

264 Minthorne Road

Private Rural Home with Water Rights



264 Minthorne Road
Rogue River, Jackson County, Oregon

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541.660.5111
Team@MartinOutdoorProperties.com



 **MARTIN**
OUTDOOR PROPERTY GROUP

Remarks

Welcome to 264 Minthorne Road. This 4.29-acre property has nearly 200' along Evans Creek, with +/-3 acres of water rights. The functional layout of the home, multiple outbuildings, year round creek frontage, and privacy make this rural living at its best, while only being 6 miles from downtown Rogue River. Views of the not-too-distant mountains and soft sounds of the creek make this a relaxing location to call your own.

A cement and brick walkway lead you to the covered front deck of the single-story home that boasts a great floor plan. You enter near the kitchen, where a corner sink is surrounded by windows, allowing great natural light. There are also double-wall ovens, expansive countertop space, and lots of built-in cabinets. The kitchen opens into the large living room with vaulted ceilings, three large skylights, wood stove, and ceiling fan. The living room also leads to the back deck and yard through two glass sliding doors, increasing the abundance of natural light.

The attached master bathroom is generous in size with a separate shower and tub, along with double sinks and storage. The large walk-in master closet offers lots of storage with its built-in options and spacious size.

Located down the hall is the additional two bedrooms and guest bathroom. The large laundry room with great storage rounds out the home. There is also an attached 2-car garage with key-code access.

Outside you will find multiple outbuildings with varying uses. Next to the home, with access from the same driveway, is the 80'x24' metal shortage building. The home and metal barn are enclosed inside the 8' wooden perimeter fence. The additional outbuildings offer a wide range of uses are accessed off the second driveway which runs along the creek.

Minthorne Road is located North of Rogue River and is only 6 miles from downtown Rogue River, 6.5 miles from Interstate 5, and 24.5 miles from the Rogue Valley Airport. This location provides a rural getaway while being close to conveniences. Rogue River also benefits greatly from being situated between Grants Pass and the Redwood Highway, a beautiful bi-way that winds SW through the Illinois Valley and the canyons of the Smith River on your way to the Pacific Ocean, and Medford with state of the art medical facilities and an abundance of conveniences.

The Southern Oregon region is known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With a distinct four seasons, but mild winter, this climate is known as one of the most enjoyable in North America.

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 luxury, a refreshing rural lifestyle, and a charming small-town culture.

Aerial Map



Property Identification

The property has a physical address of 264 Minthorne Road, Rogue River, Oregon 97537. It is made up of 1 tax lot and 1 account number as shown in the table below.

Township	Range	Section	Tax Lot	Account #	Acres
35S	4W	15C	2500	10532078	<u>4.29</u>
				Total	4.29

Property Details

Access:	Access is via a dirt/gravel driveway off of paved Minthorne Road
Present Land Use:	Rural residence
2021-2022 Taxes:	\$1,647.21
Zoning:	EFU (Exclusive Farm Use)
Elevations:	+/- 1,120' above sea level
Topography:	Level
Live Water:	+/-190' of frontage along Evans Creek
Domestic Water:	On-site domestic well (GPM unknown)
Water Rights:	+/- 3 acres of water rights from Evans Creek (Certificate 47287)
Sanitation:	Standard septic system
Electric/Power:	Standard residential service
Internet:	Spectrum
Site Improvements:	Property has substantial perimeter fencing around $\frac{2}{3}$ of the property with 8-foot tall wood panels, two gated entries, pump shed (12'x8'), and storage shed (12'x8')

Main Home Characteristics

Gross Area:	1,664 square feet (county records)
Number of Stories:	One
Year of Construction:	1995 (county records)
Bedrooms:	Three bedrooms
Bathrooms:	Two full bathrooms
Foundation:	Concrete block
Flooring:	Carpet and vinyl
Roofing:	Composition
Heat/Air Conditioning:	Heat pump plus a wood burning stove
Additional Rooms:	Laundry room and great room



Metal Shed Characteristics

Gross Area:	1,920 square feet - 80'x24'
Year of Construction:	2020 (no permits on file)
Foundation:	Concrete
Flooring:	Concrete
Exterior Walls:	Metal
Roofing:	Metal
Additional Notes:	Rolling door is 10' w by 8' h and a walk-in door



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 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 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 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.

Winter temperatures below freezing and summer temperatures above 90°F are common. July average maximum temperatures range from the low 80s to the lower 90s and January average minimum temperatures stay around the low 30s. There is an average of 36 inches of rain and an average of 5 inches of snow per year. On average, there are also 194 sunny days per year in Josephine County.

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

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Exhibit A

(Property Information)



First American Title™

Jackson County Property Profile Information

Parcel #: 10532078
Tax Acct#: 354W15C002500
Owner: **Mmkbr Farms LLC**
CoOwner:
Site: **264 Minthorne Rd**
Rogue River OR 97537 - 9608
Mail: 43520 Vista Del Mar
Fremont CA 94539
Land Use: 551 Farm - Exclusive Farm Use (EFU) - Impro
Std Land Use: RSFR - Single Family Residence
Legal:
Twn/Rng/Sec: 35S / 04W / 15 / SW

ASSESSMENT & TAX INFORMATION

PROPERTY CHARACTERISTICS

Market Total: **\$423,670.00**
Market Land: **\$259,980.00**
Market Impr: **\$163,690.00**
Assessment Year: **2021**
Assessed Total: **\$163,018.00**
Exemption:
2020 Taxes: **\$1,607.85**
Levy Code: 6202
Levy Rate: 10.1514

Year Built: 1995
Bedrooms: 3
Bathrooms: 2
Total SF: 1,664 SqFt
Basement SF:
Lot Size: 4.29 Acres (186,872 SqFt)
Garage SF: 720 SqFt
Heat Source: Heat Pump
Fireplace:
Lot:
Block:
Plat/Subdiv:
Zoning: EFU
School Dist: 35 Rogue River
Primary School: Rogue River Elementary School
Middle School: Rogue River Junior/Senior High
High School: Rogue River Junior/Senior High
Census: 2079 - 002900
Watershed: Evans Creek
Recreation:

SALE & LOAN INFORMATION

Sale Date: 05/04/2016
Sale Amount: \$335,000.00
Document #: 13546
Deed Type: Deed
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co: FIRST AMERICAN TITLE

