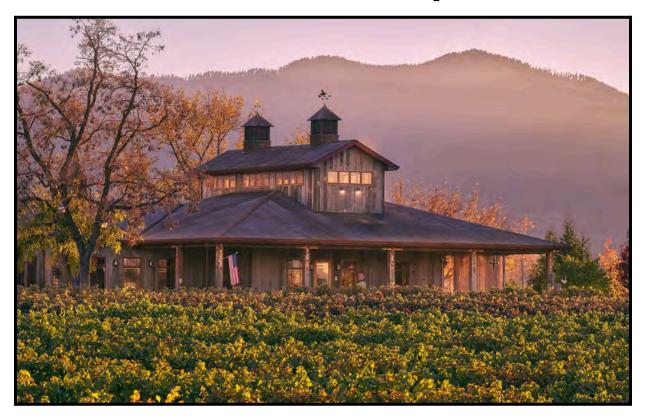
Padigan Vineyard and Winery

A turn-key wine facility in the renowned Rogue Valley

2335 N. Phoenix Road + 4415 Campbell Road



Medford, Jackson County, Oregon

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Ashley Lacer 541.660.5111 Ashley@mopg.com









A Turn-Key Winery Estate in the Heart of the Rogue Valley

Padigan is a turn-key estate winery located in the heart of the Rogue Valley AVA—Southern Oregon's fastest-growing wine region. This property features a mature vineyard, architecturally stunning tasting room, and a modern, solar-powered production facility. With branding, staffing, and hospitality infrastructure in place, Padigan offers immediate operational capability and long-term growth potential in a location that blends rural character with urban accessibility.

Location

Situated just minutes from downtown Medford and the Rogue Valley International Airport, Padigan lies directly across from Centennial Golf Club and the future Centennial Village—a 470-acre master-planned residential and commercial development. With improved infrastructure and thousands of new homes planned nearby, the property is perfectly positioned to benefit from increased exposure, foot traffic, and hospitality demand.

Winery

Completed in 2016, the 8,976-square-foot winery includes a 3,960-square-foot covered crush pad and is built to LEED specifications (non-certified). Designed for gravity-flow winemaking, it features dual barrel rooms, a lab, conference space, full temperature and humidity control, and a 50KW rooftop solar array. Current production exceeds 3,400 cases annually, with capacity for 10,000+ cases. All systems are operational and built for premium, small-lot estate wine production.

Tasting Room

The 4,150-square-foot tasting room combines rustic elegance with functional design, featuring reclaimed Douglas Fir floors, vineyard-sourced river rock, clerestory ceilings, and artisan lighting. Hospitality infrastructure includes a chef's kitchen, prep kitchen, and a 1,633-square-foot covered patio with bocce court, firepits, ambient lighting, and space for up to 300 guests under cover. The facility is ADA accessible, fully landscaped, and ideal for both daily service and private events.

Vineyard

Padigan's vineyard spans nearly 26 acres with room for expansion to 30. The site's diverse volcanic and alluvial soils support 100% estate-grown production and a wide array of varietals including Chardonnay, Viognier, Sauvignon Blanc, Muscat, Rosé, Syrah, Malbec, Tempranillo, and red blends. Thoughtfully developed and professionally managed, the vineyard reflects the unique terroir of the Bear Creek sub-basin.

Opportunity

Padigan offers a rare combination of premium vineyard, modern winery infrastructure, established brand presence, and high-visibility hospitality venue. With direct access to a growing local population and tourism base, the property is ideally suited for expanding an existing brand, launching a new wine label, or operating a full-service estate winery and event venue in one of Oregon's most promising wine regions.

Strategically Positioned Across from One of Southern Oregon's Most Dynamic Growth Corridors

Padigan's location is more than scenic — it's strategically placed at the heart of one of Southern Oregon's most exciting growth corridors. Positioned directly across from the acclaimed Centennial Golf Club and the expansive Centennial Village master-planned community, this estate winery enjoys a rare combination of rural charm and immediate proximity to emerging residential and recreational energy.

