

# Offering Memorandum

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## Benton Family Ranch

701 Messinger Road

Grants Pass, Josephine County, Oregon 97527



**MARTIN**  
OUTDOOR PROPERTY GROUP

## Welcome to the Benton Family Ranch

Located in Southern Oregon's Applegate Valley, 701 Messenger Road features 112.7 acres of level, usable land with open pastures, mature trees, and nearly half a mile of Williams Creek frontage, including 42 acres of 1858 water rights.

The ranch supports grazing, hay production, and a range of ag uses. Set in a private valley, pastures stretch out across the gently rolling terrain, offering views to the distant mountains and a peaceful open setting. Natural buffers of mature trees enhance the property's privacy and beauty.

The main home is a 3,771 sq ft ranch-style residence that is very well maintained and spacious, ready for updates. A second home is ideal for guests, rental income, or a ranch hand. Outbuildings include a historic main barn, horse barn, hay barn, and utility sheds, offering functional support for livestock and land management.

This is a place where you can work the land, enjoy the outdoors, and live free in a private valley with views, wildlife, and room to roam.



## Property Identification

The property has a physical address of 701 Messinger Road, Williams, Oregon 97544. It is made up of 1 tax lot and 2 account numbers as shown below.

Property Identification				
TRS	Tax Lot	Account #	Acres	Zoning
38S-5W-12	1000	R326349 / R3263492	<u>112.70</u>	EF
		<b>Total</b>	<b>112.70</b>	

### Property Overview

<b>Owner</b>	Benton Family LLC
<b>Acreage</b>	112.7 acres
<b>Water Rights</b>	42 acres
<b>Zoning</b>	EF (Exclusive Farm Use)
<b>Homesites</b>	2 (Main House and MFH)
<b>2024 Taxes</b>	\$4,520.62 (R326349) \$334.83 (R3263492) \$4,855.45 (Total)

### School Districts

Williams Elementary	4.8 mi
Lincoln Savage Middle	6.4 mi
Hidden Valley High School	5.6 mi

## Utilities

<b>Water</b>	1 - well (see log JOSE1980) Per the well log from 1964, the well produced 10 GPM and is 118 feet deep. Note: Shared with the main house and MFH
<b>Gas</b>	None
<b>Electric</b>	Pacific Power - 5 total services: Main House, MFH, Barn and Irrigation (2)
<b>Internet</b>	Starlink Available
<b>Sanitation</b>	On-Site-Septic <b>Main house:</b> Standard System - 1,000 Gal Tank - Leach field West of the front of home - Installed in 2003 <b>Manufactured Home:</b> Standard System - 1,000 Gal Tank - Leach field South of home next to driveway - Installed in 2002

## Land Overview

The property has a long history of agricultural use, including cattle grazing, and hay production, with rotational planting of grass, oat, and alfalfa. It previously supported 10–15 cow/calf pairs, and a number of horses.

A wrought iron automatic gate welcomes visitors at the property's main entry, offering both security and a touch of formality. The land totals approximately 112.7 acres and offers a rare combination of beauty, function, and privacy. About 48 acres are established pasture—ideal for grazing or hay production—with gentle terrain that allows for efficient use and easy access. Another 61.7 acres are forested and riparian zones, creating natural buffers, wildlife habitat, and recreational appeal. The remaining 3 acres are developed with the homesites and structural improvements. The EFU zoning supports a wide range of uses, from livestock to vineyards.

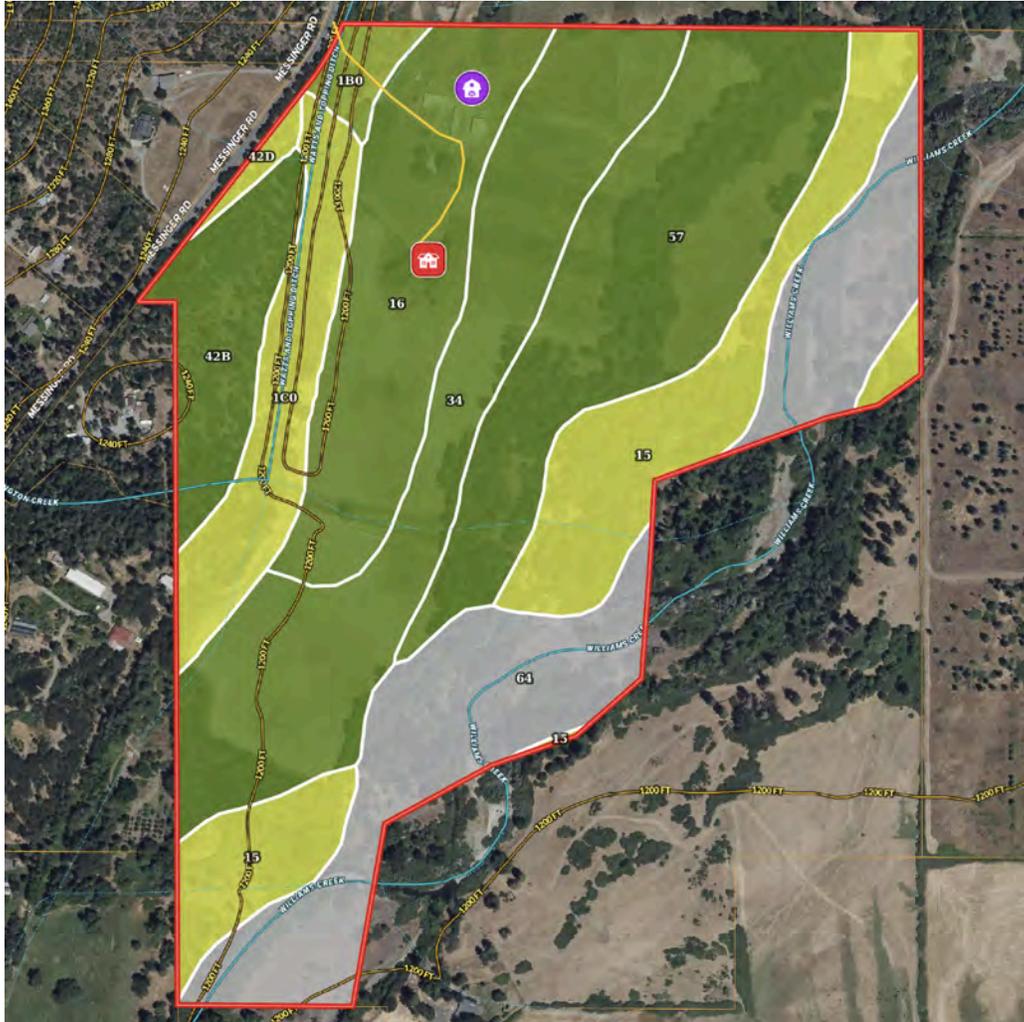
A great mix of recreation for those who enjoy the outdoors. The land itself is ideal for horseback riding, hiking, and trail riding, with open pastures, trails, and access roads that wind through the property (some redevelopment is needed). There's room to explore on foot, by ATV, or on horseback, all without leaving your land.

The property is located in Oregon's Applegate Hunting Unit (Unit 28), which allows for over-the-counter tags for: Blacktail deer (archery and rifle seasons), black bear, turkey and more. The mix of timber, pasture, and riparian zones creates excellent habitat for game, and the property's privacy makes it a solid location for hunting close to home.

## Land Breakout

<b>Pasture</b>	+/- 48 acres (42 with irrigation rights)
<b>Homesite and Building Area</b>	+/- 3 acres
<b>Forest and Riparian Areas</b>	+/- 61.7 acres

## Soils Map (NRCS Database)



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34	Evans loam	21.91	18.93	0	87	2w
64	Riverwash	21.57	18.63	0	-	-
57	Newberg fine sandy loam	21.5	18.57	0	70	2w
15	Camas-Newberg complex	17.15	14.82	0	58	4w
16	Central Point sandy loam	15.85	13.69	0	68	2s
1C0	Abegg gravelly loam, 7 to 12 percent slopes, low precip	8.23	7.11	0	58	4e
42B	Holland sandy loam, cool, 2 to 7 percent slopes	7.1	6.13	0	74	2e
1B0	Abegg gravelly loam, 2 to 7 percent slopes, low precip	1.71	1.48	0	61	3e
42D	Holland sandy loam, cool, 12 to 20 percent slopes	0.72	0.62	0	69	4e
TOTALS		115.74(*)	100%	-	57.37	2.57

(\*) 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.

## Live Water Features

The property enjoys approximately 2,500 feet of year-round frontage on Williams Creek, a major feature both for its natural beauty. The creek borders the southeastern border of the property and runs through a mature riparian corridor, offering shade, wildlife, and recreational potential. In addition to the creek, the property includes three ponds—all for irrigation storage.

Williams Creek	+/- 2,500 feet of frontage
Ponds	3 irrigation ponds

## Water Rights and Irrigation

A major asset to the ranch is its 42 acres of irrigation water rights from Williams Creek, with a priority date of 1858. Water is diverted through the shared Watt and Topping Ditch into two main storage ponds, then pumped via above-ground lines to wheel lines and hand lines across the pastures. A third pond near the homesite offers an additional diversion near the homes and buildings.

<b>Source</b>	Williams Creek (tributary of Applegate River)
<b>County</b>	Josephine County, Oregon
<b>Purpose</b>	Irrigation of 42 acres
<b>Priority Date</b>	1858
<b>Flow Rate</b>	Up to 0.80 cubic feet per second 0.80 CFS = 359.07 GPM

<p><b>Place of Use</b></p>	<p>Section 12, T38S, R5W, W.M.</p> <p>25 acres in NE¼ NW¼  8 acres in SW¼ NW¼  9 acres in SE¼ NW¼</p>
<p><b>Point of Diversion and Irrigation System</b></p>	<p>T-R-S-QQ: 38.00S-5.00W-13-NW NW</p> <p>Shared delivery canal known as “Watt Topping Ditch”. Main Irrigation water is delivered into two ponds. Stored water is then pumped from the lower pond through a series of above-ground irrigation pipes to wheel lines and hand lines. A third pond receives water from the ditch near the homesite area and delivers water around the buildings via an above-ground line.</p>

**Disclosure:**

*In recent years, drought conditions have periodically limited the availability of irrigation water on the property. Although the ranch holds certificated water rights for 42 acres, water flow through the Watts & Topping Ditch has not consistently supported full irrigation across the entire acreage for the full season. The primary constraint occurs late in the season when creek levels drop, reducing flow within the ditch system. In particularly dry years, this can result in a few weeks where water is unavailable for use on the subject property. Prospective buyers are encouraged to perform their own due diligence regarding seasonal water availability and potential alternatives, such as establishing a supplemental point of diversion directly from Williams Creek or increasing on-site storage capacity. Each landowner is responsible for maintaining the ditch segment that crosses their property, including the section between their intake and the upstream user. While no formal operating agreement exists among users, the system has functioned cooperatively for over 150 years.*

## Residential Improvements

The ranch includes two residential dwellings. The main home is a spacious single-level ranch-style residence with an attached guest quarters, offering a comfortable layout and solid structure ready for updates. A second home—a 2-bedroom manufactured residence—provides flexible living options for extended family, a caretaker, or rental use. Both homes are privately sited with ample separation and access.

**MAIN HOUSE:** The main residence is a single-level ranch-style home offering 3,771 square feet of living space. The main entry opens into the living areas, including a formal living room with wood-burning fireplace, woodstove and great views. The kitchen is spacious and functional, featuring extensive cabinet storage, dual cooktops and ovens, a walk-in pantry, and ample counter space—well-suited for both daily use and larger gatherings. A breakfast nook, a formal dining room and a large outdoor patio provide ample space for eating and entertaining.