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: 47925

PARCEL ID: 10532078

Improvement Use: 141	Improvement Desc: RESIDENCE One story	Year Built: 1995
% Complete:	Condition:	Eff Year Built: 1995
Total SqFt: 1,664	Bedrooms: 3	Roof Type:
Finished SqFt: 1,664	Bathrooms: 2	Roof Mat:
Unfinished SqFt:	Basement Fin SqFt:	Garage SqFt:
1st Floor SqFt: 1,664	Basement Unfin SqFt:	Carport SqFt:
2nd Floor SqFt:	Attic Fin SqFt:	Patio:
3rd Floor SqFt:	Attic Unfin SqFt:	Fireplace:
4th Floor SqFt:		Heat Type:

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

[Click here to make a credit card or e-check payment](#)

15-Oct-2021

MMKBR FARMS LLC
43520 VISTA DEL MAR
FREMONT CA 94539-6250

Tax Account #	10532078	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	6202
Situs Address	264 MINTHORNE RD ROGUE RIVER/COUNTY OR	Interest To	Oct 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$1,597.79	\$1,647.21	\$0.00	\$49.42	\$1,647.21	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,607.85	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,568.55	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,528.59	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,493.22	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,456.08	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,410.91	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,363.71	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,194.81	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,165.90	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,239.06	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,259.74	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,274.20	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,228.79	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,221.52	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,379.96	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,144.42	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,084.81	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,642.82	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,572.37	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,524.93	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,328.85	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,247.32	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,193.38	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,165.65	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,273.31	Nov 15, 1996
1987	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	Nov 15, 1987
Total		\$1,597.79	\$1,647.21	\$0.00	\$49.42		



After recording return to:
MMKBR Farms, LLC
264 Minthorne Road
Rogue River, OR 97537

Until a change is requested all tax
statements shall be sent to the
following address:
MMKBR Farms, LLC
1889 NE 6th Street
Grants Pass OR 97526

File No: 7161-2626967 (RH)
Date: March 31, 2016

Jackson County Official Records **2016-013546**
R-WD
Stn=17 MORGANSS **05/04/2016 01:38:57 PM**
\$10.00 \$11.00 \$10.00 \$8.00 \$20.00 **\$59.00**

THIS SPACE RES

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

10-

STATUTORY WARRANTY DEED

Howard Voskuyl, Grantor, conveys and warrants to **MMKBR Farms, LLC**, Grantee, the following
described real property free of liens and encumbrances, except as specifically set forth herein:

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

**COMMENCING AT THE SOUTHEAST CORNER OF LOT 9, PLEASANT VALLEY FARM TRACTS, IN
SECTIONS 15, 16 AND 22, TOWNSHIP 35 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON; THENCE NORTH 83° 17' WEST ALONG THE NORTH LINE OF
MINTHORNE ROAD AND SOUTH LINE OF SAID LOT, 1090 FEET TO THE TRUE POINT OF
BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 83° 17' WEST 445 FEET,
MORE OR LESS, TO CENTER OF EVANS CREEK; THENCE NORTHERLY ALONG SAID CREEK 460
FEET, MORE OR LESS, TO NORTH LINE OF SAID LOT; THENCE EAST ALONG SAID NORTH
LINE 430 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 9° 08' EAST FROM THE TRUE
POINT OF BEGINNING; THENCE SOUTH 9° 08' WEST 510 FEET TO THE TRUE POINT OF
BEGINNING.**

NOTE: This Legal Description was created prior to January 01, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$335,000.00**. (Here comply with requirements of ORS 93.030)

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.

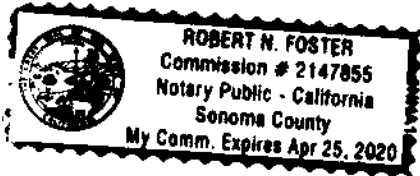
Dated this 29 day of April, 2016.

✓ Howard Voskuyl
Howard Voskuyl

STATE OF Ca)
)ss.
County of Sonoma)

This instrument was acknowledged before me on this APR 29 2016 day of , 20
by **Howard Voskuyl**.

Robert N Foster



Notary Public for
My commission expires: 4/25/20

2

SEE MAP 33 4 W 10J

62-2

PLEASANT

1

CS 10513

130.00
N90-00-00W

264.51 (CALC)

165.00

434.49
N66-40-50W

EVANS

1500
18.42 Ac

184.74
S78-26-50W

315.60

151.17

71.89

683.29
S89-43-00W

CS 202

603.00

N LINE LOT 10

PER AERIAL 2003

273.39

323.41

123.00

1600
9.63 Ac

10

FARM

581.48
N09-08-00E

SE COR
LOT 10

843.29 (CALC)

S89-45-00W

759.50 (CALC)

675.35 (CALC)