Centennial Golf Club, a premier 18-hole public course designed by PGA Tour pro John Fought, attracts thousands of golfers, event guests, and outdoor enthusiasts. It serves as a regional hub for recreation and lifestyle — and offers a beautifully maintained greenbelt that visually extends the winery's own vineyard backdrop.

Just beyond the course, the 470-acre Centennial Village is now moving forward in phased development. Planned over 14 phases, this mixed-use community will introduce a vibrant blend of single-family homes, townhomes, and multi-family residences, along with parks, trails, open spaces, commercial districts, and new road infrastructure.

With road improvements including the South Stage Road extension and upgrades to North Phoenix Road, Padigan will become even more accessible to a growing community seeking local wine, food, and event experiences.

Why This Location Matters for Padigan

- **Expanded Audience**: Thousands of new residents will live within walking or driving distance of the tasting room.
- **Increased Visibility**: Padigan's high-profile location gains even more value as the area transitions into a premier residential and lifestyle district.
- Hospitality Growth: The nearby golf course and new homes will drive demand for tastings, weddings, private events, and wine club participation.

- **Direct Access**: Infrastructure upgrades improve transportation flow for both customers and winery operations.
- Marketing Advantage: Maps and development plans highlight Padigan as a gateway to this new community enhancing its appeal to lifestyle buyers and brand-conscious investors.

As the Centennial area evolves into one of the Rogue Valley's most desirable destinations, Padigan is ideally positioned to serve as a cultural, recreational, and wine country centerpiece — offering both immediate value and long-term potential.

Property Aerial



Property Identification

The property has a physical address of 4415 Campbell Road, Medford, Oregon 97504. Please note that the address of 2335 N. Phoenix will be transferred and assigned to the tasting room in the near future. It is made up of 2 tax lots and 2 account numbers as shown in the table below.

Property Identification								
Township	Range	Section	Tax Lot	Account #	Acres	Zoning		
38S	1W	3	200	10017355	22.85	EFU		
38S	1W	3	1500	10017485	<u>23.49</u>	EFU		
				Total	46.34			

Property Summary

Access: Tasting room access is via paved, gated entry off of N

Phoenix Road plus multiple gravel driveways off of

paved Campbell Road for the winery

Present Land Use: Tasting room, winery, and vineyard

2024-2025 Taxes: Need to be confirmed - it appears as though a majority

of the facilities are associated with the tax lot to the

east (residential property)

Zoning: EFU (Exclusive Farm Use)

Elevations: +/-1,520' to +/-1,540' above sea level

Topography: Mostly level

Soils: The property has +/-51% Class III silty clay loam

(Darow), +/-28% Class III clay (Carney), and a mix of +/- 21% Class IV clay soils (Padigan, Coker, Carney)

Water Rights: Vineyard is covered by MID (Medford Irrigation

District) - 46.34 acres

Irrigation Infrastructure: Drip irrigation

Additional Notes: Extensive landscaping, domestic water, septic system,

paved entry drive, gated entry, Tesla charging stations

Padigan Estate Vineyard – A Distinctive Rogue Valley Site

Though situated within the Rogue Valley AVA, the Padigan estate vineyard occupies a particularly distinctive location within the Bear Creek sub-basin — the largest tributary system of the Rogue River. This subregion is geologically rich and climatically favorable, offering a compelling terroir for premium wine production.

The soils at Padigan are defined by a rare two-layered bedrock structure: the upper volcanic Roxy Formation and the deeper alluvial sandstone of the Payne Cliffs Formation. These geologic layers, shaped over 20 million years through tectonic uplift and erosion from the rising Klamath Mountains, give rise to some of the oldest and most distinctive vineyard soils in the AVA. This composition imparts complexity and character to the estate's wines, setting them apart within the broader region.

