

4784 Fish Hatchery Road

+/- 10.89 Acres Zoned RR-5 with Irrigation Rights



4784 Fish Hatchery Road
Grants Pass, Josephine County, Oregon

Chris Martin

541.660.5111

chris@martinoutdoorproperties.com

Ashley Lacer

541.231.7788

ashley@martinoutdoorproperties.com



> **MARTIN**
OUTDOOR PROPERTY GROUP

Remarks

Welcome to Fish Hatchery Road, a prime homesite opportunity to enjoy the rural lifestyle. Nestled in a valley surrounded by mountains, this property has a truly picturesque setting. Totaling 10.86 acres, the RR-5 zoning may allow for the possibility of a second homesite. The wide, established gravel driveway leads you to the property, which is a wonderful place to live the rural lifestyle. The homesite is set back from Fish Hatchery Road, making for a private setting, but is only 2 miles from the charming town of Wilderville and 11 miles from Grants Pass. With easy access, large open fields, level topography, 9.2 acres of irrigation rights, and an on-site pond, there are many options for your future farm or rural estate.

In addition to the Applegate River, southern Oregon has a multitude of lakes, rivers, and streams for fishing, camping, hiking and white-water boating. The world-renowned Rogue River runs through Grants Pass and provides incredible opportunities for fishing, white water sports and family recreation. The region also has vast public lands for recreation, hiking, hunting and much more. This property is approximately 11 miles to the delightful river town of Grants Pass.

Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy a refreshing rural lifestyle and a charming small-town culture.

Property Identification

The property has a physical address of 4784 Fish Hatchery Rd, Grants Pass, Oregon 97527. It is made up of 1 parcel/1 tax lot and 1 account number.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
37S	6W	8	1001	10849877	<u>10.86</u>	RR-5
				Total	10.86	

Property Details


Access:	Access is via a gravel driveway off of paved Fish Hatchery Road
Present Land Use:	Vacant
2021-2022 Taxes:	\$1,103.81
Zoning:	RR-5 (Rural Residential - 5 Acre Minimum)
Elevations:	+/- 960 feet above sea level
Topography:	Level
Water Rights:	6.2 acres of irrigation rights (Certificate 49270)
Domestic Water:	None at this time
Sanitation:	None at this time
Electric/Power:	Not yet extended

Aerial Exhibit



Soils Exhibit



 Boundary 10.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1B0	Abegg gravelly loam, 2 to 7 percent slopes, low precip	7.28	68.94	0	53	3e
52	Kerby loam	3.28	31.06	0	76	2s
TOTALS		10.56(*)	100%	-	60.14	2.69

Disclosures

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. LandLeader NW 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.

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 live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, the Oregon Caves National Monument, and the Rogue River. The area enjoys a mild Mediterranean climate with four distinct seasons and mild winters.

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.

Climate

From a climate perspective, Southern Oregon offers the most diverse climate 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 trending 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, creating great conditions for agricultural use and an overall enjoyable climate.

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.

Sources: Greg Jones, <https://www.linfield.edu/wine/greg-jones.html> and Sperling's Best Places.

Exhibit A

(Property Information)



First American Title™

Josephine County Property Profile Information

Parcel #: **R324561**
 Tax Acct #: **37-06-08-00-001001-00**
 Owner: 4784 Fish Hatchery Rd LLC
 CoOwner:
 Site: 4784 Fish Hatchery Rd
 Grants Pass OR 97527 - 9592
 Mail: 4784 Fish Hatchery Rd
 Grants Pass OR 97527 - 9592
 Land Use: 401 Tract - Improved (typical of class)
 Std Land Use: RSFR - Single Family Residence
 Twn/Rng/Sec: 37S / 06W / 08
 Legal:

ASSESSMENT & TAX INFORMATION

PROPERTY CHARACTERISTICS

Market Year: **2021**
 Market Total: **\$336,380.00**
 Market Land: **\$279,250.00**
 Market Impr: **\$57,130.00**
 Assessment Year: **2021**
 Assessed Total: **\$165,210.00**
 Exemption:
 Taxes: **\$1,159.00**
 Levy Code: 05
 Levy Rate: 6.2802

Year Built: 2016 2016
 Bedrooms:
 Bathrooms:
 Total Area:
 Attic Fin/Unfin: /
 Bsmt Fin/Unfin: /
 Building Type: Sfr Class 6, 3 Story Sfr Class 6, 3 Story
 Pool: No
 Heat Source:
 Roof Cover:
 Garage SF:
 Carport:
 Porch/Patio: /
 Lot Size: 10.86 Acres (473,062 SqFt)
 Neighborhood: 1500

SALE & LOAN INFORMATION

Sale Date: 05/21/2020
 Sale Amount: \$275,000.00
 Document #: 7112
 Deed Type: Deed
 Loan Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co: FIRST AMERICAN TITLE

Lot:
 Block:
 Plat/Subdiv:
 Zoning: RR5
 School Dist: Three Rivers School District
 Primary School: Madrona Elementary School
 Middle School: Lincoln Savage Middle School
 High School: Hidden Valley High School
 Census: 1062 - 360900
 Watershed: Lower Applegate River
 Waterfront:
 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.

IMPROVEMENT: R3245611 Impr Desc: FENCING Total SqFt: 618 Bedrooms: 0 Mfd Home: Year Built: 2016 Foundation: Bathrooms: 0	PARCEL ID: R324561 Ext Wall: Heat Type: Condition:
IMPROVEMENT: R3245612 Impr Desc: CARGO CONTAINER Total SqFt: 160 Bedrooms: 0 Mfd Home: Year Built: 2016 Foundation: Bathrooms: 0	PARCEL ID: R324561 Ext Wall: Heat Type: Condition:
IMPROVEMENT: R3245613 Impr Desc: SOLAR PANELS Total SqFt: 1,000 Bedrooms: 0 Mfd Home: Year Built: 2016 Foundation: Bathrooms: 0	PARCEL ID: R324561 Ext Wall: Heat Type: Condition:
IMPROVEMENT: R3245614 Impr Desc: WATER TANK Total SqFt: 1,100 Bedrooms: 0 Mfd Home: Year Built: 2017 Foundation: Bathrooms: 0	PARCEL ID: R324561 Ext Wall: Heat Type: Condition:

Property Owner
 R324561 4784 FISH HATCHERY RD LLC 4784 FISH HATCHERY RD, GRANTS PASS, OR 97527

2022 GENERAL INFORMATION

Property Status A Active
 Property Type Residential
 Legal Description P.P. 2016-20, PARCEL 3, ACRES 10.86, POTENTIAL ADD'L TAX LIAB;DISQ
 Alternate Account Number -
 Neighborhood 1500 Fish Hatchery
 Map Number 37-06-08-00-001001-00
 Property Use 401-HBU Tract; Zone Res; Improved
 Levy Code Area 05
 Zoning RR5

RELATED PROPERTIES

Linked Properties -

2022 OWNER INFORMATION

Owner Name 4784 FISH HATCHERY RD LLC
 Mailing Address 4784 FISH HATCHERY RD GRANTS PASS, OR 97527

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
ALTEN	ALTERNATIVE ENERGY (307.175)	2023

2022 IMPROVEMENTS

⊕ Improvement #1	Improvement Type Misc Imp	Beds D	↕ Expand/Collapse All
⊕ Improvement #2	Improvement Type Cargo Container	Beds D	
⊕ Improvement #3	Improvement Type Misc Imp	Beds D	

2022 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	1.00 Acres
L2	401 Tract; Residential; Improved	9.86 Acres
L3	OSD On-Site Development	-

L4	IRR Irrigation	-	473061.50 Sq. ft / 10.86 acres
TOTALS			

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022 (In Process)	\$54,390	\$273,760	\$328,150	\$0	\$170,160
2021	\$57,130	\$279,250	\$336,380	\$0	\$165,210

