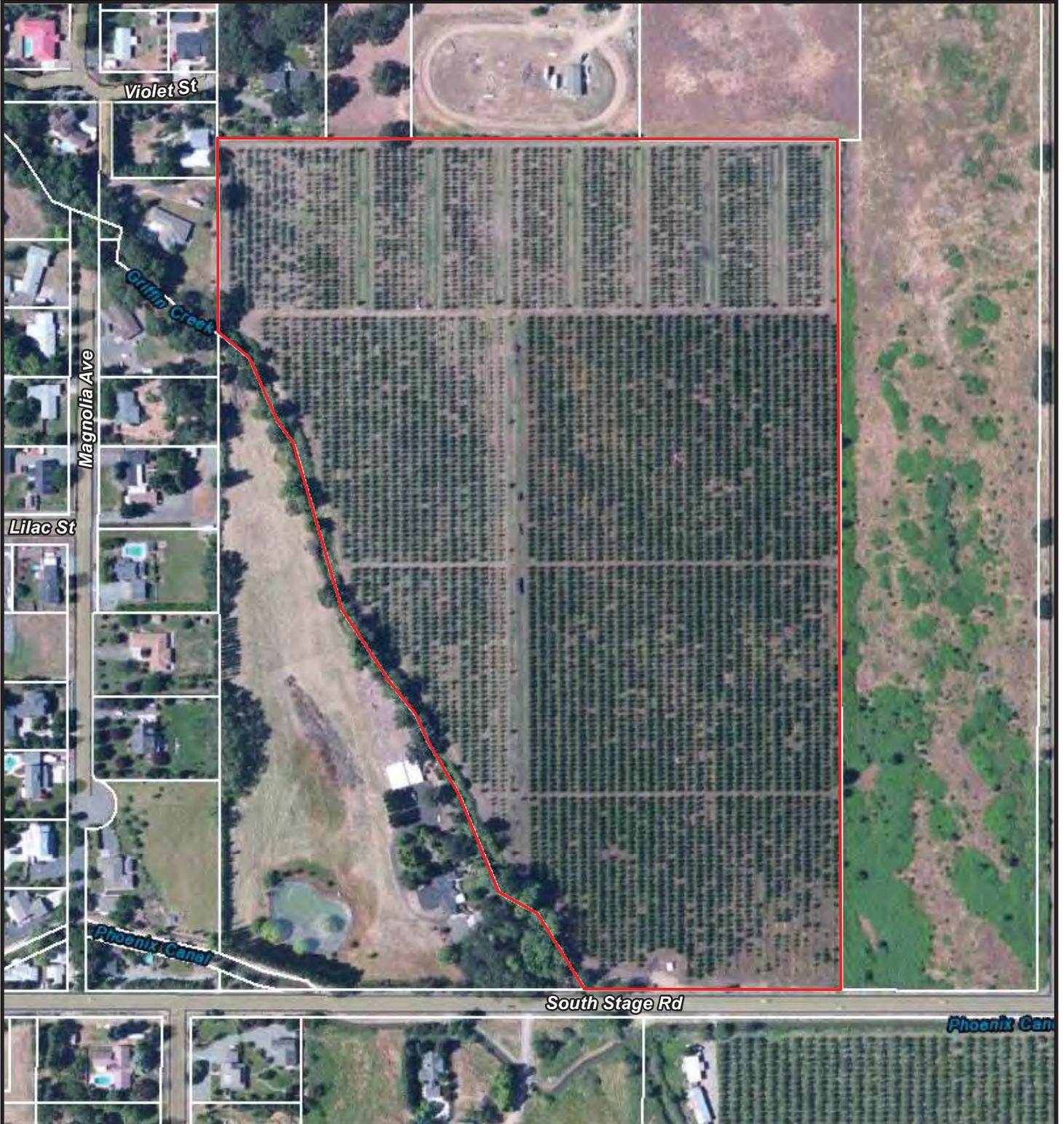


Taxlot



First American Title

1-0436871
S Stage Rd
Medford, OR 97501



Aerial



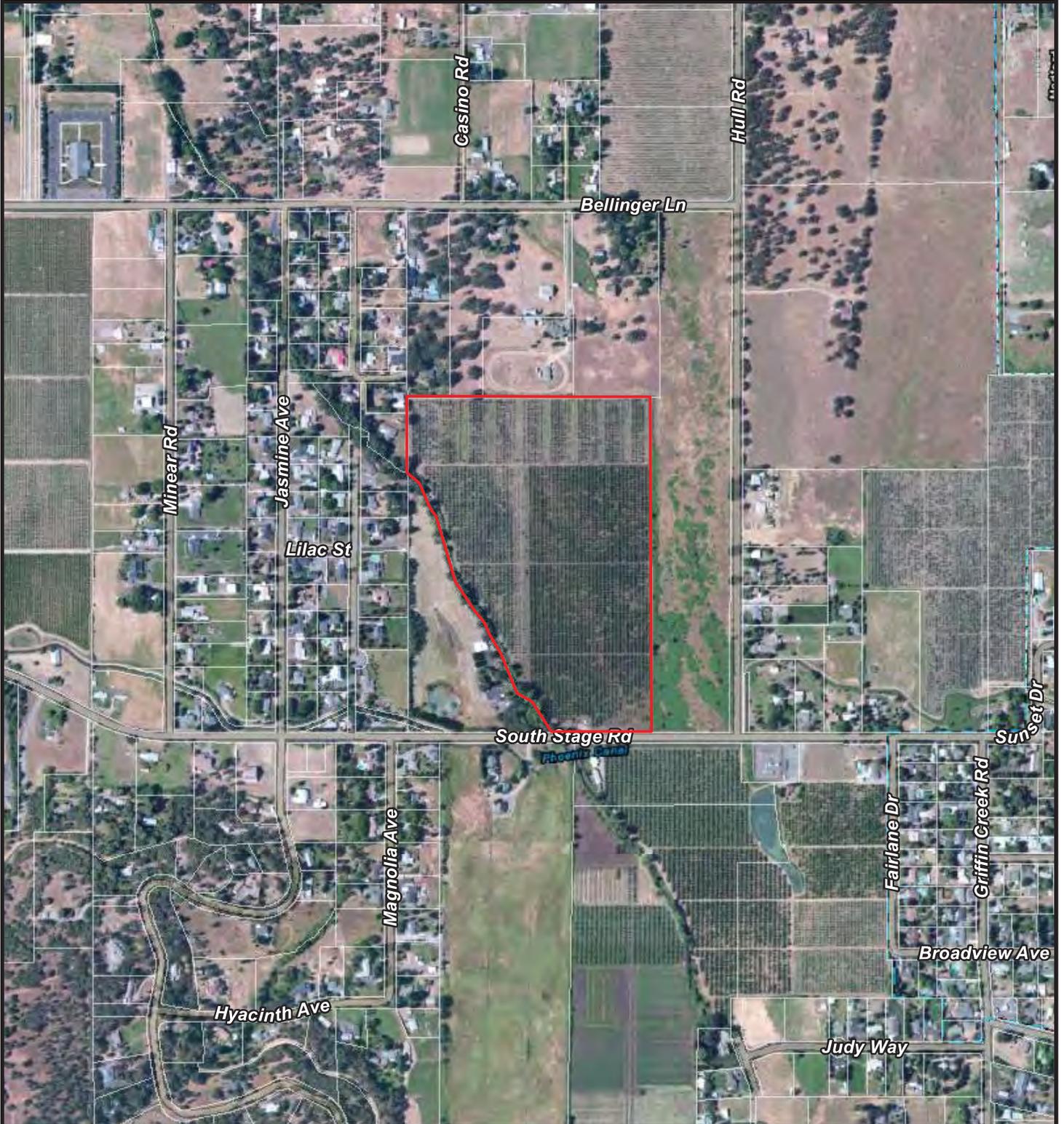
Subject



Taxlot

2/13/2020

Map Data is deemed reliable but not guaranteed. First American accepts no responsibility for accuracy.