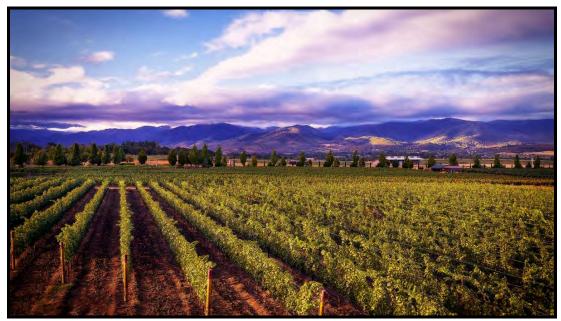
Running through the vineyard is a former stream bed, evidenced by cobbled river rock in the eastern sections and sandy, younger alluvial deposits most noticeable in Blocks 1 and 2. The soils are generally shallow silty to clayey loams, moderately well-drained with medium to rapid runoff — ideal characteristics for vine balance and fruit concentration.

Currently, approximately 26 acres of vines are in production, with the potential to expand to around 30 acres on-site. The vineyard is planted to a diverse mix of red and white varietals, carefully selected to match soil conditions and climate:

- Red varietals: Tempranillo, Pinot Noir, Malbec, Grenache, Syrah, Cabernet Sauvignon, Cabernet Franc, Merlot, Petit Verdot
- White varietals: Chardonnay (Wente and Robert Young clones), Viognier, Sauvignon Blanc, Muscat

Plantings began in the early 2010s, with key expansions in 2014, 2015, and 2019. The vineyard achieved 100% estate-grown production starting with the 2016 vintage, showcasing the maturity and integration of its blocks.

This site offers not only proven viticultural performance but also a unique geological story — combining ancient soils, alluvial diversity, and strategic varietal selection. Padigan is well-positioned as a premium estate vineyard with room for continued production and brand development.











BLOCKING MAP

Padigan Vineyard Data											
Block Variety		Clone	Rootstock	Vine	Vine	Row	Trellis	Year	Year	Acres	
DIOCK	variety	Cione	ROOTSTOCK	Count	Spacing	Spacing	Hellis	Planted	Grafted	Acres	
1 a	Viognier	1	101-14M	2,276	6	8	VSP	2007	N/A	2.51	
1 b	Tempranillo	3	101-14M	1,114	6	8	VSP	2007	N/A	1.99	
1b	Tempranillo	11	101-14M	689	6	8	VSP	2007	N/A	0.50	
2a	Malbec	9	3309C	1,286	5	8	VSP	2014	2023	1.18	
2b	Tempranillo	11	3309C	2,353	5	8	VSP	2010 - 2014	N/A	2.16	
3a	Grenache	3	Riparia	2,136	6	8	VSP	2015	N/A	2.35	
3b	Chardonnay	72	101-14M	790	5	8	VSP	2015	N/A	0.87	
3b	Chardonnay	17	101-14M	780	5	8	VSP	2015	N/A	0.86	
4a	Early Muscat	2	3309C	234	4	8	VSP	2015	N/A	0.17	
4a	Viogner Grafts	1	3309C	468	4	8	VSP	2015	Unknown	0.34	
4b	Chardonnay	95	3309C	743	4	8	VSP	2015	N/A	0.55	
5a	Sauvignon Blanc	26	3309C	4,551	4	8	VSP	2015	N/A	3.34	
5b	Malbec	9	3309/5bb	4,724	4	8	VSP	2015	N/A	3.47	
6	Syrah	8	101-14M	641	4	8	VSP	2019	N/A	0.47	
6	Syrah	9	101-14M	176	4	8	VSP	2019	N/A	0.13	
6	Syrah	8	101-14M	1,056	4	8	VSP	2019	N/A	0.71	
6	Syrah	5	1616C	500	4	8	VSP	2019	N/A	0.33	
6	Malbec	598	3309C	792	4	8	VSP	2023	N/A	0.58	
6	Petit Verdot	2	101-14M	490	4	8	VSP	2019	N/A	0.36	
7 Reserved for Future Planting											
8a	Cabernet Sauvignon	47	3309C	1,356	4	8	VSP	2015	N/A	1.00	
8b	Merlot	15	3309C	723	4	8	VSP	2015	N/A	1.03	
8c	Cabernet Franc	12	3309C	1,408	4	8	VSP	2015	N/A	0.53	
					Tot	tal Net A	creage		25.43		

The Facilities

Padigan features a thoughtfully designed collection of facility improvements that elevate both its operational efficiency and guest experience. At the heart of the property is a striking, one-of-a-kind tasting room that blends architectural charm with high-functioning hospitality spaces. Nearby, the modern production winery—completed in 2016—offers a state-of-the-art environment for premium estate winemaking.