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
5/21/2020	COZZI, JOSEPH & COZZI, LAURA	4784 FISH HATCHERY RD LLC	20-007111	\$350,000	Warranty Deed
1/23/2019	HOLBROOK, JARED	COZZI, JOSEPH & COZZI, LAURA	19-000966	\$210,000	Warranty Deed
	HOLBROOK, JOSHUA LAREDO	HOLBROOK, JARED	16-015611	-	Bargain & Sale
	HOLBROOK, JOSHUA LAREDO	HOLBROOK, JOSHUA LAREDO	16-009062	-	Partition Plat
2/24/2016	WALLMANN, W STEVEN	HOLBROOK, JOSHUA LAREDO	16-002374	\$240,000	Warranty Deed

- 20 MAIL RETURN
- see Events PATL for \$amt
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 3/17/2022

TAX YEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2021	\$1,103.81	\$1,037.56	\$66.25	\$1,103.81	\$34.34	-	\$1,138.15
2020	\$1,158.67	\$1,083.45	\$75.22	\$1,158.67	\$0.00	-	\$0.00
2019	\$888.81	\$864.29	\$24.52	\$888.81	\$0.00	-	\$0.00
2018	\$872.33	\$849.56	\$22.77	\$872.33	\$0.00	-	\$0.00
2017	\$63.86	\$39.86	\$24.00	\$63.86	\$0.00	-	\$0.00
2016	\$76.72	\$49.62	\$27.10	\$76.72	\$0.00	-	\$0.00
2015	\$73.58	\$47.82	\$25.76	\$73.58	\$0.00	-	\$0.00
2014	\$70.13	\$46.52	\$23.61	\$70.13	\$0.00	-	\$0.00
2013	\$65.80	\$0.00	\$0	\$65.80	\$0.00	-	\$0.00
2012	\$63.35	\$0.00	\$0	\$63.35	\$0.00	-	\$0.00
2011	\$57.51	\$0.00	\$0	\$57.51	\$0.00	-	\$0.00
2010	\$56.01	\$0.00	\$0	\$56.01	\$0.00	-	\$0.00

TOTAL TAXES DUE	
Current Year Due	\$1,138.15
Past Years Due	\$0.00
Total Due	\$1,138.15

2009	\$57.00	\$0.00	\$0	\$57.00	\$0.00	-	\$0.00
2008	\$59.06	\$0.00	\$0	\$59.06	\$0.00	-	\$0.00
2007	\$61.93	\$0.00	\$0	\$61.93	\$0.00	-	\$0.00
2006	\$60.91	\$0.00	\$0	\$60.91	\$0.00	-	\$0.00
2005	\$59.98	\$0.00	\$0	\$59.98	\$0.00	-	\$0.00
2004	\$59.34	\$0.00	\$0	\$59.34	\$0.00	-	\$0.00
2003	\$58.66	\$0.00	\$0	\$58.66	\$0.00	-	\$0.00
2002	\$57.91	\$0.00	\$0	\$57.91	\$0.00	-	\$0.00
2001	\$56.69	\$0.00	\$0	\$56.69	\$0.00	-	\$0.00
2000	\$51.53	\$0.00	\$0	\$51.53	\$0.00	-	\$0.00
1999	\$51.39	\$0.00	\$0	\$51.39	\$0.00	-	\$0.00
1998	\$47.66	\$0.00	\$0	\$47.66	\$0.00	-	\$0.00
1997	\$46.81	\$0.00	\$0	\$46.81	\$0.00	-	\$0.00
1996	\$54.33	\$0.00	\$0	\$54.33	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2020	1252178	4-20-2021	\$1,205.01
2019	1162597	10-24-2019	\$862.15
2018	1148545	1-24-2019	\$883.96
2017	1102730	4-3-2018	\$65.84
2016	1012225	9-28-2016	\$74.42
2016	1012225	9-28-2016	\$2.41
2015	972654	10-27-2015	\$71.37
2014	919738	10-21-2014	\$68.03
2013	878051	11-1-2013	\$63.83
2012	822909	10-19-2012	\$61.45
2011	815520	5-24-2012	\$2.01
2011	804909	12-1-2011	\$55.78
2010	749569	11-22-2010	\$319.03
2009	681227	11-13-2009	\$55.29
2008	643249	11-20-2008	\$57.29
2007	576937	11-14-2007	\$60.07
2006	518651	11-7-2006	\$59.08
2005	455700	10-20-2005	\$58.18
2004	425223	11-12-2004	\$57.56

2003	374114	11-13-2003	\$56.90
2002	333916	11-18-2002	\$56.17
2001	277155	11-19-2001	\$54.99
2000	207158	11-6-2000	\$49.98
1999	167921	11-16-1999	\$51.62
1998	105139	11-3-1998	\$46.23
1997	49895	12-1-1997	\$45.41
1996	41052	1-1-1938	\$54.33



After recording return to:
Joseph Cozzi and Laura Cozzi
3017 Jump Off Joe Creek Road
Grants Pass, OR 97526

File No.: 7151-3465146 (BH)
Date: May 18, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

JOSEPHINE COUNTY OFFICIAL RECORDS
RHIANNON HENKELS, COUNTY CLERK **2020-007112**
MTG-TRD 05/21/2020 10:13 AM
Cnt=1 Pgs=4 Stn=4 LBOSS
\$20.00 \$11.00 \$10.00 \$60.00 \$5.00 **\$106.00**
I, Rhiannon Henkels, County Clerk, certify that the within
document was received and duly recorded in the official
records of Josephine County.

Map/Tax Lot # **37-06-08-00-001001**
Tax Account #**R324561**

TRUST DEED

(Assignment Restricted)

THIS DEED OF TRUST, made this **Eighteenth day of May, 2020**, between **4784 Fish Hatchery Rd LLC, an Oregon limited liability company**, as GRANTOR, and **First American Title Insurance Company**, as TRUSTEE, and **Joseph Cozzi and Laura Cozzi or Survivor**, as BENEFICIARY.

WITNESSETH: Grantor irrevocably conveys to Trustee in trust, with power of sale, certain real property in **Josephine County, Oregon**, described as:

LEGAL DESCRIPTION: Real property in the County of Josephine, State of Oregon, described as follows:

PARCEL 3 OF PARTITION PLAT NO. 2016-20, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON.

Together with all tenements, hereditaments and appurtenances, including easements, and all other rights thereunto belonging or in any way now or hereafter appertaining, and the rents, issues, and profits thereof, together with all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor herein contained and payment of the sum of **Two Hundred Seventy Five Thousand dollars (\$275,000.00)**, with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable **on or before July 1, 2021**.

Note: The Trust Deed Act provides that the Trustee hereunder must be either an attorney who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of the state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 896.505 to 896.585.

***WARNING:** 12 USC 1701/-S regulates and may prohibit exercise of this option.

In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the Grantor without first having obtained the written consent or approval of the Beneficiary, then, at the Beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable.

Grantor agrees:

1. To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or improvement therein; not to commit or permit any waste of said property.

2. To complete or restore promptly and in good and workmanlike manner any building or improvement, which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefore.

3. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said property against loss or damage by fire and other hazards as the Beneficiary may require, in an amount not less than **\$275,000.00**, written by companies acceptable to the Beneficiary, with loss payable to Beneficiary; proof of insurance shall be delivered to the Beneficiary as soon as issued.

4. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.

5. To keep said premises free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipt of payment to Beneficiary.

6. Should the Grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by Grantor, either by direct payment or by providing Beneficiary with funds with which to make such payment, Beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations of Grantor, described in paragraphs 7 and 8 of this Trust Deed section, shall be added to and become a part of the debt secured by this Trust Deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property herein before described, as well as the Grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the Beneficiary, render all sums secured by this Trust Deed immediately due and payable and constitute a breach of this Trust Deed.