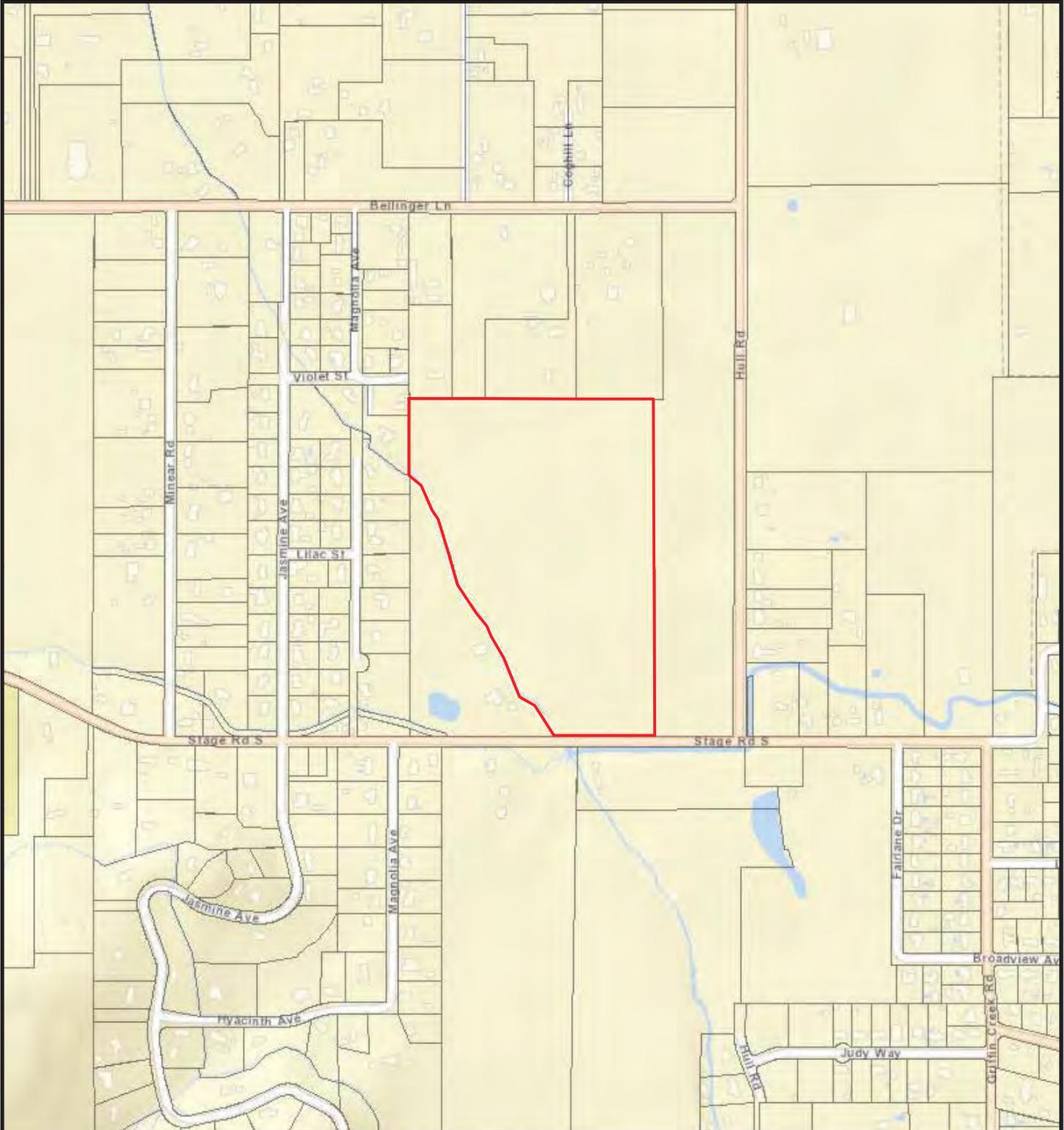
Aerial



Subject



Taxlot



Community



Subject



Hospitals



Police



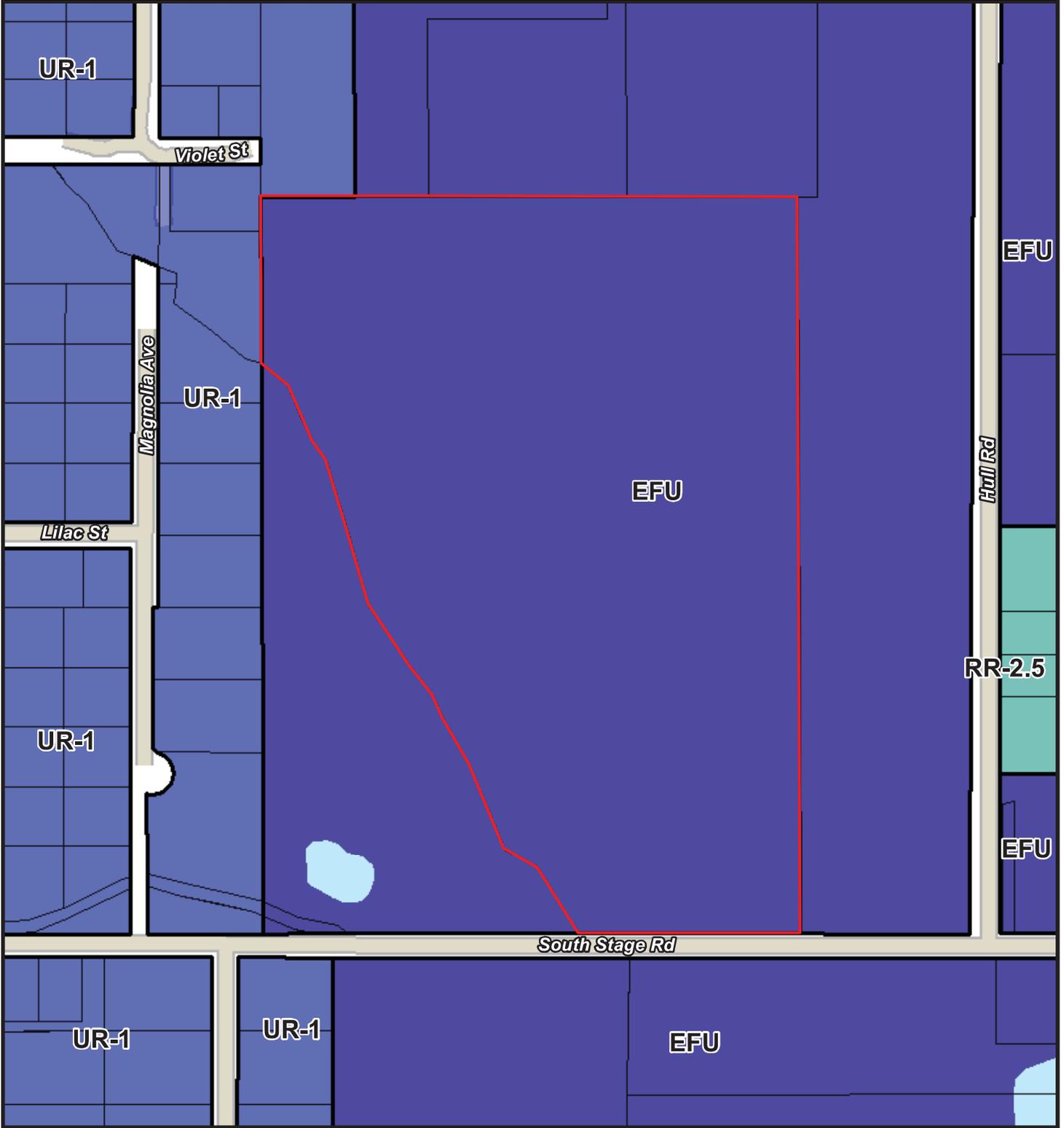
Taxlots



Fire



Schools



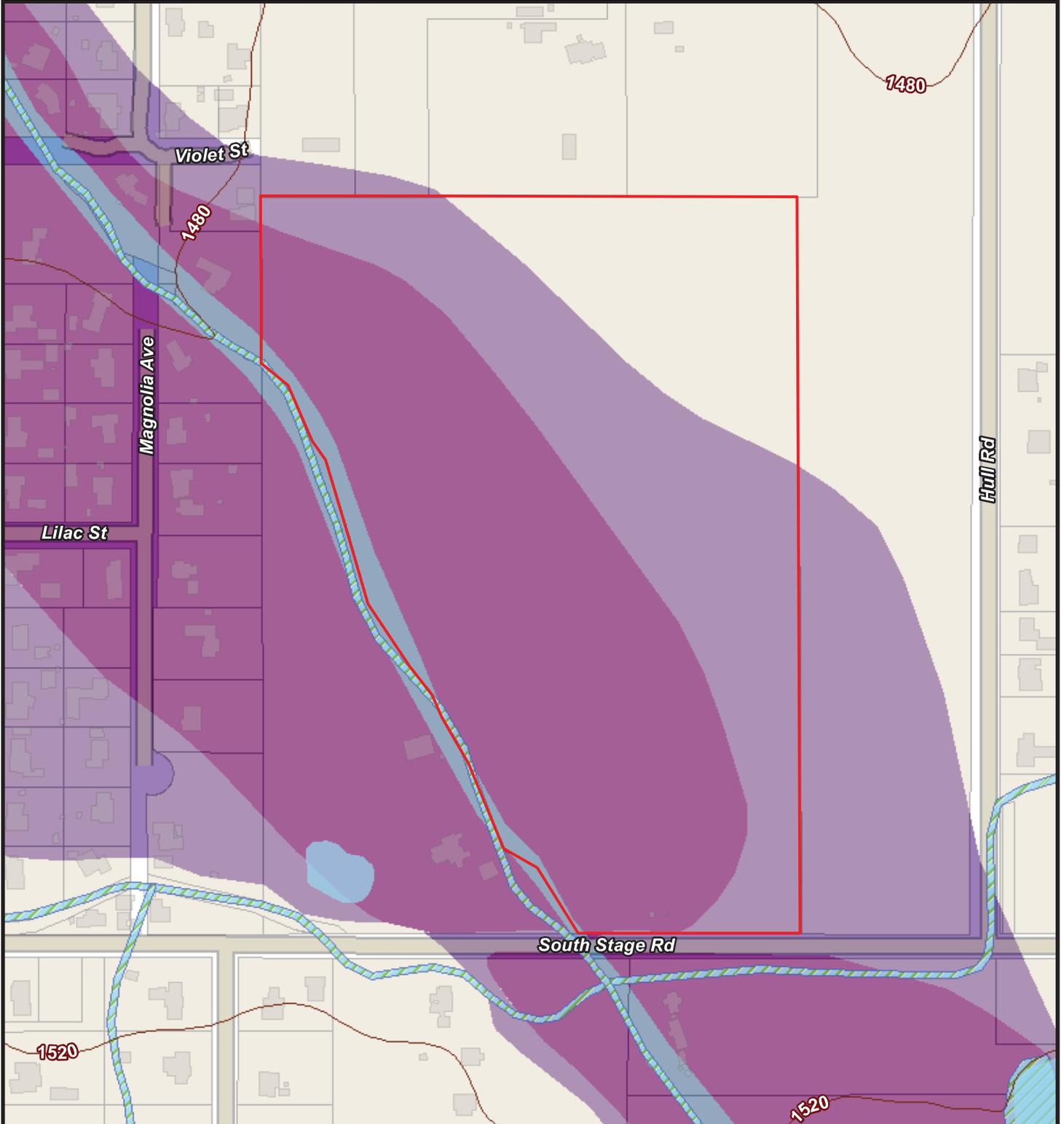