The estate also includes two versatile shop buildings that provide essential support for vineyard operations, equipment storage, and property maintenance. The tasting room enjoys prominent exposure along North Phoenix Road, enhanced by mature landscaping and expansive outdoor entertaining areas. Meanwhile, the winery is easily accessed via Campbell Road, offering direct and efficient routing for harvest logistics and distribution.

A network of internal gravel and paved drives ensures smooth connectivity between all key improvements, reinforcing the estate's seamless integration of hospitality, production, and agricultural use.



Tasting Room – Timeless Design, Memorable Experiences

The tasting room at Padigan is more than just a place to enjoy fine wine — it is a carefully curated experience that blends rustic charm, historic architecture, and modern functionality. Drawing inspiration from the Old Californian agricultural buildings of the 1920s and 30s, the structure was fully rebuilt and reimagined in 2012 to honor the timeless vernacular of late 19th-century Western ranch and farm homes.

Every element of the 4,150-square-foot building is a tribute to craftsmanship and intentional design. From the cobbled river rock walls — sourced directly from the estate vineyard — to the repurposed Douglas Fir flooring reclaimed from downtown Medford's historic Lithia Motors building, the tasting room exudes authenticity and warmth. Custom millwork, a mushroom board ceiling, hand-hewn interior posts, and striking chandeliers (including a dramatic wine bottle centerpiece) offer rich visual appeal at every turn.

The main tasting area features soaring clerestory ceilings, a custom-built tasting bar with historic horse corral siding, and multiple seating arrangements designed to accommodate walk-in tastings, wine club events, and private gatherings alike. Natural materials are paired with thoughtful lighting and ceiling fans to create an atmosphere that is welcoming in all seasons.

Double doors open to a 1,633-square-foot covered patio that invites guests outdoors to enjoy vineyard views, landscaped grounds, and curated amenities. Bocce ball, firepits, and ambient lighting make this an exceptional space for casual enjoyment or larger events. The patio is supported by ceiling-mounted heaters and fans, making it ideal for year-round use.

Food service is seamlessly integrated into the guest experience, with both a chef's kitchen — featuring custom counters and premium appliances — and a secondary prep kitchen with additional dry storage. These dual culinary areas support Padigan's elevated tasting menu and allow for future expansion into full-scale hospitality or catered events.

Behind the scenes, the facility includes a dedicated intake and storage room, basement-level storage, and modern mechanical systems. Water is sourced from a private well with advanced filtration and UV treatment, and the property is serviced by natural gas, fiber internet, and single-phase power. Landscaping is fully irrigated and thoughtfully designed to complement the building's aesthetic while supporting outdoor gatherings.

The tasting room and surrounding grounds are currently permitted to host up to 300 guests under cover, making this facility ideal for weddings, corporate events, and destination tastings — all within minutes of downtown Medford and the Rogue Valley International Airport.









Tasting Room Characteristics

Building Size: 4,150 square feet (county records)
 Year of Construction: 1950 (county records), completely rebuilt and modernized in 2012
 Water: Private Well - filtration system including UV
 Sanitation: On-site sanitation system
 Framing: Wood

Foundation: Concrete

Exterior Walls: Wood

Roofing: Metal

Flooring: Mixed – mostly Douglas-Fir that was

re-manufactured from timber recovered from the Lithia Motors building in downtown Medford

Heating/Cooling: Forced air with multiple systems

Rooms: Storage room for intake, prep-kitchen, chef's

kitchen, tasting bar, tasting room, lower-level

(basement) storage

Additional Features: "Mushroom board" ceiling, river rock wall,

grapevine trim and base, hand-hewn interior posts, wine bottle chandelier, hickory log pendant light, historic horse corral bar siding and cabinetry, Long

Leaf Yellow Pine exterior posts and beams,

Doug-Fir soffits, and so much more!