7. To pay all costs, fees and expenses of this trust including the cost of title search, as well as the other costs and expenses of the Trustee incurred in connection with or in enforcing this obligation together with trustees' and attorneys' fees actually incurred.

8. To appear in and defend any action or proceeding purporting to affect the security rights or powers of Beneficiary or Trustee; and in any suit, action or proceeding in which the Beneficiary or Trustee may appear, including evidence of title and the Beneficiary's or Trustee's attorneys' fees. The amount of attorneys' fees mentioned in this paragraph 7 above in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decree of the trial court, Grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the Beneficiary's or Trustee's attorneys' fees on such appeal.

The parties mutually agree:

1. In the event that any portion of the property is taken under the right of eminent domain or condemnation, Beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorneys' fees, both in the trial and appellate courts, necessarily paid or

incurred by Beneficiary in such proceedings, be applied upon the indebtedness secured hereby; and Grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation promptly upon Beneficiary's request.

2. Upon any default by Grantor hereunder, Beneficiary may, at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the property or any part thereof, in its own name, sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees upon any indebtedness secured hereby, in such order as Beneficiary may determine.

3. The entering upon and taking possession of the property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder, or invalidate any act done pursuant to such notice.

4. Upon default by Grantor in payment of any indebtedness secured hereby or in Grantor's performance of any agreement contained hereunder, time being of the essence with respect to such payment and/or performance, the Beneficiary may declare all sums secured hereby immediately due and payable. In such event Beneficiary, at its election, may proceed to foreclose this trust deed by advertisement and sale, or may direct the Trustee to pursue any other right or remedy, either at law or in equity, which the Beneficiary may have. In the event the Beneficiary elects to foreclose by advertisement and sale, the Beneficiary or the Trustee shall execute and cause to be recorded a written notice of default and election to sell the said described real property to satisfy the obligation secured hereby whereupon the Trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.752 to 86.809.

5. The Grantor and those persons authorized by ORS 86.778 may cure any default(s) 5 days before the date the Trustee has designated for sale. Any cure of default(s) shall require payment of or tendering performance and the payment of all costs and expenses actually incurred in enforcing the obligations of this Trust Deed, including, but not limited to, trustees' and attorneys' fees as authorized by law.

In the absence of any such cure, the Trustee will enforce the obligations of this Trust Deed in accordance with paragraph 4 herein and as authorized and required by applicable law.

6. When Trustee sells pursuant to the powers provided herein, Trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the Trustee and a reasonable charge by Trustee's attorney, (2) the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the Trustee in the trust deed as their interest may appear in the order of their priority and (4) the surplus, if any, to the Grantor or to his successor in interest entitled to such surplus.

7. Beneficiary may from time to time appoint a successor or successors to any Trustee named herein or to any successor trustee appointed hereunder. Upon such an appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any Trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by Beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

The Grantor covenants to and agrees with the Beneficiary and the Beneficiary's successors in interest that the Grantor is lawfully seized in fee simple of the real property and has a valid, unencumbered title

thereto, except as may be set forth in any addendum or exhibit attached hereto, and that the Grantor will warrant and forever defend the same against all persons whomsoever.

This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a Beneficiary herein. In construing this deed and whenever the context so requires the singular number includes the plural.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

4784 Fish Hatchery Rd LLC, an Oregon limited liability company

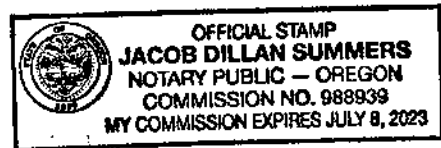
By: [Signature]
Name: Damon Stewart
Title: Manager

STATE OF Oregon)
)ss.
County of Josephine)

This instrument was acknowledged before me on this 20 day of May, 20 20 by Damon Stewart as Manager of 4784 Fish Hatchery Rd LLC, on behalf of the limited liability company.

[Signature]

Notary Public for Oregon
My commission expires: 7/8/2023



SEE MAP 37S 06W 07

2000-02

WILDERVILLE

PART OF
PARCEL 2

1700
18.37 AC

19
2:

1003
6.36 AC

1001
10.86 AC

1600
7.67 AC

1601
3.08 AC

1002
6.05 AC

PARTITION
PLAT

CS 108-69
2016-20

1100
5.27 AC

1400
0.95 AC

1202
5.79 AC

1300
0.92 AC

1500
0.98 AC

1201
0.59 AC

1200
3.36 AC

FISH
PARTITION
PLAT

CS 60-98
2010-32

3101
1.30 AC

3102
3.67 AC

3006
3.95 AC

3001
3.13 AC

2900
5.03 AC

2814
10.43 AC

3100
2.42 AC

3103
1.70 AC

CS 90-74
1996-20

3007
2.73 AC

2901
4.47 AC

PARTITION
PLAT
CS 20-90

3003
2.59 AC

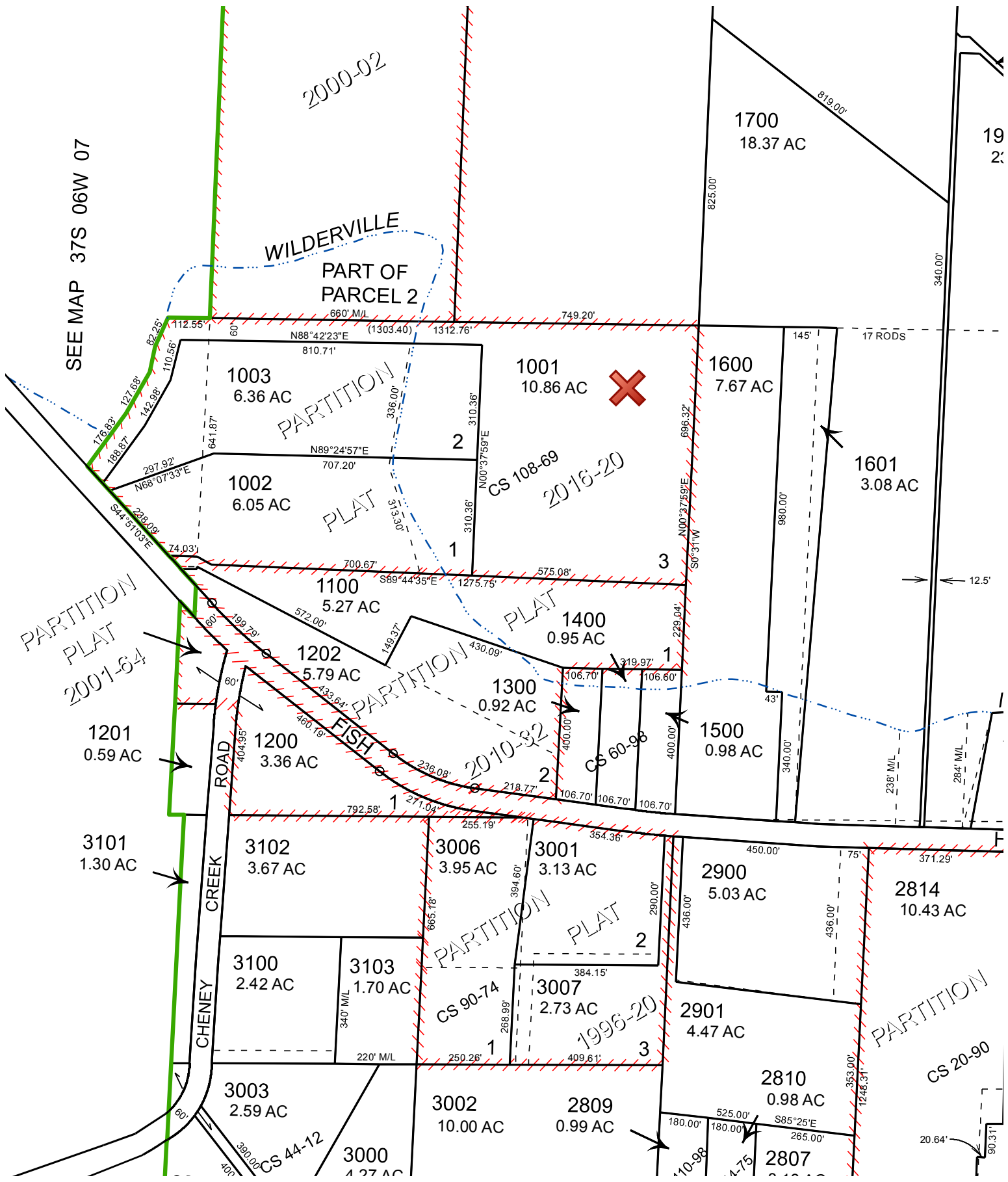
3002
10.00 AC

2809
0.99 AC

2810
0.98 AC

CS 44-12
3000
4.27 AC

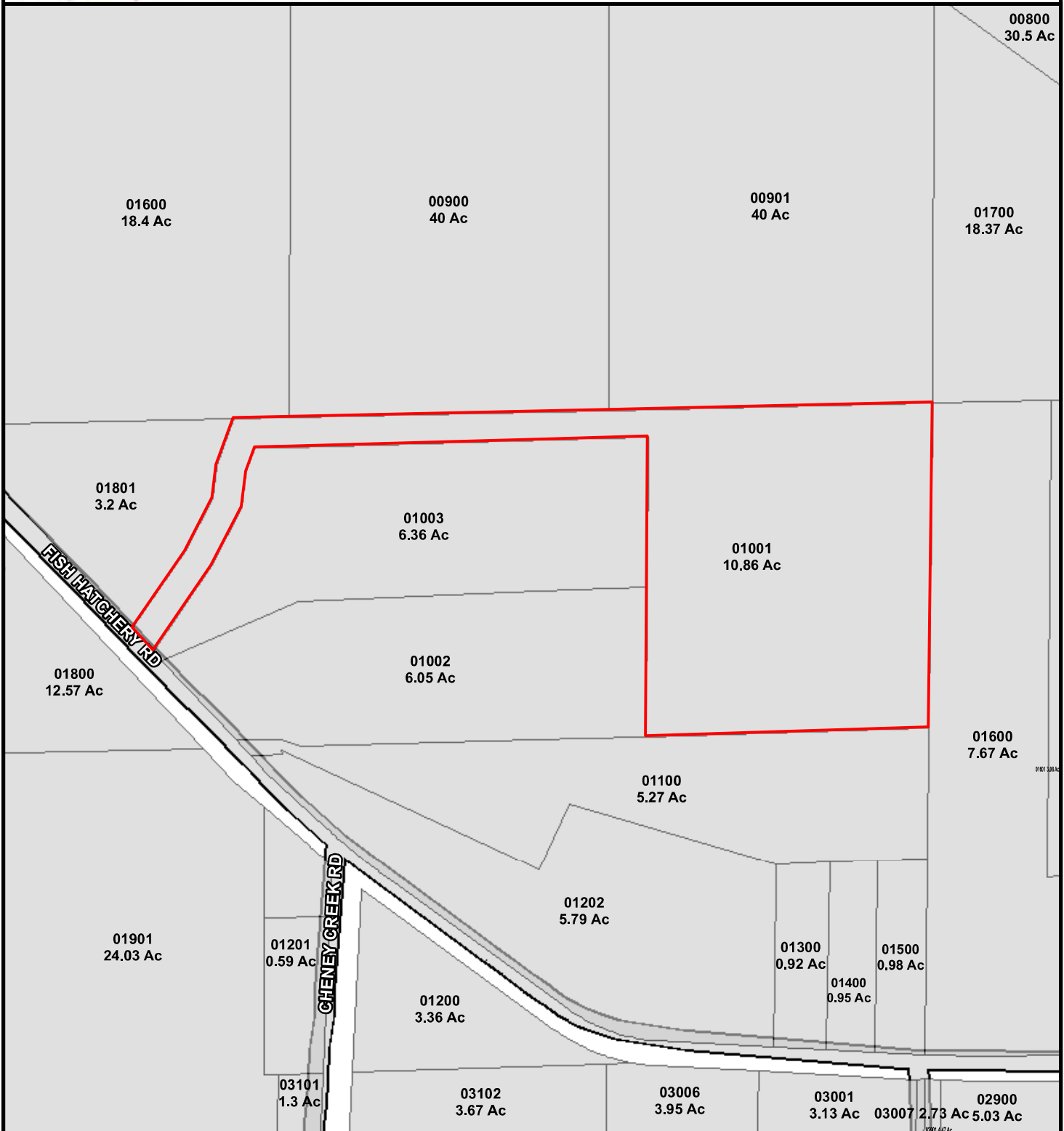
2807





First American Title

37060800001001
4784 Fish Hatchery Rd
Grants Pass, OR 97527



Taxlot



Subject



Taxlot

3/17/2022

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Aerial



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Aerial



Subject



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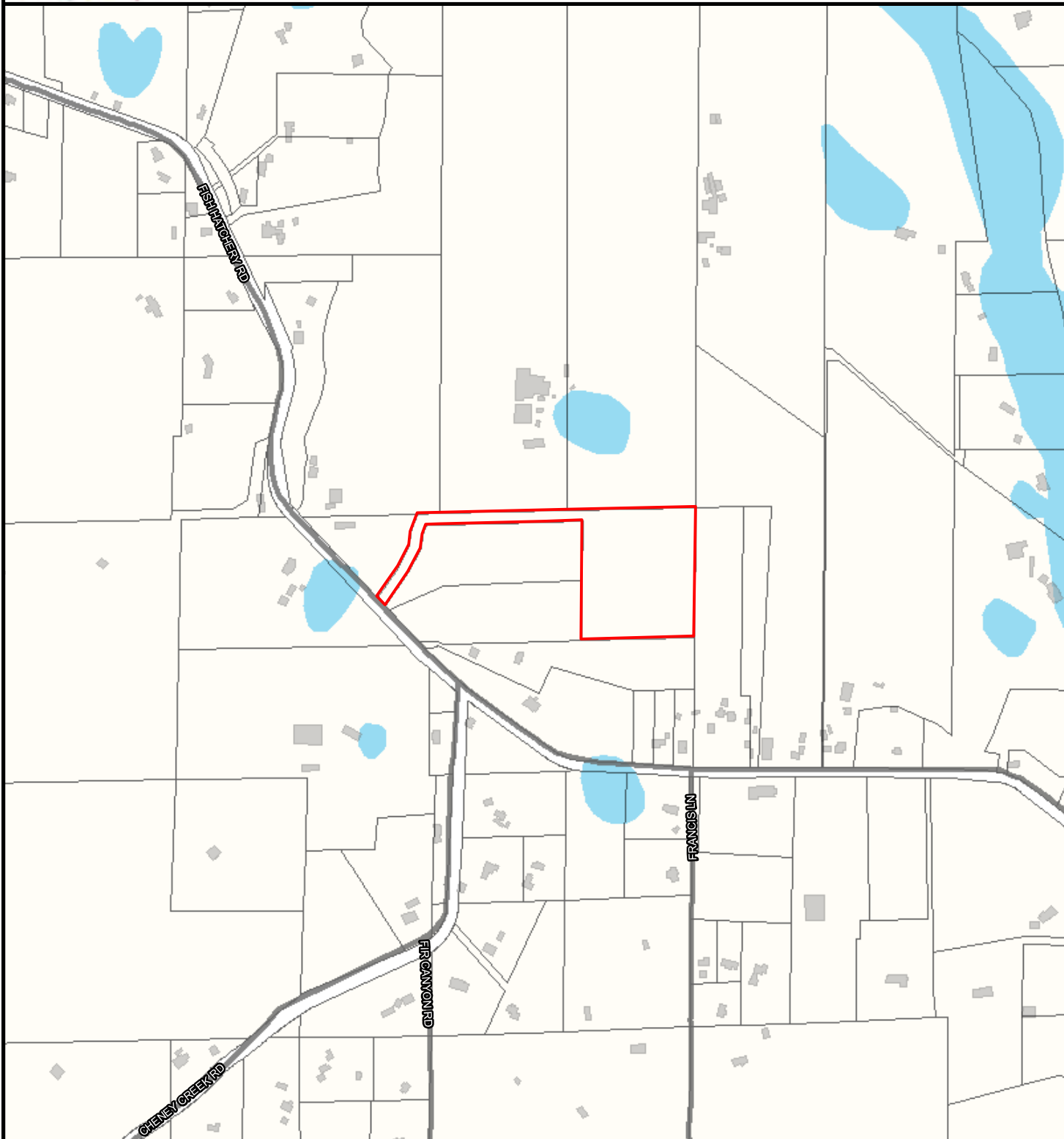
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Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Hospital
-  Fire Station
-  Library
-  City Limits
-  Parks