Zoning



Subject



Taxlot



Natural Features

-  Contour
-  1% Annual Chance Flood
-  0.2% Annual Chance Flood
-  Special Floodway
-  Wetlands
-  Area of Undetermined Flood
-  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
-  Future Conditions 1% Annual Chance Flood Hazard

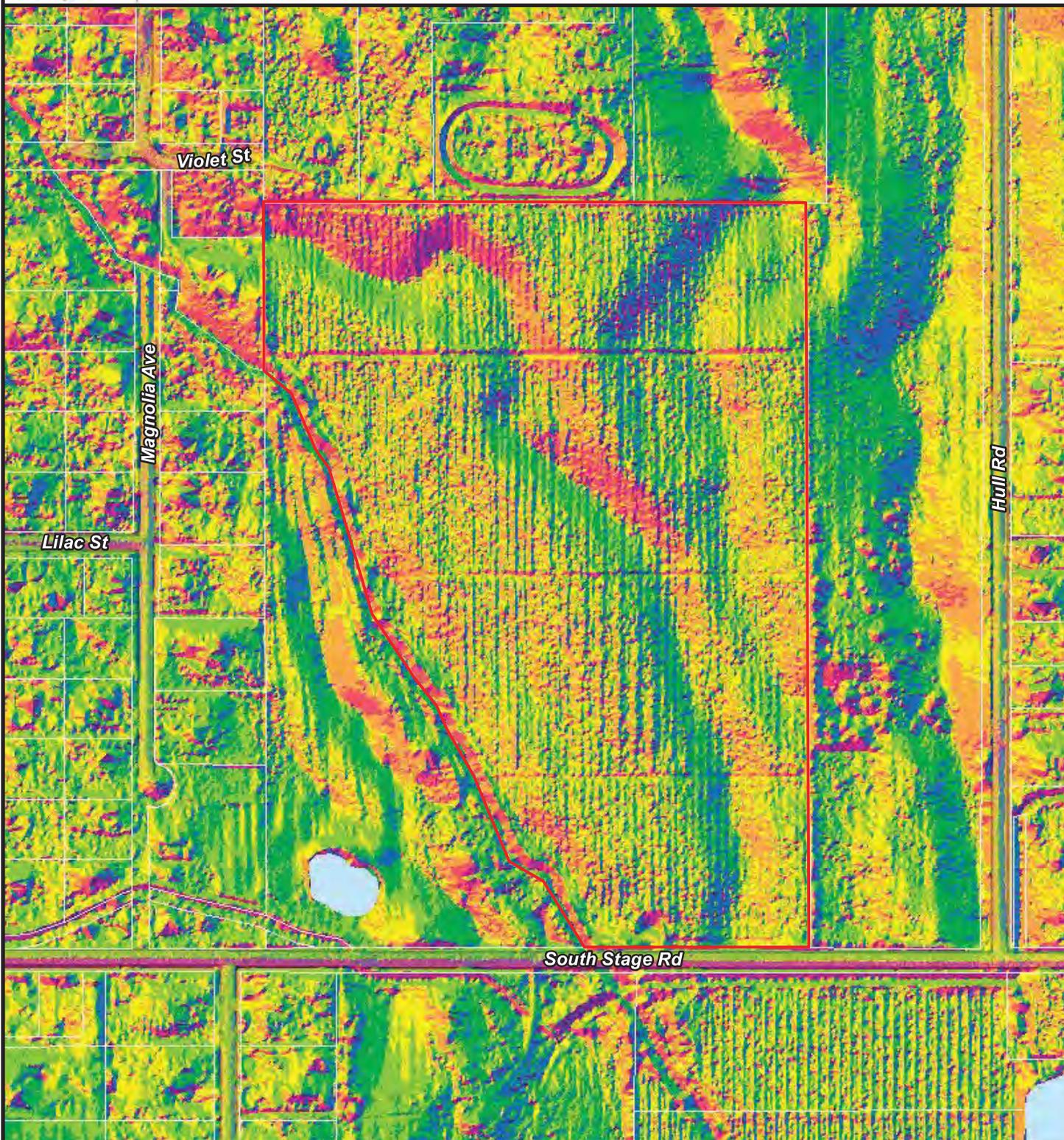
2/13/2020

Map Data is deemed reliable but not guaranteed. First American accepts no responsibility for accuracy.