The bedroom wing is located at the south end of the home and includes three oversized bedrooms. The master suite offers a private bathroom, a sitting room, and an attached office that together create a generous and flexible personal space. The two guest bedrooms are also spacious and are served by two full guest bathrooms located off the hallway.

At the north end of the home, you'll find a large office, a separate utility/laundry space, and a half bath. A 668 square foot guest quarters with a full bathroom is connected via a breezeway and offers additional living space for guests, extended family, or a variety of uses. The studio includes a full bath, and enclosed patio.

Though dated cosmetically, the home is solidly built and has been well maintained over the years. Major system upgrades include a Lennox zoned HVAC system (electric heat pump and all metal ducts) and a new roof—both installed in 2014. The exterior is finished in a combination of stone and stucco, offering both durability and classic ranch-style character. The grounds surrounding the home are clean, organized, and thoughtfully maintained, with mature landscaping that includes lawn areas, shrubs, and large evergreen trees that add shade, and a sense of elegance to the setting. This level of care extends throughout the

homesite area, reflecting pride of ownership and providing a strong foundation for future updates or improvements.

Main House	
<b>Type</b>	Single Family Residential
<b>Stories</b>	1
<b>Year Built</b>	1965
<b>Living Area</b>	3,771 sq ft
<b>Bedrooms/Bathrooms</b>	3 BR / 3.5 BA
<b>Guest Quarters</b>	668 sq ft (studio with full bath and enclosed porch)
<b>Enclosed Porch</b>	408 sq ft
<b>Garage</b>	480 sq ft
<b>Rooms</b>	<p>The main home features a well-organized single-level layout with multiple living areas, including a formal living room, dining room, informal dining area, and a spacious kitchen with walk-in pantry. A central office, laundry room, and half bath serve the main living spaces. The bedroom wing includes an oversized primary suite with a sitting room, private bath, and attached office, plus two large guest bedrooms with access to two separate full guest bathrooms. Additional living space is provided by a 668 sq ft guest quarters—connected by breezeway—with its own full bath. Exterior features include an attached two-car garage, a detached woodshed, a large back patio, and a fenced dog yard.</p>

**2ND HOUSE:** The second residence on the property is a 2002 Golden West manufactured home, offering 868 square feet of living space with 2 bedrooms and 1 bathroom. The home is in good condition and provides a functional and comfortable space well-suited for a ranch hand, extended family, or long-term rental use. Its location, separate from the primary residence, offers privacy and flexibility without compromising convenience.

2nd House	
Manufactured Home (2002)	Golden West (Oakwood Model) <ul style="list-style-type: none"> <li>○ 2 Bedrooms</li> <li>○ 868 sq ft (single-wide)</li> <li>○ Status: Not detitled</li> <li>○ Serial #: G00R23N26287</li> </ul>

## Ranch Improvements

The ranch features over 13,000 square feet of agricultural and utility buildings, offering a well-equipped setup for livestock, hay storage, equipment, and general ranch operations.

The horse barn is approximately 2,850 square feet and purpose-built, featuring four stalls, two tack rooms, a wash rack, storage room and a wide central aisle that allows for easy movement. The historic main barn spans roughly 5,456 square feet and includes two large lean-to wings, providing ample space for hay storage, equipment, or feed handling. With a well-preserved original structure, it reflects the property's working heritage while remaining highly functional. A newer 2,000 square foot hay barn adds additional covered storage and is well suited for hay, machinery, or large equipment storage.

In addition to the primary barns, the property includes a former milk barn repurposed for general storage and workshop use, multiple turnout shelters, outdoor riding arena and several smaller sheds that offer added utility for equipment, tools, or ranch supplies.

Improvement Type	Square Footage
<b>Horse Barn</b> Multiple stalls, wash rack, two tack rooms and carriage room.	2,850
<b>Main Barn</b> Historic barn with two lean-to wings, set up for hay/equipment storage and feed barn.	5,456
<b>Hay Barn</b> Newer construction pole barn set up for hay storage and equipment	2,000
<b>General Storage Building.</b> Approx 100' x 20' in size. A historic building that includes a small workshop space and multiple storage spaces.	2,000
<b>Turnout Horse Shelter</b> Two stalls	360
<b>Misc Sheds (3)</b> 3 older structures of varying uses and utility.	+/- 400 total
	<b>13,066</b>

## Locational Attributes

**Applegate Valley:** The Applegate Valley is one of Southern Oregon's most sought-after rural regions, known for its scenic beauty, mild climate, and strong agricultural heritage. Surrounded by rolling hills, vineyards, and forested mountains, the valley offers a unique mix of lifestyle and productivity. It's home to a growing number of boutique farms, ranches, and wineries, as well as a vibrant outdoor community drawn to the area's rivers, lakes, and public lands. Despite its rural feel, the Applegate Valley provides convenient access to nearby towns like Grants Pass, Jacksonville, and Medford—making it an ideal location for those seeking privacy and space without sacrificing accessibility.

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

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

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

## Notice of Disclosure

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

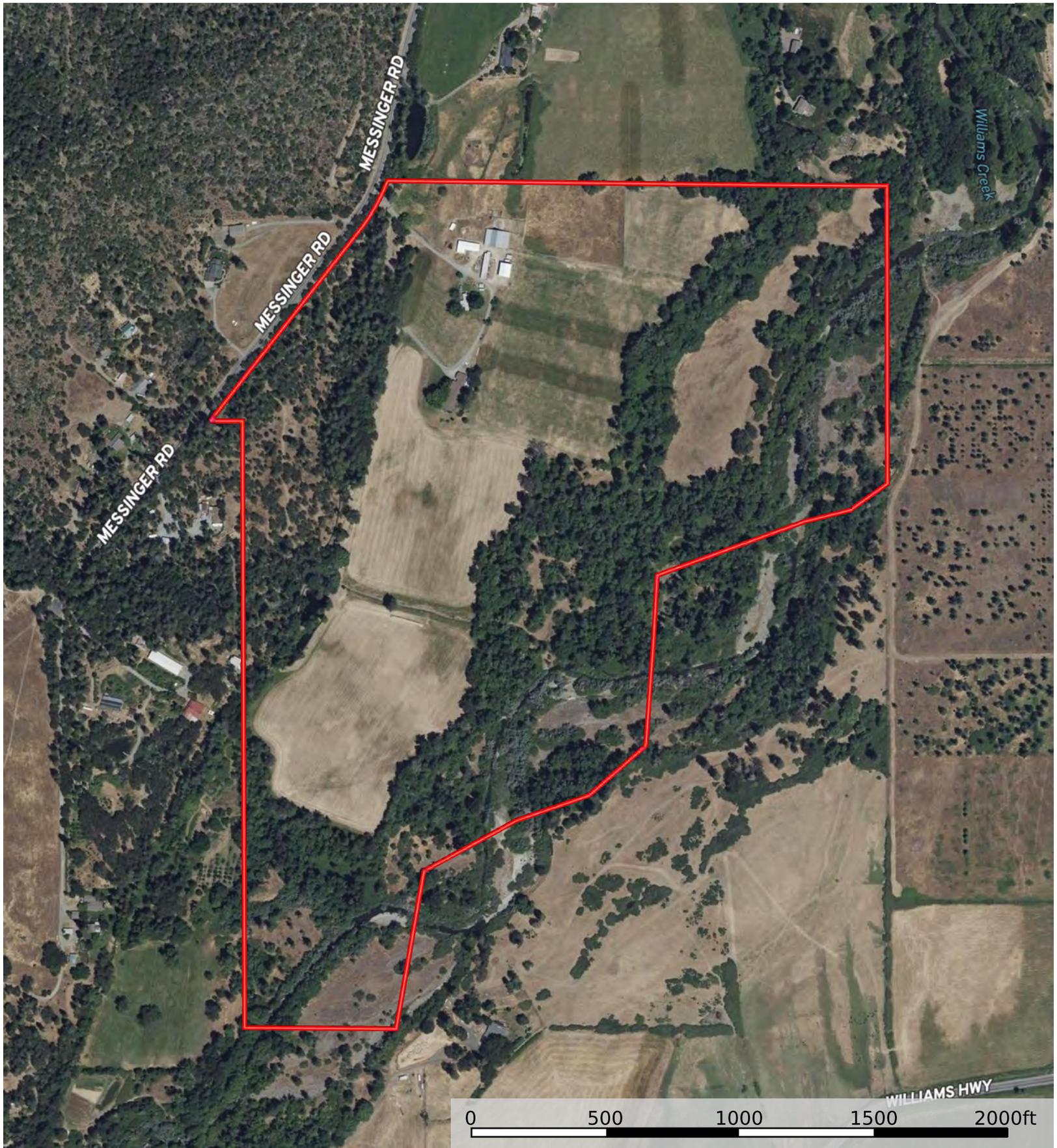
# **EXHIBIT A**

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(Subject Property Information)