Utilities/Services: Single phase power (Pacific Power), internet

(Hunter Communications), natural gas (Avista)

Site Improvements: Large (1,633 square foot) covered patio, fully

irrigated landscaping, Bocce ball court, various gravel parking lots, Tesla charging stations

Capacity: 300 people under cover

Winery - Modern Design, Sustainable Craftsmanship

Completed in 2016, the Padigan Winery is a purpose-built, state-of-the-art production facility designed for premium estate wine production with a strong emphasis on sustainability, efficiency, and long-term operational excellence. Situated in the Rogue Valley AVA and directly integrated with the estate vineyard, the winery reflects both the agricultural heritage and the innovation driving Southern Oregon's emerging wine industry.

With a total building size of 8,976 square feet, plus an additional 3,960 square feet of covered crush pad, the facility was built to meet the needs of a serious wine brand while maintaining flexibility for small-lot craftsmanship. A split-level, gravity-flow design minimizes mechanical handling of fruit, enhancing quality and reducing energy use.

Constructed with a steel frame and concrete foundation, the winery's structure is built for durability and low maintenance. The exterior is finished with metal siding and roofing, while the interior features anti-microbial sealed concrete floors, efficient work zones, and dedicated areas for every stage of the winemaking process — including a large production room, two barrel rooms with passive ventilation systems, a full laboratory, office, conference room, cased goods storage, and loft storage. The facility also includes two restrooms and a shipping/receiving area, all designed for smooth workflow and compliance.

Sustainability is a hallmark of the Padigan operation. The winery includes the Rogue Valley's only roof-mounted solar array, a 50KW system that supplies nearly all of the winery's energy needs. It is also plumbed for ozone, has an on-site sanitation system, and incorporates glycol, heating, and air distribution lines throughout. Heating and cooling systems provide full temperature and humidity control for both production and barrel storage environments.

Water is provided by a private well and treated with multiple advanced filtration methods, including UV and ozone systems — ensuring clean, high-quality water for production use. The winery was constructed to LEED specifications (though not certified), further reinforcing its environmentally conscious design and operational intent.

Production began with approximately 1,400 cases in its first vintage and grew steadily to over 3,400 cases by 2020. The facility is capable of producing up to 10,000 cases per year, making it ideally scaled for estate-grown output with room for moderate expansion or custom crush services.

With its integrated design, sustainable features, and modern infrastructure, the Padigan Winery is positioned as one of the most advanced boutique wine production facilities in Southern Oregon — offering a rare opportunity for ownership in a region known for its quality, growth, and untapped potential.









* Note, barrels are not included in the sale

Winery Characteristics

Building Size: 8,976 square feet (county records) plus a 3,960

square foot covered crush pad

Year of Construction: 2016 (county records)

Water: Well - numerous filtration systems including UV

and ozone

Sanitation: On-site sanitation system

Framing: Steel

Foundation: Concrete

Exterior Walls: Metal

Roofing: Metal

Flooring: Anti-microbial finish over concrete

Heating/Cooling: Fully temperature and humidity controlled

Rooms: Production room, two barrel rooms, lab, office, two

bathrooms, cased goods storage, loft storage, conference room, and shipping/receiving area

Additional Features: Split-level (gravity flow) design, roof-mounted

solar panels (50KW capacity), built to LEED specs (not certified LEED), plumbed for ozone, floor

drains, glycol/heat/air supply lines

Capacity: Up to 10,000 cases per year

Shop 1 Characteristics

Building Size: 576 square feet

Year of Construction: 2014

Framing: Metal

Foundation: Post and pier

Exterior Walls: Metal

Roofing: Metal

Flooring: Poured concrete

Shop 2 Characteristics

Building Size: 576 square feet

Year of Construction: 2009

Framing: Metal

Foundation: Post and pier

Exterior Walls: Metal

Roofing: Metal

Flooring: Poured concrete



Southern Oregon AVA Overview & Market Position

The primary regional boundary for the subject property is the Southern Oregon AVA, the second-largest winegrowing region in the state. This expansive AVA spans nearly two million acres and includes over 9,200 acres of vineyards and approximately 195 wineries. It encompasses five federally recognized sub-AVAs: Rogue Valley, Umpqua Valley, Elkton Oregon, Red Hill Douglas County, and the Applegate Valley AVA (a sub-AVA of the Rogue). These areas collectively make up the viticultural heart of Southern Oregon and reflect a broad range of climates and soil types found along the intermountain valleys of the West Coast.