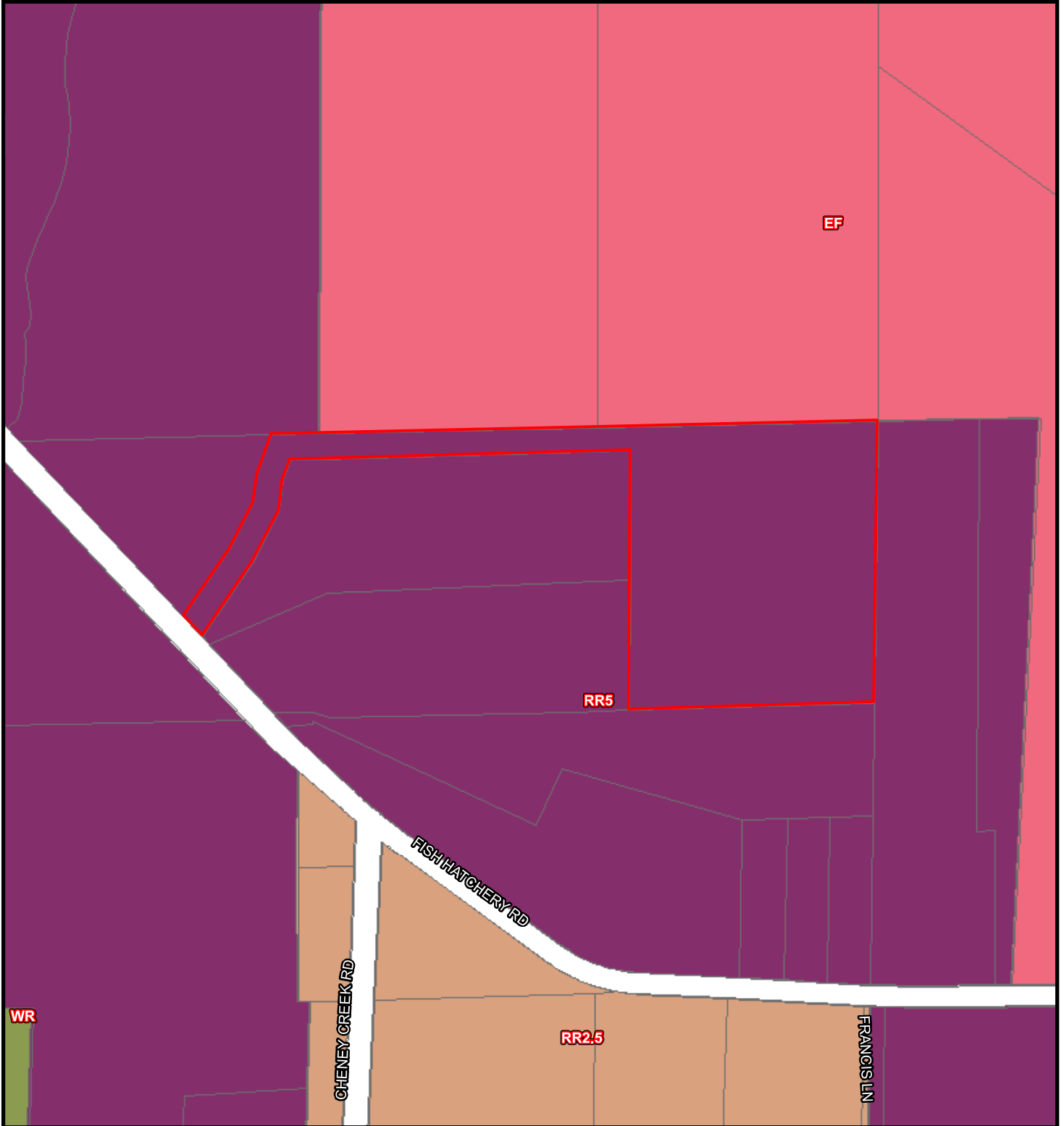
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Zoning