342.00

430.00 M/L

2500
4.29 Ac



2400
8.92 Ac

2300
4.62 Ac

16

15

9

510.00

N09-08-00E

600.00

N09-08-00E

842.12

1090' TO
SE COR.
LOT 9

N83-17-00W

MINTHORNE ROAD

SE COR.
LOT 9

340.00

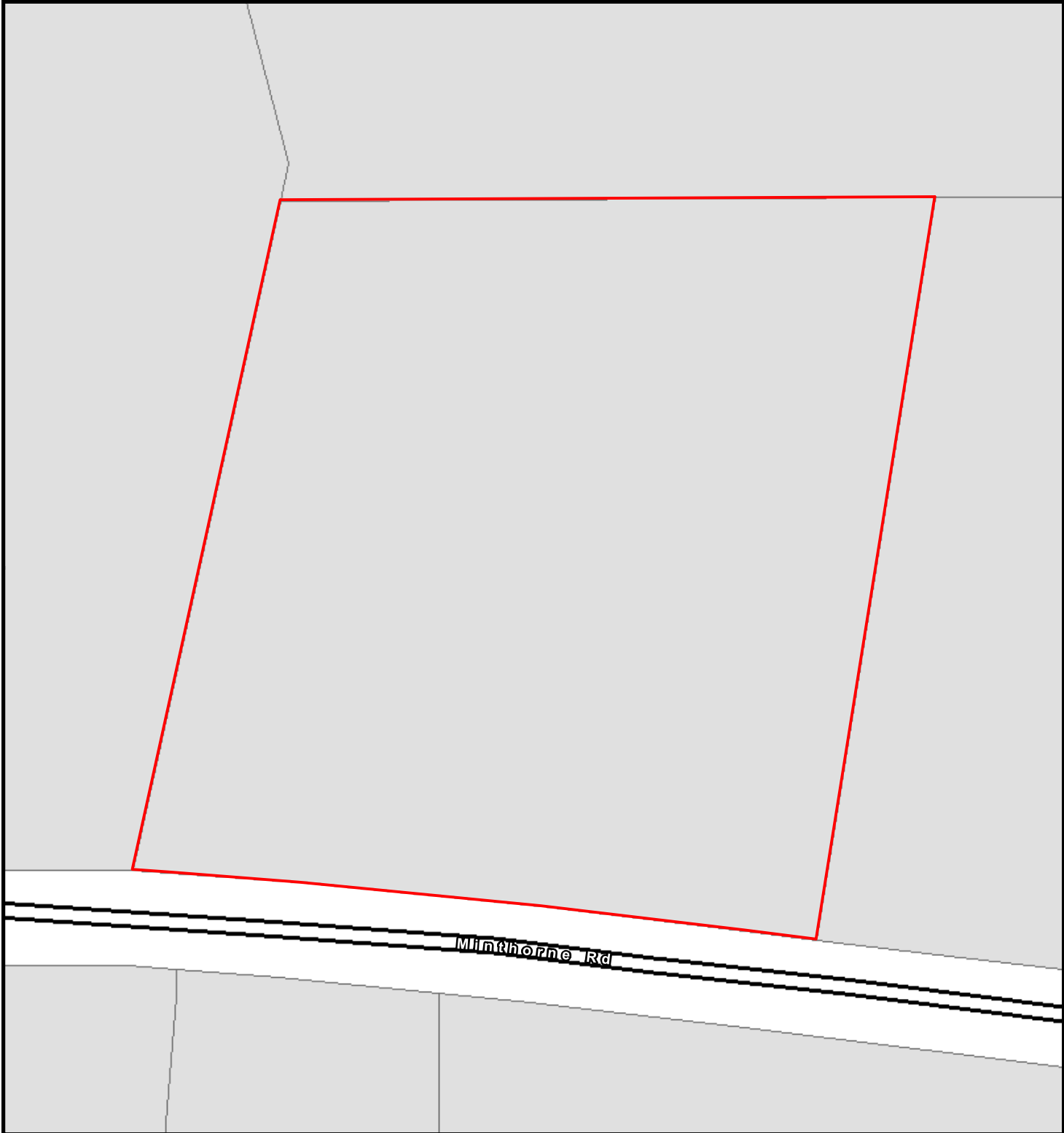
21

22



First American Title

1-0532078
264 Minthorne Rd
Rogue River, OR 97537



Taxlot



Subject



Taxlot

10/15/2021

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Aerial



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Aerial



Subject



Taxlot

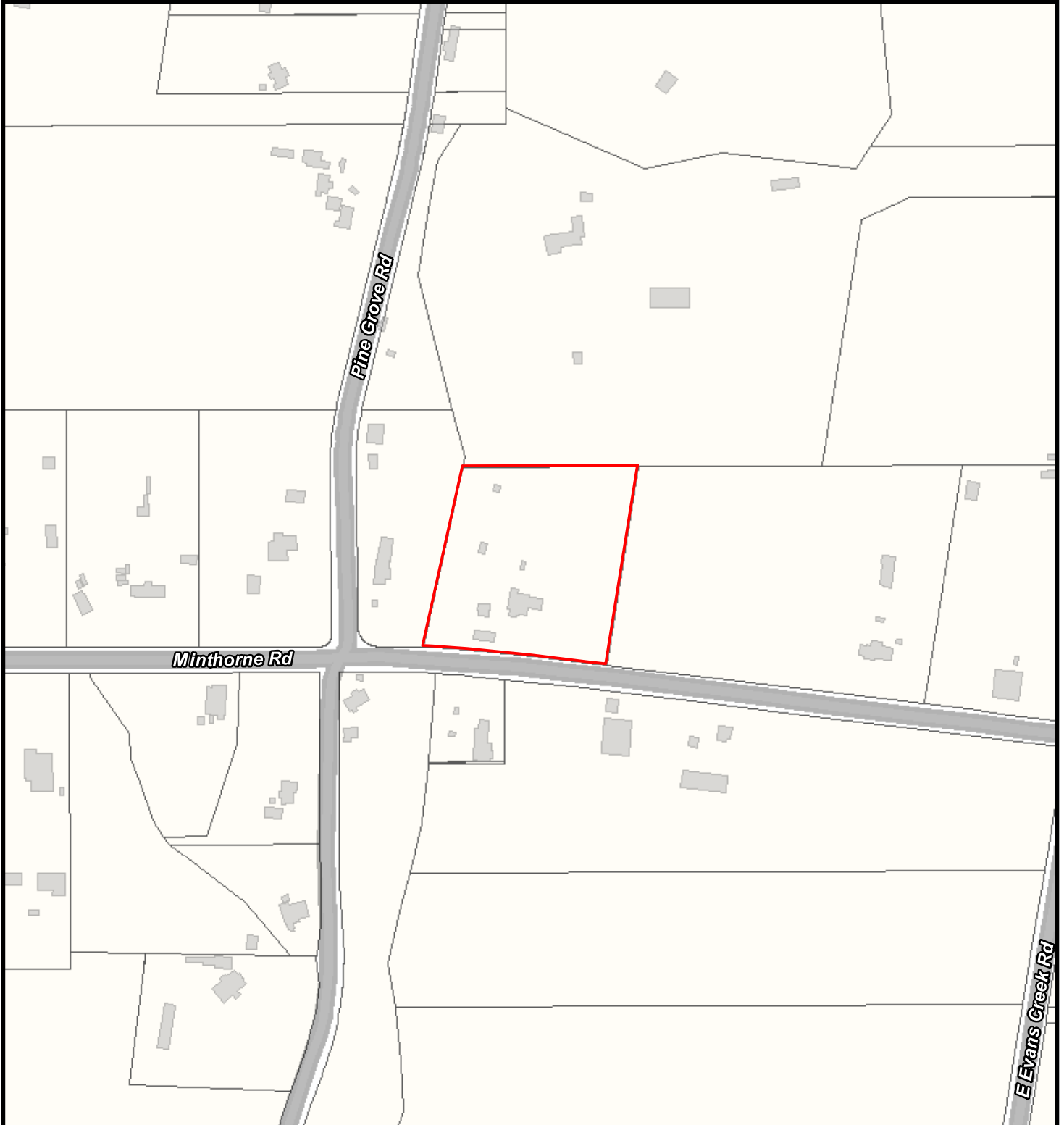
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First American Title

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264 Minthorne Rd
Rogue River, OR 97537



Community

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

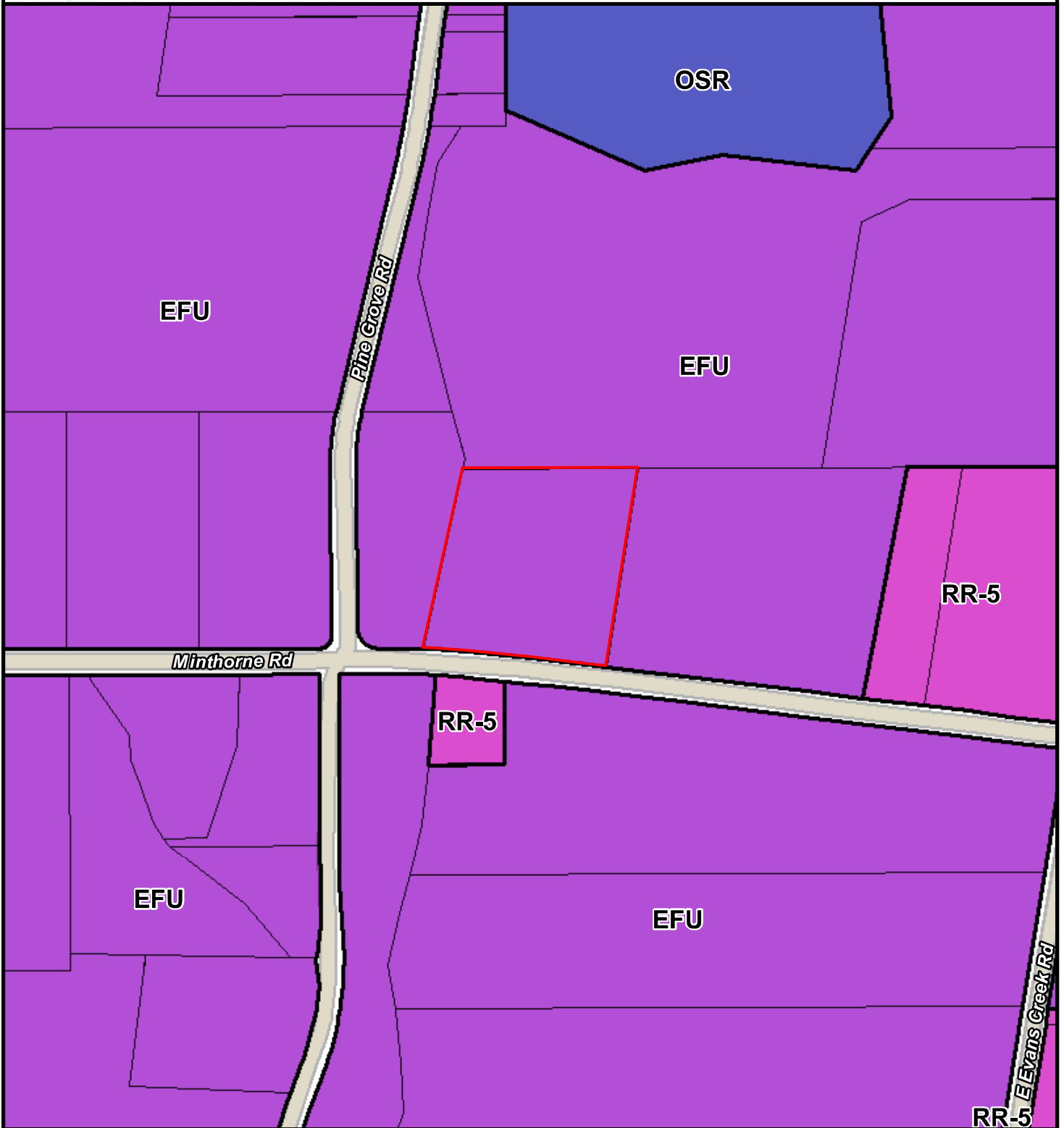
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Zoning



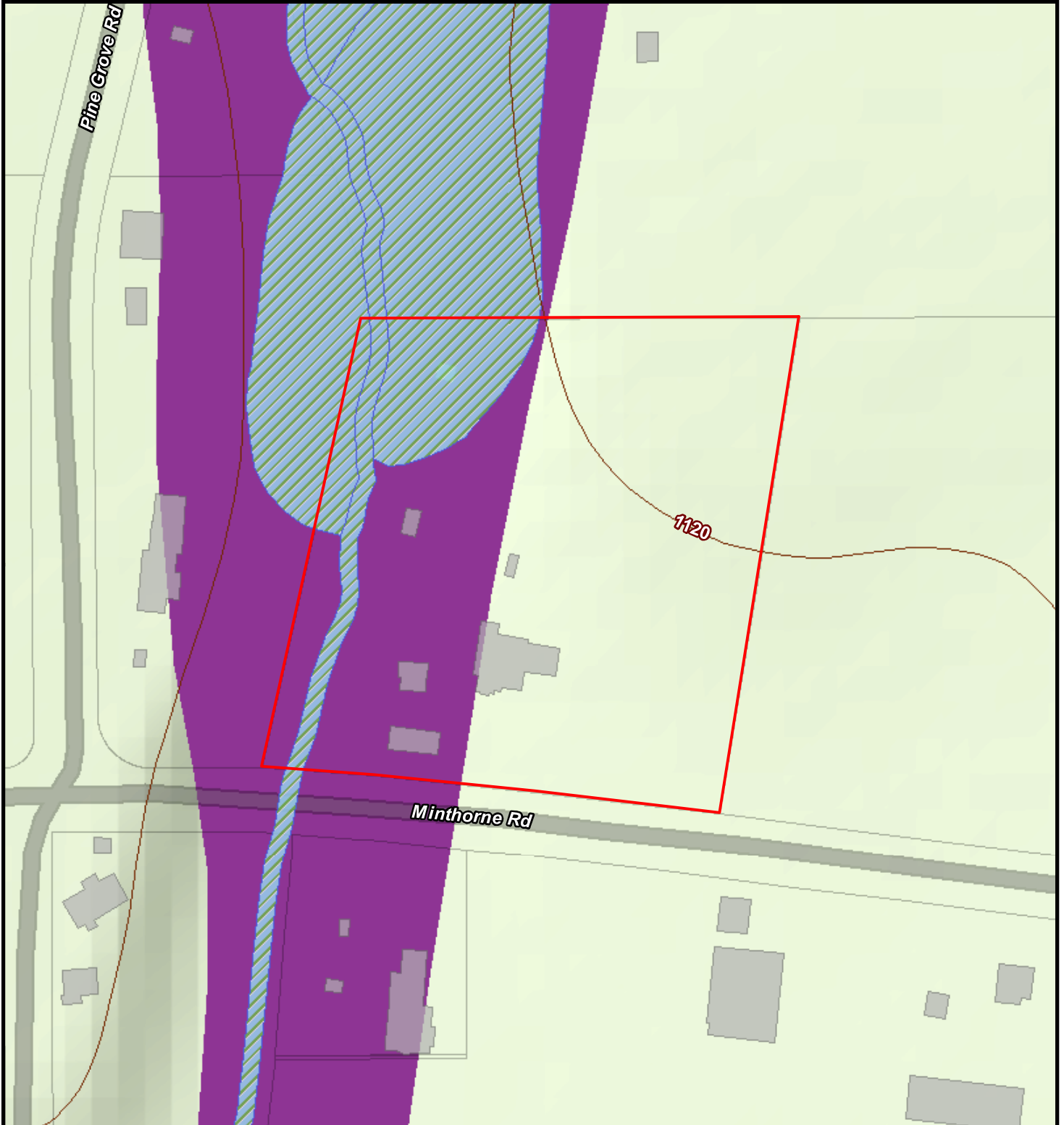
Subject












Taxlot

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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

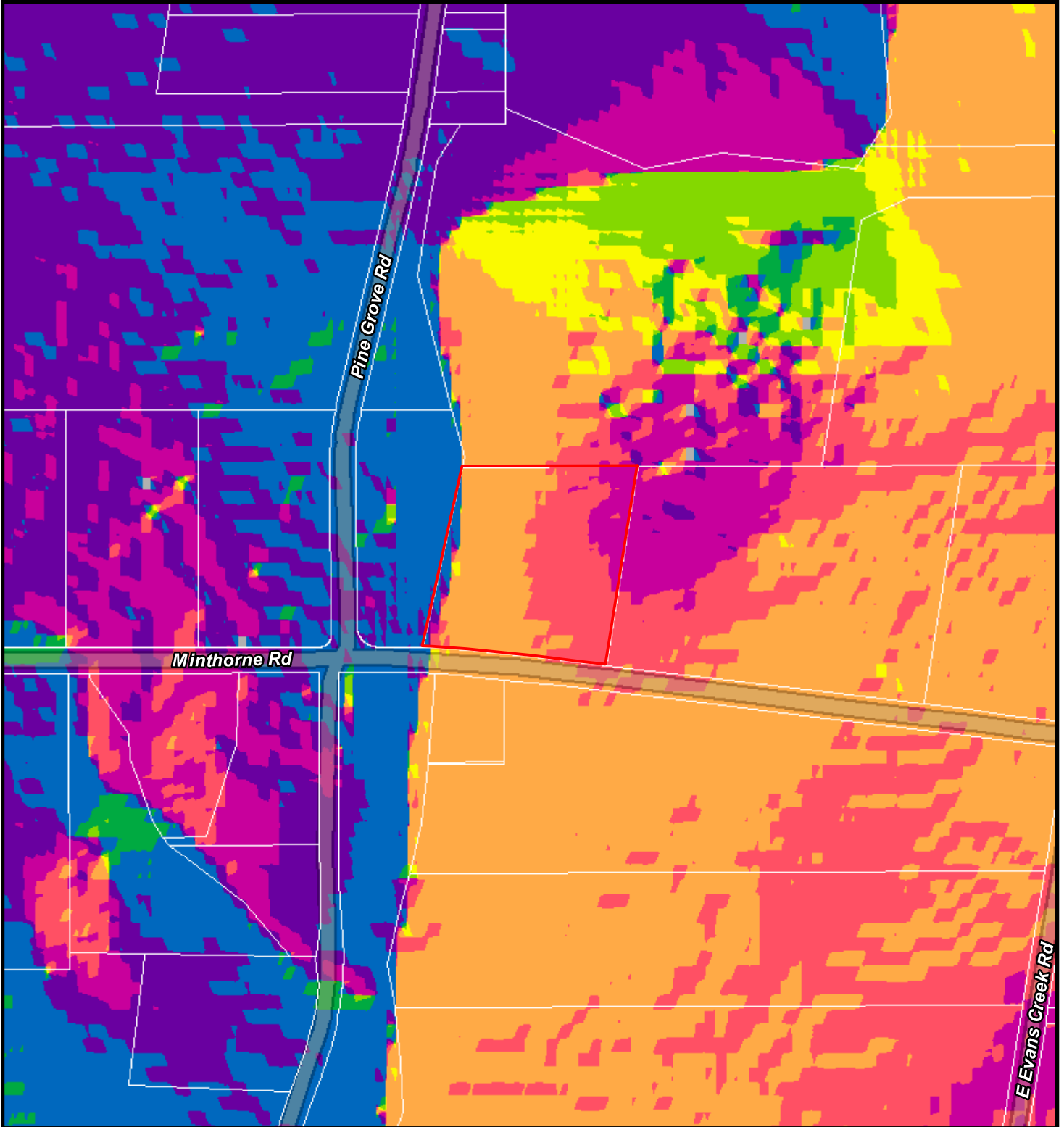
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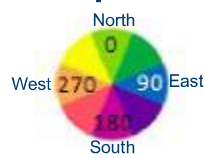


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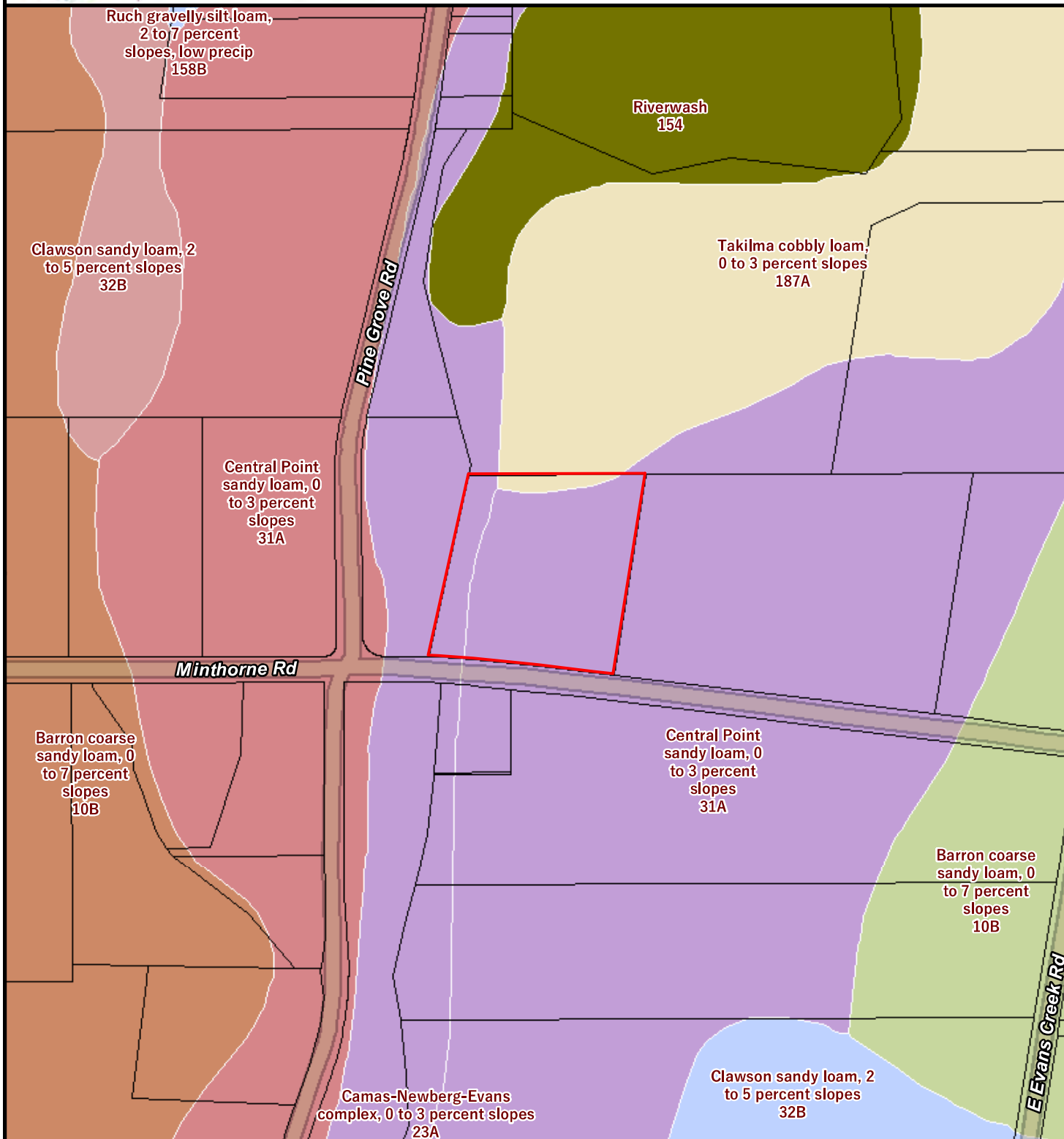


Aspect



10/15/2021

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Soil



Subject



Taxlot

STATE OF OREGON

COUNTY OF JACKSON

CERTIFICATE OF WATER RIGHT

This Is to Certify, That JOSEPH C. AND EDNA E. BROOKS

of 100 Minthorn Rd., Rogue River, State of Oregon, 97537, has
a right to the use of the waters of Evans Creek

a tributary of Rogue River for the purpose of
domestic, stock and irrigation of 13.2 acres

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for
Jackson County, and the said decree entered of record at Salem, in the Order Record of
the WATER RESOURCES DIRECTOR, in Volume 16, at page 523; that the priority of the
right thereby confirmed dates from 1902

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an
amount actually beneficially used for said purposes, and shall not exceed 0.219 cubic foot per
second

The point of diversion is located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, T. 35 S., R. 4 W., W. M.,
440 feet North and 80 feet West from the SE Corner, Section 16

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

11.9 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 15
1.3 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 22
T. 35 S., R. 4 W., W. M.


This certificate is issued to confirm a change in point of diversion approved
by an order of the Water Resources Director entered June 6, 1975 and together
with certificate of water right recorded on Page 42923, Volume 34, State Record
of Water Right Certificates supersedes certificate of water right recorded on
Page 32787, Volume 24, State Record of Water Right Certificates.

The issuance of this superseding certificate does not confirm the status of the
water right in reference to ORS 540.610.

And said right shall be subject to all other conditions and limitations contained in said decree.
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of
use herein described.

WITNESS the signature of the Water Resources Director, affixed

this date January 29, 1979.


Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 40, page 47287

Exhibit B

(Property Maps)

264 Minthorne Road
Oregon, AC +/-



 Boundary

264 Minthorne Road
Oregon, AC +/-



 Boundary

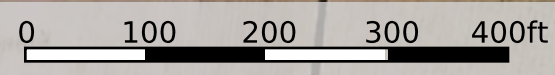
264 Minthorne Road
Oregon, AC +/-



 Boundary

264 Minthorne Road

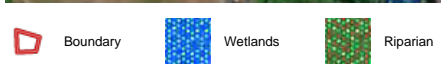
Oregon, AC +/-



-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

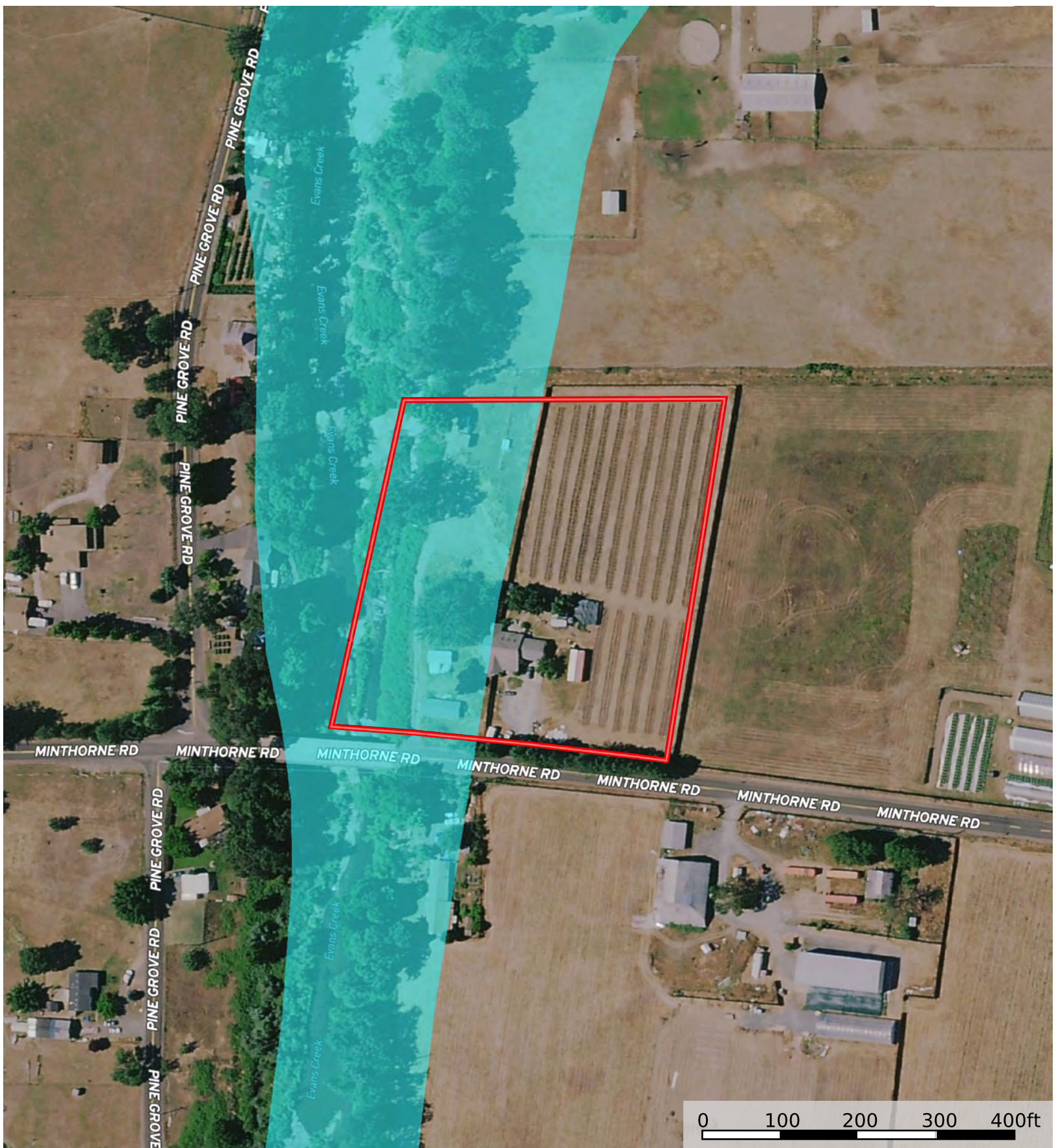
264 Minthorne Road

Oregon, AC +/-



264 Minthorne Road

Oregon, AC +/-



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

264 Minthorne Road
Oregon, AC +/-



 Boundary

|  Boundary 4.29 ac

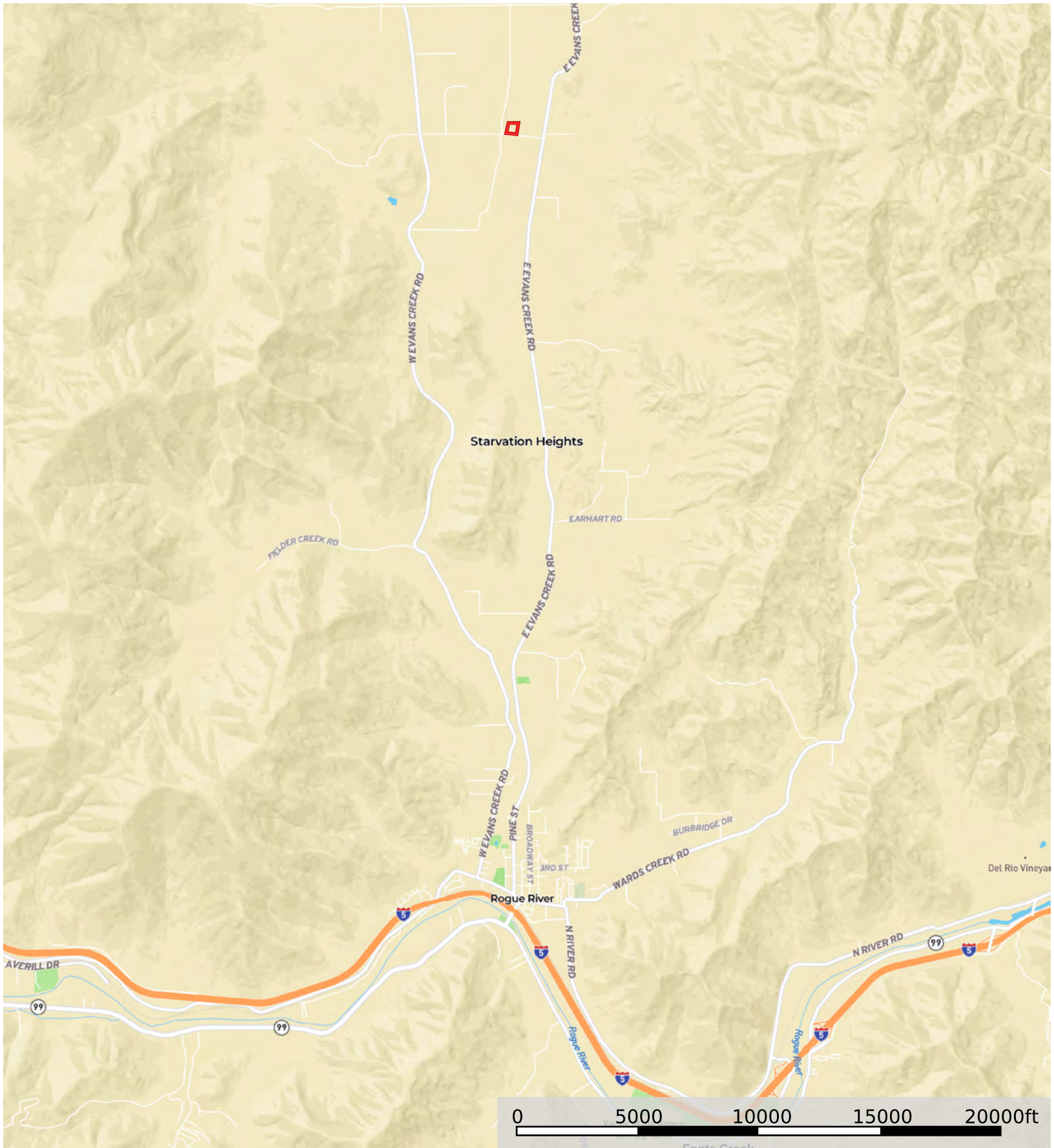
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
31A	Central Point sandy loam, 0 to 3 percent slopes	3.37	78.74	0	55	2s
23A	Camas-Newberg-Evans complex, 0 to 3 percent slopes	0.7	16.36	0	52	-
187A	Takilma cobbly loam, 0 to 3 percent slopes	0.22	5.14	0	34	4s
TOTALS		4.28(*)	100%	-	53.56	2.12

(*) 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.



264 Minthorne Road

Oregon, AC +/-



 Boundary

Exhibit C

(Preliminary Title Report)



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.: 7161-4001278
September 28, 2022

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

EVA VI NEYARD, 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:

Lacey King, Title Officer
Phone: (541)779-7250 - Email: lrking@firstam.com

Preliminary Title Report

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.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

Situs Address as disclosed on Jackson County Tax Roll:

264 Minthorne Road, Rogue River, OR 97537

2021 ALTA Owners Standard Coverage	Liability \$	549,000.00	Premium \$	1,424.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement			Premium \$	
Govt Service Charge			Cost \$	
Other			Cost \$	

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 September 22, 2022 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

MMKBR Farms, LLC

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

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. Taxes for the fiscal year 2022-2023 a lien due, but not yet payable
8. Taxes for the year 2021-2022

Tax Amount	\$	1,647.21
Unpaid Balance:	\$	1,647.21, plus interest and penalties, if any
Code No.:		62-02
Map & Tax Lot No.:		354W15C 2500
Property ID No.:		1-053207-8
9. The herein described property has been disqualified from special assessment as farm use land and is currently assessed at true cash (market) value. ORS 308A.083 et seq. provides that if the property is converted to a use inconsistent with its return to farm purposes, potential tax in the amount of \$8,591.67 will become due and payable.

10. 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.
11. The effect of the herein described property being within the boundaries of the Evans Valley Irrigation District, organized pursuant to and with the powers vested in such irrigation district by virtue of the laws of the State of Oregon, as proclaimed and declared by Proclamation of the County Court of the state of Oregon, for the County of Jackson, recorded as Document No. [67-01626](#), Official Records of Jackson County, Oregon.
12. Any indebtedness incurred by the Pleasant Valley District Improvement Company, organized for irrigation and drainage purposes, recorded notice of which appears by instruments recorded in [Volume 146, Page 165](#) and [Volume 230, Page 392](#).

NOTE: Said district is defunct at this time.

13. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
14. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Evans Creek.
15. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Evans Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
16. Easement, including terms and provisions contained therein:
Recording Information: June 05, 1954 as [Volume 395, Page 209](#)
In Favor of: The California Oregon Power Company
For: Transmission and distribution of electricity (Specific location not given)
17. A 4 inch underground irrigation pipe (2 feet underground) along the North line, as reserved in deed recorded November 28, 1983 as Document No. [83-20489](#).
18. An easement for irrigation purposes 8 feet in width and lying adjacent to the Easterly bank of Evans Creek, including the terms and provisions thereof, as recorded November 28, 1983 as Document No. [83-20489](#).
19. Any conveyance or encumbrance by MMKBR Farms, LLC should be executed pursuant to their Operating Agreement , a copy of which should be submitted to this office for inspection.
20. Unrecorded leases or periodic tenancies, if any.

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against TBD that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

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: NONE

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

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

LACEY KING
TITLE OFFICER
lrking@firstam.com

RECORDING INFORMATION

As of March 23, 2020 Jackson County recording fees are as follows:

Recording Fees:	\$	102.00	All Deeds 1st page
	\$	5.00	All Deeds for each additional page
	\$	119.00	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: Chris Martin, Land Leader NW, LLC
3811 Crater Lake Highway, Medford, OR 97504

Exhibit "A"

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

COMMENCING AT THE SOUTHEAST CORNER OF LOT 9, PLEASANT VALLEY FARM TRACTS, IN SECTIONS 15, 16 AND 22, TOWNSHIP 35 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 83° 17' WEST ALONG THE NORTH LINE OF MINTHORNE ROAD AND SOUTH LINE OF SAID LOT, 1090 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 83° 17' WEST 445 FEET, MORE OR LESS, TO CENTER OF EVANS CREEK; THENCE NORTHERLY ALONG SAID CREEK 460 FEET, MORE OR LESS, TO NORTH LINE OF SAID LOT; THENCE EAST ALONG SAID NORTH LINE 430 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 9° 08' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 9° 08' WEST 510 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are 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) that restricts, regulates, prohibits, or relates 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 remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the 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 the Date of Policy (Exclusion 3.d. 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 consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. **Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:**
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are 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) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the 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 the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. **Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:**
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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

Rev. 07-01-21



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

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 with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. 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 a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your 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 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. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your 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. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

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

How Long Do We Keep Your Information? We keep your 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 information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are 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 information to us in the US, and you consent to that transfer and use of your 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; (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

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about 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.

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 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.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

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.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see **"What Information Do We Collect About You"** in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see **"How Do We Collect Your Information"**, **"How Do We Use Your Information"**, and **"How Do We Share Your Information"** in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see **"How Do We Use Your Information"** and **"How Do We Share Your Information"** in <https://www.firstam.com/privacy-policy>.

TOWNSHIP **35** RANGE **4W** SECTION **15C**

THIS MAP IS FOR LOCATION PURPOSES ONLY
 NO LIABILITY IS ASSUMED FOR VARIATIONS
 DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE

900
15.75 Ac



62-2

PLEASANT

SEE MAP 35-4W-16D