First American Title

1-0436871
S Stage Rd
Medford, OR 97501

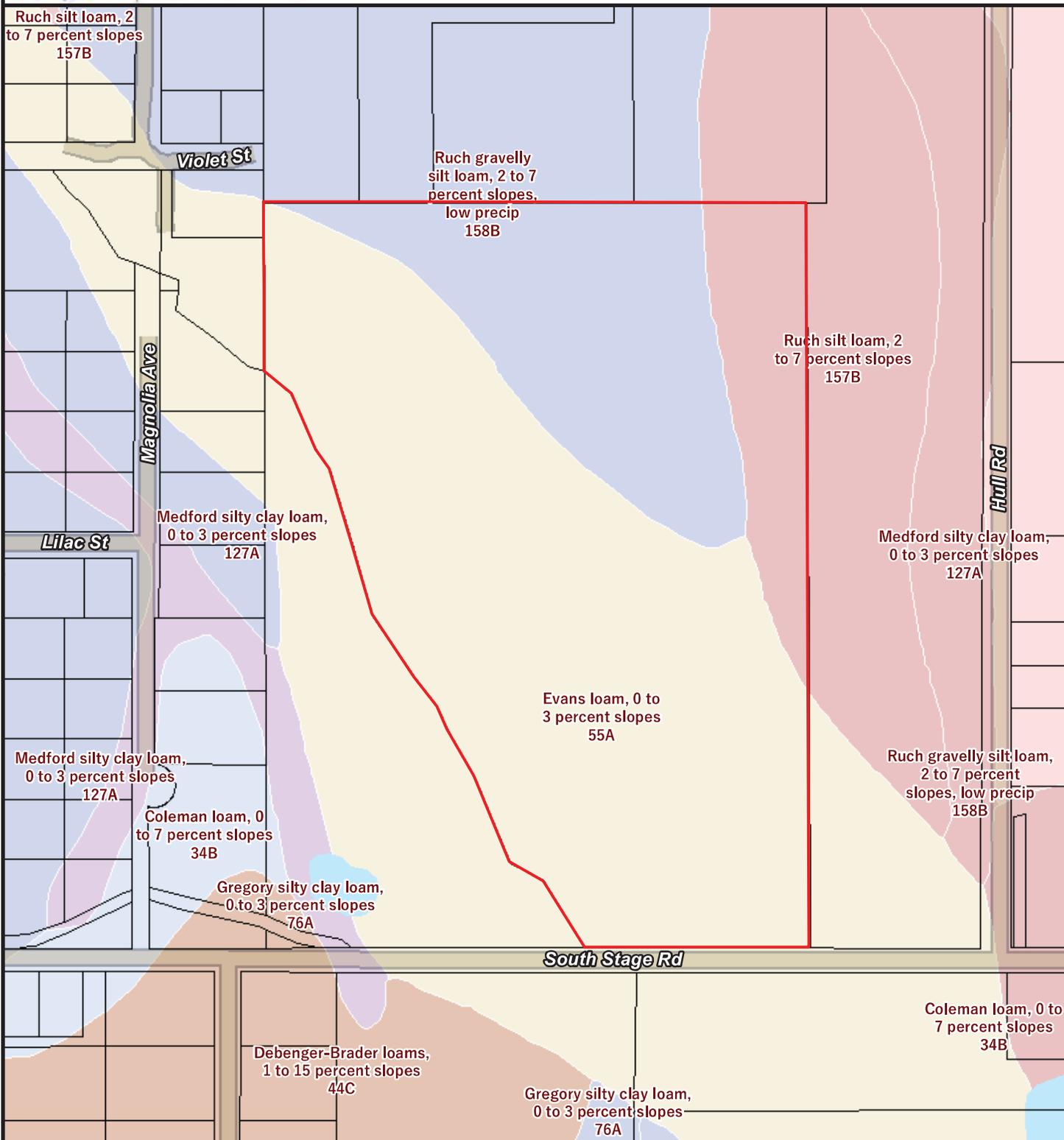


Aspect



2/13/2020

Map Data is deemed reliable but not guaranteed. First American accepts no responsibility for accuracy.