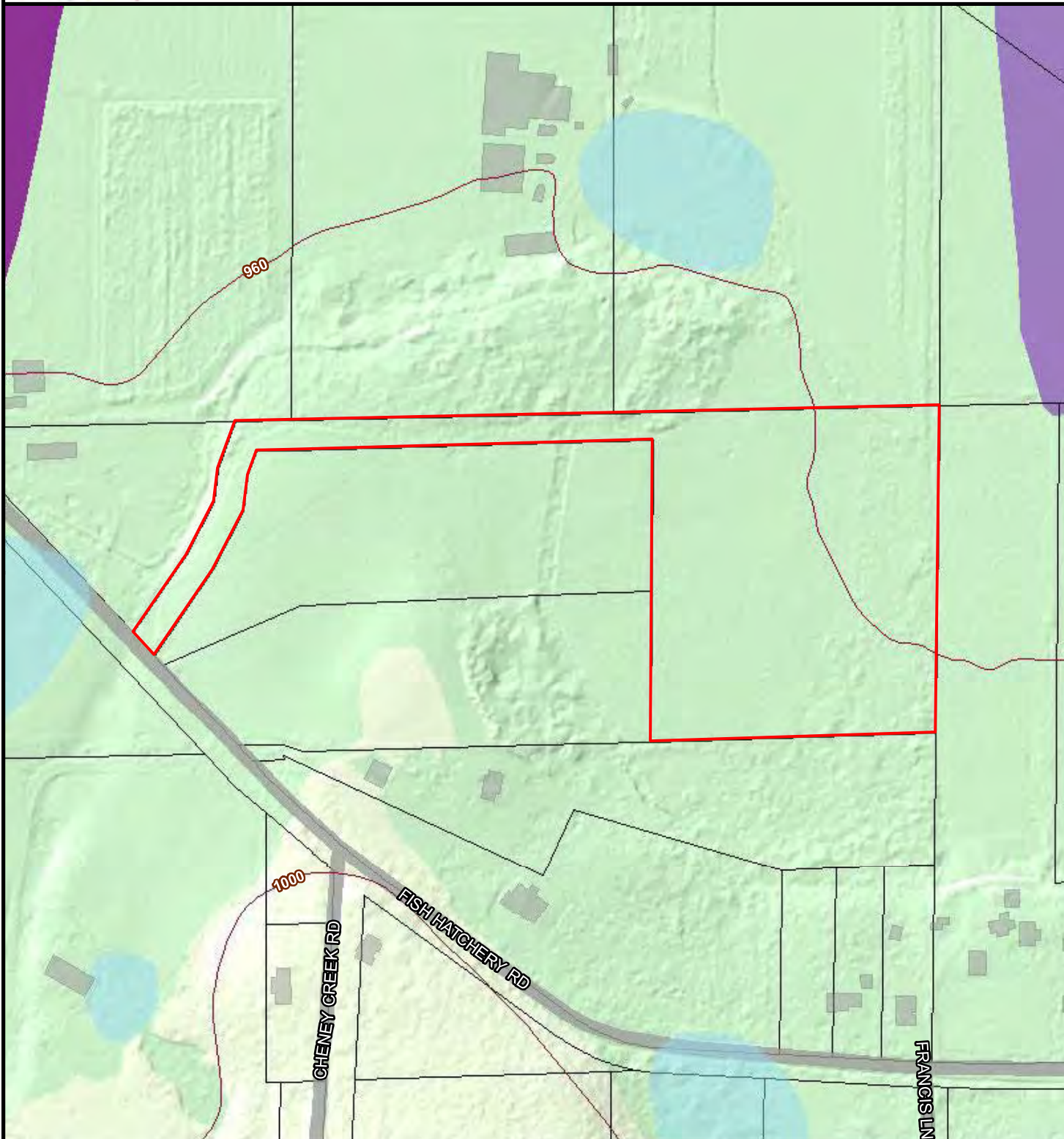
Subject












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Natural Features

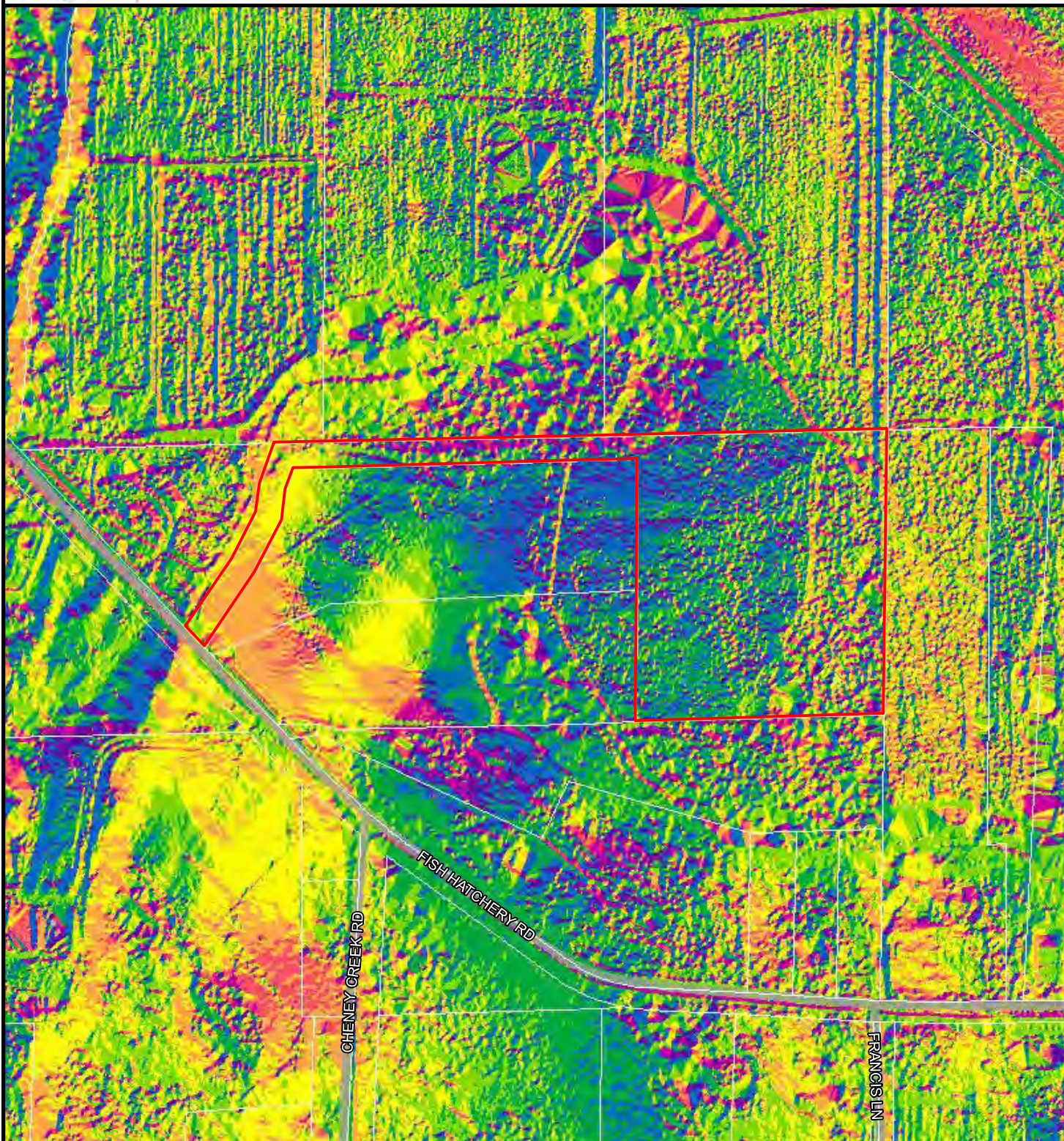
-  Contour
-  1% Annual Chance Flood
-  0.2% Annual Chance Flood
-  Special Floodway
-  Wetlands
-  Area of Undetermined Flood
-  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
-  Future Conditions 1% Annual Chance Flood Hazard

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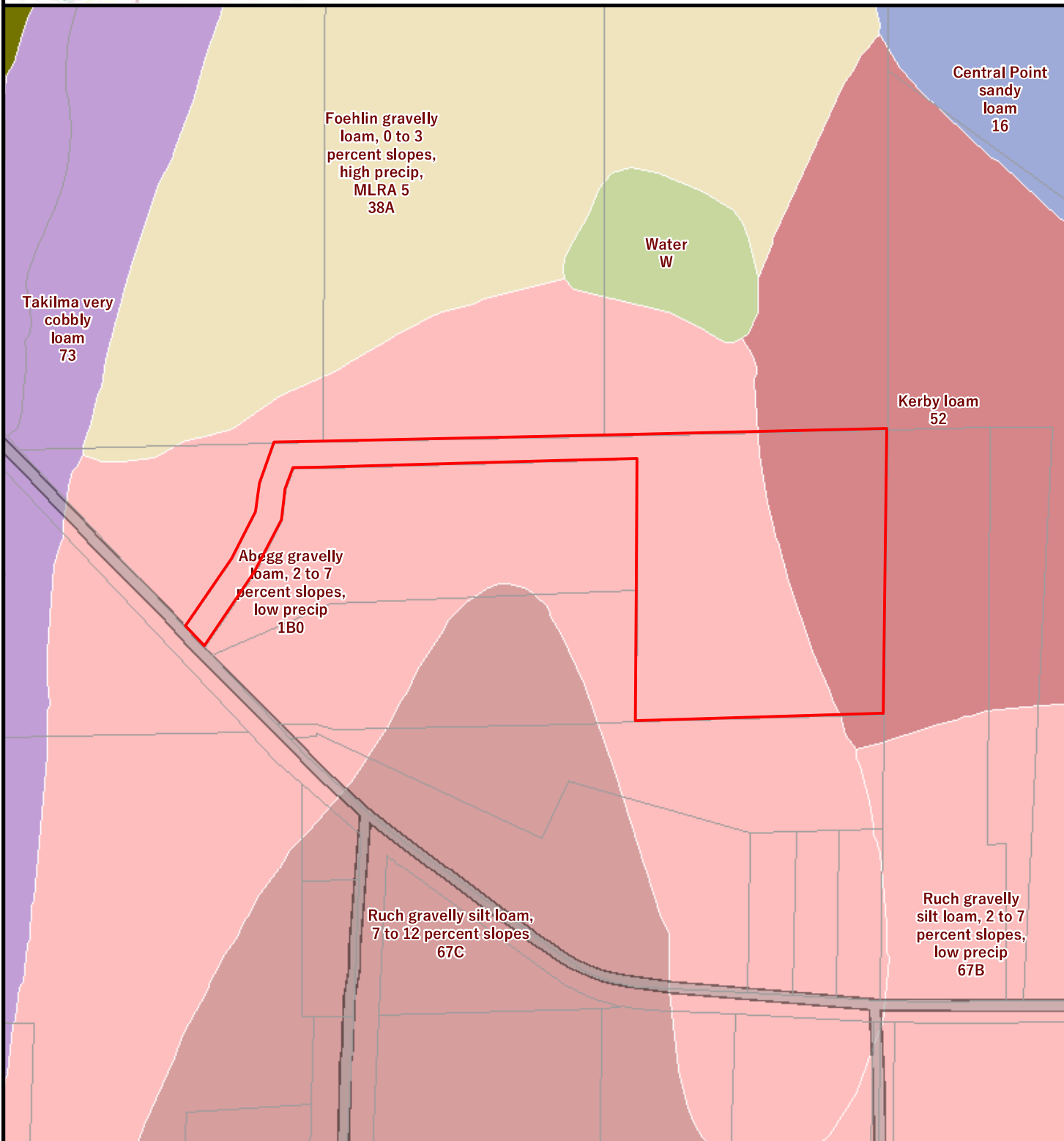