# 701 Messinger Road

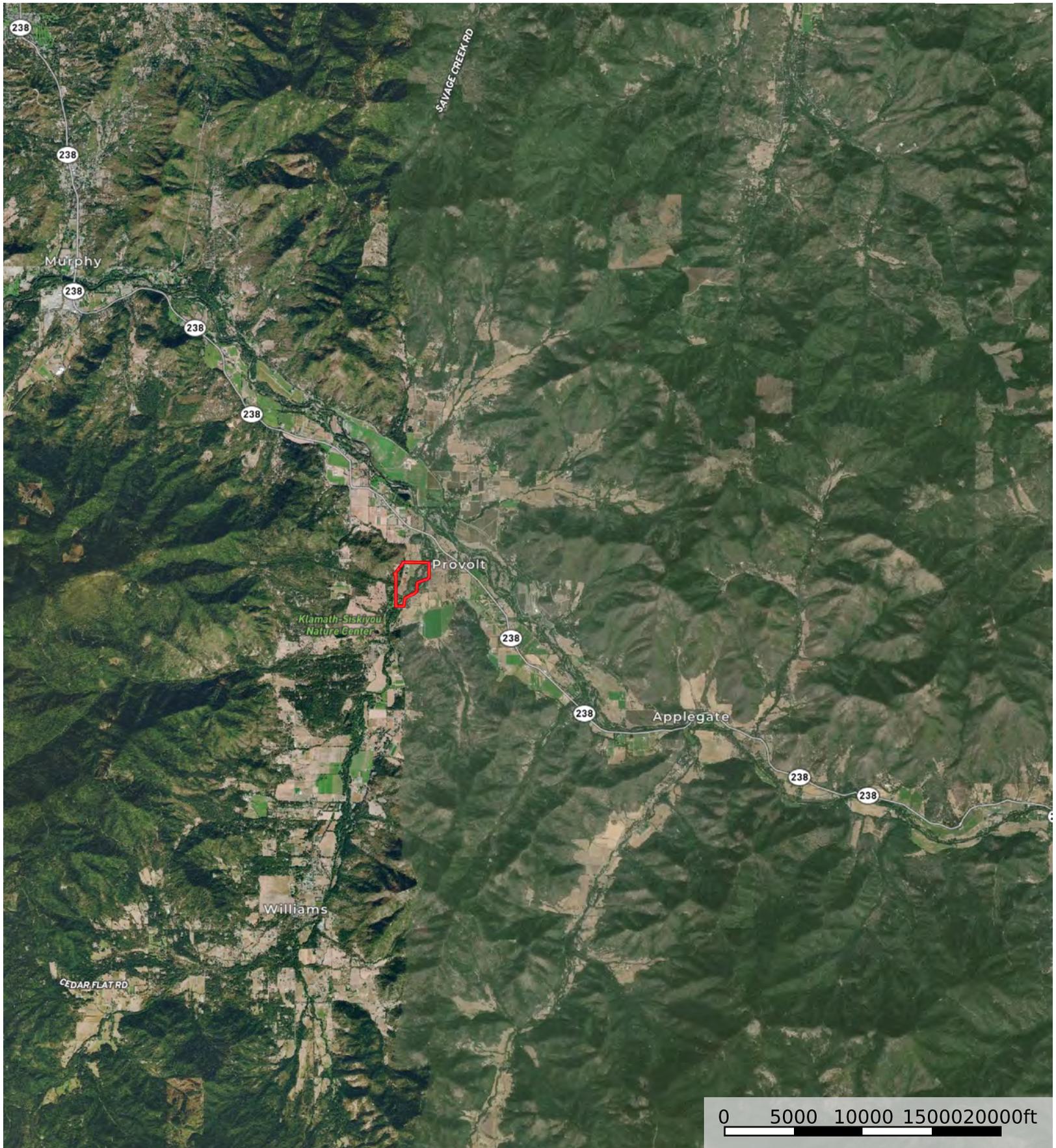
Oregon, AC +/-



 Boundary

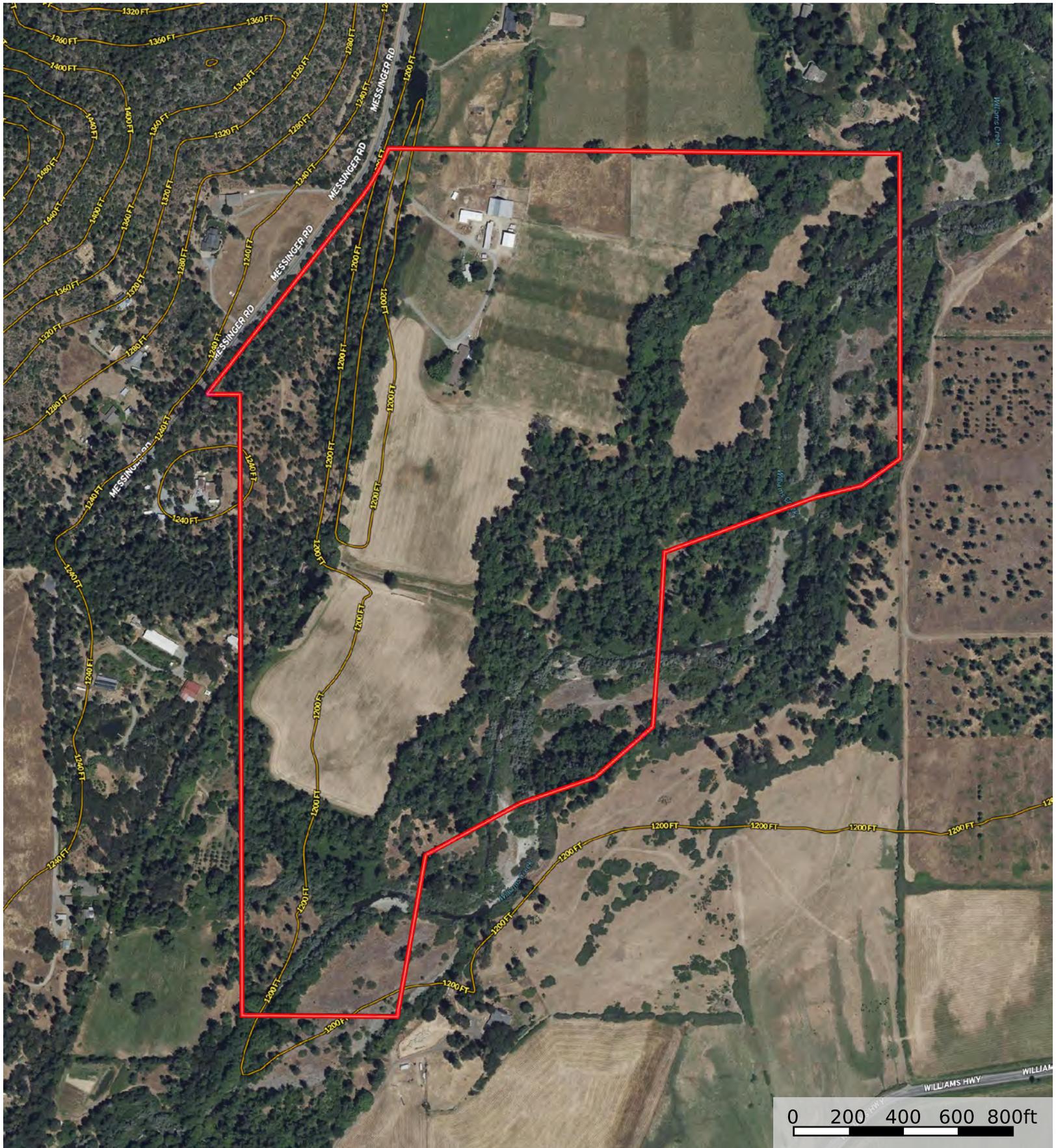
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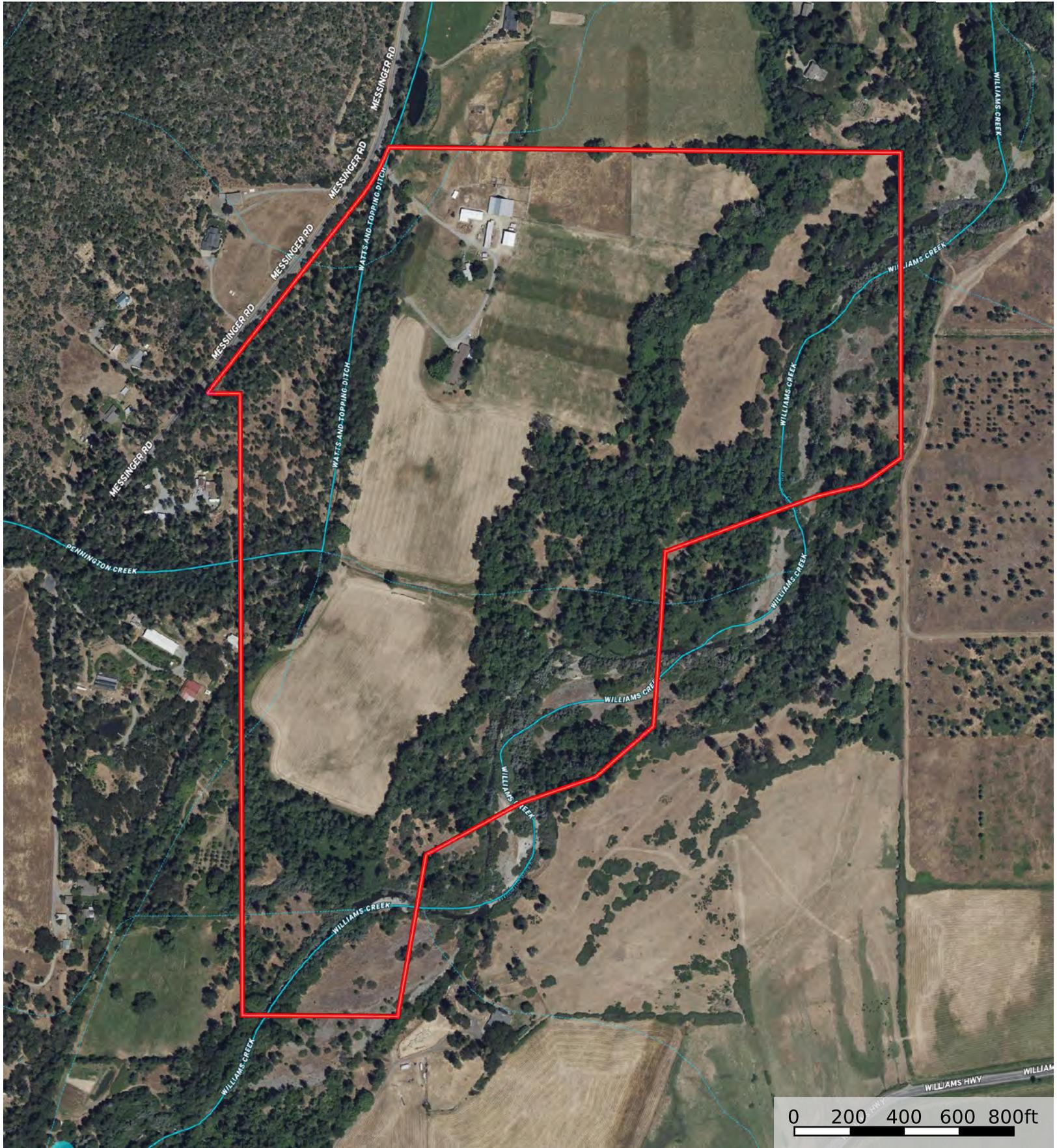
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# 701 Messenger Road Oregon, AC +/-