Soil



Subject



Taxlot



First American

First American Title Insurance Company

1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

Order No.: 7161-3407648
March 04, 2020

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

EVA VINEYARD, Escrow Officer/Closer
Phone: (541)779-7250 - Fax: (866)839-7125- Email: EVineyard@firstam.com
First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101, Medford, OR 97504

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Gary Laney, Title Officer
Phone: (541)779-7250 - Email: glaney@firstam.com

Preliminary Title Report

Situs Address as disclosed on Jackson County Tax Roll:

0 South Stage Road, Medford, OR 97501

2006 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$	TBD STR
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	60.00
Other			Cost \$	

Proposed Insured Lender: To Be Determined

Proposed Borrower: TBD

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of February 20, 2020 at 8:00 a.m., title to the fee simple estate is vested in:

1310 Gregory LLC, an Oregon Limited Liability Company

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
8. These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
9. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

11. Easement, including terms and provisions contained therein:
Recording Information: [Volume 550, Page 441](#)
In Favor of: The California Oregon Power Company
For: Transmission and distribution of electricity

12. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: 1310 Gregory LLC, an Oregon Limited Liability Company
Grantee/Beneficiary: Associated Fruit Company, an Oregon Corporation
Trustee: Ticor Title Company of Oregon
Amount: \$219,000.00
Recorded: April 26, 2019
Recording Information: Document No. [2019-011175](#)

13. Any conveyance or encumbrance by 1310 Gregory LLC, an Oregon Limited Liability Company should be executed pursuant to their Operating Agreement , a copy of which should be submitted to this office for inspection.

14. Unrecorded leases or periodic tenancies, if any.

- END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against TBD

NOTE: Taxes for the year 2019-2020 PAID IN FULL

Tax Amount:	\$286.52
Map No.:	372W34D 300
Property ID:	1-043687-1
Tax Code No.:	49-03

NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Crops on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: Statutory Warranty Deed recorded April 26, 2019 as Document No. [2019-011174](#), Associated Fruit Co. to 1310 Gregory LLC.

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

GARY LANEY
TITLE OFFICER
glaney@firstam.com

RECORDING INFORMATION

As of August 1, 2019 Jackson County recording fees are as follows:

Recording Fees:	\$	102.00	All Deeds 1st page
	\$	5.00	All Deeds for each additional page
	\$	111.00	All Other Document Types
	\$	5.00	All Other Document Types for each additional page

Additional Fees will be imposed by the County Clerk of a document presented for recording fails to meet the requirements established by ORS Chapter 205.

cc: Lender To Be Determined

cc: Chris Martin, Land and Wildlife LLC
3811 Crater Lake Highway, Suite B, Medford, OR 97504



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. **Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is**
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. **Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is**
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



Privacy Notice

Effective: January 1, 2020

Notice Last Updated: January 1, 2020

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

How Do We Collect Your Information? We collect your **personal** and **non-personal information**: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal information** for any purpose.

How Do We Share Your Personal Information? We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal information**, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal information**, you may contact us at dataprivacy@firstam.com or toll free at 1-866-718-0097.

How Do We Secure Your Personal Information? The security of your **personal information** is important to us. That is why we take commercially reasonable steps to make sure your **personal information** is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal information**.

How Long Do We Keep Your Personal Information? We keep your **personal information** for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to dataprivacy@firstam.com or toll free at 1-866-718-0097.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal information** to us in the US, and you consent to that transfer and use of your **personal information** in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out. We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Collection Notice. The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected	The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.
Categories of Sources	Categories of sources from which we've collected personal information include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties
Business Purpose for Collection	The business purposes for which we've collected personal information include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity



Categories of Third Parties Shared	The categories of third parties with whom we've shared personal information include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties
---	---

Categories of Personal Information We Have Sold In The Past Year. We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