The landscape is highly diverse, shaped by the confluence of four major mountain ranges — the Klamath, Siskiyou, Coastal, and Cascade — each contributing distinct elevations, rock types, and microclimates. Elevations suitable for vineyard development range from about 200 feet in the Umpqua Valley to well over 2,500 feet in the Bear Creek Valley of the Rogue. Most vineyards are planted at elevations around 600 feet in Umpqua and 1,500 feet in the Rogue Valley, favoring the production of high-quality wine grapes.

Soils throughout the region are equally varied, consisting of metamorphic, sedimentary, and volcanic materials with diverse structures and drainage profiles. From deep alluvial valley soils to clay-rich benches and rocky hillside sites, the Southern Oregon AVA offers excellent potential for premium grape cultivation. Drainage, pH, fertility, and moisture-holding capacity differ from site to site, requiring thoughtful vineyard planning but providing rich opportunities for distinct expression of terroir.

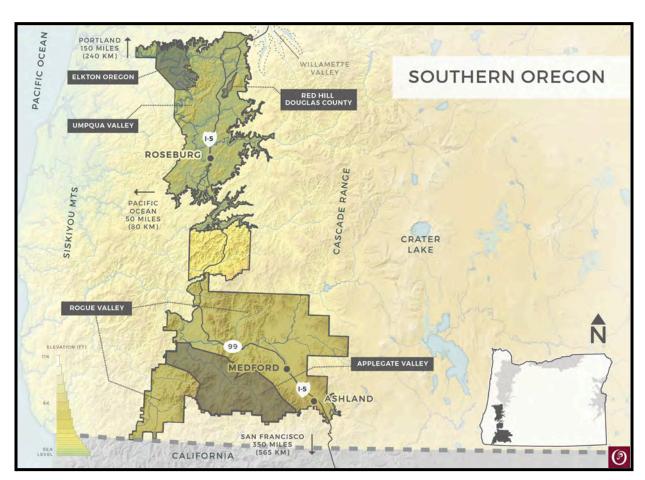
Climatically, the Southern Oregon AVA is among the most diverse in the United States. With maritime influences moderated by mountain barriers and elevation shifts, the area ranges from cool and moist zones to warm, dry growing regions. Growing seasons vary from 138 to 174 days, with average summer highs in the upper 80s to low 90s, and annual precipitation averaging just over 21 inches, most of which falls outside the growing season.

In addition to its natural advantages, the Southern Oregon AVA continues to play an important role in Oregon's wine economy. According to the 2023 Oregon Winery and Vineyard Census (IPRE, University of Oregon), the Rogue and Umpqua Valleys collectively accounted for:

- Over 22,950 tons of wine grape production
- More than 10,000 acres of planted vineyards
- A total of 109 wineries actively crushing grapes
- Top-producing varietals included Pinot Noir (9,488 tons), Pinot Gris (6,923 tons), and Syrah (2,097 tons), alongside strong production of Cabernet Sauvignon, Merlot, and Tempranillo.

Pricing remained competitive, with average grape values of \$2,243/ton in the Rogue Valley and \$2,120/ton in the Umpqua Valley, and premium Pinot Noir achieving prices upwards of \$2,593/ton. This stability and diversity underscore the economic strength and resilience of the Southern Oregon wine industry — making it a compelling location for vineyard development, estate wineries, or investment properties that benefit from direct access to this thriving agricultural sector.

