

Property Identification

The properties have physical addresses of 503 Quail Lane, Grants Pass, Oregon, 97526. This offering consists of 1 tax lot and 1 account number.

Address	Township	Range	Section	Tax Lot	Account #	Acres
503 Quail Ln	35S	7W	35C	400	R306338	<u>17.74</u>
					Total	17.74

Summary

Section A: Estate Property Description

Section B: Rogue River Information

Section C: Regional Information

Section D: Supporting Documentation

- Maps
- Tax Records
- Title Report
- Survey
- Well Reports
- Water Rights

Notice of Disclosure

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Section A:

Estate Description

503 Quail Lane, Grants Pass, Oregon

Greeted by a striking European-inspired arched bridge, the entry is flanked by impressive stone columns and a soothing water feature. Ornamental metal paneling spans the entry beyond the arch, marking a grand, yet refined arrival experience. The paved driveway curves gracefully through the grounds and transitions to flame-textured Bluestone, setting the tone for the home's artisan qualities. Meticulously landscaped grounds, draw the eye toward this glorious estate and its distinctive English Country architectural lines.

Built in 2002 and offering over 5,200 square feet of finely crafted living space, this exceptional residence combines timeless architecture with enduring craftsmanship and an exceptionally private, riverfront park setting.

Designed by architect Mike Casella, this home reflects a profound commitment to craftsmanship, material integrity, and architectural heritage. Every detail, from stair spindles, trim profiles, and millwork was hand-drawn by the architect, pulling inspiration from the work of Greene & Greene and Stickley, with influences of both traditional American and Japanese joinery that define the early 20th-century Arts & Crafts movement. While the exterior presents as a classic English Country House, the interior evolved with strong Victorian themes through a three-year collaboration with award winning designer Carolyn Allman, who helped guide the selection of every finish, fixture, and surface.

The result is a residence rich in hand-selected and custom-fabricated materials. Set above the Rogue River on a private, elevated site, the home's orientation—along with floor-to-ceiling windows—was designed to maximize natural light and capture uninterrupted views of the setting and the Wild and Scenic section of the Rogue River.

Upon entering this beautiful home, guests are welcomed into a formal entry foyer that introduces the home's rich design and architectural detailing. The living room is centered around a Rumford-style fireplace with a carved Carrara marble surround and features solid Walnut flooring, custom built-ins, and floor-to-ceiling windows that frame views of the incredible setting. Adjacent to the living room is the light-filled formal dining room. Ideal for entertaining, it brings the outdoors in and also functions beautifully for

indoor entertaining. Thoughtfully designed built-ins for serving, custom millwork, and oversized doors that open to the rear patio, lush landscape and views of the river.

The kitchen is a chef's delight, outfitted with custom hardwood cabinetry, imported limestone countertops, a 4 burner DCS cooktop and griddle as well as double ovens, and a Sub-Zero refrigerator. This inviting space is anchored by a tiered butcher block island. The adjacent breakfast nook features radius windows overlooking the gazebo, another water feature and the meticulous grounds.

A charming library with hardwood floors, extensive built-ins and a cozy and efficient Rumford fireplace is a fantastic place to snuggle up on a cold day. It captures serene views of the surrounding gardens as is adjacent to the East wing, dedicated to the glorious primary suite. The attention to detail is unparalleled as evidenced by the box beam ceiling, custom built-ins and exquisite en-suite bathroom appointed with marble flooring, a baja-style shower, soothing soaking tub, separate steam shower, custom crafted vanities and a full jewelry cabinet with felt lined drawers. A large walk-in closet/dressing room is beautifully outfitted with built-in clothing and shoe organizers and will please the most discriminating buyer.

The West wing of the home supports functional and lifestyle needs. A butler's pantry connects the kitchen and laundry room, provides additional cold storage with a full sized Sub-Zero freezer, ample floor to ceiling cabinet storage and artistic stained glass window. The laundry room offers built-ins, extensive storage, a utility sink, as well as a closet outfitted with a drying rack and heater. A custom potting bench with flower cutting station sits at the interior entry to the conservatory; a climate-controlled greenhouse with glass roof panels, radiant heat, programmable lighting and automated irrigation—used for seed propagation and growing citrus and herbs. A well appointed powder room is located directly off the foyer for convenience.

On the upper level, a grand balcony leads to the well appointed and spacious guest bedrooms, each with impressive ceiling details and custom built-ins. Both bedrooms have walnut flooring and incredible views of the park-like setting. A beautifully appointed guest bathroom serves this level, along with a versatile nursery, secondary office or meditation area offering another quiet space for reflection. Also on this floor is a tucked away kid "retreat" with open, versatile space, ideal for creative and imaginative pursuits.

Garage ~ The attached three-car garage is fully finished with tile flooring, built-in cabinetry, and three insulated wood-clad doors. It includes a dog washing station with a custom pull-out ladder, a dedicated storage room for tools or projects, and an exterior-access half bath, ideal for use while outdoors or working in the garden.

Detached Gym ~ Just steps from the primary suite, the property features a detached workout space that reflects the same architectural styling and material quality as the main residence. The structure is fully finished and climate-controlled, offering a private

and convenient wellness space. Its proximity to the home's East wing allows for seamless integration into daily routines while maintaining a sense of separation and retreat. This space could be well suited to a number of other uses including a private office, overflow living or additional hobby space.

Outdoor Living ~ The home is enhanced by multiple covered exterior living areas, including a welcoming entry porch with water feature, a covered BBQ area, and an elevated gazebo with cold storage beneath. These outdoor spaces are designed for both relaxation and entertaining, with views extending over the manicured lawn and down toward the Rogue River. The home is surrounded by elaborate landscaping, designed for year-round color, texture, and visual appeal. The grounds include vibrant flowering plants, mature trees, and sprawling lawns that are beautifully integrated with hardscaping. A flame-textured Bluestone driveway and walking paths wind through the property, connecting the entry, front yard, back yard, and garden spaces. A formal, cutting flower garden near the home offers additional seasonal beauty and structure.

Garden ~ A fully developed, deer-fenced garden spans approximately 15,000 square feet, enclosed by custom stone and ornamental iron fencing and gates. Inside the garden, a large trellis, and well-maintained lawn walkways define the space. The planting areas include fruit trees, berries and ample bed space for seasonal veggies and other plantings: Fruit trees include Apple, Pear, Nectarine, Peach, Pluot, and Plum. Berries include Raspberries, Blackberries, and Strawberries. Additionally there are Muscat grapes and asparagus beds. An irrigation system with both drip and sprinkler zones ensures efficient watering.

Barn and Guest Quarters~ The barn structure serves multiple purposes and is finished to a high standard. The main level (+/-860 SF) includes a workshop, storage areas, a vegetable prep kitchen, and a break room, along with a half bathroom. Upstairs (+/-740 SF), a second-story studio apartment provides flexible space with a full bathroom, suitable for guests, caretakers, or creative use.

River Park ~ The property includes a stunning 1,500 feet of river frontage, forming its Western and Northern boundaries. The riverbank features a mix of low-bank access points, a sandy beach area, and a bountiful fishing hole. A paved walking path meanders for approximately half a mile through this private riverfront park, weaving through mature evergreen trees, open lawns, and the serene natural landscape.