Aspect



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3/17/2022



Soil



Subject



Taxlot

STATE OF OREGON

COUNTY OF JOSEPHINE

CERTIFICATE OF WATER RIGHT

This Is to Certify, That JAMES L. ROBINSON

of 3791 Fish Hatchery Road, Grants Pass, State of Oregon 97526, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Applegate River

a tributary of Rogue River for the purpose of irrigation of 9.2 acres

under Permit No. 38582 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from May 7, 1975

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.12 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, T. 37 S., R., 6 W., W.M.; 2050 feet North and 1140 feet East from SW Corner, Section 15

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 4 $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

9.2 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 8
T. 37 S., R. 6 W., W.M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date. June 27, 1980

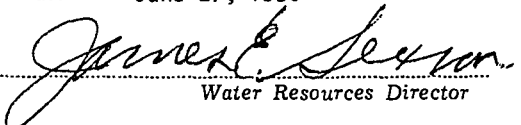
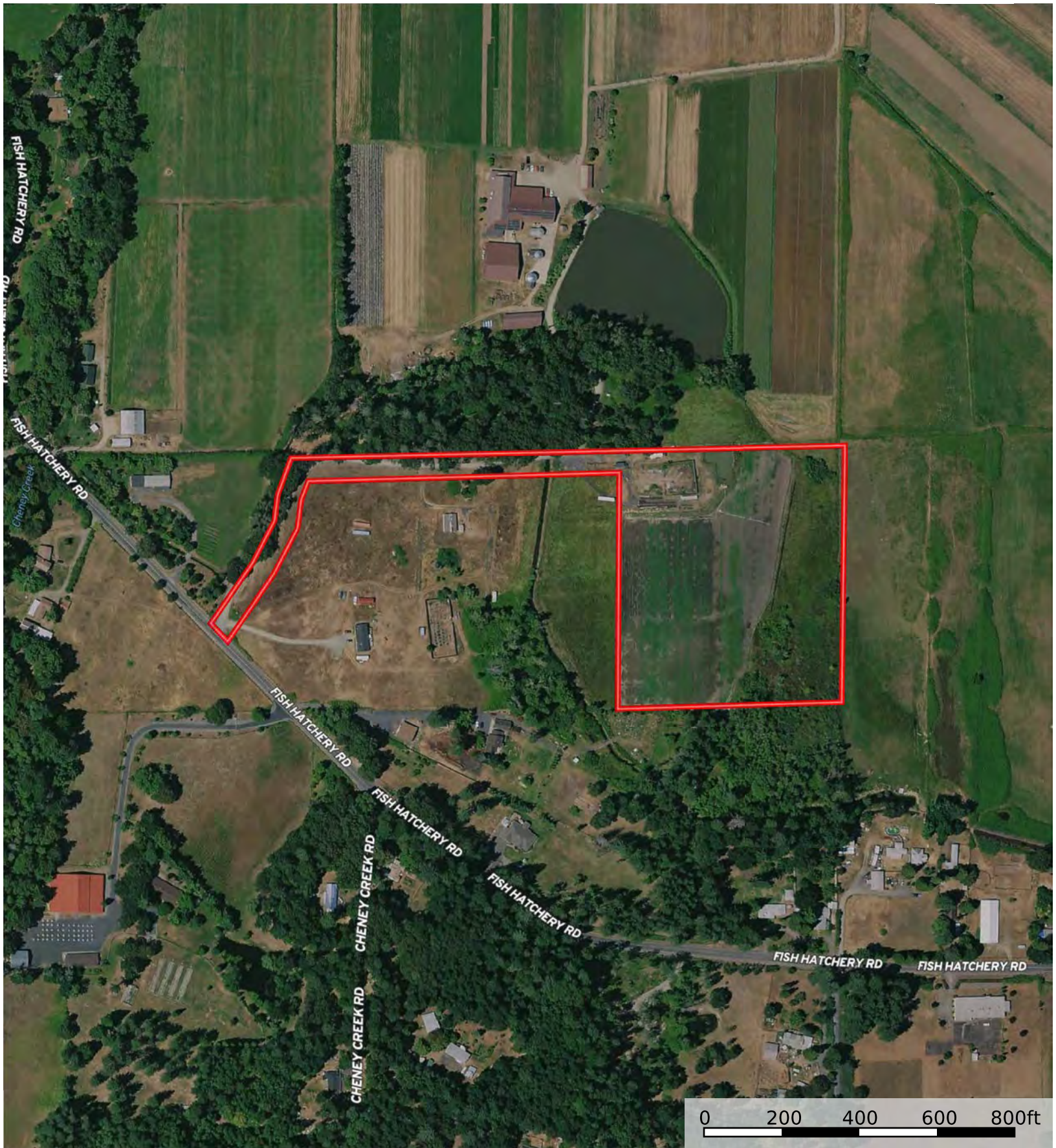