The Southern Oregon AVA's blend of climatic range, soil diversity, and market vitality supports a wide range of high-value wine styles and varietals. With ongoing demand for Southern Oregon fruit and continued growth in the region's reputation, it offers an exceptional environment for viticulture and vineyard-based real estate investment.



Rogue Valley AVA – A Premier Southern Oregon Wine Region

The subject property is ideally located within the Rogue Valley AVA, a prominent subregion of the larger Southern Oregon AVA, situated in Jackson County — a hub for premium vineyards and rural estate development. While the area maintains a distinctly agricultural and scenic character, the property benefits from close proximity to Medford, the region's commercial center and county seat, offering a rare blend of accessibility and vineyard lifestyle.

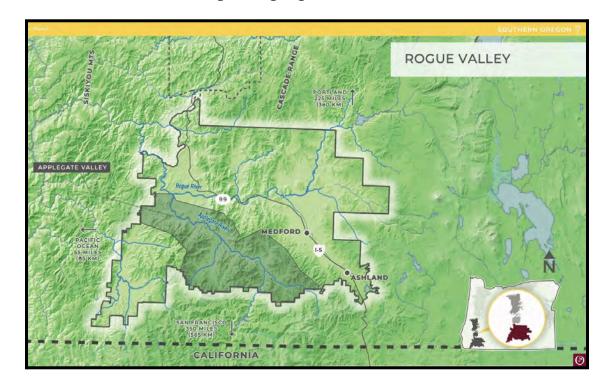
The Rogue Valley AVA spans more than 1.1 million acres and includes four major growing areas: the Bear Creek Valley, Valley of the Rogue, Illinois Valley, and the Applegate Valley AVA (a nested AVA established in 2001). The region's varied topography, elevations ranging from valley floor to over 2,000 feet, and diverse soils support one of Oregon's most flexible grape-growing environments.

As of 2023, the Rogue Valley AVA included approximately:

- 6,105 acres of planted vineyards
- 4,500 acres harvested
- 15,166 tons of wine grapes produced
- 71 wineries crushing fruit

The area is known for its emphasis on red wine varieties, which consistently make up the majority of production. Leading red varietals include Syrah, Merlot, Cabernet Sauvignon, Tempranillo, Pinot Noir, Malbec, and Cabernet Franc. Popular white varietals such as Pinot Gris, Chardonnay, and Viognier round out the region's offerings. In 2023, the average price per ton for Rogue Valley grapes was \$2,243, with Pinot Noir averaging \$2,192 per ton, reflecting strong market demand across varietals.

Wines from the Rogue Valley are crafted by a diverse mix of producers — from small, estate-based labels to well-known regional and national wineries — reflecting both quality and scale. With its combination of agricultural heritage, proven production volumes, and room for growth, the Rogue Valley continues to attract vineyard investors, wine entrepreneurs, and lifestyle buyers alike. This location offers a compelling opportunity to be part of one of Oregon's most productive and versatile winegrowing regions.



Strategic Investment in the Heart of Oregon Wine Country

Located within the established Rogue Valley AVA and part of the Medford Metropolitan Statistical Area, Padigan offers a rare opportunity to invest in one of Oregon's most active and versatile agricultural regions. Just minutes from downtown Medford and the Rogue Valley International Airport, the property enjoys excellent access while benefiting from a peaceful, rural setting surrounded by vineyard, orchard, and estate farmland.

What sets this investment apart is the region itself. The community surrounding Padigan is already living the wine country lifestyle — from boutique tasting rooms and farm-to-table restaurants to local farmers markets, cultural events, and outdoor recreation. Residents and visitors alike are drawn to the area's blend of small-town charm and natural beauty, with Crater Lake, the Rogue River, and Ashland's Shakespeare Festival all within easy reach.

This property offers a foothold in a maturing, high-potential wine region with long-term value tied not only to agricultural use, but also to the continued growth of Southern Oregon's wine, tourism, and rural lifestyle economy. Whether you're expanding an existing vineyard portfolio, seeking a strategic land investment, or planning for future development in a destination market — 4415 Campbell Road is ideally positioned.