Property Summary - Quail Lane Estate

Access/Frontage:	Access is via a private paved driveway off of paved Quail Lane
Present Land Use:	Riverfront estate
Acres:	17.74
2024 Taxes:	\$17,109.19
Zoning:	RR-5 (Rural Residential)
Elevations:	+/-820' to +/840' above sea level
Topography:	Generally level with a gentle slope towards the river
Living Space:	5,275 square feet (per county records)
Year Built:	2002
Levels:	Two
Bedrooms:	3 bedrooms plus library & two bonus rooms + Studio guest quarters
Bathrooms:	2 Full Baths & 2 Half Baths (main house) + Full Bath & Half Bath in Barn/Guest Quarters

Architectural and Design Vision

- The home was designed by Architect Mike Casella
 - All architectural details were hand-drawn, including stair spindles, trim profiles, and millwork
 - Architectural inspiration is rooted in the work of Arts and Crafts, Greene & Greene and Stickley
 - The design incorporates a blend of traditional American and Japanese carpentry, reflecting the influence of early 20th-century Craftsman architecture
- Exterior
 - English Country House with Traditional, Timeless Elegance
- Interior
 - Originally envisioned as an English Country House, the interior evolved with Victorian influences exuding luxury throughout
- Interior design was led by Carolyn Allman, who worked alongside the owner for three years carefully selecting each finish, fixture, and surface
 - Extensive use of high quality and hand-selected materials throughout the home:
 - Solid hardwoods for all cabinetry, flooring, and trim (no MDF used), with the majority being custom milled. Poplar – used for paint-grade cabinetry and trim, Maple – used in handcrafted details (e.g., 154 carved inserts in the hallway alone), Alder – used on stair treads and select paneling, Custom moldings sourced and milled by New York based, ML Condon Lumber Co.
 - Imported limestone and marble for tile and stonework
 - Solid, hand scraped and brightened Walnut flooring
 - Imported, custom carved, Italian Carrara marble fireplace surrounds
 - Kolbe & Kolbe exterior doors and windows
 - Solid interior doors – 1-3/4" thick
- Setting
 - The home is situated on a private, elevated site within the Wild and Scenic Section of the Rogue River, offering views of the river and surrounding cultivated and natural landscape
 - Floor-to-ceiling and radius walls of windows, as well as strategically placed dormers were incorporated to maximize natural light and capture river and/or garden views from nearly every interior space

House Details

Roofing:

- Roofing is made of Chinese slate, imported specifically for this project
- Roof design includes multiple dormers to provide natural light instead of skylights
- Copper roof flashing, gutters, and downspouts

Siding:

- Clear Southern yellow Pine shingles and limestone
 - Shingles were meticulously selected and hand-dipped in a high-quality primer before installation to prevent warping
 - Limestone siding is used in select areas for architectural contrast
- Features 440 exposed rafter tails, all hand-cut from clear, vertical-grain Cedar
 - Rafter tails were resawn to create a textured appearance
- Soffits and eaves are finished with clear Cedar shiplap and solid Pine beadboard detailing

Flooring:

- Solid Walnut Flooring - Hand-scraped and brightened for lighter tones. Sourced from Patina Old World Floors in California
- Limestone Tile supplied by Paris Ceramics, Marble and Wool Carpeting
- Attached garage featuring tiled floor

HVAC:

- The home includes two separate systems:
 1. Hydronic Radiant In-Floor Heating
 - Installed in every room of the home
 - Powered by an oil-fired boiler system
 - Provides consistent, silent and clean heat
 2. Ducted Forced Air System
 - Electric Heat Pump(s) with five separate zones
 - Provides both heating and cooling

Garage:

- Three-car garage with three insulated overhead doors featuring wood-clad exteriors
- Tile flooring
- Extensive high quality cabinetry
- Includes a dedicated dog washing space, featuring a custom pull-out dog ladder and wash basin

- Half bathroom with exterior access, ideal for use while working outdoors or in the garden
- Separate finished storage room, suitable for small projects, tool organization, or seasonal material storage
- Garage is fully conditioned (Heat and Cooling)

Exterior Living Spaces:

- Covered front porch with recirculating water feature, thoughtfully oriented toward the courtyard entry and stunning landscaped front.
- Cutting flower garden for endless bouquets
- Extensive rear patio spaces running along the back of the home, accessible from multiple rooms and overlooking the riverpark below
- Elevated gazebo perfectly positioned in the backyard overlooking the grounds and river
- Covered BBQ area for outdoor cooking
- Well-maintained lawn areas offer open space for gathering

Landscaping:

- Completely updated approximately 6–7 years ago, drawing inspiration from English and French formal gardens
 - Includes regrading, replanting, and hardscaping the front and rear grounds
 - Driveway and walkways constructed of 2.25-inch flame-textured Bluestone from Wisconsin, installed over the top of 6" concrete.
 - Thousands of flowering plants, trees, and bulbs thoughtfully designed and planted for seasonal bloom displays offering year round color

Rooms

- Exterior Covered Spaces
 - Entry Porch
 - Gazebo
 - BBQ Area
- Main Living Space
 - Entry Foyer
 - Living Room
 - Dining Room
 - Kitchen
 - Breakfast Nook
 - Powder Room
- Primary Suite Wing (East Wing)
 - Library
 - Owner's Bedroom
 - Owner's Bath

- Owner's Dressing Room/Closet
- Utility Wing (West Wing)
 - Butler's Pantry
 - Laundry Room
 - Flower Cutting Station, Potting Table
 - Mechanical Room in Hall
 - Conservatory (Green House)
- Upstairs
 - Bedroom ("Red" room)
 - Bedroom ("Blue" room)
 - Meditation room
 - Guest Bathroom
 - Kids retreat
- Garage
 - 3-Car garage
 - Dog washing Station
 - Storage room
 - Half bath
- Detached Gym
 - Finished Gym

Property Details

- Entry
 - Water feature with custom bridge and entry gate.
 - Paved driveway
 - Engineered grass parking with grid-system
- Garden
 - +/-15,000 Square Feet Garden
 - Custom Stone and wrought iron deer fencing
 - Large trellis
 - Fruit Trees
 - Apple
 - Pear
 - Nectarine
 - Peach
 - Pluot (Hybrid of plum and Apricot)
 - Plum
 - Muscat Grapes
 - Berries
 - Raspberries
 - Blackberries
 - Strawberries
 - Asparagus beds
 - Full Irrigation (drip and sprinkler)

- Beautiful lawn walkways
- Guest Quarters and Barn
 - Workshop space with storage and half bath
 - Vegetable prep kitchen and break room
 - Second-story studio with full bath
- River Park
 - Over 1,500 feet of river frontage that spans the western and northern borders of the property
 - Low bank access
 - Beach area
 - Fishing Hole
 - Paved path meanders approximately for $\frac{1}{2}$ mile throughout the park area and along the river.
 - Mature evergreen trees and sprawling lawns
- Domestic Water:
 - Domestic water supply for the house and immediate landscaping is provided by a private well (Well Log ID: JOSE 53890)
 - Drilled in 2001
 - Depth: 65 feet
 - Tested production rate: 15 gallons per minute (GPM)
 - Water is delivered from the well to a 2,000-gallon buried concrete holding tank
 - The system utilizes a multi-stage filtration system, which includes:
 - Ionization, Demineralization, & Carbon filtration
 - A second well services the garden and is used as a backup to the river water.
- Water Rights:
 - Source: Stored water from Lost Creek Reservoir, delivered via the Rogue River
 - Water Right Certificate: No. 90897, Priority Date: May 15, 2003
 - Authorized Use: Irrigation of up to 6.62 acres in Section 35, SESW $\frac{1}{4}$
 - Season of Use: April 1 – October 31
 - Maximum Volume:
 - 29.79 acre-feet annually of stored water
 - Equivalent to 4.5 acre-feet per acre irrigated, not to exceed 1/80 CFS per acre
 - Point of Diversion:
 - Township 35S, Range 7W, Section 35 (SESW $\frac{1}{4}$), Located 1,329 feet north and 307 feet west of the south $\frac{1}{4}$ corner of Section 35

- Irrigation Infrastructure and Delivery:
 - Water is pumped directly from the Rogue River
 - Supplies two, 2,000-gallon holding tanks located at the garden area
 - Irrigation serves the lower park area and gardens
 - All irrigation is fully automated
- Sanitation:
 - The property is served by a 1,500-gallon septic tank and standard leach field
 - The system handles wastewater from both the main residence and the guest quarters above the barn
 - The drain field is located in a landscaped area between the house and the barn
 - The barn bathroom is tied into the system via a grinder pump, which lifts wastewater to tank
- Power:
 - Primary Electrical Service:
 - Supplied by Pacific Power with typical residential service.
 - Backup Generator:
 - Manufacturer: Kohler, Model: 22RY
 - Fuel: Liquid Propane (LP)
 - Output: 22 kW / 92 amps (single phase, 120/240V)
 - Auto-start system engages during power outages to maintain essential home functions
 - Gas:
 - On-Site 500 gal propane tank
 - Internet:
 - Fiber Optic service by Spectrum
 - Fuel:
 - 500 gal heating oil tank

Section B:

The Rogue River

The Rogue River: A Legendary River of the American West

Winding through the rugged terrain of Southern Oregon, the Rogue River is one of the most iconic waterways in the Pacific Northwest. Spanning approximately 215 miles from its headwaters near Crater Lake to its mouth at the Pacific Ocean in Gold Beach.