Water Resources Director

Exhibit B

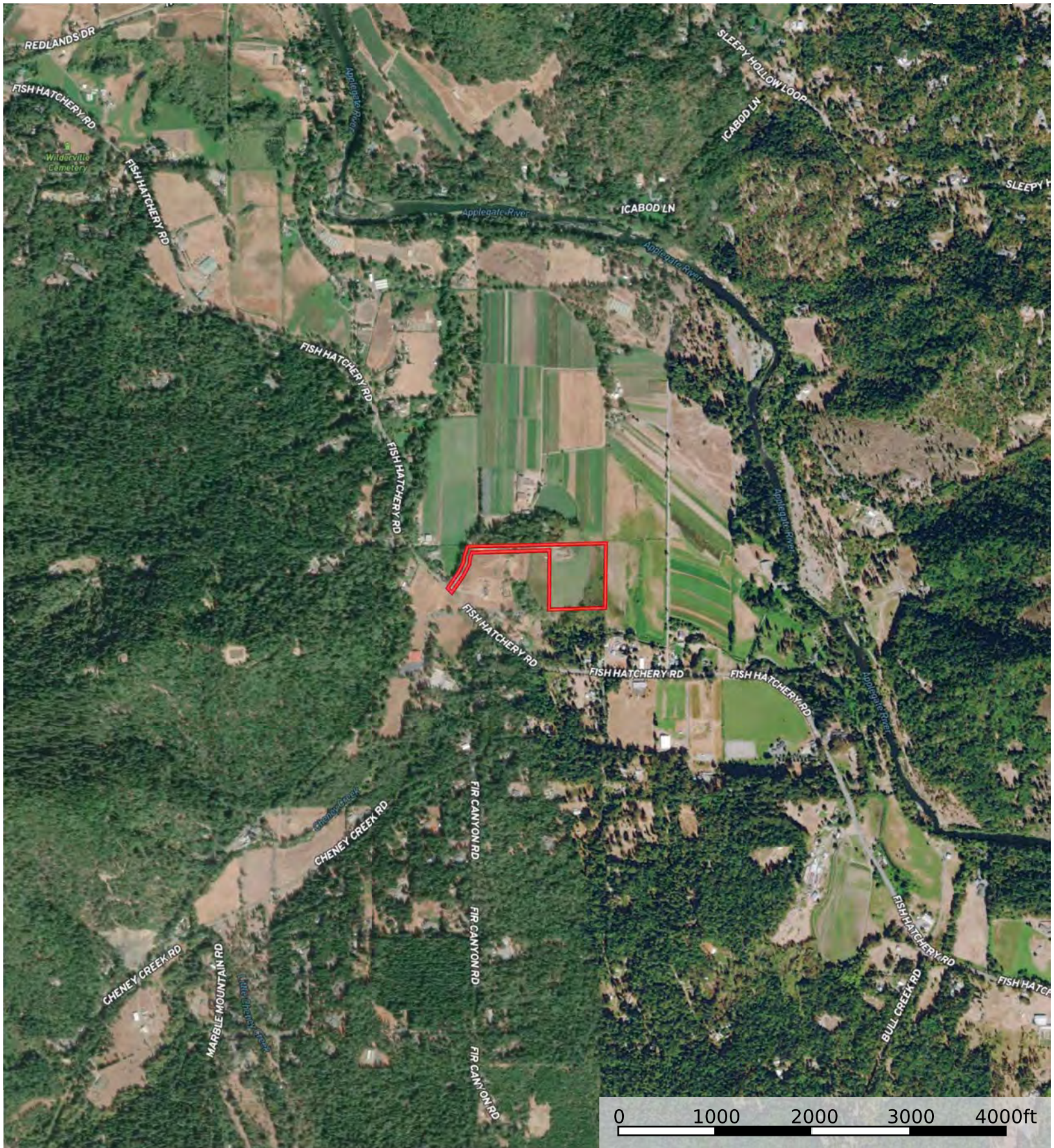
(Property Maps)

4784 Fish Hatchery Road
Oregon, AC +/-



 Boundary

4784 Fish Hatchery Road Oregon, AC +/-



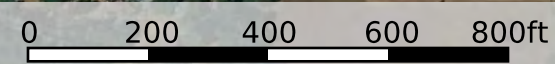
 Boundary

4784 Fish Hatchery Road
Oregon, AC +/-



 Boundary

4784 Fish Hatchery Road
Oregon, AC +/-



 Boundary

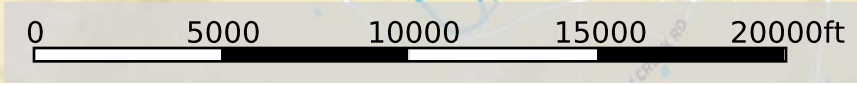
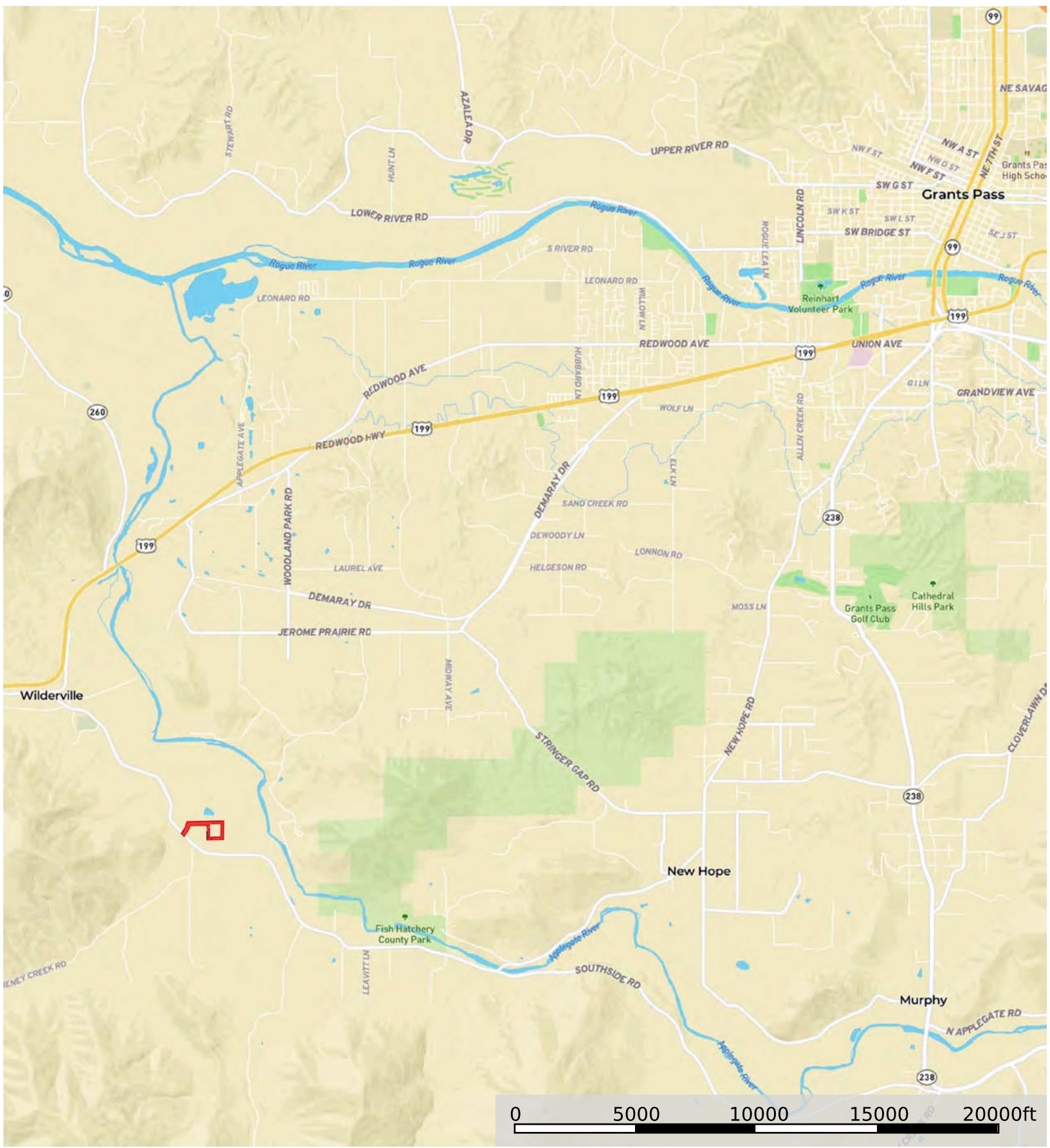
|  Boundary 10.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1B0	Abegg gravelly loam, 2 to 7 percent slopes, low precip	7.28	68.94	0	53	3e
52	Kerby loam	3.28	31.06	0	76	2s
TOTALS		10.56(*)	100%	-	60.14	2.69

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



4784 Fish Hatchery Road Oregon, AC +/-



 Boundary