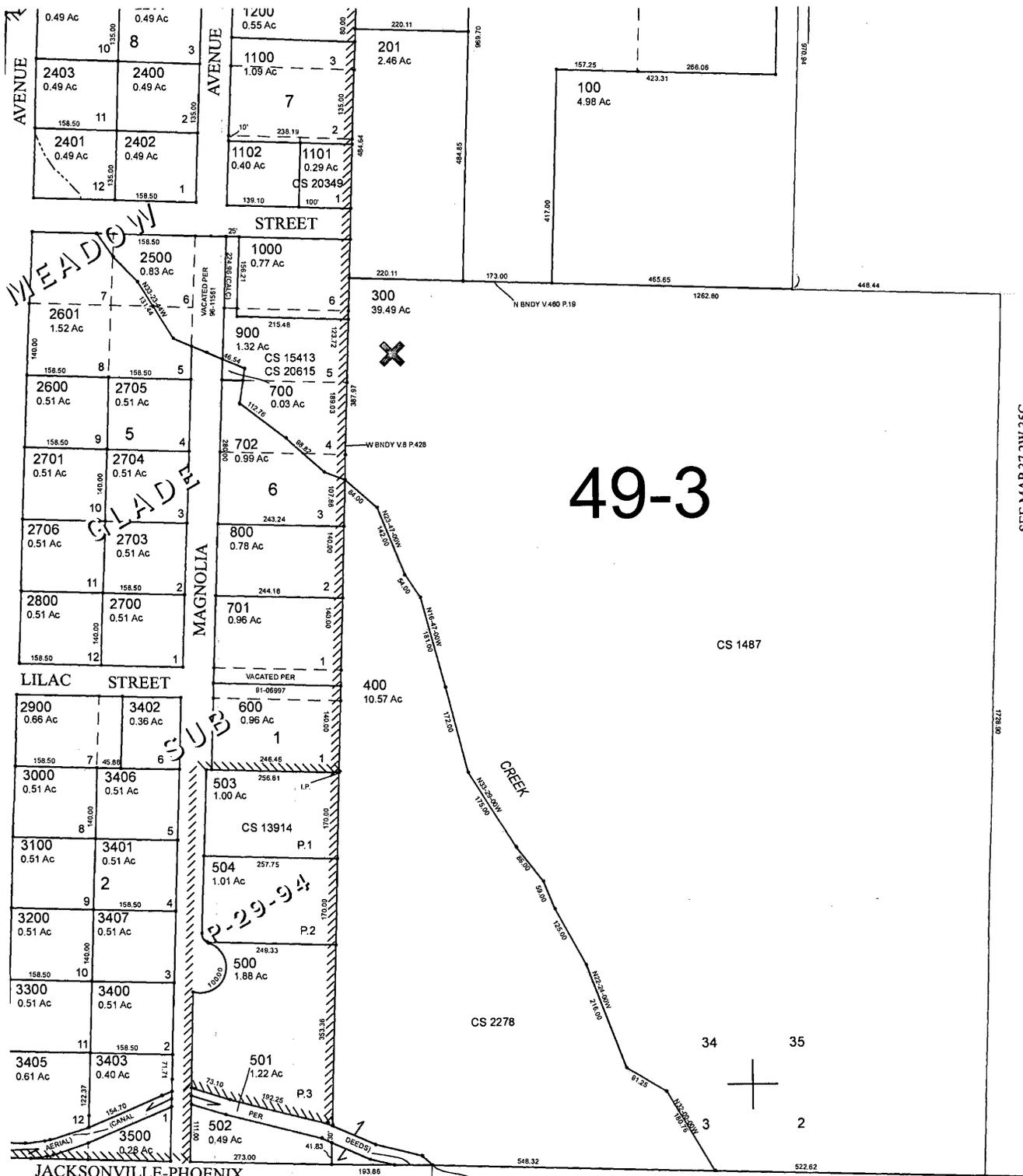
Categories of Personal Information Disclosed For A Business Purpose In The Past Year. The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including **protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.**

Exhibit "A"

Real property in the County of Jackson, State of Oregon, described as follows:

COMMENCING AT A 1-1/2 INCH GALVANIZED IRON PIPE LOCATED AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 45 IN TOWNSHIP 38 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 89° 55' 40" EAST ALONG THE NORTH BOUNDARY OF SAID CLAIM, ALSO BEING THE NORTH RIGHT OF WAY LINE OF STAGE ROAD SOUTH, 546.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 32° 00' WEST, 180.76 FEET; THENCE NORTH 60° 26' WEST, 91.25 FEET; THENCE NORTH 22° 24' WEST 216.00 FEET; THENCE NORTH 30° 12' WEST, 125.00 FEET; THENCE NORTH 23° 44' WEST, 59.00 FEET; THENCE NORTH 38° 38' WEST, 86.00 FEET; THENCE NORTH 33° 29' WEST, 175.00 FEET; THENCE NORTH 16° 06' WEST, 172.00 FEET; THENCE NORTH 16° 47' WEST, 181.00 FEET; THENCE NORTH 35° 23' WEST, 54.00 FEET; THENCE NORTH 23° 47' WEST, 142.00 FEET; THENCE NORTH 47° 43' WEST, 84.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF TRACT DESCRIBED IN VOLUME 8, PAGE 428, JACKSON COUNTY, OREGON, DEED RECORDS (AS SAME WAS FOUND TO BE MONUMENTED WITH SANDSTONE MONUMENTS); THENCE NORTH 0° 13' 20" WEST ALONG SAID WEST BOUNDARY 387.97 FEET TO THE NORTHWEST CORNER OF TRACT DESCRIBED IN VOLUME 519, PAGE 367, SAID DEED RECORDS; THENCE SOUTH 89° 55' 40" EAST, 1262.80 FEET; THENCE SOUTH 0° 13' 20" EAST, 1728.90 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STAGE ROAD SOUTH; THENCE NORTH 89° 55' 40" WEST ALONG SAID LINE, 522.62 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.



SEE MAP 38 2W 03A
S 21629

TOWNSHIP **37** RANGE **2W** SECTION **34** **N**
 THIS MAP IS FOR LOCATION PURPOSES ONLY
 NO LIABILITY IS ASSUMED FOR VARIATIONS
 DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE