Lower River Road Building Lot

+/-2.37 Acre Building Lot in West Grants Pass

Lower River Road
Grants Pass, Josephine County, Oregon

Chris Martin - Ashley Lacer - Alex Larson
541.660.5111
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LandLeader

Martin
Outdoor Property Group

Remarks

Welcome home! This premier two-acre home site is located in the West Hills of Grants Pass. This location allows an owner to enjoy the beauty of rural living, while benefiting from the amenities of town only a few minutes away. The property features rolling pasture, domestic well, and septic approval. The property is zoned RR-2.5 and provides for one homesite. The lot gets consistent sun exposure and could be great for a hobby farm and or large homestead garden. The property is situated in a region known for its beautiful rural landscape, charming small-town culture, and outdoor recreation. Whitehorse Park is only a stone's throw away and provides access to the Rogue River for fishing, boating, and more.

Southern Oregon is known for its stunning natural beauty, abundant water, hunting and camping, all with a rich small-town culture. The climate is highly sought after with four distinct seasons including a mild winter and a long growing season. 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.

Conveniently located along the Interstate-Five corridor between San Francisco and Portland, and an easy drive to the Oregon coast, this property could also be a wonderful second home or family retreat. Southern Oregon also enjoys state-of-the-art medical facilities and exceptional conveniences, in addition to being one of the most naturally beautiful regions in the country.

Property Identification

The property is located north of Lower River Rd in Grants Pass, Oregon 97526. It is made up of one tax lot and one account number.

Township	Range	Section	Tax Lot	Account #	Acres
36S	6W	17	1202	R318620	2.37
				Total	**2.37**

Property Details

Access: Access is via frontage along paved Lower River Road

Present Land Use: Rural home site

2023 Taxes: 23.76

Zoning: RR-2.50 (Rural Residential)

Elevations: +/- 900' above sea level

Topography: Mostly level

Domestic Water: 26 GPM well (JOSE_61183), no pump or power drop at this time. Note: there are two wells located on the subject, the lower well benefits the subject only, and the upper well benefits the parcel to the east only. An exclusive easement to benefit the parcel to the east for the northern well will be executed by close of escrow (will run along the north boundary line).

Sanitation: Septic approval on file for a standard septic system

Utilities/Services: Power and phone available - not yet extended

Water Rights: None

Homesite Status: Established by zoning entitlement (RR-2.50)

CC&Rs: No

Aerial 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 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 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 varietals 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 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, 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 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 is 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.

Exhibit A

(Property Information)

First American Title™

Josephine County Property Profile Information

Parcel #:	**R318620**
Tax Acct #:	**36-06-17-00-001200-00**
Owner:	Wild River Orchards Inc
CoOwner:	Attn Robert Boggess
Site:	* Lower River Rd
	Grants Pass OR 97526
Mail:	PO Box 996
	Medford OR 97501
Land Use:	581 Farm - Multiple special assessments - In
Std Land Use:	AFAR - Farms And Crops
Twn/Rng/Sec:	36S / 06W / 17
Legal:	

ASSESSMENT & TAX INFORMATION

Market Year:	**2021**
Market Total:	**$162,900.00**
Market Land:	**$139,810.00**
Market Impr:	**$23,090.00**
Assessment Year:	**2021**
Assessed Total:	**$21,760.00**
Exemption:	
Taxes:	**$143.00**
Levy Code:	05
Levy Rate:	6.2802

SALE & LOAN INFORMATION

Sale Date:	
Sale Amount:	
Document #:	18-005826
Deed Type:	
Loan Amount:	
Lender:	
Loan Type:	
Interest Type:	
Title Co:	

PROPERTY CHARACTERISTICS

Year Built:	1980
Bedrooms:	
Bathrooms:	
Total Area:	3,075 SqFt
Attic Fin/Unfin:	/
Bsmt Fin/Unfin:	/
Building Type:	Misc Small Structure Misc Small Structure
Pool:	No
Heat Source:	
Roof Cover:	FBE
Garage SF:	
Carport:	
Porch/Patio:	/
Lot Size:	4.70 Acres (204,732 SqFt)
Neighborhood:	1000
Lot:	
Block:	
Plat/Subdiv:	
Zoning:	EF
School Dist:	Three Rivers School District
Primary School:	Ft Vannoy Elementary School
Middle School:	Fleming Middle School
High School:	North Valley High School
Census:	3019 - 360800
Watershed:	Grants Pass-Rogue 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: R3186201

PARCEL ID: R318620

Impr Desc:	GP BLDG	Year Built:	0	Ext Wall:	CCB
Total SqFt:	3,075	Foundation:	FCC	Heat Type:	
Bedrooms:	0	Bathrooms:	0	Condition:	
Mfd Home:					

IMPROVEMENT: R3186202

PARCEL ID: R318620

Impr Desc:	PORT	Year Built:	0	Ext Wall:	
Total SqFt:	1,230	Foundation:	CC	Heat Type:	
Bedrooms:	0	Bathrooms:	0	Condition:	
Mfd Home:					

Property	Owner	Property Address	2022 In Process Real Market Value
R318620	BEAR CREEK ORCHARDS INC	* LOWER RIVER RD, GRANTS PASS, OR 97526	$412,820

2022 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 4.70, POTENTIAL ADD'L TAX LIAB
Alternate Account Number	ZF482
Neighborhood	1000 Lower River Rd
Map Number	36-06-17-00-001200-00
Property Use	581-HBU Farm; Multiple Spec Asmt; Improved
Levy Code Area	05
Zoning	EF, RR2.5

RELATED PROPERTIES

Linked Properties	R318621

2022 OWNER INFORMATION

Owner Name	BEAR CREEK ORCHARDS INC
Mailing Address	2500 SOUTH PACIFIC HWY MEDFORD, OR 97501

2022 IMPROVEMENTS

Expand/Collapse All

⊞ Improvement #1	Improvement Type		Beds
-	Misc Imp		0
⊞ Improvement #2	Improvement Type		Beds
-	Misc Imp		0
⊞ Improvement #3	Improvement Type		Beds
-	Misc Imp		0

2022 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	A4 HILL DRY	2.10 Acres
L2	A3 HILL DRY	1.60 Acres
L3	OSD On-Site Development	-
L4	A4 HILL DRY	1.00 Acres
TOTALS		204732.00 Sq. ft / 4.70 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022 (In Process)	$42,180	$370,640	$412,820	$1,400	$46,510
2021	$23,090	$139,810	$162,900	$1,410	$21,760

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
2/15/2022	WILD RIVER ORCHARDS INC	BEAR CREEK ORCHARDS INC	22-002414	$4,352,500	Warranty Deed
	WILD RIVER ORCHARDS INC	WILD RIVER ORCHARDS INC	18-005826	-	Bargain & Sale

- 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: 8/22/2022 Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2021	$202.92	$136.67	$66.25	$202.92	$0.00	-	$0.00
2020	$142.66	$142.66	$0	$142.66	$0.00	-	$0.00
2019	$115.93	$115.93	$0	$115.93	$0.00	-	$0.00
2018	$109.27	$109.27	$0	$109.27	$0.00	-	$0.00
2017	$95.43	$95.43	$0	$95.43	$0.00	-	$0.00
2016	$86.50	$86.50	$0	$86.50	$0.00	-	$0.00
2015	$81.85	$81.85	$0	$81.85	$0.00	-	$0.00
2014	$81.98	$81.98	$0	$81.98	$0.00	-	$0.00
2013	$77.06	$0.00	$0	$77.06	$0.00	-	$0.00
2012	$74.64	$0.00	$0	$74.64	$0.00	-	$0.00
2011	$77.00	$0.00	$0	$77.00	$0.00	-	$0.00
2010	$87.57	$0.00	$0	$87.57	$0.00	-	$0.00
2009	$82.01	$0.00	$0	$82.01	$0.00	-	$0.00
2008	$108.05	$0.00	$0	$108.05	$0.00	-	$0.00
2007	$120.79	$0.00	$0	$120.79	$0.00	-	$0.00
2006	$118.15	$0.00	$0	$118.15	$0.00	-	$0.00
2005	$115.53	$0.00	$0	$115.53	$0.00	-	$0.00
2004	$96.58	$0.00	$0	$96.58	$0.00	-	$0.00
2003	$115.42	$0.00	$0	$115.42	$0.00	-	$0.00
2002	$112.31	$0.00	$0	$112.31	$0.00	-	$0.00

TOTAL TAXES DUE

Current Year Due	$0.00
Past Years Due	$0.00
Total Due	$0.00

2001	$111.91	$0.00	$0	$111.91	$0.00	-	$0.00
2000	$105.61	$0.00	$0	$105.61	$0.00	-	$0.00
1999	$96.55	$0.00	$0	$96.55	$0.00	-	$0.00
1998	$85.89	$0.00	$0	$85.89	$0.00	-	$0.00
1997	$83.45	$0.00	$0	$83.45	$0.00	-	$0.00
1996	$99.16	$0.00	$0	$99.16	$0.00	-	$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2021	JOCO-38846	11-15-2021	($196.83)
2021	JOCO-38846	11-15-2021	$196.83
2021	JOCO-42126	11-15-2021	$196.83
2020	1242295	11-19-2020	$138.38
2019	1193147	11-19-2019	$112.45
2018	1143884	11-21-2018	$105.99
2017	1094613	11-28-2017	$92.57
2016	1045969	11-22-2016	$83.90
2015	1000776	11-23-2015	$79.39
2014	948991	11-19-2014	$79.52
2013	901073	11-20-2013	$74.75
2012	853467	11-21-2012	$72.40
2011	801781	11-21-2011	$74.69
2010	745504	11-17-2010	$84.94
2009	699334	11-25-2009	$79.55
2008	643277	11-20-2008	$104.81
2007	594594	11-21-2007	$117.17
2006	543067	11-21-2006	$114.61
2005	491880	11-21-2005	$112.06
2004	438572	11-18-2004	$93.68
2003	401067	5-13-2004	$39.03
2003	394759	2-11-2004	$38.47
2003	392241	12-9-2003	$38.48
2002	350164	5-16-2003	$37.43
2002	343508	2-12-2003	$37.44
2002	336877	11-20-2002	$37.44
2001	300505	5-16-2002	$76.09
2001	286380	11-20-2001	$37.31

2000	220711	11-15-2000	$102.44
1999	177144	11-19-1999	$93.65
1998	129947	11-19-1998	$83.31
1997	75000	12-18-1997	$80.95
1996	25900	1-1-1938	$99.16

After recording return to:
Wild River Orchards, Inc.
PO Box 996
Medford OR 97501

Until a change is requested all tax statements shall be sent to the following address:
Wild River Orchards, Inc.
PO Box 996
Medford OR 97501

File No.: 7169-3049365 ((JOCO)) ACCOM
Date: May 07, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

JOSEPHINE COUNTY OFFICIAL RECORDS
RHIANNON HENKELS, COUNTY CLERK **2018-005826**
DED-BSD 05/09/2018 02:37 PM
Cnt=1 Pgs=5 Stn=3 JJOHNSON
$25.00 $11.00 $10.00 $20.00 $5.00 $71.00

I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.

This instrument filed for record as an accommodation only. It has not been examined as to it's effect upon the title.
First American Title Co.

STATUTORY BARGAIN AND SALE DEED

Naumes, Inc., an Oregon corporation, *successor to Medford Pear Co. Inc. Grantor, conveys to **Wild River Orchards, Inc., an Oregon corporation**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **$0.00 (to clear title)**. (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 8th day of May, 2018.
Naumes, Inc. by: Michael R. Naumes, President

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 8th day of May, 2018 by Michael D. Naumes as President of Naumes, Inc., on behalf of the Oregon corporation.

Notary Public for Oregon
My commission expires:

OFFICIAL STAMP
MARY ELLEN RODRIGUEZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 937227
MY COMMISSION EXPIRES MARCH 19, 2019

EXHIBIT A

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

PARCEL 1:

THAT PORTION OF LOT 1, LYING NORTHERLY OF THE ROGUE RIVER CHANNEL, IN SECTION 19, AND LOTS 3 AND 4 IN SECTION 20, TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON.

EXCEPTING THEREFROM A STRIP OF LAND 300 FEET IN WIDTH, OF THE EAST END OF LOT 3 IN SECTION 20 EXTENDING FROM THE NORTH LINE OF SAID LOT 3 TO THE LOW WATER MARK OF ROGUE RIVER.

PARCEL 2:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE SOUTH 349.5 FEET TO A POINT IN THE CENTERLINE OF THE COUNTY ROAD; THENCE SOUTH 82°00' WEST, ALONG THE CHORD OF A CURVE TO THE LEFT, 380 FEET TO A POINT IN THE CENTER OF SAID COUNTY ROAD; THENCE NORTH 399.3 FEET, MORE OR LESS, TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 18; THENCE EAST, ALONG SAID CENTERLINE, 377.3 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE WEST QUARTER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION TO THE WESTERLY RIGHT OF WAY LINE OF LOWER RIVER ROAD; THENCE WESTERLY, ALONG SAID RIGHT OF WAY LINE, TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH, ALONG SAID LINE, TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND IN GOVERNMENT LOT 7, SECTION 18, AND GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE ALONG THE CENTER OF THE OLD ROGUE RIVER CHANNEL, SOUTH 5°00' EAST 353.10 FEET TO AN IRON ROD; THENCE NORTH 50°50'15" WEST 280.91 FEET TO AN IRON ROD; THENCE NORTH 25°55'15" WEST 531.10 FEET TO AN IRON ROD; THENCE NORTH 31°25'27" WEST 430.19 FEET TO AN IRON ROD IN THE CENTER OF SAID OLD CHANNEL; THENCE ALONG THE CENTER OF SAID OLD CHANNEL, NORTH 77°00' EAST 434.61 FEET; THENCE CONTINUE ALONG SAID OLD CHANNEL, SOUTH 40°00' EAST 350.00 FEET; THENCE CONTINUE ALONG SAID OLD CHANNEL, SOUTH 0°28' WEST 500.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A TRACT OF LAND SITUATED IN SECTION 18, TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED WITH A 3/4 INCH STEEL ROD WHICH BEARS SOUTH 766.3 FEET FROM THE EAST QUARTER CORNER OF SECTION 18; THENCE SOUTH 88°00' WEST 937 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 49°24' WEST 173 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 38°31' WEST 456.5 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 69°31' WEST 591 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 38°43' WEST 582 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 75°25' WEST 618 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LOT 3 IN SECTION 18, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH TO THE NORTHWEST CORNER OF TRACT DESCRIBED IN VOLUME 320, PAGE 1062, JOSEPHINE COUNTY DEED RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT, NORTH 89°11' EAST 400.0 FEET; THENCE NORTH 72°16' EAST 523.07 FEET AND NORTH 77°00' EAST 25.39 FEET TO THE NORTHWESTERLY CORNER OF TRACT DESCRIBED IN VOLUME 320, PAGE 1139, SAID DEED RECORDS; THENCE NORTH 77°00' EAST 434.61 FEET; THENCE SOUTH 40°00' EAST 350.0 FEET TO THE WEST LINE OF TRACT DESCRIBED IN VOLUME 297, PAGE 55, SAID DEED RECORDS; THENCE NORTH 875.0 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 69°31' WEST 591 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 38°43' WEST 582 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 75°25' WEST 618 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 6:

A TRACT OF LAND SITUATED IN SECTIONS 17 AND 18, TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 17; THENCE SOUTH 2640 FEET; THENCE EAST 330 FEET; THENCE NORTH 2640 FEET; THENCE WEST 330 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING NORTHERLY OF THE COUNTY ROAD. ALSO: BEGINNING AT A POINT MARKED WITH A 3/4 INCH STEEL ROD WHICH BEARS SOUTH 766.3 FEET FROM THE EAST QUARTER CORNER OF SECTION 18; THENCE SOUTH 88°00' WEST, 937 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 49°24' WEST 173 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 38°31' WEST 456.5 FEET TO A 3/4 INCH STEEL ROD; THENCE SOUTH 875 FEET, MORE OR LESS, TO A 3/4 INCH IRON PIPE ON THE CENTERLINE OF THE ORIGINAL BED OF THE ROGUE RIVER; THENCE SOUTH 0°28' WEST ALONG SAID CENTERLINE 500.00 FEET TO A 3/4 INCH IRON PIPE ON THE SOUTHERLY LINE OF SECTION 18; THENCE EAST ALONG THE SECTION LINE, 1324.08 FEET, MORE OR LESS, TO THE CORNER COMMON TO SECTIONS 17, 18, 19, AND 20; THENCE NORTH 1873.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 7:

BEGINNING AT A POINT 20 RODS EAST OF THE QUARTER SECTION CORNER ON THE WEST LINE OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE EAST 50 RODS; THENCE SOUTH 160 RODS; THENCE WEST 50 RODS; THENCE NORTH 160 RODS TO THE PLACE OF BEGINNING.

EXCEPTING THAT PORTION LYING NORTHERLY OF THE COUNTY ROAD.

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

Exhibit B

(Property Maps)

Lower River Road - Middle Lot

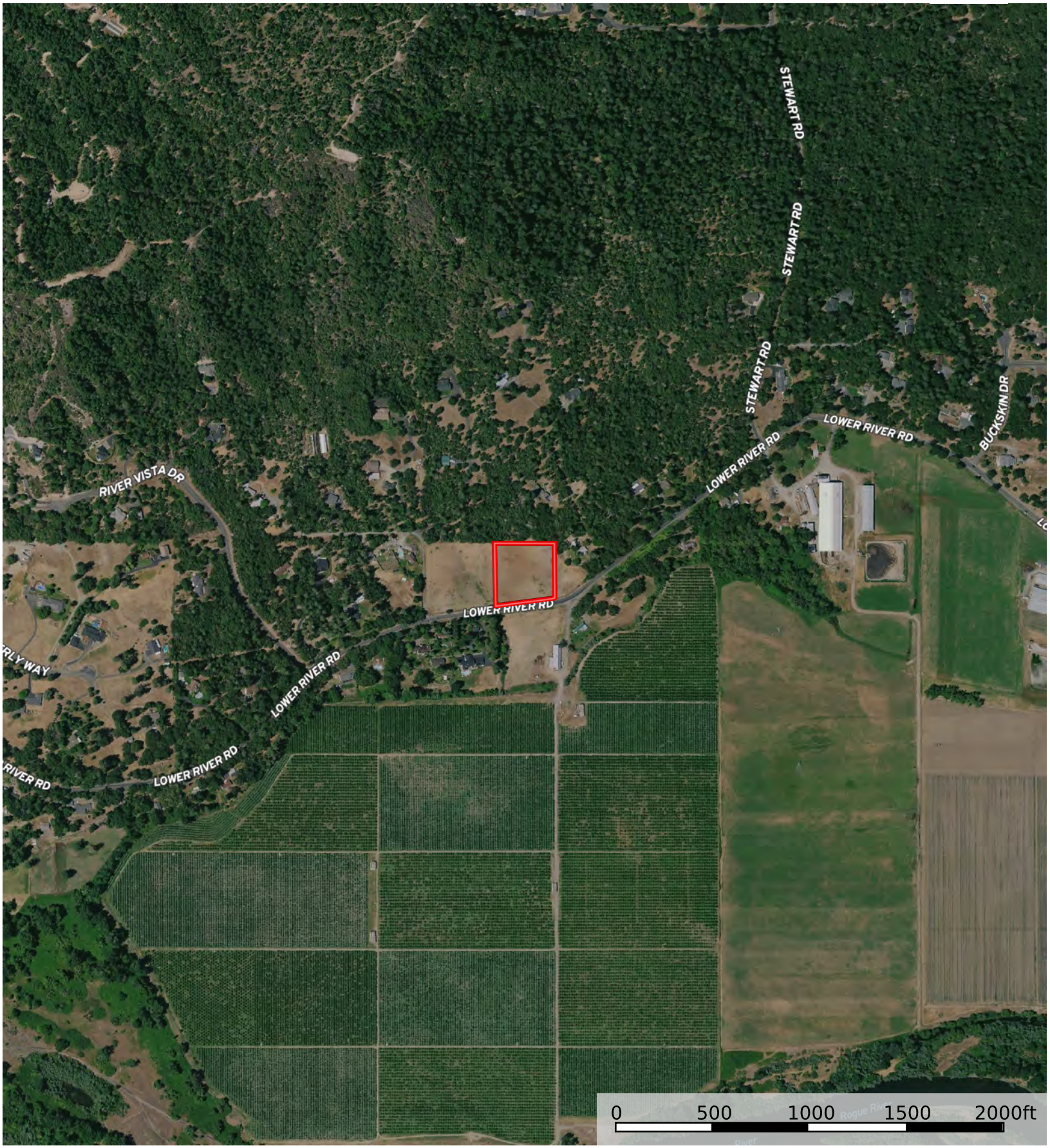
Oregon, AC +/-

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.

Lower River Road - Middle Lot

Oregon, AC +/-



Boundary

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Lower River Road - Middle Lot

Oregon, AC +/-

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Lower River Road - Middle Lot

Oregon, AC +/-

Boundary

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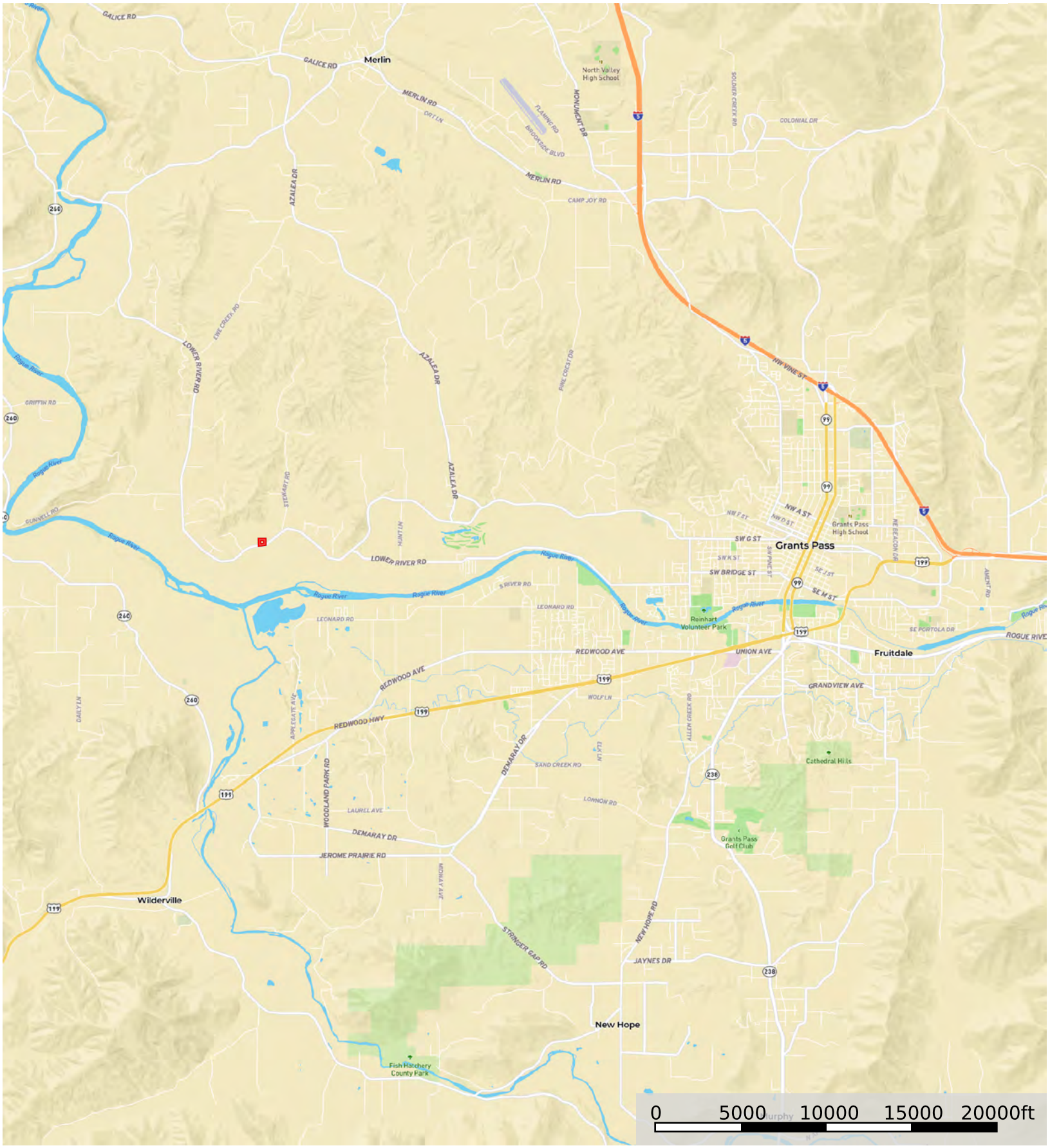
| Boundary 2.13 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
42C	Holland sandy loam, cool, 7 to 12 percent slopes	2.13	100.0	0	-	2e
TOTALS		2.13(*)	100%	-	-	2.0

(*) 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.

Lower River Road - Middle Lot

Oregon, AC +/-



Boundary

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MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Exhibit C

(Septic Approval + Well Log)

Residential Septic Site Evaluation Approval

463-21-000209-EVAL

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsiteseptic@josephinecounty.gov
Website: josephine.or.us

Date issued: 06/14/2021

Application status: Site Evaluation Approved

Work description: new site Eval. Tax lot 1200 is being spilt

Applicant: Dunlap Septic Excavation
Address: P.O. Box 532
Rogue River OR 97537
Phone: 5415823694
Email: dunlapseptic1984@gmail.com

Contractor: Dunlap Septic Excavation
DEQ Installer/Maintenance Provider: RM6
Address: PO Box 532
Rogue River OR 97537
Phone: (541) 660-9543

Contractor: Dunlap Septic Excavation
Installer/Pumper License: 36808
Address: PO Box 532
Rogue River OR 97537
Phone: (541) 770-6744
Email: dunlapseptic1984@gmail.com

Owner: WILD RIVER ORCHARDS INC
Address: ATTN: ROBERT BOGGESS PO BOX 996
ATTN: ROBERT BOGGESS
PO BOX 996
MEDFORD MEDFORD, OR 97501
97501

Property address: 0 Lower River Rd, Grants Pass, OR 97526

Parcel: 3606170000120000 - Primary

Lot size: 2
Zoning: N/A
Water supply: N/A
City/County/UGB: County
Directions to Property: Go out to lower rd rd. look for address 6835. property is right next door . able to see test holes close to rd.

Proposed use of structure: N/A
Category of construction: Residential

General Specifications

Max peak design flow: 450 gpd.
Min septic tank volume: 1000 gal.
Proposed gallons per day: 450 gpd.
Min dosing tank volume: N/A
Special tank reqmts: 1500 GALLONS TOTAL IF PUMP IS NEEDED
Comments: IRRIGATION LINE TO BE DECOMMISIONED.

System Specifications

	Initial System	*Replacement Area*
System type:	Standard	Standard
System distribution type:	Serial	Serial
Distribution method:	Serial	Serial

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION:Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Septic Site Evaluation 463-21-000209-EVAL

Date issued: 06/14/2021

Application status: Site Evaluation Approved

Work description: new site Eval. Tax lot 1200 is being spilt

Trench Specifications	*Initial System*	*Replacement Area*
Trench linear feet:	300 linear ft.	300 linear ft.
Max depth:	30 in.	30 in.
Min depth:	24 in.	24 in.
Special Requirements	***Initial System***	***Replacement Area***
Groundwater type:	Temporary	Temporary
Groundwater interceptor:	Yes	Yes
Groundwater interceptor-amount of drain media:	24 in.	24 in.
Groundwater interceptor depth:	36 in.	36 in.
Drainfield type:	Standard	Standard

THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Gabriel Kasiah 6/14/21

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION:Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Residential Septic Site Evaluation Approval

463-21-000210-EVAL

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsiteseptic@josephinecounty.gov
Website: josephine.or.us

Date issued: 06/14/2021

Application status: Site Evaluation Approved

Work description: New site eval. for tax lot 1200 parcel 1 . property is being spilt

Applicant: Dunlap Septic Excavation
Address: P.O. Box 532
Rogue River OR 97537
Phone: 5415823694
Email: dunlapseptic1984@gmail.com

Contractor: Dunlap Septic Excavation
DEQ Installer/Maintenance Provider: RM6
Address: PO Box 532
Rogue River OR 97537
Phone: (541) 660-9543

Contractor: Dunlap Septic Excavation
Installer/Pumper License: 36808
Address: PO Box 532
Rogue River OR 97537
Phone: (541) 770-6744
Email: dunlapseptic1984@gmail.com

Owner: WILD RIVER ORCHARDS INC
Address: ATTN: ROBERT BOGGESS PO BOX 996
ATTN: ROBERT BOGGESS
PO BOX 996
MEDFORD MEDFORD, OR 97501
97501

Property address: 0 Lower River Rd, Grants Pass, OR 97526

Parcel: 3606170000120000 - Primary

Lot size: 2
Zoning: N/A
Water supply: Well
City/County/UGB: N/A
Directions to Property: Go out lower rd rd to address 7010 . will be easier to get to the lot. all open field no gates or fences.

Proposed use of structure: N/A
Category of construction: Residential

General Specifications

Max peak design flow:	450 gpd.	**Proposed gallons per day:**	450 gpd.
Min septic tank volume:	1000 gal.	**Min dosing tank volume:**	N/A

System Specifications	***Initial System***	***Replacement Area***
System type:	Standard	Saprolite
System distribution type:	Serial	Serial
Distribution method:	Serial	Serial
Trench Specifications	***Initial System***	***Replacement Area***
Trench linear feet:	225 linear ft.	300 linear ft.

CALL BEFORE YOU DIG...IT'S THE LAW

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Septic Site Evaluation 463-21-000210-EVAL

Date issued: 06/14/2021

Application status: Site Evaluation Approved

Work description: New site eval. for tax lot 1200 parcel 1 . property is being spilt

Max depth:	30 in.	30 in.
Min depth:	24 in.	24 in.
Special Requirements	***Initial System***	***Replacement Area***
Groundwater type:	Temporary	Temporary

THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Gabriel Kasiah 6/14/21

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STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

JOSE 61183

6/9/2021

WELL I.D. LABEL# L 142347
START CARD # 1052211
ORIGINAL LOG #

(1) LAND OWNER

Owner Well I.D.
First Name Last Name
Company WILD RIVER ORCHARDS, INC.
Address PO BOX 996
City MEDFORD State OR Zip 97501

(2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Conversion ☐ Alteration (complete 2a & 10) ☐ Abandonment(complete 5a)

(2a) PRE-ALTERATION

	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
Casing:									

	Material	From	To	Amt	sacks/lbs
Seal:					

(3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud
☐ Reverse Rotary ☐ Other

(4) PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Community
☐ Industrial/ Commericial ☐ Livestock ☐ Dewatering
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION

Special Standard ☐ (Attach copy)
Depth of Completed Well 100.00 ft.

BORE HOLE

Dia	From	To
10	0	30
6	30	100

SEAL

Material	From	To	Amt	sacks/lbs
Bentonite Chips	0	30	17	S
		Calculated	13.69	
		Calculated		

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☒ Other DRY POURED
Backfill placed from ft. to ft. Material
Filter pack from ft. to ft. Material Size
Explosives used: ☐ Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount Actual Amount

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
●	○	6	☒	1.5	38.5	.250	●	○	☒	☐
○	●	4	☐	2	100	Sch40	○	●	☐	☐
○	○		☐				○	○	☐	☐
○	○		☐				○	○	☐	☐
○	○		☐				○	○	☐	☐

Shoe ☐ Inside ☒ Outside ☐ Other Location of shoe(s) 38.5
Temp casing ☐ Yes Dia From + ☐ To

(7) PERFORATIONS/SCREENS

Perforations Method Saw Cut
Screens Type Material

Perf/ Screen	Casing/ Screen Liner	Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ pipe size
Perf	Liner	4	82	100	.188	4	54	

(8) WELL TESTS: Minimum testing time is 1 hour

○ Pump ○ Bailer ◉ Air ○ Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
26		100	1

Temperature 54 °F Lab analysis ☐ Yes By
Water quality concerns? ☐ Yes (describe below) TDS amount 70 ppm

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)

County JOSEPHINE Twp 36.00 S N/S Range 6.00 W E/W WM
Sec 17 NW 1/4 of the SW 1/4 Tax Lot 1200
Tax Map Number Lot
Lat ° ' " or 42.43960000 DMS or DD
Long ° ' " or -123.44530000 DMS or DD
○ Street address of well ◉ Nearest address
TL 1200 NORTH OF LOWER RIVER RD. GRANTS PASS OR 97526

(10) STATIC WATER LEVEL

	Date	SWL(psi)	+	SWL(ft)
Existing Well / Pre-Alteration				
Completed Well	6/1/2021			12

Flowing Artesian? ☐ Dry Hole? ☐

WATER BEARING ZONES Depth water was first found 38.50

SWL Date	From	To	Est Flow	SWL(psi)	+	SWL(ft)
6/1/2021	38.5	40	6			12
6/1/2021	46	55	20			12

(11) WELL LOG

Ground Elevation

Material	From	To
TIGHT BROWN CLAY	0	10
BROWN & WHITE GRANITE	10	43
BLACK & WHITE GRANITE BROKEN	43	64
BLACK & WHITE MEDIUM GRANITE HARD	64	73
BLACK & WHITE GRANITE HARD	73	100

Date Started 6/1/2021 Completed 6/1/2021

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number Date

Signed

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1835 Date 6/9/2021

Signed KEVIN GILL (E-filed)

Contact Info (optional) Clouser Drilling Inc.

WATER SUPPLY WELL REPORT - continuation page

JOSE 61183

6/9/2021

WELL I.D. LABEL# L 142347

START CARD # 1052211

ORIGINAL LOG #

(2a) PRE-ALTERATION

Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

Material	From	To	Amt	sacks/lbs

(5) BORE HOLE CONSTRUCTION

BORE HOLE Dia	From	To

SEAL Material	From	To	Amt	sacks/lbs
		Calculated		
		Calculated		
		Calculated		
		Calculated		

FILTER PACK

From	To	Material	Size

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

(7) PERFORATIONS/SCREENS

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ pipe size

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)

Water Quality Concerns

From	To	Description	Amount	Units

(10) STATIC WATER LEVEL

SWL Date	From	To	Est Flow	SWL(psi)	+	SWL(ft)

(11) WELL LOG

Material	From	To

Comments/Remarks

Ryan Gill - Trainee

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

JOSE 61183

6/9/2021

Map of Hole

STATE OF OREGON
WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department
725 Summer St NE, Salem OR 97301
(503)986-0900

LOCATION OF WELL

Latitude: 42.43960000 Datum: WGS84

Longitude: -123.44530000

Township/Range/Section/Quarter-Quarter Section:
WM36.00S6.00W17NWSW

Address of Well:
LOWER RIVER RD. TL 1200 GRANTS PASS OR 97526

Well Label: 142347

Printed: June 4, 2021

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor

Exhibit D

(Disclosures)

OREF

VACANT LAND DISCLOSURE ADDENDUM

Property Address 36S-06W-17 Tax Lot 1200 ("middle" lot), Grants Pass,

INSTRUCTIONS TO THE SELLER

THIS IS A VACANT LAND DISCLOSURE ADDENDUM ("DISCLOSURE ADDENDUM") MADE BY THE SELLER CONCERNING THE PROPERTY LOCATED AT 36S-06W-17 Tax Lot 1200 ("middle" lot) (THE "PROPERTY"). THIS IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT OF THE SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE BUYER MAY WISH TO OBTAIN.

Please complete the following form. Answer all the questions. If a question is not applicable to this Property, mark N/A. Please explain each "YES" answer in detail at Section VI below or on a separate page and **attach pertinent documents and information**. Please refer to the section and item of the question(s) when you provide your explanation(s). Please date and sign each page of this Disclosure Addendum and each attachment. SELLER(S) AUTHORIZE(S) ALL AGENTS TO PROVIDE A COPY OF THIS VACANT LAND DISCLOSURE ADDENDUM TO OTHER REAL ESTATE AGENTS AND PROSPECTIVE BUYERS OF THE PROPERTY.

NOTICE TO BUYER

A. Buyers have a duty to pay diligent attention to any material defects in or about the Property that are known to them or can become known by utilizing diligent attention and observation, and by employing competent experts. Your real estate agent is not responsible to conduct your due diligence and may not render advice about property conditions or legal issues.

B. The disclosures set forth in this Disclosure Addendum and in any amendments thereto, are made only by the Seller and are not the representations of any financial institution having made, or may make, a loan pertaining to the Property, or may have or take a security interest in the Property, or of any real estate agent engaged by the Seller or Buyer. A financial institution or real estate agent is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement or any amendments thereto.

I. TITLE

YES	NO	UNKNOWN	N/A		
☒	☐	☐	☐	A.1	Is this Property a legal lot of record?
☐	☒	☐	☐	A.2	Is this Property subject to any of the following? ☐ first right of refusal ☐ option ☐ lease or rental agreement ☐ other listing ☐ life estate ☐ Timber Contracts
☐	☐	☒	☐	B.	Are there any of the following? ☐ encroachments ☐ written or oral boundary or fencing agreements ☐ boundary disputes ☐ recent boundary changes.
☒	☐	☐	☐	C.	Are there any of the following? ☐ rights of way ☒ easements (other than normal utility easements) ☐ access limitations ☐ written or oral agreements concerning the use or access to/from this property
☐	☒	☐	☐	D.	Is there a ☐ written or ☐ oral agreement for joint maintenance of an easement?
☐	☒	☐	☐	E.	Any sale, transfer or reservation of development, water or drainage rights?
☐	☒	☐	☐	F.	Any sale, transfer or reservation of oil, gas, mineral rights, or timber rights?
☐	☐	☒	☐	G.	Are you aware of any governmental study, survey, or notice that would affect this Property?
☐	☒	☐	☐	H.	Are there any pending or existing assessments against this Property (other than real property taxes not yet due for the current year)?
				I.	What is the current zoning for the Property? RR 2.5

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Legacy Team, 3811 CRATER LAKE HWY Medford, OR 97504 Phone: (541) 200-3050 Fax: (866) 610-0929 Naumes Lower River
Chris Martin

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OREF

VACANT LAND DISCLOSURE ADDENDUM

Property Address **36S-06W-17 Tax Lot 1200 ("middle" lot), Grants Pass**

					J.	What is the current use of the Property? Vacant except for wells, and water and electric lines in exclusive easement area
☐	☐	☒	☐		K.	Are you aware of any pending land use changes?
☒	☐	☐	☐		L.	Is there a land survey for this Property? Survey Number (if known)
☐	☐	☒	☐		M.	Is this Property subject to any recorded or unrecorded Covenants, Conditions, and Restrictions?
☐	☒	☐	☐		N.	Are there any conservation, easements, or agreements?

II. GENERAL INFORMATION

YES	NO	UNKNOWN	N/A		
☐	☐	☒	☐	A.	Have there been any settling, soil problems, standing water, flooding, or drainage problem on this Property?
☐	☐	☒	☐	B.	Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")?
☐	☐	☐	☒		1. If yes, does the fill dirt contain foreign materials (e.g. wood, rock, debris)?
☐	☐	☐	☒		2. If yes, was the fill dirt compacted?
☐	☐	☒	☐	C.	Has this Property been identified as "wetland", antiquities, dunes area, or other similar designation?
☐	☐	☒	☐	D.	Is the Property in a designated flood or slide zone? FEMA Map # (if known)
☐	☒	☐	☐	E.	Has there been major damage to this Property from fire, wind, flood, earth movement, or landslide?
☐	☐	☒	☐	F.	Are you aware of any above ground or underground tanks used for any purpose (e.g., fuel, chemical, septic, abandoned tanks, etc.) currently or previously in use on the Property?
☐	☒	☐	☐	G.	Are you aware of any hazardous material, toxic waste, or trash dumping on this Property?
☒	☐	☐	☐	H.	Are there any structural improvements or personal property located on the Property that are included in this transaction? If "yes" list all items: One domestic water well (SW corner) is included in sale.
☐	☐	☒	☐		1. Are there any defects or problems with any of these items? If "yes" describe all problems and defects: None known to President of Seller.
☐	☒	☐	☐	I.	Has this Property been used for the manufacture or distribution of illegal substances, excluding marijuana? Note: Although marijuana has been legalized for medicinal and recreational use in Oregon, it remains a "Controlled Substance" under Federal Law, and is illegal. See website www.whitehouse.gov
☐	☒	☐	☐	J.	Has this Property been used to legally grow marijuana for either medicinal or recreational use as permitted under Oregon laws?

BUYER MAY WISH TO INVESTIGATE FURTHER ANY OF THE ISSUES MENTIONED ABOVE.

III. WATER

YES	NO	UNKNOWN	N/A		
☒	☐	☐	☐	A.	Is there currently a domestic water supply for this Property?
					1. If "yes", from what source? ☐ public utility ☐ community water system ☒ private well ☐ other (specify) Well only. No pump, pipes or electrical supply.
					2. If "no", is a permit required ☐ Yes ☐ No Has it been applied for? ☐ Yes ☐ No
☐	☒	☐	☐	B.	If Property is currently supplied from a well: Well is in but no domestic water is supplied as there is no pump or related facilities.

Buyer Initials _____/_____ Date _____

Seller Initials M.J.T. Date 9/6/2022

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Naumes Lower

OREF

VACANT LAND DISCLOSURE ADDENDUM

Property Address 36S-06W-17 Tax Lot 1200 ("middle" lot), Grants Pass

☐	☒	☐	☐	1.	Is there more than one well serving the Property? NW well is for the lot to the east (TL1100)
☒	☐	☐	☐	2.	Is (are) the well(s) located on the Property? **(If No, attach explanation).**
☐	☒	☐	☐	3.	Is (are) the well(s) shared?
☐	☐	☐	☒		a. Is there an oral or written agreement for a shared well?
☐	☐	☐	☒		b. Is there an easement (recorded or unrecorded) for access to and maintenance of a shared well?
☒	☐	☐	☐	4.	Is a copy of the well log(s) available? For SW well only, see attached.
☒	☐	☐	☐	5.	Well depth(s) is estimated to be 100 feet For SW well only, see attached.
☒	☐	☐	☐	6.	Well(s) supply approximately 26 gallons per minute (GPM) of water. For SW well only, see attached.
					a. This figure is taken from ☒ well log ☐ a flow test of the well performed when _____ and by whom For SW well only, see attached.
☐	☒	☐	☐	7.	Is there a holding tank in addition to the pressure tank for the water system?
					a. If "yes", what is the capacity of the tank? _____ gallons.
				8.	Well is _____ years old. Pump type: ☐ submersible ☐ jet. Pump make N/A
					Installed by N/A date N/A
					Serviced by N/A date of last service N/A
☐	☒	☐	☐	9.	Are there any known problems with the water system?
☐	☒	☐	☐	10.	Have there been any repairs to the water system?
☐	☒	☐	☐	11.	Has a ☐ coliform bacteria ☐ nitrates ☐ arsenic or ☐ other water quality test been performed on domestic water supply? If "yes", when _____ by whom _____
☐	☒	☐	☐	C.	Is there a water treatment system? If "yes", ☐ owned or ☐ leased?
				1.	If "yes", for what purpose was the water treatment system installed? N/A
☐	☐	☐	☒	2.	Is the water treatment system in good working order? **(If No, attach explanation).**
☒	☐	☐	☐	D.	Are there any abandoned wells on the Property?
☐	☒	☐	☐	E.	Do you have other pertinent information regarding the water supply? If "yes", please attach an explanation.
☐	☒	☐	☐	F.	Are there any irrigation wells? If "yes", how many? N/A.
☐	☐	☒	☐	G.	Are there water appropriation rights for this Property?
☐	☐	☒	☐	1.	Have the water rights been certified by the State of Oregon?
				2.	To what body of water do the water rights pertain? Unknown
☐	☒	☐	☐	3.	Have the water rights been used beneficially during the last five years?
☐	☒	☐	☐	H.	Are any man-made ponds or bodies of water on this Property?
☐	☐	☐	☒	1.	If "yes", is there a permit?

BUYER SHOULD HAVE ANY NONPUBLIC WATER SOURCES TESTED FOR POTABILITY AND ADEQUACY OF SUPPLY.

Buyer Initials _____ / _____ Date _____

Seller Initials M.D.A. Date 9/6/2022

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Naumes Lower

OREF

VACANT LAND DISCLOSURE ADDENDUM

Property Address 36S-06W-17 Tax Lot 1200 ("middle" lot), Grants Pass

YES	NO	UNKNOWN	N/A	IV. SEWAGE
☐	☒	☐	☐	A. Is sanitary sewer currently available to this Property?
				1. If "yes", where is the sewer line located? N/A
☐	☐	☒	☐	2. If "no", will such service be available in the future? Seems unlikely to Seller.
☐	☒	☐	☐	B. Are you aware of any sanitary sewer proposed for this Property?
☐	☐	☐	☒	C. Is there a septic system on this Property?
				1. If "yes", what type of system? ☐ standard ☐ cap fill ☐ sand filtration ☐ other
				2. Last inspected by N/A date N/A
				Please attach copies of the inspection report and invoice
				3. Date septic system was last pumped N/A by whom N/A
☐	☐	☐	☒	4. Any known problems or repairs? If "yes", please explain on attached sheet.
☒	☐	☐	☐	D. If a septic system will need to be installed, is there a current governmental approval for such a system?
				1. If "yes", what type of system? ☒ standard ☐ cap fill ☐ sand filtration ☐ other
				Date of approval 6/14/2021
☒	☐	☐	☐	E. Is there an abandoned septic system on the Property? If "yes", where is it located? See attached "Memo of Abandoned Facilities"

BUYER MAY WISH TO HAVE THE SEWAGE SYSTEM INSPECTED

YES	NO	UNKNOWN	N/A	V. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC
☐	☒	☐	☐	A. Are there CC&Rs?
☐	☒	☐	☐	B. Is there a Home or Unit Owners' Association?
				1. If "yes" Who is the contact person?
				contact information:
				2. Monthly or annual dues Assessments
☐	☐	☒	☐	C. Is this Property in an area with a neighborhood group or community organization?
				1. If "yes", contact information
☐	☐	☒	☐	D. Are there any features of this Property shared in common with adjoining landowners, such as a wall, fence, roof, road, or driveway for which use or maintenance responsibility may affect this Property?

YES	NO	UNKNOWN	N/A	VI. DOCUMENTS AND EXPLANATIONS
☐	☐	☒	☐	A. Are there any known disputes, irregularities, or other unsettled issues?
☐	☒	☐	☐	B. Are there any "common areas" (facilities such as a pool, recreation building, tennis court, walkway, etc.)?

YES	NO	UNKNOWN	N/A	VII. OTHER CONDITIONS OR DEFECTS
☐	☒	☐	☐	A. Are you aware of any other material fact or condition affecting this Property?

Buyer Initials _____/_____ Date _____

Seller Initials M.L.M. Date 9/6/2022

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Nannes Lower

OREF

VACANT LAND DISCLOSURE ADDENDUM

Property Address 36S-06W-17 Tax Lot 1200 ("middle" lot), Grants Pass

Please list any attached documents, reports, explanations of "Yes" answers, or those questions indicating an explanation here:

SEE ATTACHED

[Attach Addendum if necessary.]

Seller represents to Buyer the foregoing answers in this Disclosure Addendum, together with all included documents and information, if any, are complete and correct to the best of Seller's actual knowledge, without further investigation or testing.

Seller's Signature Michael D. Laumer, Pres. Date 9/6/2022 ___ a.m. 12:45 p.m. ←
Wild River Orchards Inc.

Seller's Signature _____ Date _____ ___ a.m. ___ p.m. ←

Unless previously waived by Buyer in writing, Seller shall deliver a copy of the completed Disclosure Addendum to any Buyer making a written offer to purchase the Property. Buyer shall have the absolute right to revoke their offer, for any reason or no reason, by giving written notice to Seller within five (5) business days following the date of Seller's delivery of the Disclosure Addendum to Buyer (the "Revocation Period"). Unless previously waived in writing, if Buyer's right of revocation is not timely exercised in writing by Midnight at the end of the last day of the revocation Period, it shall automatically expire. In all events, said right of revocation shall expire upon closing of the transaction.

ACKNOWLEDGMENT

The undersigned hereby acknowledge the duty to sign, date, and return a copy of this page of the Disclosure Addendum to Seller or Seller's Agent *promptly* upon receipt from Seller or Seller's Agent. A bad faith refusal to do so could jeopardize Buyer's ability to effectively exercise their right of revocation.

Buyer's Signature _____ Date _____ ___ a.m. ___ p.m. ←

Buyer's Signature _____ Date _____ ___ a.m. ___ p.m. ←

Buyer's Agent Signature _____ Date _____ ___ a.m. ___ p.m. ←

Buyer Initials _____ / _____ Date _____

Seller Initials M.D.L. Date 9/6/22

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Names Lower

Christie Middle Lot Vacant Land Disclosure Addendum Yes Answers Explanations

Section I. Title

A.1 – see attached Determination of Authorized Lot or Parcel

C – See attached Exclusive Easement

L – See attached Map of Survey

Section II. General Information

H – See attached diagram, note New Well in SW corner

Section III. Water

A – See attached diagram, note New Well in SW corner

B.2 – See attached diagram, note New Well in SW corner (also see Map of Survey that shows actual location of the well as to the surveyed line and not just the lines from OWRD shown on the well report)

B.4 – See attached Water Supply Well Report

B.5 – See attached Water Supply Well Report

B.6 – See attached Water Supply Well Report

D. – See attached Invoice from Clouser Drilling Inc. and Map of Survey

Section IV. Sewage

C – See attached Memo of Abandoned Facilities

D – See attached Residential Septic Site Evaluation Approval and related documents

E – See attached Memo of Abandoned Facilities

Community Development
(541) 474-5421
700 NW Dimmick Street, Ste C
Grants Pass, OR 97526
www.josephinecounty.gov

Revised

DETERMINATION OF AUTHORIZED LOT OR PARCEL

OWNER(S): Wild River Orchards Inc, Attn: Robert Boggess, P O Box 996, Medford, OR 97501

REPRESENTATIVE: O'Connor Law, LLC – Garrett West, Senior Associate Attorney, 670 G Street, Ste B, Jacksonville, OR 97530

PROPERTY ADDRESS(ES): Lower River Road, Grants Pass, OR 97526

PROPERTY DESCRIPTION:	TWN:	36	RNG:	06	SEC:	17.00	TAX LOT(S):	1200 &1201
		36		06		18.D0		100,600,& 601
		36		06		19.00		100
		36		06		20.00		200

AUTHORIZED LOT BY STATE OR COUNTY ACTION

	DATE:	
	LOTS: N/A	BLOCK: N/A

TAX LOT BY CONVEYANCE OR REQUEST OR DEED

	Parcel 1- Tract	Parcel 2 - Northern Portion of TL 1200	Parcel 3 - TL 100 (Section 18)
INST:	Warranty Deed	Warranty Deed	Bargain & Sale Deed
VOL / PAGE:	169--82	#14323	323-1591
DATE:	January 1, 1953	March 9, 1948	May 19, 1977
ACCESS:	Lower River Road	Lower River Road	Lower River Rd
SIZE:	Unknown	Unknown	3.08 acres
ZONING:	EF	RR 2.5	RR 2.5
VACANT:	No	Yes	Yes

COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION

DETERMINATION: The Community Development Director has determined that the portion of TL 1200 which lies to the South of Lower River Road, TL 1201, 600, 601, 100 (of Section 19), and TL 200 are part-of-total (POT) and are considered an authorized parcel. Additionally, TL 100 (of Section 18) is considered an authorized parcel and the portion of TL 1200 which lies to the North of Lower River Road is considered an authorized parcel. (**Exhibit A**)

EXPLANATION: Research of available records shows that Warranty Deed V169-P82, recorded January 1, 1953, created the parcel as a tract of land including the following tax lots: 36-6-17 TL 1200/1201; 36-6-18.D0 TL 100 (formerly TL 1900); 36-6-18.D0 TL 600/601 (formerly TL 2200); 36-6-19 TL 100; and 36-6-20 TL 200. Subsequently, the parcel was reduced in size by the exclusion of Lower River Road. Warranty Deed V257-P396, recorded December 26, 1967, and Warranty Deed V280-P716, recorded February 10, 1972, further identify the property as Parcel 1. Prior to July 1, 1973, lots or parcels are legal if they are created by a deed or contract in their present size and configuration or in a size or configuration which resulted from a subsequent lawful line adjustment. There are no minimum parcel size or access requirements for these types of lots.

Subsequently, Parcel 1 was reduced in size by Warranty Deed V297-P55 (creating TL 601 and TL 1201) on December 26, 1973 (recorded January 15, 1974). From July 1,1973 to July 13, 1978, lots or parcels are legal if they are created by a deed or contract in its present size and configuration or in a size or configuration which results from a subsequent lawful line adjustment, and fronts a street for at least 25', and meets the minimum parcel size rule at the time of its creation. According to historic Assessor maps, at the time the property was split-zoned. The zones consisted of SR-2.5 (minimum lot size-2.50 acres), EF (minimum lot size-40 acres), and WR (minimum lot size-5 acres). The creation of TL 601 and TL 1201 (POT) as Parcel 1 of Warranty Deed V297-P55, created a tract of land 67.79 acres in size zoned EF which exceeds the minimum lot parcel size rule. However, current TL 600 was created as a remnant parcel at a size of 15.44 acres zoned EF and current TL 1200 and TL 100 (Section 18) (POT) was created as a remnant parcel at a size of 7.78 acres split-zoned EF and RR2.5. The created remnant parcels do not meet the minimum parcel size rule. Additionally, staff determined that TL 600, 601 and TL 1201 do not front a street. The newly created parcels did not meet all of the requirements to be considered legal parcels.

Review of deed activity shows that Parcel 1 was reduced in size by Bargain and Sale Deed V323-P1591 (creating TL 100 of Section 18 separately described as Parcel II) on February 26, 1974 (recorded May 19, 1977). From July 1,1973 to July 13, 1978, lots or parcels are legal if they are created by a deed or contract in its present size and configuration or in a size or configuration which results from a subsequent lawful line adjustment, and fronts a street for at least 25', and meets the minimum parcel size rule at the time of its creation. Additionally, if described in a deed or contract with another parcel, the description must separately describe the parcel(s). Staff determined that TL 100 (Section 18) meets the above criteria and is considered a legal parcel.

The applicant requested a review of TL 1200 as two separate parcels as the parcel is divided by Lower River Road. The Director finds that Warranty Deed #14323 dated March 9, 1948, obtained from ODOT, effectively serves to partition the tract that is bisected by roadway property. Although prior to July 1, 1973, lots or parcels are legal if they are created by a deed or contract, staff researched ORS 92.010 for clarification on the definition of partition as current ORS rules for partition do not include selling or granting land to a public agency for road or right of way purposes. Per the Notes of Decision associated with ORS 92.010, transfer of title to roadway property prior

to the 1991 amendment of Section ORS 92.01(9)(d) resulted in partition of a tract that is bisected by roadway property. Reference is made to LUBA case no. 2005-098 Lovinger v Lane County, and further the 2006 Court of Appeals of Oregon decision (206 Or App 557, 138 P3d 51) which upheld LUBA's determination that the deeding of the strip of land to the County effectively partitioned the tax lot into two separate parcels of land.

Based upon this information, it is determined that the southerly portion of TL 1200, TL 1201, 600, 601, 100 (of Section 19), and TL 200 are part-of-total (POT) and combined is one legal lot. Additionally, the northerly portion of TL 1200 is a separate authorized parcel and Tax Lot 100 (Section 18) is a separate authorized parcel.

PLANNER: Andrea Wesnyder

DATE: September 2, 2021

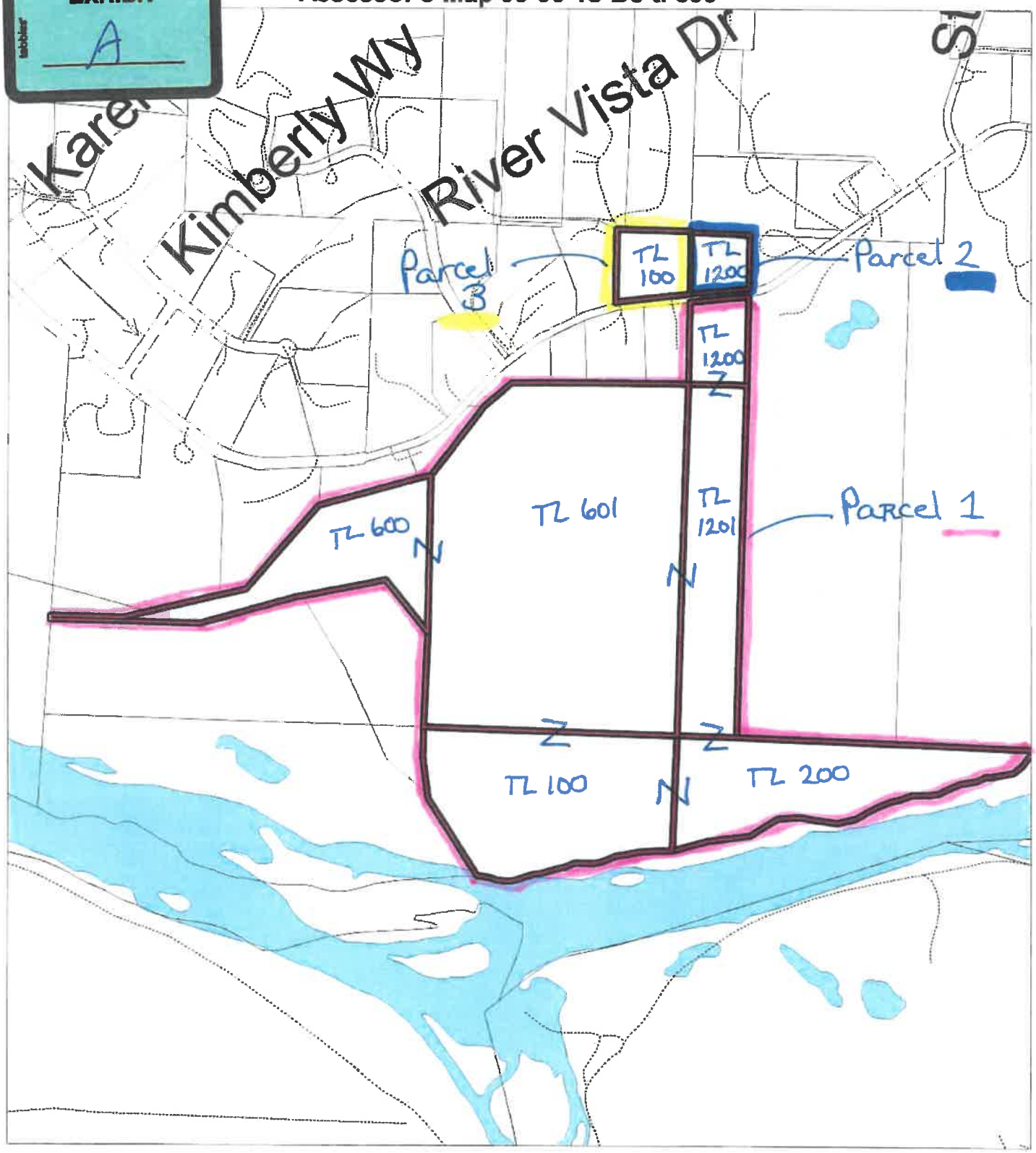
Attached: Exhibit A – Site Map

cc: Josephine County Assessor
Josephine County Surveyor

EXHIBIT

A

Assessor's Map 36-06-18-D0 tl 600



Legend

- Driveways
- Road Names
- Text
- Taxlots
- Water (polygon)
- Water Bodies

700 0 700 1400 Feet

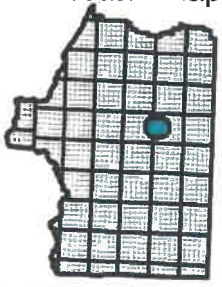
The information on this map is furnished for general interest purposes only. This information is provided without warranties of any kind, express or implied, and it should not be used to support any purchase or other investment. Neither Josephine County, Cave Junction, nor Grants Pass will accept responsibility for any errors or inaccuracies in the depicted information.

JOSEPHINE COUNTY

Scale 1:8400

N

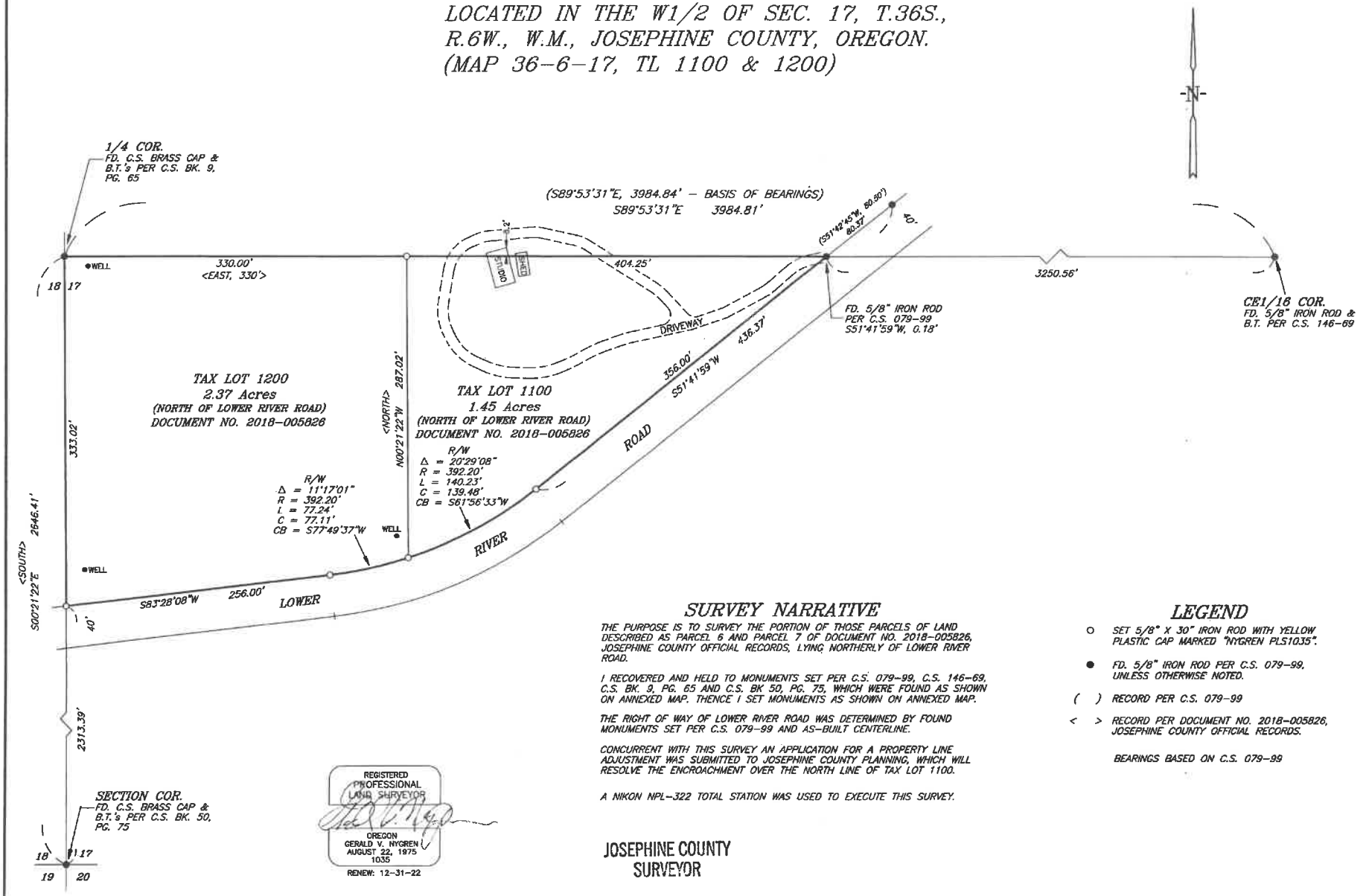
Locator Map



Creation date: Wednesday, September 1, 2021 C:\Puma\puma.apr

MAP OF SURVEY

LOCATED IN THE W1/2 OF SEC. 17, T.36S., R.6W., W.M., JOSEPHINE COUNTY, OREGON. (MAP 36-6-17, TL 1100 & 1200)



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
GERALD V. NYGREN
AUGUST 22, 1975
1035
RENEW: 12-31-22

SURVEY NARRATIVE

THE PURPOSE IS TO SURVEY THE PORTION OF THOSE PARCELS OF LAND DESCRIBED AS PARCEL 6 AND PARCEL 7 OF DOCUMENT NO. 2018-005826, JOSEPHINE COUNTY OFFICIAL RECORDS, LYING NORTHERLY OF LOWER RIVER ROAD.

I RECOVERED AND HELD TO MONUMENTS SET PER C.S. 079-99, C.S. 146-69, C.S. BK. 9, PG. 65 AND C.S. BK 50, PG. 75, WHICH WERE FOUND AS SHOWN ON ANNEXED MAP. THENCE I SET MONUMENTS AS SHOWN ON ANNEXED MAP.

THE RIGHT OF WAY OF LOWER RIVER ROAD WAS DETERMINED BY FOUND MONUMENTS SET PER C.S. 079-99 AND AS-BUILT CENTERLINE.

CONCURRENT WITH THIS SURVEY AN APPLICATION FOR A PROPERTY LINE ADJUSTMENT WAS SUBMITTED TO JOSEPHINE COUNTY PLANNING, WHICH WILL RESOLVE THE ENCROACHMENT OVER THE NORTH LINE OF TAX LOT 1100.

A NIKON NPL-322 TOTAL STATION WAS USED TO EXECUTE THIS SURVEY.

LEGEND

- o SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "NYGREN PLS1035".
- ● FD. 5/8" IRON ROD PER C.S. 079-99, UNLESS OTHERWISE NOTED.
- ( ) RECORD PER C.S. 079-99
- < > RECORD PER DOCUMENT NO. 2018-005826, JOSEPHINE COUNTY OFFICIAL RECORDS.

BEARINGS BASED ON C.S. 079-99

JOSEPHINE COUNTY SURVEYOR

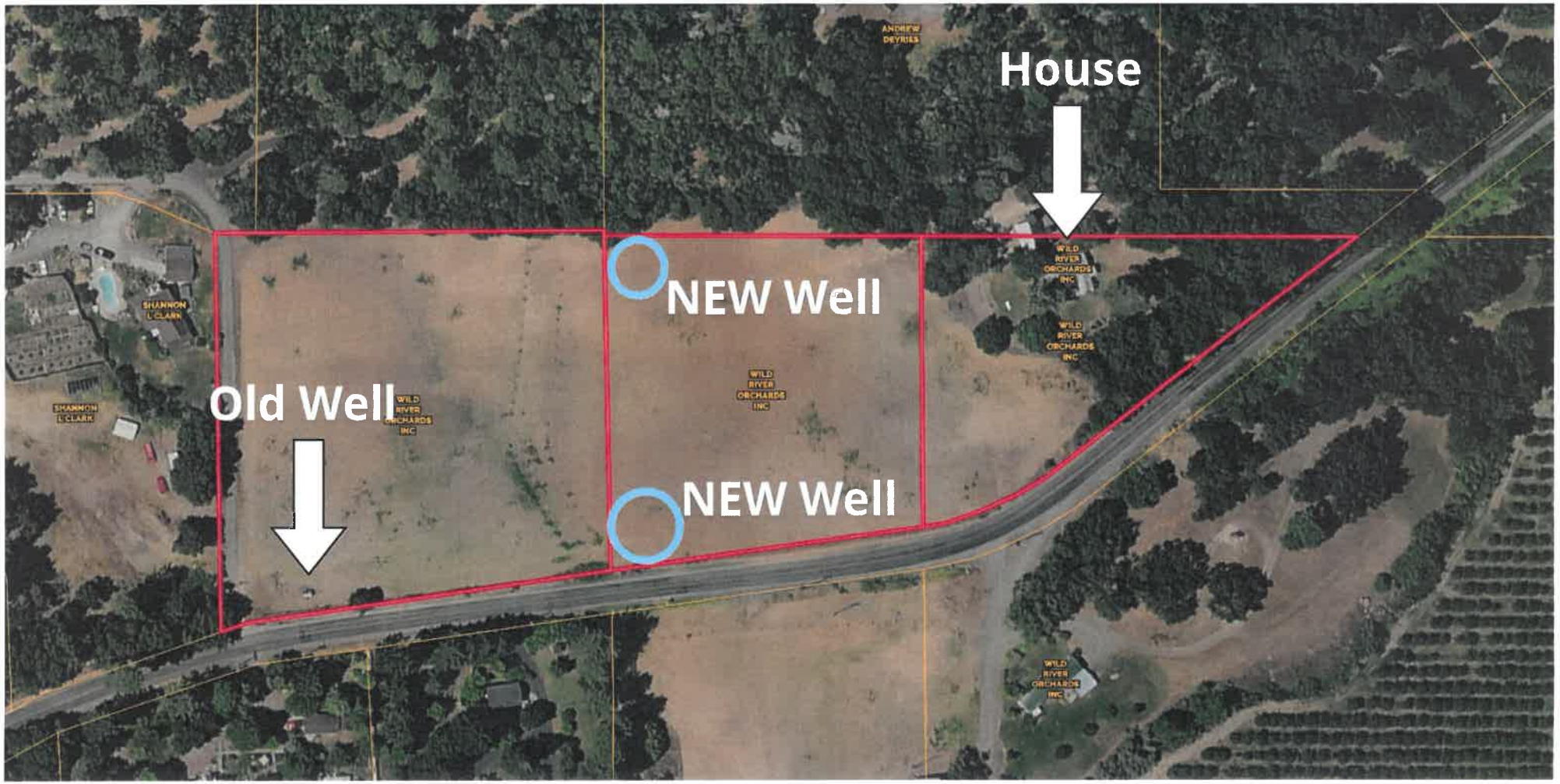
APR 01 2022

SURVEYED FOR:	GERALD V. NYGREN	DATE: FEB. 3, 2022
WILD RIVER ORCHARDS, INC.	522 BARKER DRIVE	SCALE: 1" = 60'
P.O. BOX 996	MERLIN, OREGON 97532	JOB NO. 21-90
MEDFORD, OR 97501		

THIS PLAT WAS PREPARED WITH A HEWLETT-PACKARD DESIGNJET 500 USING HP NO. C4844A INKJET INK ON MILANO NO. JPC4M2 POLYESTER FILM

019 2022

019 2022


House
NEW Well
Old Well
NEW Well
ANDREW DEVRIES
SHANNON L CLARK
SHANNON L CLARK
WILD RIVER ORCHARDS INC
WILD RIVER ORCHARDS INC
WILD RIVER ORCHARDS INC
WILD RIVER ORCHARDS INC
WILD RIVER ORCHARDS INC

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

JOSE 61183
6/9/2021

WELL I.D. LABEL# L 142347
START CARD # 1052211
ORIGINAL LOG #

(1) LAND OWNER

Owner Well I.D.
First Name Last Name
Company WILD RIVER ORCHARDS, INC.
Address PO BOX 996
City MEDFORD State OR Zip 97501

(2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Conversion ☐ Alteration (complete 2a & 10) ☐ Abandonment (complete 5a)

(2a) PRE-ALTERATION

	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
Casing:									

	Material	From	To	Amt	sacks/lbs
Seal:					

(3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud
☐ Reverse Rotary ☐ Other

(4) PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Community
☐ Industrial/ Commericial ☐ Livestock ☐ Dewatering
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION

Special Standard ☐ (Attach copy)
Depth of Completed Well 100.00 ft.

BORE HOLE

Dia	From	To
10	0	30
6	30	100

SEAL

Material	From	To	Amt	sacks/lbs
Bentonite Chips	0	30	17	S
		Calculated	13.69	
		Calculated		

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☒ Other DRY POURED
Backfill placed from ft. to ft. Material
Filter pack from ft. to ft. Material Size
Explosives used: ☐ Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount Actual Amount

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
●	○	6	☒	1.5	38.5	.250	●	○	☒	☐
○	●	4	☐	2	100	Sch40	○	●	☐	☐
○	○		☐				○	○	☐	☐
○	○		☐				○	○	☐	☐
○	○		☐				○	○	☐	☐

Shoe ☐ Inside ☒ Outside ☐ Other Location of shoe(s) 38.5
Temp casing ☐ Yes Dia From + ☐ To

(7) PERFORATIONS/SCREENS

Perforations Method Saw Cut
Screens Type Material

Perf/ Screen	Casing/ Screen Liner	Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ pipe size
Perf	Liner	4	82	100	.188	4	54	

(8) WELL TESTS: Minimum testing time is 1 hour

○ Pump ○ Bailer ◉ Air ○ Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
26		100	1

Temperature 54 °F Lab analysis ☐ Yes By
Water quality concerns? ☐ Yes (describe below) TDS amount 70 ppm

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)

County JOSEPHINE Twp 36.00 S N/S Range 6.00 W E/W WM
Sec 17 NW 1/4 of the SW 1/4 Tax Lot 1200
Tax Map Number Lot
Lat ° ' " or 42.43960000 DMS or DD
Long ° ' " or -123.44530000 DMS or DD
○ Street address of well ◉ Nearest address
TL 1200 NORTH OF LOWER RIVER RD. GRANTS PASS OR 97526

(10) STATIC WATER LEVEL

	Date	SWL(psi)	+	SWL(ft)
Existing Well / Pre-Alteration			☐	
Completed Well	6/1/2021		☐	12

Flowing Artesian? ☐ Dry Hole? ☐

WATER BEARING ZONES Depth water was first found 38.50

SWL Date	From	To	Est Flow	SWL(psi)	+	SWL(ft)
6/1/2021	38.5	40	6		☐	12
6/1/2021	46	55	20		☐	12
					☐	
					☐	
					☐	

(11) WELL LOG

Ground Elevation

Material	From	To
TIGHT BROWN CLAY	0	10
BROWN & WHITE GRANITE	10	43
BLACK & WHITE GRANITE BROKEN	43	64
BLACK & WHITE MEDIUM GRANITE HARD	64	73
BLACK & WHITE GRANITE HARD	73	100

Date Started 6/1/2021 Completed 6/1/2021

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number Date
Signed

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1835 Date 6/9/2021
Signed KEVIN GILL (E-filed)
Contact Info (optional) Clouser Drilling Inc.

ORIGINAL - WATER RESOURCES DEPARTMENT

THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:

WATER SUPPLY WELL REPORT - continuation page

JOSE 61183

6/9/2021

WELL I.D. LABEL# L 142347
START CARD # 1052211
ORIGINAL LOG #

(2a) PRE-ALTERATION

Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

Material	From	To	Amt	sacks/lbs

Water Quality Concerns

From	To	Description	Amount	Units

(5) BORE HOLE CONSTRUCTION

BORE HOLE Dia	From	To	SEAL Material	From	To	Amt	sacks/lbs
					Calculated		
					Calculated		
					Calculated		
					Calculated		

FILTER PACK

From	To	Material	Size

(10) STATIC WATER LEVEL

SWL Date	From	To	Est Flow	SWL(psi)	+	SWL(ft)

(11) WELL LOG

Material	From	To

(6) CASING/LINER

Casing Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

(7) PERFORATIONS/SCREENS

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ pipe size

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)

Comments/Remarks

Ryan Gill - Trainee

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

JOSE 61183

6/9/2021

Map of Hole

STATE OF OREGON
WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department
725 Summer St NE, Salem OR 97301
(503)986-0900

LOCATION OF WELL

Latitude: 42.43960000 Datum: WGS84
Longitude: -123.44530000
Township/Range/Section/Quarter-Quarter Section:
WM36.00S6.00W17NWSW
Address of Well:
LOWER RIVER RD. TL 1200 GRANTS PASS OR 97526

Well Label: 142347

Printed: June 4, 2021

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor

Clouser Drilling Inc.
129 Assembly Circle
Grants Pass OR 97526
541-476-7795

Invoice

Terms	Date	Invoice #
Due on receipt	1/27/2022	11665

Bill To
Wild River Orchards Inc PO Box 996 Medford, OR 97501

Work Site	
Wild River Orchards Lower River Rd TL 1200 Grants Pass, OR 97526	
Well Log #	well #3

Description	Quantity	Rate	Total
Abandon JOSE 61188 with 3/8" bentonite chips. Cut casing below grade. File Oregon Start Card & Well Report	1	3,050.00	3,050.00

We appreciate your prompt payment. Thank for you for your business.

Total $3,050.00

Finance Charge: 1.5% per month on unpaid balances. Minimum charge $10. In the event of default, you will be responsible to pay for all reasonable collection charges and/or legal fees.

Balance Due **$3,050.00**

Phone #	Fax #	E-mail	Web Site
541-476-7795	541-476-0095	helen@clouserdrilling.com	www.clouserdrilling.com

WILD RIVER ORCHARDS, INC.

Memo of Abandoned Facilities

Christie Tax Lot 1200 (North of Lower River Road)

Wild River Orchards, Inc. ("Seller") has some information but imperfect knowledge of how the old septic system that started on the Tax Lot to the East (Tax Lot 1100 – the "East Lot") impacted and still affects Christie Tax Lot 1200 (North of Lower River Road) (the "Middle Lot").

1. Seller believes that at one time the Middle Lot and East Lot, as well as other property, were all combined as one parcel owned by Floyd Christie, long before Seller acquired the Middle Lot and the East Lot (along with other property).
2. Seller further believes that when Mr. Christie built his house on the East Lot, he installed a septic system that began on the East Lot and ended at a cesspool on the Middle Lot (a configuration that to Seller's understanding was consistent with how septic systems were done at that time).
3. Seller further believes that at some point an affiliate of Seller and the tenant of the Middle Lot (and other property) installed a septic drain field that began on the East Lot and ended on the Middle Lot.
4. Seller further believes that at some point the affiliate of Seller and tenant of the Middle Lot (and East Lot and other property) installed a "gray water" system that began on the East Lot and ended on the Middle Lot.
5. Seller has had a new, completely separate septic system installed on the East Lot, so all of the above facilities, to the extent still in existence on the Middle Lot, have been abandoned in place (and the portions of the old septic system that originated on the East Lot have been abandoned in place or removed, if necessary, as well).

Residential Septic Site Evaluation Approval

463-21-000209-EVAL

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsiteseptic@josephinecounty.gov
Website: josephine.or.us

Date issued: 06/14/2021
Application status: Site Evaluation Approved
Work description: new site Eval. Tax lot 1200 is being spilt

Applicant: Dunlap Septic Excavation
Address: P.O. Box 532
Rogue River OR 97537
Phone: 5415823694
Email: dunlapseptic1984@gmail.com

Contractor: Dunlap Septic Excavation
DEQ Installer/Maintenance Provider: RM6
Address: PO Box 532
Rogue River OR 97537
Phone: (541) 660-9543

Contractor: Dunlap Septic Excavation
Installer/Pumper License: 36808
Address: PO Box 532
Rogue River OR 97537
Phone: (541) 770-6744
Email: dunlapseptic1984@gmail.com

Owner: WILD RIVER ORCHARDS INC
Address: ATTN: ROBERT BOGGESS PO BOX 996
ATTN: ROBERT BOGGESS
PO BOX 996
MEDFORD MEDFORD, OR 97501
97501

Property address: 0 Lower River Rd, Grants Pass, OR 97526

Parcel: 3606170000120000 - Primary

Lot size: 2
Zoning: N/A
Water supply: N/A
City/County/UGB: County
Directions to Property: Go out to lower rd rd. look for address 6835. property is right next door . able to see test holes close to rd.

Proposed use of structure: N/A
Category of construction: Residential

General Specifications

Max peak design flow: 450 gpd.
Min septic tank volume: 1000 gal.
Special tank reqmts: 1500 GALLONS TOTAL IF PUMP IS NEEDED
Comments: IRRIGATION LINE TO BE DECOMMISIONED.
Proposed gallons per day: 450 gpd.
Min dosing tank volume: N/A

System Specifications	*Initial System*	*Replacement Area*
System type:	Standard	Standard
System distribution type:	Serial	Serial
Distribution method:	Serial	Serial

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION:Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Date issued: 06/14/2021

Application status: Site Evaluation Approved

Work description: new site Eval. Tax lot 1200 is being spilt

Trench Specifications	*Initial System*	*Replacement Area*
Trench linear feet:	300 linear ft.	300 linear ft.
Max depth:	30 in.	30 in.
Min depth:	24 in.	24 in.
Special Requirements	***Initial System***	***Replacement Area***
Groundwater type:	Temporary	Temporary
Groundwater interceptor:	Yes	Yes
Groundwater interceptor-amount of drain media:	24 in.	24 in.
Groundwater interceptor depth:	36 in.	36 in.
Drainfield type:	Standard	Standard

THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Gabriel Kasiah 6/14/21

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Residential Septic Site Evaluation Approval

463-21-000210-EVAL

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsiteseptic@josephinecounty.gov
Website: josephine.or.us

Date issued: 06/14/2021

Application status: Site Evaluation Approved

Work description: New site eval. for tax lot 1200 parcel 1 . property is being spilt

Applicant: Dunlap Septic Excavation
Address: P.O. Box 532
Rogue River OR 97537
Phone: 5415823694
Email: dunlapseptic1984@gmail.com

Contractor: Dunlap Septic Excavation
DEQ Installer/Maintenance Provider: RM6
Address: PO Box 532
Rogue River OR 97537
Phone: (541) 660-9543

Contractor: Dunlap Septic Excavation
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Email: dunlapseptic1984@gmail.com

Owner: WILD RIVER ORCHARDS INC
Address: ATTN: ROBERT BOGGESS PO BOX 996
ATTN: ROBERT BOGGESS
PO BOX 996
MEDFORD MEDFORD, OR 97501
97501

Property address: 0 Lower River Rd, Grants Pass, OR 97526

Parcel: 3606170000120000 - Primary

Lot size: 2
Zoning: N/A
Water supply: Well
City/County/UGB: N/A
Directions to Property: Go out lower rd rd to address 7010 . will be easier to get to the lot. all open field no gates or fences.

Proposed use of structure: N/A
Category of construction: Residential

General Specifications

Max peak design flow:	450 gpd.	**Proposed gallons per day:**	450 gpd.
Min septic tank volume:	1000 gal.	**Min dosing tank volume:**	N/A

System Specifications

	Initial System	*Replacement Area*
System type:	Standard	Saprolite
System distribution type:	Serial	Serial
Distribution method:	Serial	Serial

Trench Specifications

	Initial System	*Replacement Area*
Trench linear feet:	225 linear ft.	300 linear ft.

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Date issued: 06/14/2021

Application status: Site Evaluation Approved

Work description: New site eval. for tax lot 1200 parcel 1 . property is being spilt

Max depth:	30 in.	30 in.
Min depth:	24 in.	24 in.
Special Requirements	***Initial System***	***Replacement Area***
Groundwater type:	Temporary	Temporary

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Gabriel Kasiah 6/14/21

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NOTICE AUTHORIZING REPRESENTATIVE

Wild River Orchards, Inc.
By: Michael D. Naumes, Pres.
(Property Owner/Print Name) have authorized Penny @ Dunlop Septic (Authorized Representative/Print Name) to act as my agent in performing the activities necessary to obtain all onsite wastewater treatment program services provided by the Josephine County on the property described below in accordance with OAR chapter 340, division 071. I agree that any costs not satisfied by the Authorized Representative are my responsibility and I authorized Josephine County Onsite Septic agents to conduct required business activities on said property.

PROPERTY IDENTIFICATION: Tax Lot 1200 is being split

Lower River Rd Tax Lot 100 / 1200 (Parcel N / 1 - 5/2 #)
(Property Situs or Road Address)

And described in the records of Josephine County as:

Township 36 Range 06 Section 30 Map ID Tax Lot #(s) 100
1200

PROPERTY OWNER:

Printed Name Wild River Orchards, Inc

Address PO Box 996

City, State, Zip. Medford, OR, 97501

Phone 541.608.1732 (Robert) Email rboggess@naumes.com (Robert)

Signature Michael D Naumes President

AUTHORIZED REPRESENTATIVE:

Printed Name Penny @ Dunlop Septic

Address PO Box 532

City, State, Zip Rogue River, 97537

Phone 541-660-9543 Email dunlopseptic1954@gmail.com

Signature

Dunlap
Septic
Excavation

36-06-17-1200

PLOT MAP

LEGAL

N

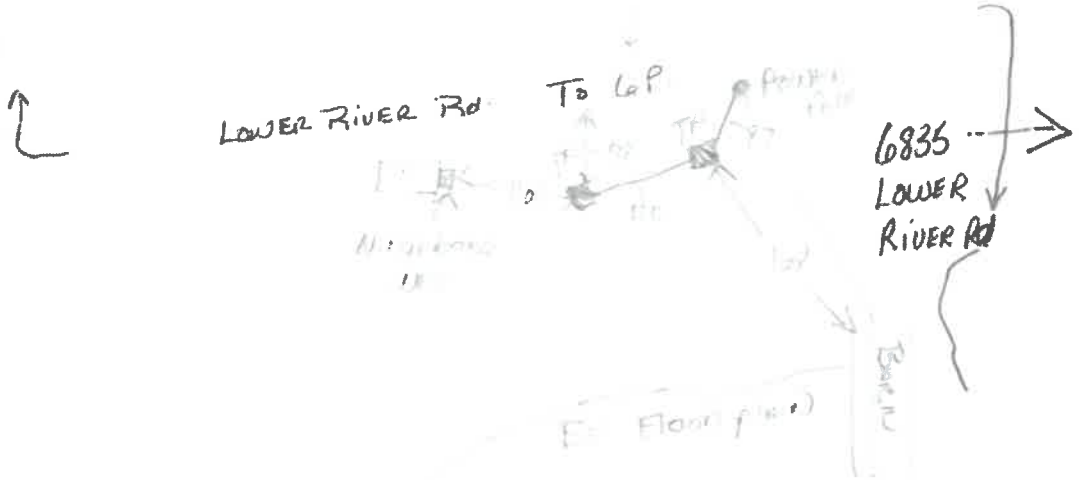
___North Arrow
___Property boundaries and dimensions
___Right-of-ways
___Easements retrieved and recorded
___Existing of proposed roads, driveways, parking
___Well locations, on the property & all Wells Within 200ft. Of the septic
___Test hole locations
___Proposed dwelling location

___Any cuts (existing & proposed) in excess of 30 inches
___If disposal lines are up slope from a foundation, is there at least a 50-foot setback?
___Location of septic tank, sandfilter, curtain drain, drain field and replacement area.
___Elevation of proposed drop boxes of distribution boxes Initial and replacement drain field.
___Transport pipe location.

7010 LOWER RIVER RD

Enter property from
Tax Lot 100 Driveway NEXT to #7010

Tax Lot
1200

Tax Lot 100

7010