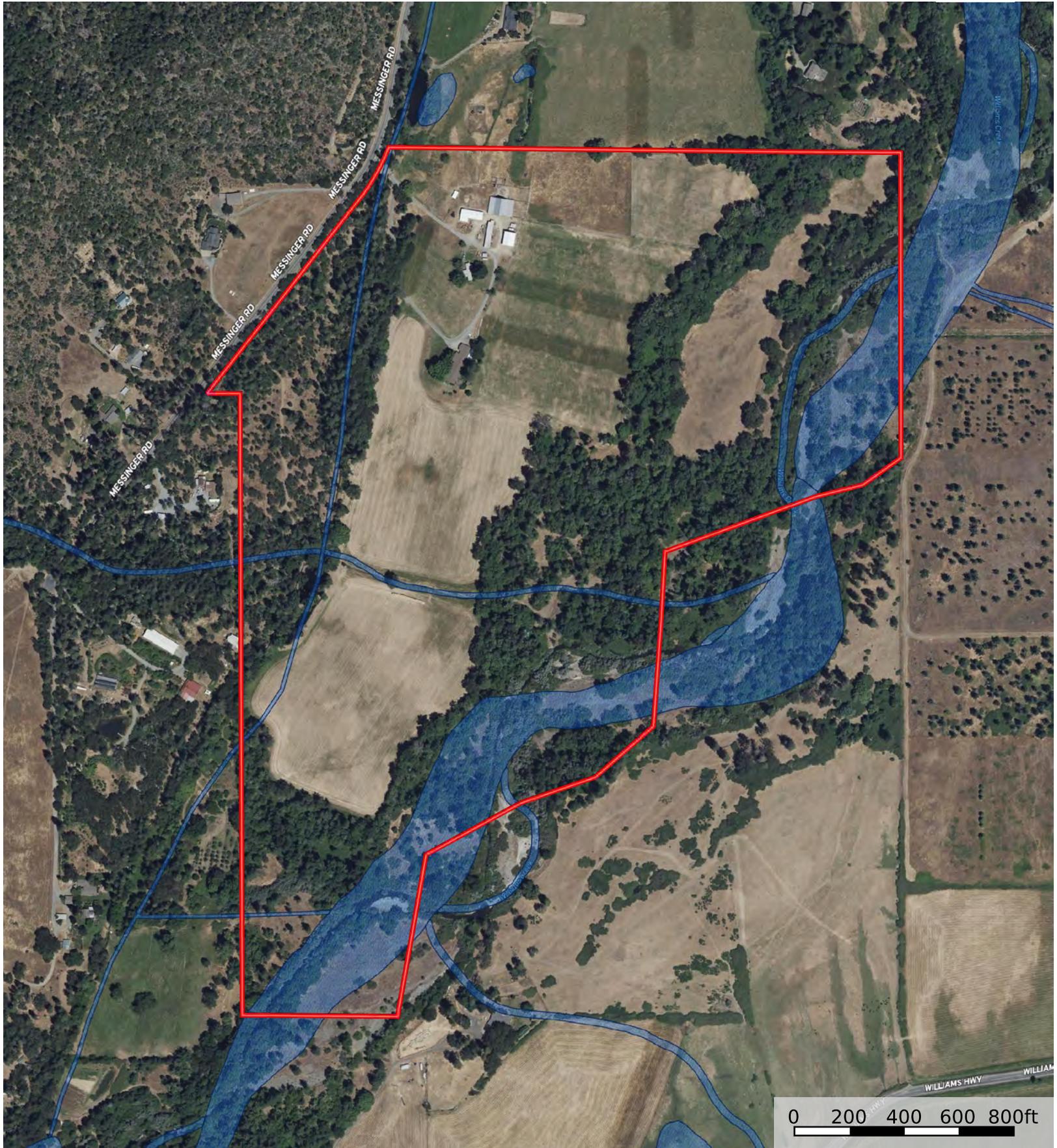


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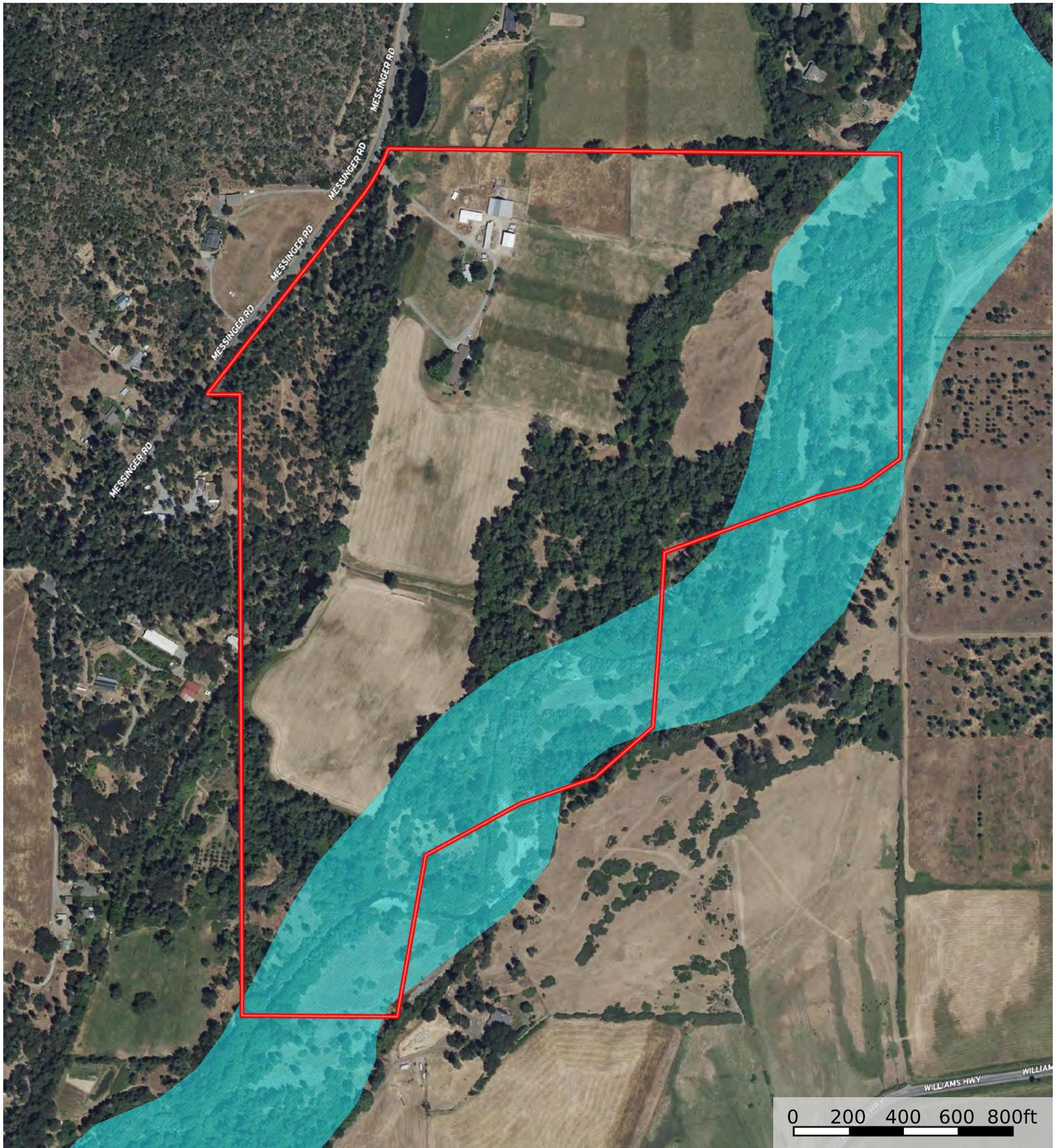
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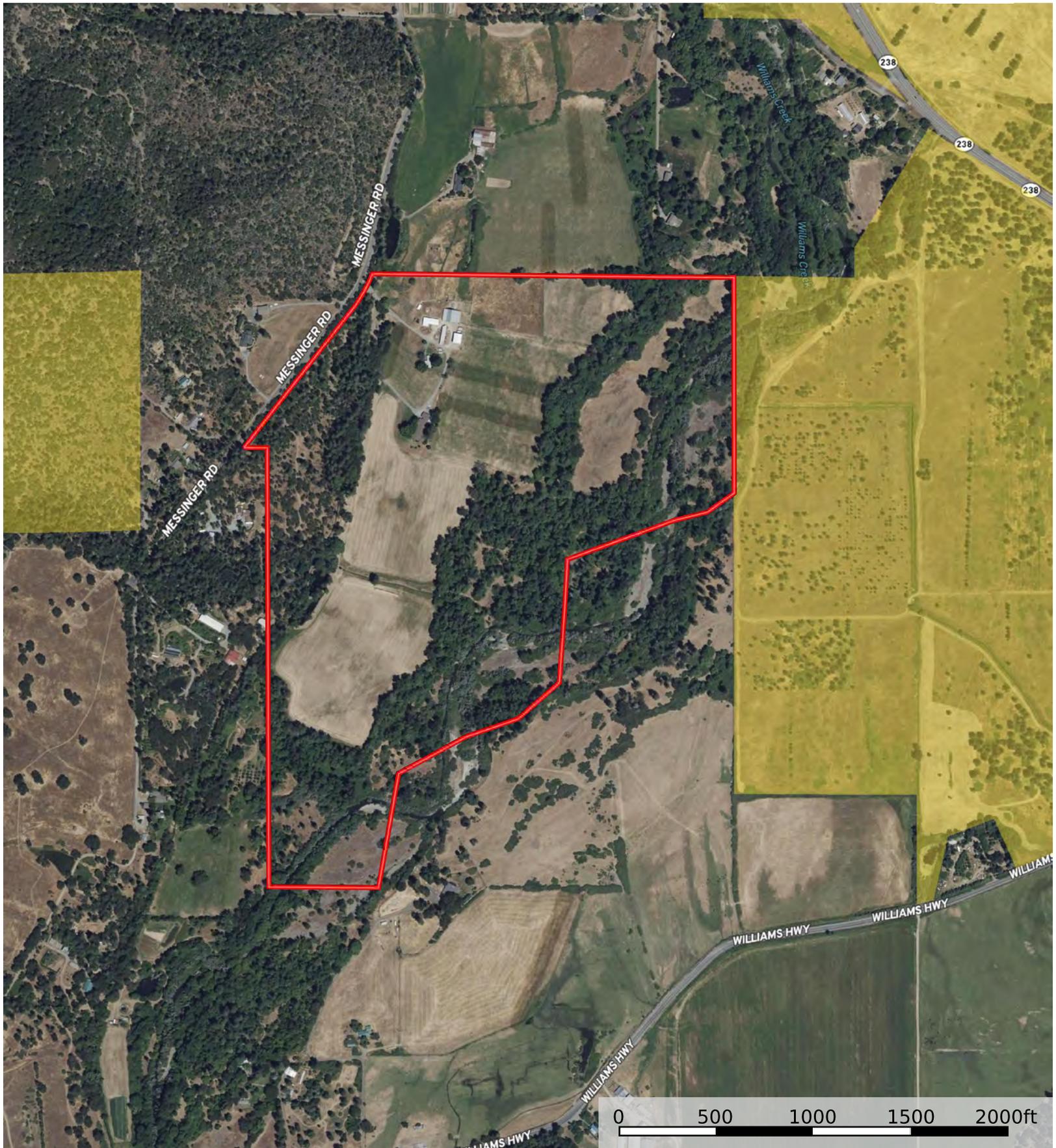