History

The Rogue River carries with it a deep and storied past. It was home to Native American tribes such as the Takelma and Shasta for thousands of years, who relied on its salmon runs and fertile riverbanks. European-American settlers began arriving in the 1800s, and tensions over land and resources culminated in the Rogue River Wars of the 1850s. In the decades that followed, the river supported gold mining, logging, and fishing industries, becoming an essential resource for the development of Southern Oregon.

Recreational Opportunities

Today, the Rogue River is a treasured destination for outdoor enthusiasts. Its varied flow and dramatic scenery offer something for everyone.

- **Fishing:** The Rogue is famous for its runs of Chinook salmon, steelhead, and trout. Anglers from across the country are drawn to its waters year-round.
- **Rafting and Kayaking:** The river is renowned for whitewater rafting, with both guided and self-supported trips available. Sections like the Nugget-Powerhouse run and the wild stretch below Grave Creek offer thrilling Class III–IV rapids.
- **Hiking and Wildlife Viewing:** The Rogue River Trail runs parallel to much of the Wild and Scenic section, offering hikers incredible views and access to secluded spots. The river corridor is rich with wildlife, including black bear, river otters, bald eagles, and osprey.
- **Boating and Camping:** Multiday river trips are popular, with numerous campsites nestled along the banks in remote wilderness areas.

The Wild and Scenic Section

In 1968, the Rogue became one of the original eight rivers designated under the Wild and Scenic Rivers Act, recognizing its outstanding natural, cultural, and recreational values. Stretching 84 miles from the mouth of the Applegate River near Grants Pass to Lobster Creek, just east of Gold Beach. This stretch preserves the river's free-flowing character and protects it from dams or major development.

Within this corridor, visitors encounter steep canyons, dense forests, and historic sites accessible only by river or trail. The Wild and Scenic section is carefully managed by the Bureau of Land Management and the U.S. Forest Service to maintain its ecological integrity and recreational value. It is one of the most sought-after rafting and fishing

destinations in the country and requires permits for overnight trips during peak season to limit impact and preserve its solitude.

Section C:

Regional Description

The Rogue Valley: A Southern Oregon Gem

Tucked between the Cascade and Siskiyou mountain ranges, the Rogue Valley is a vibrant and diverse region in Southern Oregon, encompassing Jackson and Josephine Counties. Anchored by the cities of Medford, Grants Pass, Ashland, and Central Point, this valley is known for its stunning natural beauty, thriving communities, and uniquely temperate climate.

History

The Rogue Valley's history stretches back thousands of years, once home to the Takelma and other Indigenous peoples who lived along the Rogue River and its tributaries. European-American settlement began in earnest in the mid-1800s, driven by gold discoveries and fertile farmland. The arrival of the railroad in the 1880s transformed the region into a hub for agriculture and timber, laying the foundation for the valley's modern-day growth.

Today, the Rogue Valley is home to more than 300,000 residents, with Medford as the largest urban center and commercial hub. Grants Pass serves as a gateway to outdoor recreation on the Rogue River, while Ashland is renowned for its arts and culture, including the internationally recognized Oregon Shakespeare Festival.

Location

Strategically positioned along Interstate 5, the Rogue Valley offers easy north-south access between Portland and Northern California, making it a popular destination for both visitors and those relocating for a better quality of life. The Rogue Valley International–Medford Airport (MFR) provides direct flights to major West Coast cities like Seattle, Portland, San Francisco, Los Angeles, and Denver—making travel in and out of the region surprisingly convenient for a smaller metro area.

Climate and Outdoor Living

The Rogue Valley enjoys a Mediterranean-like climate with four distinct seasons—hot, dry summers and mild, wet winters. The area boasts over 200 days of sunshine per year, supporting a diverse agricultural industry that includes vineyards, orchards, and specialty farms. The climate also makes it ideal for outdoor living, with ample opportunities for hiking, biking, fishing, rafting, and exploring the surrounding mountains and public lands.

Lifestyle and Community

Whether you're drawn by the outdoor lifestyle, thriving arts scene, boutique wineries, or small-town charm, the Rogue Valley offers a unique blend of amenities with a relaxed pace of life. The area continues to attract families, entrepreneurs, retirees, and remote workers seeking a balance of natural beauty, affordability, and community spirit.

From riverfront retreats to mountain-view estates, and from artisan farms to charming downtowns, the Rogue Valley is a region where people come to enjoy the best of Southern Oregon living.

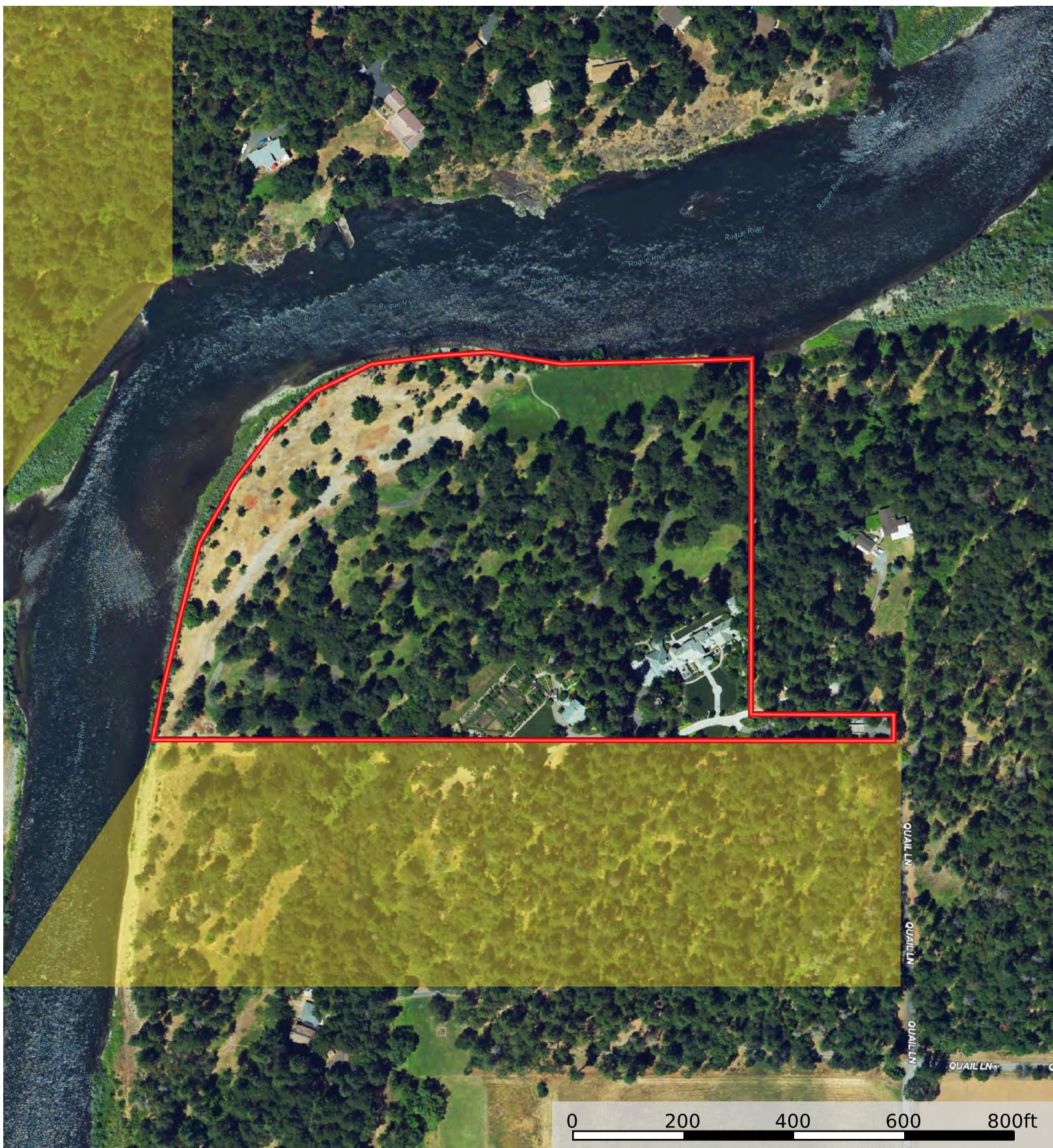
Section D:

Supporting Documentation

- Maps**
- Tax Records**
- Title Report**
- Survey**
- Well Reports**
- Water Rights**

Maps

503 Quail Lane
Oregon, AC +/-



Boundary Forest Service State Land Fish and Wildlife National Park Other BLM Local Government



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

503 Quail Lane
Oregon, AC +/-





|  Boundary 15.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34	Evans loam	7.71	49.42	0	87	2w
64	Riverwash	4.96	31.79	0	-	-
52	Kerby loam	2.72	17.44	0	76	2s
W	Water	0.21	1.35	0	-	-
TOTALS		15.6(*)	100%	-	56.25	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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



1 2 3 4 5 6 7 8

'Wild Life'

• • • • • • • •

Forestry

• • • • • • • •

Limited

• • • • • • • •

Moderate

• • • • • • • •

Intense

• • • • • • • •

Limited

• • • • • • • •

Moderate

• • • •

Intense

• •

Very Intense

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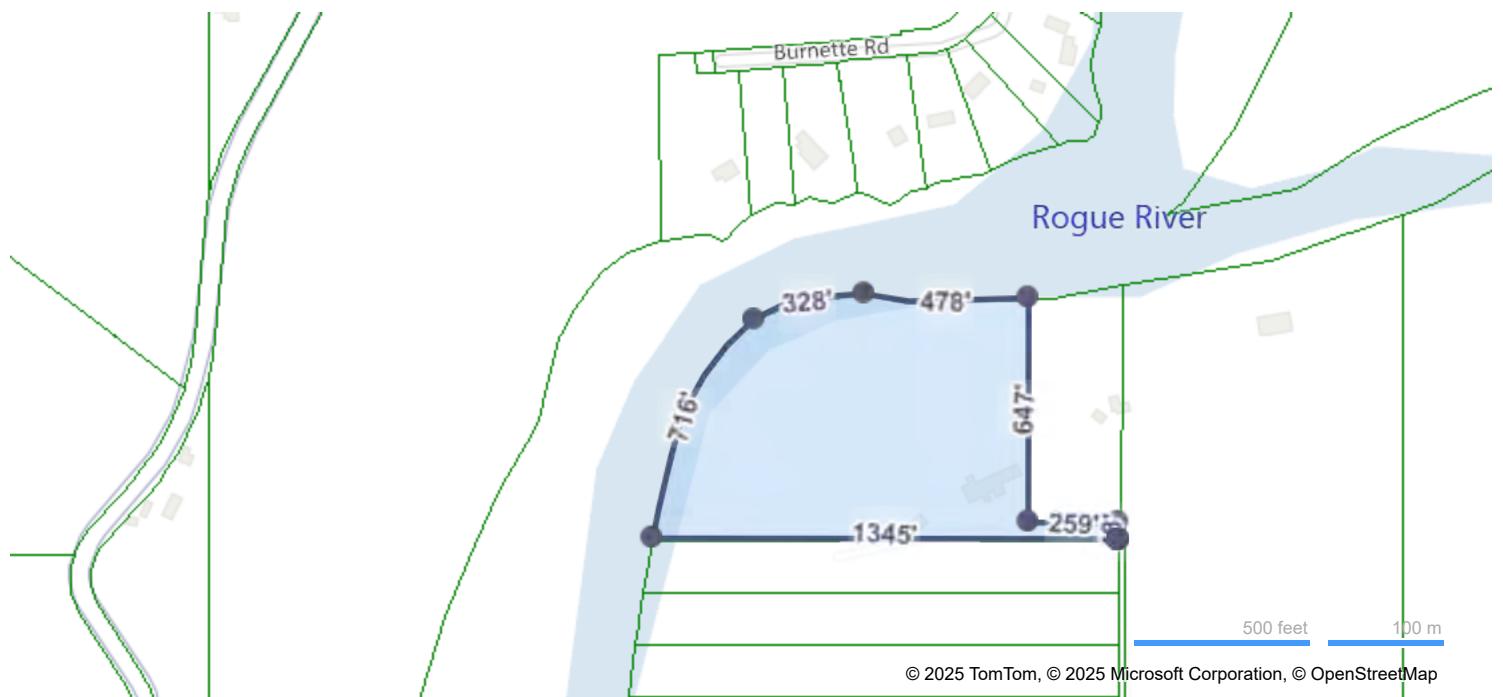
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

Tax Records

Monday, March 10, 2025

**LOCATION**

Property Address 503 Quail Ln
Grants Pass, OR 97526-9644

Subdivision

County Josephine County, OR

GENERAL PARCEL INFORMATION

Tax Map Number 35-07-35-C0-000400

Alternate Parcel ID

Parcel/Acct Number R306338

District/Ward 05

2020 Census Trct/Blk 3608/4

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family Residential

Improvement Type Single Family Residential

Square Feet 5275

CURRENT OWNER

Name Amen Living Trust Christine A

Mailing Address Po Box 369
Merlin, OR 97532-0369

SCHOOL ZONE INFORMATION

Fort Vannoy Elementary School 4.8 mi

Elementary: K to 5 Distance

Fleming Middle School 6.6 mi

Middle: 6 to 8 Distance

North Valley High School 7.0 mi

High: 9 to 12 Distance

SALES HISTORY THROUGH 02/25/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/14/2000	\$345,000	Amen Liv Trust Christine A & C/O Amen Christine		Sheriffs Warranty Deed	2-009902;00-19884	
11/14/2000	\$345,000	Amen Liv Trust Christine A & C/O Amen Christine		Sheriffs Warranty Deed	2-009902;00	
		Amen Living Trust Christine A		Sheriffs Warranty Deed	2-009902	

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024

Appraised Land	\$670,360	Assessed Land
Appraised Improvements	\$2,452,780	Assessed Improvements
Total Tax Appraisal	\$3,123,140	Total Assessment \$2,343,220
		Exempt Amount
		Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024			\$17,109.19
2023			\$14,369.57
2022			\$14,051.53
2021			\$13,563.25
2020			\$14,155.66
2019			\$13,226.70

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Single Family Residential	Condition	Units
Year Built	2002	Effective Year	Stories 1
BRs	3	Baths	Rooms
Total Sq. Ft.	5,275		

Building Square Feet (Living Space)**Building Square Feet (Other)****- CONSTRUCTION**

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions
Block/Lot		Lot Square Feet 772,754
Latitude/Longitude	42.479468°/-123.497072°	Acreage 17.74

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1

Zoning Code	Rr5; Rural Res 5 Ac	Special School District 2	
Owner Type			
LEGAL DESCRIPTION			
Subdivision		Plat Book/Page	
Block/Lot		District/Ward	05
Description	Acres 17.74		

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Starlink	SATELLITE	No	100 Mbps	
CenturyLink, Inc.	DSL	No	80 Mbps	
Weformix Company	FIXED WIRELESS	No	40 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	41033C0476E	12/03/2009
0.2 PCT	Moderate		An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	41033C0476E	12/03/2009

LISTING ARCHIVE

No Listings found for this parcel.

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Information Deemed Reliable But Not Guaranteed.

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2025 In Process Real Market Value
R306338	AMEN LIVING TRUST, CHRISTINE A	503 QUAIL LN, GRANTS PASS, OR 97526	\$2,854,770

Property Page: [Property Details](#)

2025 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 17.74
Alternate Account Number	-
Neighborhood	1000 Lower River Rd
Map Number	35-07-35-C0-000400-00
Property Use	4061-HBU Tract; Zone Res; Waterfront/Improved
Levy Code Area	05
Zoning	RR5

RELATED PROPERTIES

Linked Properties -

2025 OWNER INFORMATION

Owner Name	AMEN LIVING TRUST, CHRISTINE A
Mailing Address	PO BOX 369 MERLIN, OR 97532

Improvement #1		Improvement Type		Beds	
-		Residential		3	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN.AREA	CLASS 7	2002	3,755	⌘ Details
	Eff Yr Built	2002	Adjustment %	-	Roof Styles SLT.CPR
	Baths	2BA,2HBA,JET,BIDET	Heat/AC	HP	Fireplaces ST.BK
	Flooring	-	Foundation	-	Int Finish -
			Ext Finish	SHNGL	
2	2ND FLOOR	CLASS 7	2002	1,229	⌘ Details
	Eff Yr Built	2002	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	HP	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
			Ext Finish	SHNGL	
3	ATTIC, LOW COST	CLASS 7	2002	291	▼ Details
Improvement #2		Improvement Type		Beds	
-		Residential		0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GARAGE ATTACHED	CLASS 6	2002	1,144	▼ Details
Improvement #3		Improvement Type		Beds	
-		Residential		0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GARAGE DETACHED	CLASS 6	2002	1,008	▼ Details
2	ATTIC, PER CLASS	CLASS 6	2002	432	▼ Details
3	ROOF COVER BAR TILE	-	2003	204	▼ Details
4	CONCRETE FLAT WORK	-	2003	204	▼ Details
5	CONCRETE FLAT WORK	-	2003	208	▼ Details
Improvement #4		Improvement Type		Beds	
-		Misc Imp		0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE SHED	CLASS 6	2002	240	▼ Details
Improvement #5		Improvement Type		Beds	
-		Misc Imp		0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	ENCLOSED PORCH	CLASS 6	2003	400	▼ Details
Improvement #6		Improvement Type		Beds	
-		Misc Imp		0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	ROOF COVER BAR TILE	-	2003	396	▼ Details
2	CONCRETE FLAT WORK	-	2003	396	▼ Details
Improvement #7		Improvement Type		Beds	
-		Misc Imp		0	

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	ROOF COVER BAR TILE	-	2003	512	▼ Details
2	CONCRETE FLAT WORK	-	2003	512	▼ Details

Improvement #8	Improvement Type	Beds
▀ -	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	CONCRETE FLAT WORK	-	2003	1,512	▼ Details

Improvement #9	Improvement Type	Beds
▀ -	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE SHED	CLASS 6	2003	30	▼ Details
2	GENERAL PURPOSE SHED	CLASS 6	2005	72	▼ Details
3	GENERAL PURPOSE SHED	CLASS 6	2005	72	▼ Details

Improvement #10	Improvement Type	Beds
▀ -	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	BRICK PATIO, POURED CC BASE	-	2005	1,800	▼ Details
2	WALL, STONE, OVER 4'	-	2005	80	▼ Details
3	WALL, STONE, 4' OR LESS	-	2004	300	▼ Details
4	GATE, MOTORIZED IRON	-	2005	1	▼ Details

Improvement #11	Improvement Type	Beds
▀ -	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	ASPHALT	-	2005	1,200	▼ Details

Improvement #12	Improvement Type	Beds
▀ -	Residential	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GARAGE DETACHED	CLASS 5	2008	400	▼ Details
2	ROOF COVER COMP SHINGLE	-	2008	24	▼ Details
3	CONCRETE STAMPED	-	2008	24	▼ Details

Improvement #13	Improvement Type	Beds
-	Misc Imp	0

2025 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	406 Tract; Residential; Riverfront	1.00 Acres
L2	406 Tract; Residential; Riverfront	16.74 Acres
L3	OSD On-Site Development	-
L4	LS Landscaping	-
TOTALS		772754.40 Sq. ft / 17.74 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2025 (In Process)	\$2,280,080	\$574,690	\$2,854,770	\$0	\$2,413,510
2024	\$2,452,780	\$670,360	\$3,123,140	\$0	\$2,343,220

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	ROBERTS, CHRISTINE A	AMEN LIVING TRUST, CHRISTINE A	02-009902	-	Special Warranty Deed
11/14/2000	KONOW, EMMET A & JANICE M	ROBERTS, CHRISTINE A	00-19884	\$345,000	Warranty Deed

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

- 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: **4/14/2025** [▼ Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2024	\$17,109.19	\$16,996.78	\$112.41	\$17,109.19	\$0.00	-	\$0.00
2023	\$14,369.57	\$14,252.52	\$117.05	\$14,369.57	\$0.00	-	\$0.00
2022	\$14,051.53	\$13,950.94	\$100.59	\$14,051.53	\$0.00	-	\$0.00
2021	\$13,563.25	\$13,467.19	\$96.06	\$13,563.25	\$0.00	-	\$0.00
2020	\$14,155.66	\$14,062.88	\$92.78	\$14,155.66	\$0.00	-	\$0.00
2019	\$13,226.70	\$13,139.15	\$87.55	\$13,226.70	\$0.00	-	\$0.00
2018	\$13,888.64	\$13,803.94	\$84.70	\$13,888.64	\$0.00	-	\$0.00
2017	\$13,836.91	\$13,750.21	\$86.70	\$13,836.91	\$0.00	-	\$0.00
2016	\$11,577.06	\$11,492.83	\$84.23	\$11,577.06	\$0.00	-	\$0.00
2015	\$11,973.23	\$11,890.82	\$82.41	\$11,973.23	\$0.00	-	\$0.00
2014	\$11,657.54	\$11,578.05	\$79.49	\$11,657.54	\$0.00	-	\$0.00
2013	\$11,134.78	\$0.00	\$0	\$11,134.78	\$0.00	-	\$0.00
2012	\$10,223.61	\$0.00	\$0	\$10,223.61	\$0.00	-	\$0.00
2011	\$11,126.91	\$0.00	\$0	\$11,126.91	\$0.00	-	\$0.00
2010	\$11,032.53	\$0.00	\$0	\$11,032.53	\$0.00	-	\$0.00
2009	\$10,708.39	\$0.00	\$0	\$10,708.39	\$0.00	-	\$0.00
2008	\$10,398.36	\$0.00	\$0	\$10,398.36	\$0.00	-	\$0.00
2007	\$10,115.35	\$0.00	\$0	\$10,115.35	\$0.00	-	\$0.00
2006	\$9,889.05	\$0.00	\$0	\$9,889.05	\$0.00	-	\$0.00
2005	\$9,672.20	\$0.00	\$0	\$9,672.20	\$0.00	-	\$0.00
2004	\$7,993.13	\$0.00	\$0	\$7,993.13	\$0.00	-	\$0.00
2003	\$2,015.51	\$0.00	\$0	\$2,015.51	\$0.00	-	\$0.00
2002	\$1,346.06	\$0.00	\$0	\$1,346.06	\$0.00	-	\$0.00
2001	\$2,006.12	\$0.00	\$0	\$2,006.12	\$0.00	-	\$0.00
2000	\$2,042.74	\$0.00	\$0	\$2,042.74	\$0.00	-	\$0.00
1999	\$1,905.70	\$0.00	\$0	\$1,905.70	\$0.00	-	\$0.00
1998	\$1,699.73	\$0.00	\$0	\$1,699.73	\$0.00	-	\$0.00
1997	\$1,654.23	\$0.00	\$0	\$1,654.23	\$0.00	-	\$0.00
1996	\$1,950.08	\$0.00	\$0	\$1,950.08	\$0.00	-	\$0.00