# 701 Messenger Road Oregon, AC +/-

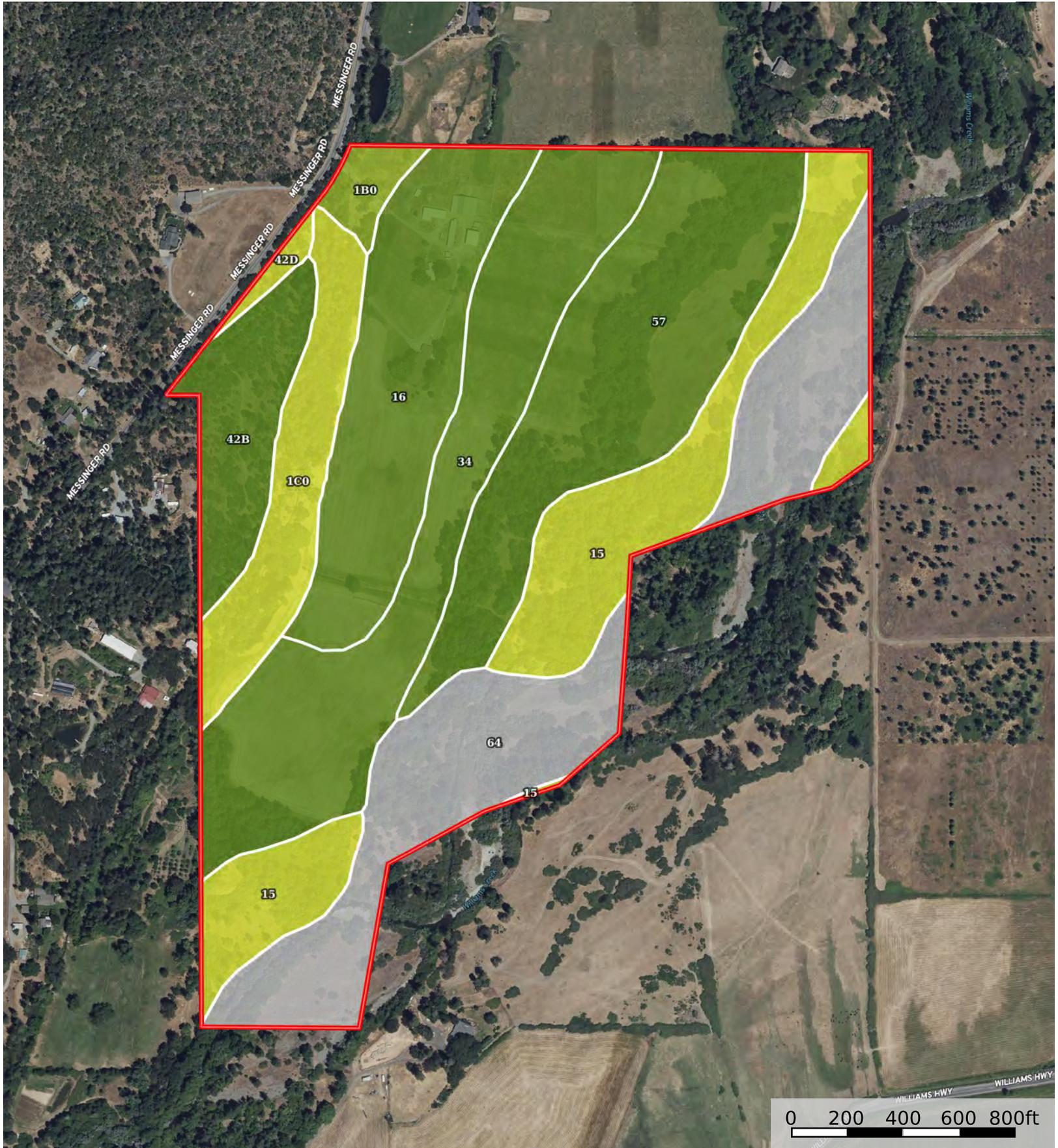


# 701 Messinger Road

Oregon, AC +/-



# 701 Messenger Road Oregon, AC +/-



 Boundary

Boundary 115.74 ac

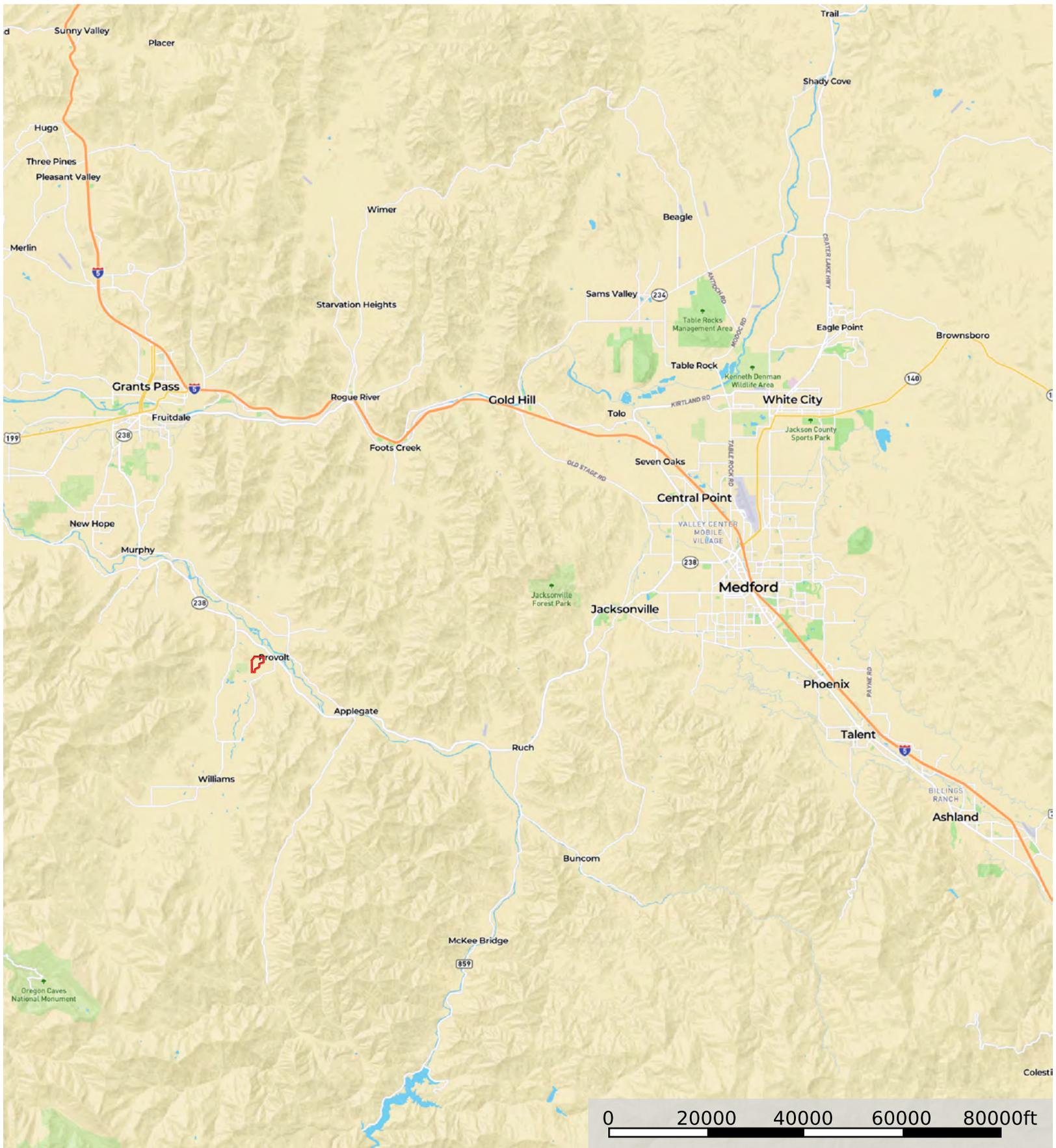
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# 701 Messenger Road

Oregon, AC +/-



 Boundary



**First American Title**

Customer Service Department  
541.476.6884  
dkkelley@firstam.com  
Date: 05/08/2025

**OWNERSHIP INFORMATION**

Owner: Benton Family LLC  
CoOwner: C/O Benton, William & Alison

Parcel #: R326349  
Ref Parcel #: 38-05-12-00-  
001000-00

Site: 701 Messinger Rd Grants Pass OR 97527  
Mail: 701 Messinger Rd Grants Pass OR 97527

TRS: 38S / 05W / 12  
County: Josephine

**PROPERTY DESCRIPTION**

Map Grid:  
Census Tract: 361400 Block: 1022  
Neighborhood: 1700  
School Dist: Three Rivers  
Impr Type:  
Subdiv/Plat:  
Land Use: 551 - Farm - Exclusive Farm Use (EFU) -  
Improved (typical of class)  
Std Land Use: 7001 - Farm land  
Zoning: County-EF - Exclusive Farm  
Lat/Lon: 42.284395 / -123.243424  
Watershed: Williams Creek  
Legal: ACRES 5.00, POTENTIAL ADD'L TAX LIAB

**ASSESSMENT AND TAXATION**

Market Land: \$281,280.00  
Market Impr: \$557,740.00  
Market Total: \$839,020.00 (2024)  
% Improved: 66.00%  
Assessed Total: \$409,120.00 (2024)  
Levy Code: 14  
Tax: \$4,520.62 (2024)  
Millage Rate: 10.1823  
Exemption: \$0.00  
Exemption Type:

**MAIN PROPERTY CHARACTERISTICS**

Bedrooms: 3	Total SqFt: 3,771 SqFt	Year Built: 1965
Baths, Total: 3.5	First Floor: 3,771 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 5.00 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 217,800 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 1	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 1	Attic Fin: 0 SqFt	Roof Material: Composition Shingle
Cooling: Yes	Attic Unfin: 0 SqFt	Roof Shape: CSMED
Heating: CCBL	Attic Total: 0 SqFt	Ext Walls: 12 - Stucco
Building Style: 151 - Sfr Class 5 Single Story	Garage: Detached 668 SqFt	Const Type:

**IMPROVEMENT: 1 - Residential**

Year Built: 1965	Total SqFt: 3,771
Bedrooms: 3	Finished SqFt: 0
Bath Total: 3.5	1st Floor SqFt: 3,771
Garage SqFt: 0	2nd Floor SqFt: 0
Basement Unfin SqFt: 0	Attic Fin SqFt: 0
Basement Fin SqFt: 0	Attic Unin SqFt: 0
Floor Dsc:	

**PARCEL ID: R326349**

Condition:
Unfinished SqFt: 0
Carport SqFt: 0
Heat Type: CCBL
Ext. Wall:
Foundation:

**IMPROVEMENT: 2 - Residential****PARCEL ID: R326349**

Year Built: 1965	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 480
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

**IMPROVEMENT: 3 - Residential****PARCEL ID: R326349**

Year Built: 1965	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 668	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

**IMPROVEMENT: 4 - Misc Imp****PARCEL ID: R326349**

Year Built: 1981	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation: CC
Floor Dsc:		

**IMPROVEMENT: 5 - Misc Imp****PARCEL ID: R326349**

Year Built: 1974	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation: WDFR
Floor Dsc:		

**IMPROVEMENT: 6 - Farm Building****PARCEL ID: R326349**

Year Built: 1974	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation: CC
Floor Dsc:		

**IMPROVEMENT: 7 - Misc Imp****PARCEL ID: R326349**

Year Built: 1984	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation: OTH
Floor Dsc:		

**IMPROVEMENT: 8 - Misc Imp****PARCEL ID: R326349**

Year Built: 1981	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

**IMPROVEMENT: 9 - Misc Imp****PARCEL ID: R326349**

Year Built: 2002	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation: WDFR
Floor Dsc:		

**IMPROVEMENT: 10 - Mfd. Home****PARCEL ID: R326349**

Year Built: 2002	Total SqFt: 868	Condition:
Bedrooms: 2	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 2	1st Floor SqFt: 868	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type: FA
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation: M.PIER
Floor Dsc:		

**SALES AND LOAN INFORMATION**

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
BENTON FAMILY LLC		17-003415		Warranty Deed		

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.



**First American Title**

Customer Service Department  
541.476.6884  
dkkelley@firstam.com  
Date: 05/08/2025

### OWNERSHIP INFORMATION

Owner: Benton Family LLC  
CoOwner: C/O Benton, William & Alison

Parcel #: R3263492  
Ref Parcel #: 38-05-12-00-  
001000-00  
TRS: 38S / 05W / 12  
County: Josephine

Site: 701 Messinger Rd Grants Pass OR 97527  
Mail: 701 Messinger Rd Grants Pass OR 97527

### PROPERTY DESCRIPTION

Map Grid:  
Census Tract: 361400 Block: 1022  
Neighborhood: 1700  
School Dist: Three Rivers  
Impr Type:  
Subdiv/Plat:  
Land Use: 581 - Farm - Multiple special assessments -  
Improved (typical of class)  
Std Land Use: 7001 - Farm land  
Zoning: County-EF - Exclusive Farm  
Lat/Lon: 42.284395 / -123.243424  
Watershed: Williams Creek  
Legal: ACRES 107.70, POTENTIAL ADD'L TAX LIAB

### ASSESSMENT AND TAXATION

Market Land: \$419,240.00  
Market Impr: \$0.00  
Market Total: \$419,240.00 (2024)  
% Improved: 0.00%  
Assessed Total: \$46,160.00 (2024)  
Levy Code: 05  
Tax: \$334.83 (2024)  
Millage Rate: 7.2536  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt:	Year Built: 1965
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 107.70 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 4,691,412 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories: 1	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material: Composition Shingle
Cooling: Yes	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls: 18 - Wood Siding
Building Style:	Garage: Mixed 668 SqFt	Const Type:

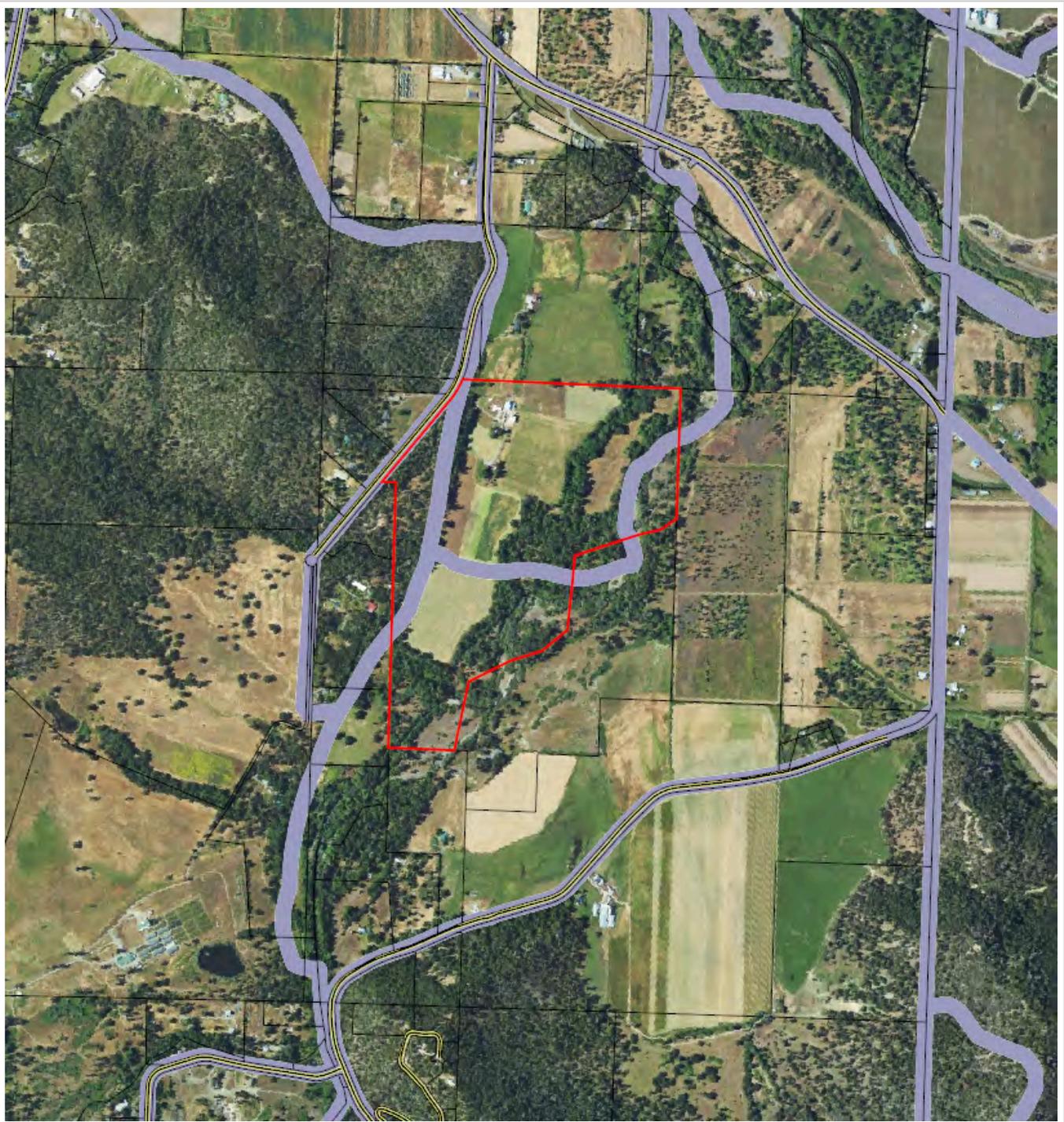
### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
BENTON FAMILY LLC		17-003415		Warranty Deed		

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Aerial Map



*First American Title*

**Parcel ID: R326349**

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Recording Requested By:

William & Alison Benton  
701 Messinger Road  
Grants Pass, Oregon 97527

When Recorded Mail To:

Paraclete Estate Planning  
10 Crater Lake Avenue  
Medford, OR 97504

Mail Tax Statements To:

William & Alison Benton  
701 Messinger Road  
Grants Pass, Oregon 97527

<b>JOSEPHINE COUNTY OFFICIAL RECORDS</b>	
TRISHA MYERS, COUNTY CLERK	<b>2017-003415</b>
DED-WRD	03/15/2017 01:05 PM
Cnt=1 Pgs=2 Stn=0 LBOSS	
\$10.00 \$20.00 \$10.00 \$11.00 \$5.00	<b>\$56.00</b>
I, Trisha Myers, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.	

(This Space for Recorder's Use)

**WARRANTY DEED**

WILLIAM S. BENTON and ALISON S. BENTON, hereinafter referred to as "Grantors", convey and warrant unto BENTON FAMILY LLC, an Oregon Limited Liability Company, hereinafter referred to as "Grantee", all of their interest in that real property situated in Josephine County, State of Oregon and described as:

**SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

There is no monetary consideration for this transfer as it is for estate planning purposes only.

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: 3/15/2017

William S. Benton  
WILLIAM S. BENTON

Alison S. Benton  
ALISON S. BENTON

STATE OF OREGON                    )  
County of Jackson                ) ss.

This instrument was acknowledged before me on 3/15/2017 by WILLIAM S. BENTON and ALISON S. BENTON.

WITNESS my hand and official seal

Notary Public in and for this State

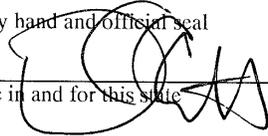


EXHIBIT "A"

PARCEL 1

Beginning at a point located North 56° 53' East 780 feet from the Southwest corner of Lot 7, Section 12, Township 38 South, Range 5 West of the Willamette Meridian, in Josephine County, Oregon and run thence West 155.9 feet to the center line of Messinger Road; thence along the center line of Messinger Road North 37° 30' East 985.2 feet; thence along the center line of Messinger Road North 25° 22' East 123.5 feet; thence East 25 feet to the Northeast corner of said Lot 7; thence South 887 feet; thence West 515 feet to the true point of beginning.

PARCEL II

Donation Land Claim No. 41, being a part of Section 12, Township 38 South, Range 5 West of the Willamette Meridian, in Josephine County, Oregon, more particularly described as follows: Beginning as a point 5.85 chains East of the Northeast corner of the Northwest Quarter of said Section 12, and running thence West 28 chains; thence South 13.50 chains; thence West 8 chains; thence South 34 chains; thence East 36 chains; thence North 47.50 chains to the place of beginning, except therefrom a parcel of land described as follows: Beginning at the Southeast corner of D.L.C. No. 41, Section 12, Township 38 South, Range 5 West of the Willamette Meridian, and running thence North along the East line of D.L.C. No. 41, 2053 feet; thence South 54° 30' West 170 feet; thence South 76° 0' West 175 feet; thence South 69° 56' West 587 feet; thence South 3° 18' West 257 feet; thence South 4° 13' West 381 feet; thence South 48° 43' West 282 feet; thence South 70° 52' West 287 feet; thence South 61° 20' West 394 feet; thence South 11° 13' West 579 feet to the South line of said D.L.C. No. 41; thence East along the South line of said D.L.C. No. 41, 1835 feet to the point of beginning, in Josephine County, Oregon.

# JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2025 In Process Real Market Value
R326349	BENTON FAMILY LLC	701 MESSINGER RD, GRANTS PASS, OR 97527	\$763,220

Property Page: Property Details ▼

## 2025 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 5.00, POTENTIAL ADD'L TAX LIAB
Alternate Account Number	ZF035
Neighborhood	1700 Williams
Map Number	38-05-12-00-001000-00
Property Use	551-HBU Farm; Zone Farm; Receiving Spec Asmt/Improved
Levy Code Area	<a href="#">14</a>
Zoning	EF

## RELATED PROPERTIES

Linked Properties [M240739](#),  
[R3263492](#),  
[R3263492](#)

## 2025 OWNER INFORMATION

Owner Name	BENTON FAMILY LLC
Mailing Address	C/O BENTON, WILLIAM & ALISON 701 MESSINGER RD GRANTS PASS, OR 97527

Improvement #1		Improvement Type			Beds	
☐ -		Residential			3	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN.AREA	CLASS 5	1965	3,771	⤴ Details	
	Eff Yr Built	1965	Adjustment %	-	Roof Styles	CSMED
	Baths	3.5BA	Heat/AC	CCBL	Fireplaces	SNGL,LR.CR,PEL
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	STUC		

Improvement #2		Improvement Type			Beds	
☐ -		Residential			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	CARPORT DETACHED GABLE OR HIP ROOF	CLASS 5	1965	480	⤴ Details	
	Eff Yr Built	1965	Adjustment %	-	Roof Styles	CSMED
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-
			Ext Finish	-		
2	CARPORT CURTAIN WALL	CLASS 5	1965	160	⤴ Details	
	Eff Yr Built	1965	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #3		Improvement Type			Beds	
☐ -		Residential			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GARAGE DETACHED	CLASS 5	1965	668	⤴ Details	
	Eff Yr Built	1965	Adjustment %	-	Roof Styles	CSMED
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	FIN
			Ext Finish	-		

Improvement #4		Improvement Type			Beds	
☐ -		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	ENCLOSED PORCH	CLASS 3	1981	408	⤴ Details	
	Eff Yr Built	1981	Adjustment %	-	Roof Styles	CS
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	CC	Int Finish	-
			Ext Finish	STUC		

Improvement #5		Improvement Type			Beds	
☐ -		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GENERAL PURPOSE SHED	CLASS 4	1974	168	⤴ Details	
	Eff Yr Built	1974	Adjustment %	-	Roof Styles	MTL
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	FPLY	Foundation	WDFR	Int Finish	-
			Ext Finish	BB		

2	GENERAL PURPOSE SHED	CLASS 4	1974	192	<a href="#">^ Details</a>
Eff Yr Built	1974	Adjustment %	-	Roof Styles	MTL
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FCC	Foundation	CC	Int Finish	-
		Ext Finish	BB		

3	LEAN-TO SHED	-	1984	1,860	<a href="#">^ Details</a>
Eff Yr Built	1984	Adjustment %	-	Roof Styles	MTL
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FCC,FDIRT	Foundation	OTH	Int Finish	-
		Ext Finish	-		

4	MACHINE SHED	CLASS 4	1972	1,692	<a href="#">^ Details</a>
Eff Yr Built	1972	Adjustment %	-	Roof Styles	MTL
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FCC	Foundation	CC	Int Finish	-
		Ext Finish	BB		

Improvement #6		Improvement Type			Beds
-		Farm Building			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	BARN, LOFT	CLASS 4	1974	3,000	<a href="#">^ Details</a>
Eff Yr Built	1974	Adjustment %	-	Roof Styles	MTL
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FDIRT	Foundation	CC	Int Finish	-
		Ext Finish	BB		

Improvement #7		Improvement Type			Beds
-		Misc Imp			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE BUILDING	CLASS 5	1984	2,632	<a href="#">^ Details</a>
Eff Yr Built	1984	Adjustment %	-	Roof Styles	MTL
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FDIRT	Foundation	OTH	Int Finish	-
		Ext Finish	FGAL		

Improvement #8		Improvement Type			Beds
-		Misc Imp			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	CONCRETE FLAT WORK	-	1981	1,000	<a href="#">^ Details</a>
Eff Yr Built	1981	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

Improvement #9		Improvement Type			Beds
-		Misc Imp			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS

1	CONCRETE FLAT WORK	-	1981	1,000	<a href="#">^ Details</a>
Eff Yr Built	1981	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

Improvement #9		Improvement Type			Beds
-		Misc Imp			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS

1	ROOF COVER COMP SHINGLE	-	2002	96	<a href="#">^ Details</a>
Eff Yr Built	2002	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		
2	DECK COMPOSITE	-	2002	96	<a href="#">^ Details</a>
Eff Yr Built	2002	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	WOOD	Foundation	WDFR	Int Finish	-
		Ext Finish	-		
3	DECK REDWOOD	-	2002	16	<a href="#">^ Details</a>
Eff Yr Built	2002	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	WOOD	Foundation	WDFR	Int Finish	-
		Ext Finish	-		

Improvement #10	Improvement Type	Beds
-	Mfd. Home	2

IMPROVEMENT DETAILS					
MH Home ID#	100077	MH Make	GOLDEN WEST	MH Serial#	G00R23N26287
MH XPlate#		MH Model	OAKWOOD	MH HUD#	
Description	MFD HOME; HI# 100077	Misc Info	MH NOT DETITLED		

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MFG HOME; SINGLE-WIDE	MFG HOME CLASS 4	2002	868	<a href="#">^ Details</a>
Eff Yr Built	2002	Adjustment %	-	Roof Styles	CSMED, MGAB
Baths	M2BA	Heat/AC	FA	Fireplaces	MWS
Flooring	-	Foundation	M.PIER	Int Finish	-
		Ext Finish	CLAD		
2	MFG HOME SNGL- WIDE SKIRT	MFG HOME CLASS 4	2002	152	<a href="#">^ Details</a>
Eff Yr Built	2002	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	MCCP	Int Finish	-
		Ext Finish	-		

## 2025 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	FARM Farm Homesite	1.00 Acres
L2	501 Farm-EFU-Not Receiving Sp Asmt/Imp	1.00 Acres
L3	B2 BENCH DRY	3.00 Acres
L4	OSD1 On-Site Dev, Spec Asmt	-
L5	OSD On-Site Development	-
L6	LS Landscaping	-
<b>TOTALS</b>		<b>217800.00 Sq. ft / 5.00 acres</b>

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2025 (In Process)	\$512,790	\$250,430	\$763,220	\$9,060	\$421,260
2024	\$557,740	\$281,280	\$839,020	\$8,920	\$409,120

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	BENTON, WILLIAM S & BENTON, ALISON S	BENTON FAMILY LLC	<a href="#">17-003415</a>	-	Warranty Deed

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

• 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:  [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
<a href="#">2024</a>	\$4,520.62	\$4,165.77	<a href="#">\$354.85</a>	\$4,520.62	\$0.00	-	\$0.00
<a href="#">2023</a>	\$3,959.01	\$3,573.44	<a href="#">\$385.57</a>	\$3,959.01	\$0.00	-	\$0.00
<a href="#">2022</a>	\$3,775.42	\$3,490.29	<a href="#">\$285.13</a>	\$3,775.42	\$0.00	-	\$0.00
<a href="#">2021</a>	\$3,667.23	\$3,376.35	<a href="#">\$290.88</a>	\$3,667.23	\$0.00	-	\$0.00
2020	\$3,744.25	\$3,409.09	<a href="#">\$335.16</a>	\$3,744.25	\$0.00	-	\$0.00
2019	\$3,603.47	\$3,301.52	<a href="#">\$301.95</a>	\$3,603.47	\$0.00	-	\$0.00
2018	\$3,685.88	\$3,402.07	<a href="#">\$283.81</a>	\$3,685.88	\$0.00	-	\$0.00
2017	\$3,671.86	\$3,375.32	<a href="#">\$296.54</a>	\$3,671.86	\$0.00	-	\$0.00
2016	\$3,238.64	\$2,957.82	<a href="#">\$280.82</a>	\$3,238.64	\$0.00	-	\$0.00
2015	\$3,212.41	\$2,943.11	<a href="#">\$269.30</a>	\$3,212.41	\$0.00	-	\$0.00
2014	\$3,116.39	\$2,865.65	<a href="#">\$250.74</a>	\$3,116.39	\$0.00	-	\$0.00
2013	\$2,897.57	\$0.00	\$0	\$2,897.57	\$0.00	-	\$0.00
2012	\$2,625.51	\$0.00	\$0	\$2,625.51	\$0.00	-	\$0.00
2011	\$2,553.17	\$0.00	\$0	\$2,553.17	\$0.00	-	\$0.00
2010	\$2,680.47	\$0.00	\$0	\$2,680.47	\$0.00	-	\$0.00
2009	\$2,589.94	\$0.00	\$0	\$2,589.94	\$0.00	-	\$0.00
2008	\$2,565.68	\$0.00	\$0	\$2,565.68	\$0.00	-	\$0.00
2007	\$2,448.84	\$0.00	\$0	\$2,448.84	\$0.00	-	\$0.00
2006	\$2,401.83	\$0.00	\$0	\$2,401.83	\$0.00	-	\$0.00
2005	\$2,351.96	\$0.00	\$0	\$2,351.96	\$0.00	-	\$0.00
2004	\$2,274.80	\$0.00	\$0	\$2,274.80	\$0.00	-	\$0.00
2003	\$2,280.28	\$0.00	\$0	\$2,280.28	\$0.00	-	\$0.00
2002	\$2,266.55	\$0.00	\$0	\$2,266.55	\$0.00	-	\$0.00
2001	\$2,168.43	\$0.00	\$0	\$2,168.43	\$0.00	-	\$0.00
2000	\$2,025.39	\$0.00	\$0	\$2,025.39	\$0.00	-	\$0.00
1999	\$1,898.18	\$0.00	\$0	\$1,898.18	\$0.00	-	\$0.00
1998	\$1,543.66	\$0.00	\$0	\$1,543.66	\$0.00	-	\$0.00
1997	\$1,529.21	\$0.00	\$0	\$1,529.21	\$0.00	-	\$0.00
1996	\$1,901.36	\$0.00	\$0	\$1,901.36	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2024	<a href="#">JOCO-165748</a>	11-7-2024	\$4,385.01
2023	<a href="#">JOCO-106884</a>	10-19-2023	\$3,840.24
2022	<a href="#">JOCO-58016</a>	10-31-2022	\$3,662.16
2021	<a href="#">JOCO-11549</a>	11-5-2021	\$3,567.91
2020	<a href="#">1243816</a>	11-20-2020	\$3,631.92
2019	<a href="#">1175683</a>	11-12-2019	\$3,495.37
2018	<a href="#">1124374</a>	11-8-2018	\$3,575.30
2017	<a href="#">1061004</a>	10-25-2017	\$3,561.70
2016	<a href="#">1029634</a>	11-14-2016	\$3,141.48
2015	<a href="#">993576</a>	11-16-2015	\$3,116.04
2014	<a href="#">921570</a>	10-23-2014	\$3,022.90
2013	<a href="#">899497</a>	11-19-2013	\$2,810.64
2012	<a href="#">846035</a>	11-14-2012	\$2,546.74
2011	<a href="#">791441</a>	11-14-2011	\$2,476.57
2010	<a href="#">749564</a>	11-22-2010	\$2,610.20
2009	<a href="#">678970</a>	11-12-2009	\$2,512.24
2008	<a href="#">639409</a>	11-18-2008	\$2,488.71
2007	<a href="#">592758</a>	11-20-2007	\$2,375.37
2006	<a href="#">539308</a>	11-17-2006	\$2,329.78
2005	<a href="#">476492</a>	11-14-2005	\$2,281.40
2004	<a href="#">425111</a>	11-12-2004	\$2,206.56
2003	<a href="#">389339</a>	11-21-2003	\$2,211.87
2002	<a href="#">316245</a>	11-7-2002	\$2,198.55
2001	<a href="#">273206</a>	11-15-2001	\$2,103.38
2000	<a href="#">218818</a>	11-15-2000	\$1,964.63
1999	<a href="#">171087</a>	11-17-1999	\$1,841.23
1998	<a href="#">114978</a>	11-13-1998	\$1,497.35
1997	<a href="#">61344</a>	12-10-1997	\$1,483.33
1996	<a href="#">44352</a>	1-1-1938	\$1,637.59
1996	<a href="#">44354</a>	1-1-1938	\$263.77

## STATE OF OREGON

COUNTY OF JOSEPHINE

## CERTIFICATE OF WATER RIGHT

**This Is to Certify,** That **J. E. McDonnell**

of **700 Cherry St., Anaconda**, State of **Montana**, has a right to the use of  
the waters of **Williams Creek**, a tributary of **Applegate River**  
for the purpose of **irrigation of 42 acres**

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for  
**Jackson** County, and the said decree entered of record at **Salem**, in the Order Record of  
the **STATE ENGINEER**, in Volume **4**, at page **1**; that the priority of the right thereby  
confirmed dates from **1858**;

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an  
amount actually beneficially used for said purposes, and shall not exceed **0.80 cubic foot per**  
**second**.

A description of the lands irrigated under such right, and to which the water is appurtenant (or,  
if for other purposes, the place where such water is put to beneficial use), is as follows:

25 acres in NE $\frac{1}{4}$  NW $\frac{1}{4}$   
8 acres in SW $\frac{1}{4}$  NW $\frac{1}{4}$   
9 acres in SE $\frac{1}{4}$  NW $\frac{1}{4}$   
Section 12,  
T. 38 S., R. 5 W., W. M.

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

WITNESS the signature of the State Engineer, affixed

this 30 day of September, 1949.

**CHAS. E. STRICKLIN**

State Engineer

Recorded in State Record of Water Right Certificates, Volume **13**, page **16310**

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

**RECEIVED**

AUG 6 1964

WATER WELL REPORT

STATE ENGINEER, SALEM, OREGON 97310  
within 30 days from the date of well completion.

STATE ENGINEER

STATE OF OREGON  
(Please type or print)

State Well No. 38/5W-12  
State Permit No. \_\_\_\_\_

*Jose*  
*1980*

(1) OWNER:

Name N. R. Groom  
Address 701-Messinger Road  
Grants Pass, Oregon.

(2) LOCATION OF WELL:

County Josephine Driller's well number -13-  
1/4 Section 12 T. 38-S R. 5 W.M.  
Bearing and distance from section or subdivision corner

(3) TYPE OF WORK (check):

New Well  Deepening  Reconditioning  Abandon   
If abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic  Industrial  Municipal   
Irrigation  Test Well  Other

(5) TYPE OF WELL:

Rotary  Driven   
Cable  Jetted   
Dug  Bored

(6) CASING INSTALLED:

Threaded  Welded   
6" " Diam. from 0 ft. to 92' ft. Gage .250  
" Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Gage \_\_\_\_\_  
" Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Gage \_\_\_\_\_

(7) PERFORATIONS:

Perforated?  Yes  No

Type of perforator used \_\_\_\_\_  
Size of perforations in. by in.  
perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

(8) SCREENS:

Well screen installed?  Yes  No

Manufacturer's Name \_\_\_\_\_ Model No. \_\_\_\_\_  
In. Slot size Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
Diam. Slot size Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

(9) CONSTRUCTION:

Well seal—Material used in seal 12"-Steel Ring & Cement & Sand.  
Depth of seal 25- ft. Was a packer used? 12"-Steel  
Diameter of well bore to bottom of seal 12" in.  
Were any loose strata cemented off?  Yes  No Depth \_\_\_\_\_  
Was a drive shoe used?  Yes  No  
Was well gravel packed?  Yes  No Size of gravel: \_\_\_\_\_  
Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
Did any strata contain unusable water?  Yes  No  
Type of water? \_\_\_\_\_ depth of strata \_\_\_\_\_  
Method of sealing strata off \_\_\_\_\_

(10) WATER LEVELS:

Static level 8' ft. below land surface Date 7/8/64  
Artesian pressure \_\_\_\_\_ lbs. per square inch Date \_\_\_\_\_

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made?  Yes  No If yes, by whom?  
Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
" " " " "  
" " " " "  
Bailer test 10 gal./min. with 95 ft. drawdown after 1 1/2 hrs.  
Artesian flow \_\_\_\_\_ g.p.m. Date \_\_\_\_\_  
Temperature of water 58 Was a chemical analysis made?  Yes  No

(12) WELL LOG:

Diameter of well below casing 6"

Depth drilled 112 ft. Depth of completed well 110' ft.  
Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
Brown Granite Top Soil & Some small gravel.	0	5'
Small Gravel & Some Sand.	5	22'
Tight Gravel & Some Small Boulders.	22	34
Some Sandy Clay, Course Gravel & Medium Boulders.	34	65
Course River Gravel With Some Clay, & Large Boulders.	65	78'
Tight River Mixed Gravel & Sand With Some Clay.	78	103'
Mixed River Gravel & Sand	103	112'

Work started 6/30/64 19 \_\_\_\_\_ Completed 7/8/64 19 \_\_\_\_\_  
Date well drilling machine moved off of well 7/11/64 19 \_\_\_\_\_

(13) PUMP:

Manufacturer's Name Peerless  
Type: Jet- H.P. 1 1/2

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Les-Shanahan-Well-Drilling.  
(Person, firm or corporation) (Type or print)  
Address 868-N-E-"A"-St, Grants Pass, Ore.

Drilling Machine Operator's License No. -98-  
[Signed] Les Shanahan  
(Water Well Contractor)  
Contractor's License No. -81- Date 7/12/64, 19 \_\_\_\_\_



**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.: 7161-4275957  
June 03, 2025

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LISA TATE, Escrow Officer/Closer  
Phone: (541)779-7250x5435 - Fax: (866)839-7125- Email:LTate@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:

Hunter Fanelli, Title Officer  
Phone: (541)476-6884 - Email: hfanelli@firstam.com

### Preliminary Title Report

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

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

Situs Address as disclosed on Josephine County Tax Roll:

701 Messenger Rd, Grants Pass, OR 97527

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 May 27, 2025 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Benton Family LLC, an Oregon Limited Liability Company

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. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
  9. For tax purposes, the herein described property has been classified as Small Tract Forest Land and assessed at a lower valuation by the County Assessor pursuant to O.R.S. 321.700 to 321.754. If the land becomes disqualified for the special assessment under the statute, an additional tax and interest

thereon may be levied. Timely application upon sale of the property must be made to retain the special assessment.

(Affects APN [R3263492](#))

10. The county tax roll discloses a mobile home on the herein described premises which is not included in title insurance coverage. Subject to requirements and provisions of O.R.S. 311.280 pertaining to mobile home taxes becoming liens on real property.
11. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
12. Easement, including terms and provisions contained therein:  
Recording Information: [Volume 4, Page 377](#), Deed Records  
For: Right of way for a ditch
13. Easement, including terms and provisions contained therein:  
Recording Information: [Volume 82, Page 355](#), Deed Records and in [Volume 82, Page 356](#), Deed Records  
In Favor of: California Oregon Power Company  
For: Right of way
14. Easement, including terms and provisions contained therein:  
Recording Information: [Volume 163, Page 527](#), Deed Records  
In Favor of: California Oregon Power Company  
For: Right of way, 20 feet in width
15. Conflict Acknowledgement Statement, including terms and provisions thereof.  
Recorded: November 26, 2001 as Document No. [01-22691](#)
16. With respect to Benton Family LLC:
  - a. A copy of its operating agreement or similar document and any amendments thereto;
  - b. A official copy of its articles of organization or similar incorporation document and any corrections, amendments or restatements thereto;
  - c. Evidence that the limited liability company is properly formed and is in good standing in the state of its domicile;
  - d. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

According to the State of Oregon Corporation Site, said entity is inactive at this time. Vest through the deed.

17. Unrecorded leases or periodic tenancies, if any.

- END OF EXCEPTIONS -

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

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

Tax Amount:	\$4,520.62
Map No.:	38-05-12-00-001000
Property ID:	<a href="#">R326349</a>
Tax Code No.:	14

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

Tax Amount: \$334.83  
Map No.: 38-05-12-00-001000  
Property ID: [R3263492](#)  
Tax Code No.: 05

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

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

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

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

HUNTER FANELLI  
TITLE OFFICER  
hfanelli@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: Chris Martin, Land Leader NW, LLC  
3811 Crater Lake Highway, Medford, OR 97504

## Exhibit "A"

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

## Parcel I:

Beginning at a point located North 56° 53' East 780 feet from the Southwest corner of Lot 7, Section 12, Township 38 South, Range 5 West of the Willamette Meridian, in Josephine County, Oregon and run thence West 155.9 feet to the center line of Messinger Road; thence along the center line of Messinger Road North 37° 30' East 985.2 feet; thence along the center line of Messinger Road North 25° 22' East 123.5 feet; thence East 25 feet to the Northeast corner of said Lot 7; thence South 887 feet; thence West 515 feet to the true Point of Beginning.

## Parcel II:

Donation Land Claim No. 41, being a part of Section 12, Township 38 South, Range 5 West of the Willamette Meridian, in Josephine County, Oregon, more particularly described as follows: Beginning as a point 5.85 chains East of the Northeast corner of the Northwest Quarter of said Section 12, and running thence West 28 chains; thence South 13.50 chains; thence West 8 chains; thence South 34 chains; thence East 36 chains; thence North 47.50 chains to the Place of Beginning, except therefrom a parcel of land described as follows:

Beginning at the Southeast corner of Donation Land Claim No. 41, Section 12, Township 38 South, Range 5 West of the Willamette Meridian, and running thence North along the East line of Donation Land Claim No. 41, 2053 feet; thence South 54° 30' West 170 feet; thence South 76° 0' West 175 feet; thence South 69° 56' West 587 feet; thence South 3° 18' West 257 feet; thence South 4° 13' West 381 feet; thence South 48° 43' West 282 feet; thence South 70° 52' West 287 feet; thence South 61° 20' West 394 feet; thence South 11° 13' West 579 feet to the South line of said Donation Land Claim No. 41; thence East along the South line of said Donation Land Claim No. 41, 1835 feet to the Point of Beginning, in Josephine County, Oregon.

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



## First American Title Insurance Company

### SCHEDULE OF EXCLUSIONS FROM COVERAGE

#### ALTA LOAN POLICY (07/01/21)

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.  
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. **Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:**
  - a. fraudulent conveyance or fraudulent transfer;
  - b. voidable transfer under the Uniform Voidable Transactions Act; or
  - c. preferential transfer:
    - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
    - ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement on the Land;
  - iii. the subdivision of land; or
  - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.  
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. **Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:**
  - a. fraudulent conveyance or fraudulent transfer;
  - b. voidable transfer under the Uniform Voidable Transactions Act; or
  - c. preferential transfer:
    - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
    - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

## SCHEDULE OF STANDARD EXCEPTIONS

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

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

Rev. 07-01-21



## Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

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

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

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

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

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

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

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

Contact Us [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.



## For California Residents

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

**Right to Know.** You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at [www.firstam.com/privacy-policy](http://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](http://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](http://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](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097.

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

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

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

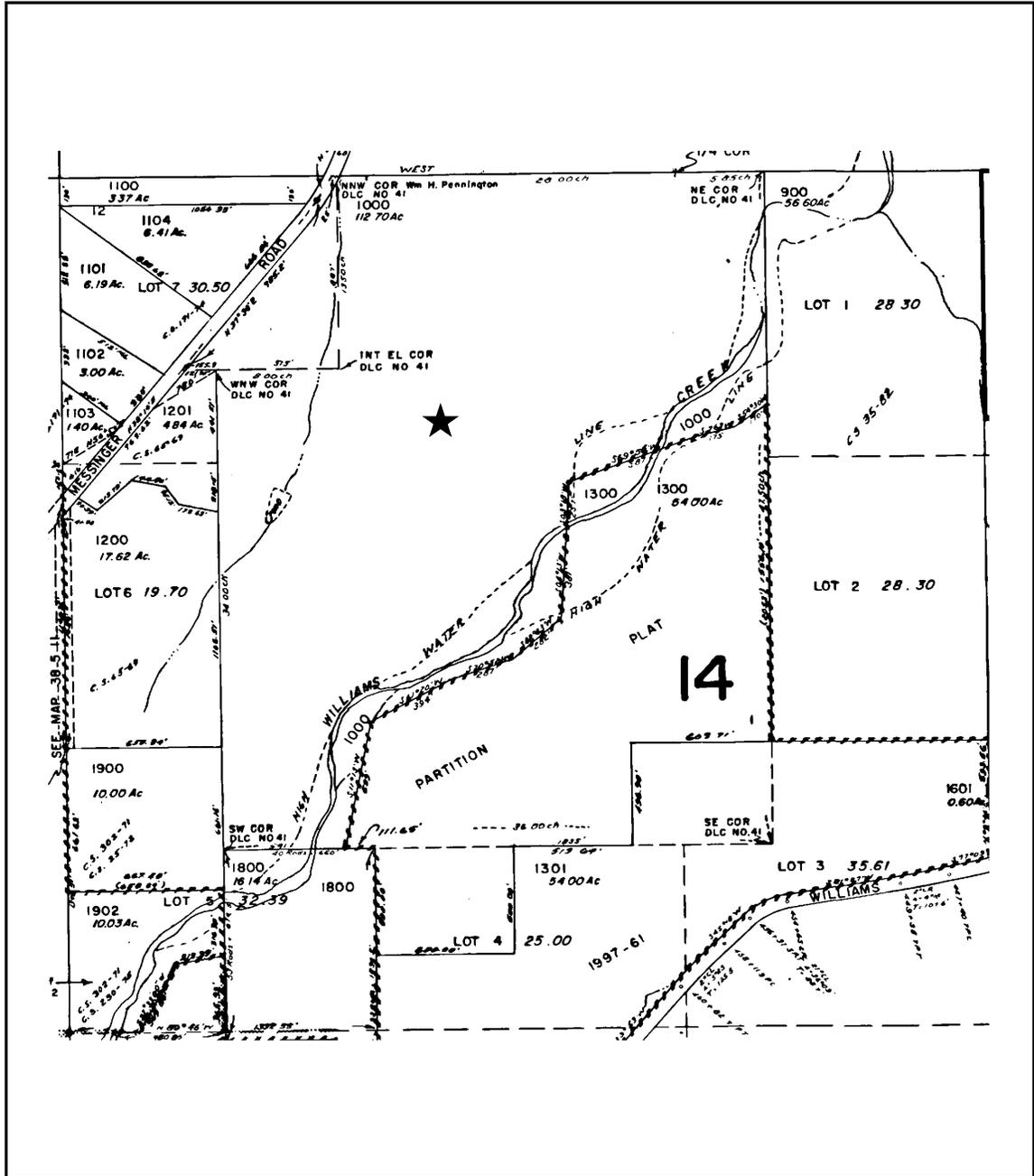
**Notice of Collection.** To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see **"What Information Do We Collect About You"** in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have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

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

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



**FIRST AMERICAN TITLE**  
*Insurance Company of Oregon*



TOWNSHIP 38 RANGE 5 SECTION 0012

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