Title Report



First American Title™

First American Title Insurance Company

118 NE C Street
Grants Pass, OR 97526
Phn - (541)476-6884
Fax - (866)637-1007

Order No.: 7161-4248432
April 02, 2025

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

SARAH AMAYA, Escrow Officer/Closer
Phone: (541)779-7250 - Fax: (866)839-7125- Email: sfamaya@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:

Jessica Keith, Title Officer
Phone: (541)476-6884 - Email: jjkeith@firstam.com

2nd Revised 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 Josephine County Tax Roll:

503 Quail Lane, Grants Pass, OR 97526

2021 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$	TBD
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined

Proposed Borrower: TBD

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

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

and as of March 27, 2025 at 8:00 a.m., title to the fee simple estate is vested in:

Christine A. Amen, Trustee of the Christine A. Amen Living Trust Agreement,
under agreement dated May 10, 2001

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 or title to water, whether or not shown by the public record.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
8. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the mean high water mark of Rogue River and the ownership of the State of Oregon in that portion lying below the high water mark of Rogue River.
9. 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 Rogue River 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.

10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
11. Right of way, including terms and conditions contained therein:
Granted to: California Oregon Power Company
Recording Information: Volume 175, Page 247, Deed Records
12. Right of way, including terms and conditions contained therein:
Granted to: Pacific Power and Light Company
Recording Information: Volume 272, Page 88, Deed Records; Volume 272, Page 387, Deed Records and in Volume 244, Page 892, Deed Records
13. An easement for ingress and egress granted by instrument recorded in Volume 220, Page 8, Deed Records.
14. Intentionally Deleted.
15. Scenic easement, including the terms, conditions and restrictions set forth in declaration of taking, recorded in Volume 327, Page 1351, Deed Records.
16. Road Maintenance Agreement, including terms and provisions thereof.
Recorded: February 27, 1987 as Document No. 87-02741
17. Easement, including terms and provisions contained therein:
Recording Information: June 29, 2001 as Document no. 01-11989
In Favor of: PacifiCorp, an Oregon corporation, its successors and assigns
For: Right of way
18. Intentionally Deleted.
19. The Company will require a Certification of Trust from the vestees named herein, providing information about Amen Living Trust Agreement, under agreement dated May 10, 2001 and confirming the powers of the trustees and the continuing existence of the trust.
20. In order to insure a transaction involving the herein named trust, we will need to be provided a Certification of Trust pursuant to ORS 130.800 through ORS 130.910.

- END OF EXCEPTIONS -

NOTE: Revised to remove Exception No. 18.

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: The subject property "may" fall within the boundaries of the Rogue Scenic Waterway as described in ORS 390.805 through 390.925 as disclosed in the notice recorded in Josephine County on February 03, 2009 as Document No. 2009-001990 .

In that the proposed title insurance policy, by its terms, excludes all issues relating to this statute from coverage, no specific exception to title will be set forth in the final policy issued. If more information is requested regarding this notice, please contact the Oregon Parks and Recreation Department at 725 Summer Street NE, Suite C, Salem, Oregon or online at: <https://www.oregon.gov/opr/PRP/Pages/PRP-SSW-rules.aspx>.

NOTE: Taxes for the year 2024-2025 PAID IN FULL

Tax Amount: \$17,109.19
Map No.: 35-07-35-C0-000400
Property ID: R306338
Tax Code No.: 05

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!

JESSICA KEITH
TITLE OFFICER
jjkeith@firstam.com

RECORDING INFORMATION

As of June 4, 2018 Josephine County recording fees are as follows:

Recording Fees: \$ 96.00 indexing fee per document (first page)
\$ 5.00 for each additional page

Additional fees will be imposed by the county clerk if a document presented for recording fails to meet the requirements established by ORS Chapter 205.

cc: Lender To Be Determined

cc: DeAnna Sickler, John L Scott
320 E Main Street, Ashland, OR 97520

Exhibit "A"

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

Beginning 612.5 feet North of the Southeast corner of Government Lot 4 in Section 35, Township 35 South, Range 7 West, of the Willamette Meridian, Josephine County, Oregon; thence North 37.5 feet; thence West 300 feet; thence North to the Southerly bank of the Rogue River; thence Southwesterly along said bank to a point West of the Point of Beginning; thence East to the Point of Beginning.

Less and except any portion lying within Quail Lane.

Also: Commencing at the Southeast corner of the Southwest Quarter of said Section 35; thence North 650.00 feet; thence South 89°55'00" West, 300.00 feet to a 5/8 inch iron rod, which is the true Point of Beginning; thence North 572.00 feet, more or less, to the Southerly bank of Rogue River; thence Easterly along said River Bank 31.02 feet, more or less, to an iron pipe; thence South 572.00 feet, more or less, to an iron bar; thence continue South 3.20 feet; thence South 89°55'00" West, 31.02 feet to the true Point of Beginning.

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



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 datapriva@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.

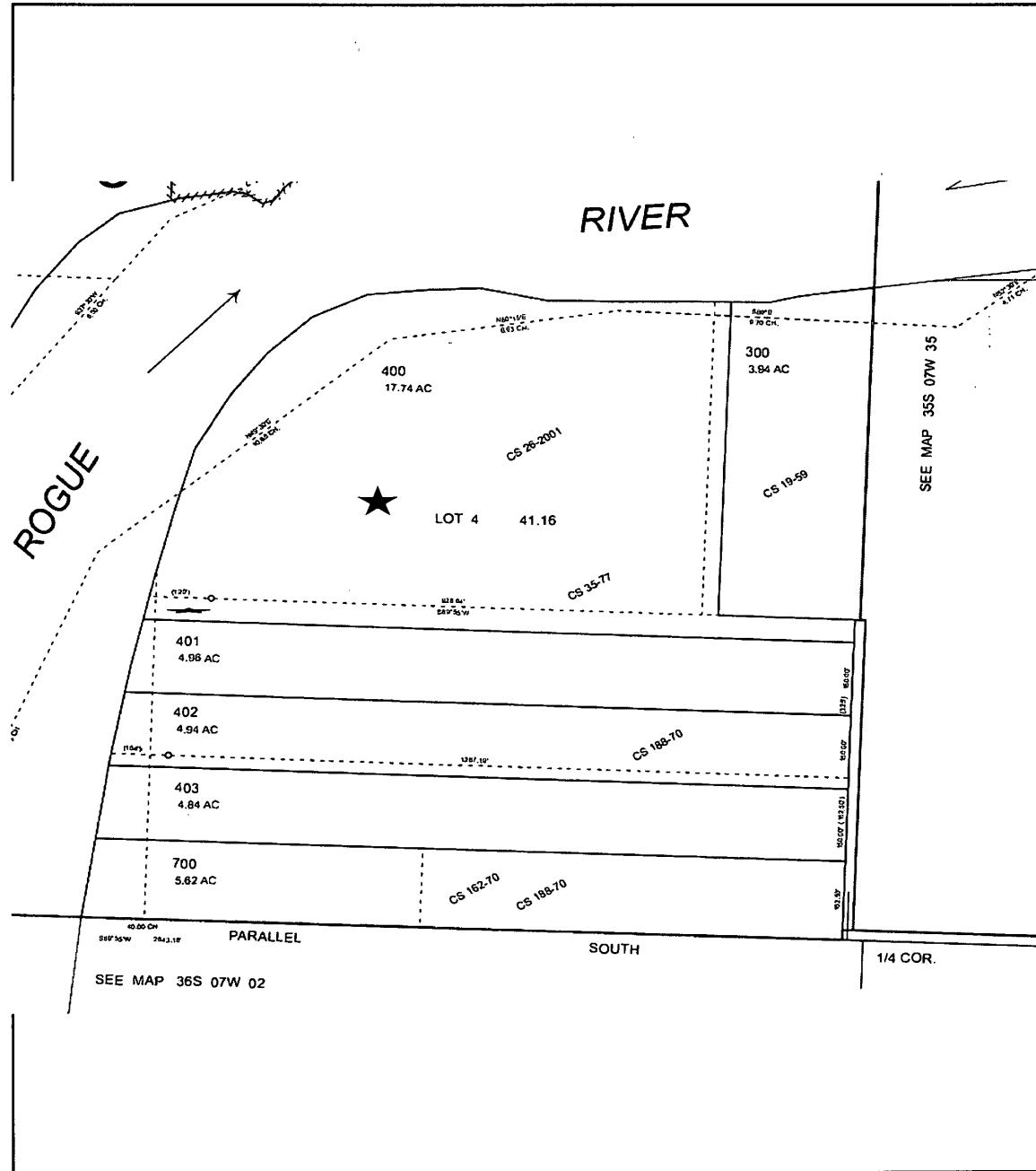
Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, **please see "What Information Do We Collect About You" in [https://www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy)**. To learn 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](http://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](http://www.firstam.com/privacy-policy)**.



FIRST AMERICAN TITLE
Insurance Company of Oregon



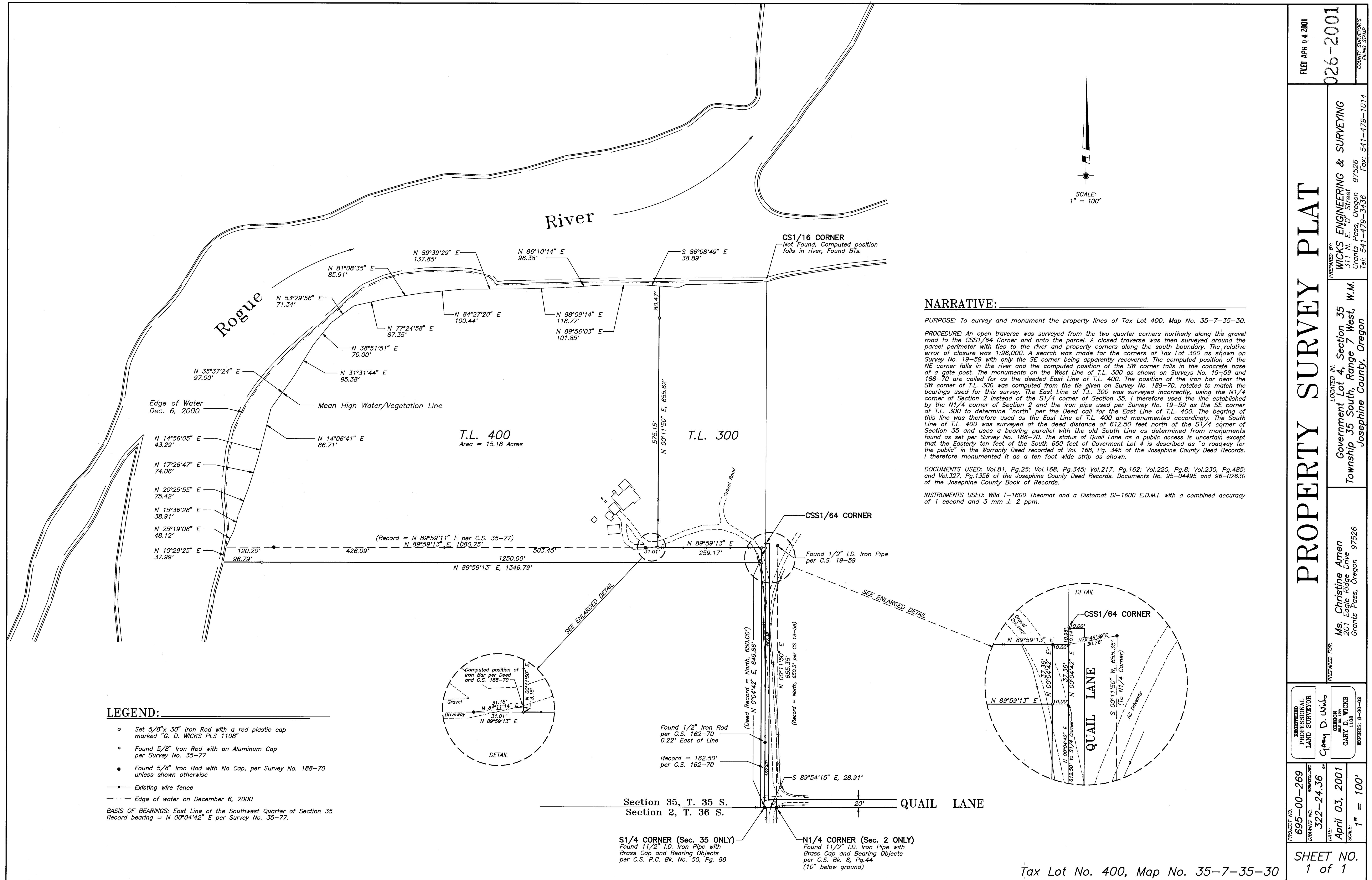
TOWNSHIP 35

RANGE 7

SECTION 35C

THIS SKETCH IS FOR LOCATION PURPOSES ONLY. NUMBERS ON SKETCH ARE COMPANY NUMBERS
AND NO LIABILITY IS ASSUMED FOR VARIATIONS DISCLOSED BY SURVEY FOR COUNTY RECORDS.

Survey



Well Reports

JOSE 45168

WELL IDENTIFICATION FORM

Owner's Well Number: _____

CURRENT WELL OWNER:

Phone 541-895-2476

Name: Emmol and Janice Konow

Mailing Address: 82822 Bear Creek Rd.

City: Creswell State: OR Zip: 97426

WELL LOCATION:

County: Josephine Latitude: _____ Longitude: _____

Township: 35 N or S, Range: 07 E or W Section: 35 30 1/4 1/4

Tax Lot Number: 400

Street Address of Well (if different from above): 503 Quail Lane

Grants Pass OR 97526

If a well report is available for this well, please attach a copy of it to this form and return. It is not necessary for you to complete the remainder of the form if the well report is attached. If a well report is not available, please complete the remainder of the form to the best of your ability.

WELL INFORMATION:

Start Card Number: _____ Approx. Construction Date: _____

Well Constructor: _____

Name of Owner at Time of Construction: _____

Well Depth (in feet): 160' Static Water Level (in feet): _____

Diameter of Exposed Well Casing (in inches): _____

Does this well have a formal water right associated with it? Yes: _____ No: _____ If yes:

Application #: _____ Permit #: _____ Certificate #: _____

Please Return Completed Form to:

Oregon Water Resources Department
158 12th Street NE
Salem, OR 97310

RECEIVED

JUL 20 2000

(Office use only)

WATER RESOURCES DEPT.
SALEM, OREGON

Well Identification Number: 44239

Water Rights

STATE OF OREGON
COUNTY OF JOSEPHINE
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

CHRISTINE A. AMEN;
TRUSTEE OF CHRISTINE A. AMEN LIVING TRUST
PO BOX 369
MERLIN OR 97532

confirms the right to use the waters of LOST CREEK RESERVOIR, CONSTRUCTED UNDER PERMIT R-8142, A TRIBUTARY OF ROGUE RIVER, for IRRIGATION USE ON 6.62 ACRES.

This right was perfected under Permit S-53974. The date of priority is MAY 15, 2003. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 29.79 ACRE FEET EACH YEAR OF STORED WATER ONLY or its equivalent in case of rotation, measured at the point of diversion.

The period of use is April 1 through October 31.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
35 S	7 W	WM	35	SE SW	4	1329 FEET NORTH AND 307 FEET WEST FROM S1/4 CORNER, SECTION 35

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 4.5 acre-feet for each acre irrigated during the irrigation season of each year.

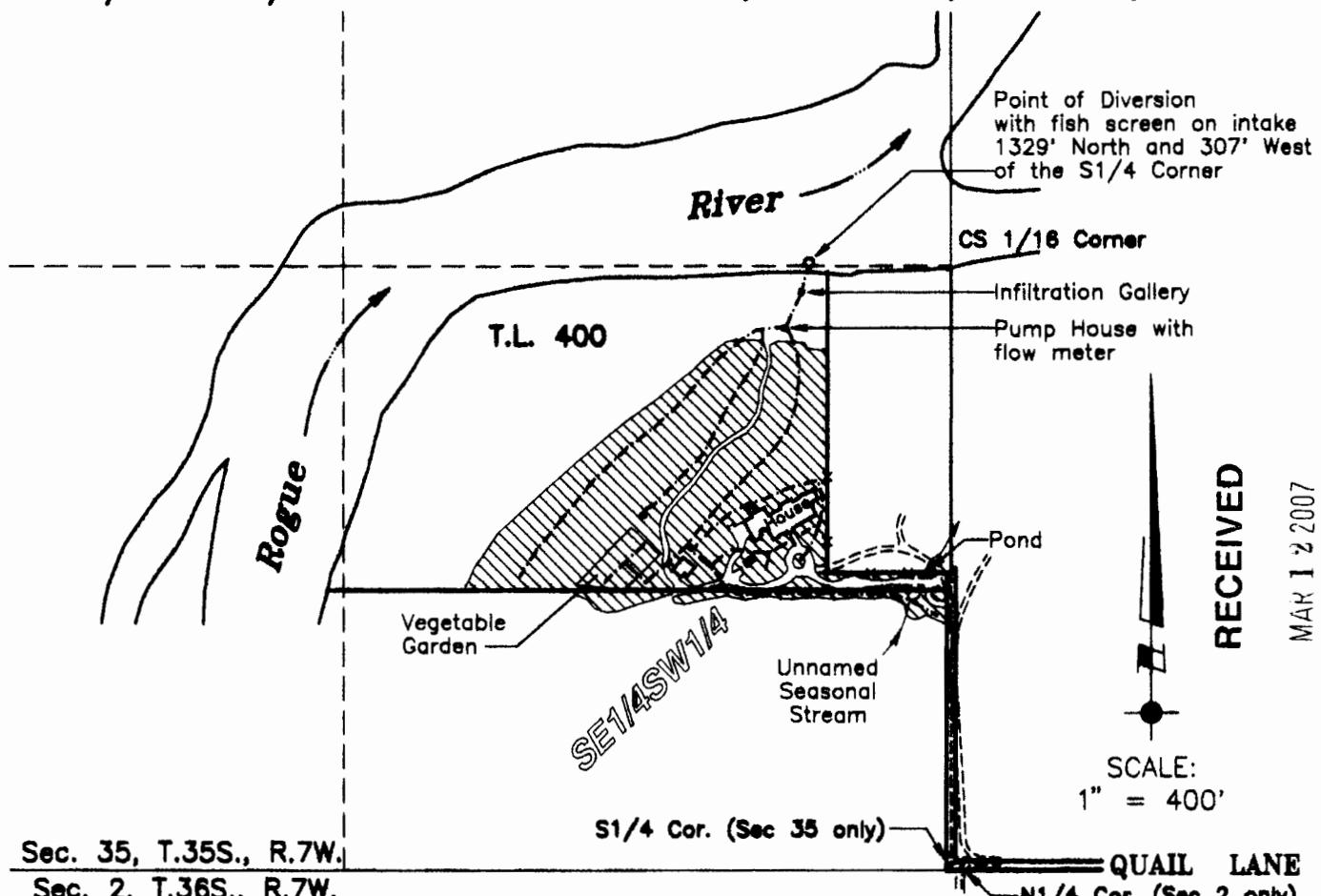
A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
35 S	7 W	WM	35	SE SW	4	6.62

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

SE1/4SW1/4 of Section 35, T.35S., R.7W., W.M.



RECEIVED

MAR 12 2007

WATER RESOURCES DEPT
SALEM, OREGON

Sec. 35, T.35S., R.7W.

Sec. 2, T.36S., R.7W.

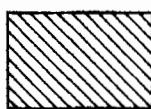
This plat was prepared for the purpose of identifying the location of the water right only. There is no intent to provide dimensions or locations of property ownership lines.

The ties to the Point of Diversion were surveyed from the S1/4 Corner based upon data provided per Survey No. 26-2001.

This survey was made using a Wild T-1600 Theodolite and a Distomat DI-1600 E.D.M.I. with a combined accuracy of 1 second and 3 mm \pm 2 ppm.

An eight page site report accompanies this plat.

LEGEND:



Place of Use: 6.62 Acres



Approximate location of an underground 2" PVC pipe

Priority Date: May 15, 2003

Usage: Irrigation of lawns, gardens and landscaping.

SUBJECT PROPERTY: Tax Lot 400, Map No. 35-7-35-C

PROJECT NO. 695-00-269		PLAT FOR CLAIM OF BENEFICIAL USE <small>LOCATED IN:</small> Government Lot 4 (SE1/4SW1/4) of Section 35 Township 35 South, Range 7 West, W.M. Josephine County, Oregon	
DRAWING NO. 147-8.5.11		PREPARED FOR: Ms. Christine Amen 503 Quail Lane Grants Pass, OR 97526	PREPARED BY: WICKS ENGINEERING & SURVEYING 311 N.E. "D" Street Grants Pass, OR 97526
DATE: 1-30-2007	PREPARED FOR: Ms. Christine Amen 503 Quail Lane Grants Pass, OR 97526		
SCALE: 1" = 400'	PREPARED BY: WICKS ENGINEERING & SURVEYING 311 N.E. "D" Street Grants Pass, OR 97526		
SHEET NO. 1 of 1	Renewal Date: 6-30-08 Tel: 541-955-2729 Tel: 541-479-3436 Fax: 541-479-1014		

Measurement, recording and reporting conditions:

- A. The water user shall maintain the meter or other suitable measuring device as approved by the Director in good working order.
- B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The Director may require the water user to keep and maintain a record of the amount (volume) of water used and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water use information, the periods of water use and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

The use of water under this right is subject to the terms and conditions of contract No. 039E101394, or a satisfactory replacement, between the Bureau of Reclamation and the applicant, a copy of which is on file in the records of the Water Resources Department.

The water user shall maintain and operate fish screening and by-pass devices as required by the Oregon Department of Fish and Wildlife to prevent fish from entering the diversion.

The water user shall not construct, operate or maintain any dam or artificial obstruction to fish passage in the channel of the subject stream without providing a fishway to ensure adequate upstream and downstream passage for fish. The water user is hereby directed to contact an Oregon Department of Fish and Wildlife Fish Passage Coordinator, before beginning construction of any in-channel obstruction.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

NOV 18 2015

Issued _____.


Dwight French
Water Right Services Division Administrator, for
Thomas M. Byler, Director
Oregon Water Resources Department