Ideal Climate for Winegrowing and Hospitality

Southern Oregon is home to one of the most diverse and compelling winegrowing climates in the United States — a key advantage for both vineyard success and winery operations. The Rogue Valley, in particular, offers a unique combination of elevation, sun exposure, and rainfall that creates exceptional conditions for producing premium wine grapes across a wide range of varietals.

Influenced by Pacific maritime air and shaped by the region's complex topography, the climate transitions from cooler, wetter conditions in the west to warmer, drier areas in the east. This climatic range allows vintners to cultivate everything from cool-climate Pinot Noir to robust Syrah and Cabernet Sauvignon — while also enjoying the consistency needed for sustainable production year over year.

Typical growing season highs range from the mid-80s to low 90s, while winters bring crisp but moderate cold, with average lows in the upper 20s to low 30s. Annual rainfall averages 26 inches, with most precipitation occurring outside the growing season, helping reduce disease pressure during key vineyard periods. Snowfall is light, averaging just 6 inches annually. Importantly, the area averages nearly 200 sunny days per year, supporting both optimal grape ripening and a vibrant tasting room experience for guests.

Whether you're producing fine wine or welcoming visitors for events and tastings, the climate in this region not only supports high-quality viticulture but also enhances the overall appeal of a wine country lifestyle.

Disclosures

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

<u>Title Report</u>



1225 Crater Lake Avenue, Suite 101

Medford, OR 97504 Phn - (541)779-7250 Fax - (866)400-2250

Order No.: 7161-4285229

July 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:

Mark Fliegel, Title Officer

Phone: (541)779-7250 - Email: mfliegel@firstam.com

1st 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 Jackson County Tax Roll:

4415 Campbell Road, Medford, OR 97504

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			Premium	\$ 100.00
Govt Service Charge			Cost	\$ 180.00
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 June 25, 2025 at 8:00 a.m., title to the fee simple estate is vested in:

Preliminary Report Order No.: 7161-4285229
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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. Taxes for the fiscal year 2025-2026 a lien due, but not yet payable
- 9. Taxes for the current fiscal year are reduced by reason of Alternative Energy System Exemption. If the exempt status is terminated under the statute prior to July 1, said property will be taxed at 100% of the assessed value.

 (Affects Tract A)

Preliminary Report Order No.: 7161-4285229
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10. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

- 11. The herein described property has been disqualified from special assessment as farm use land and is currently assessed at true cash (market) value. ORS 308A.083 et seq. provides that if the property is converted to a use inconsistent with its return to farm purposes, potential tax in the amount of \$12,892.81 will become due and payable. (Affects Tract A)
- 12. The herein described property has been disqualified from special assessment as farm use land and is currently assessed at true cash (market) value. ORS 308A.083 et seq. provides that if the property is converted to a use inconsistent with its return to farm purposes, potential tax in the amount of \$2,810.14 will become due and payable. (Affects Tract B)
- 13. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
- 14. These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
- 15. These premises are situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
- 16. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
- 17. Easement, including terms and provisions contained therein:

Recording Information: Volume 130, Page 118

In Favor of: Medford Irrigation District, a Municipal Corporation of the State

of Oregon

For: Canal purposes

18. Easement, including terms and provisions contained therein:

Recording Information: Volume 136, Page 616

In Favor of: Medford Irrigation District, a Municipal Corporation of the State

of Oregon

For: Irrigation ditch

19. Easement, including terms and provisions contained therein:

Recording Information: August 25, 1966 as Document No. 66-09448

In Favor of: Pacific Power and Light Company For: Pacific Power and Communication Facilities

20. Easement, including terms and provisions contained therein:

Recording Information: December 11, 1972 as Document No. <u>72-16733</u>

In Favor of: Pacific Power and Light Company

For: public utilities

21. Restrictive Covenant, including terms and provisions thereof.

Recorded: November 05, 1980 as Document No. 80-22679

(Affects Tract B)

Preliminary Report Order No.: 7161-4285229
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22. Easement, including terms and provisions contained therein:

Recording Information: November 08, 1995 as Document No. <u>95-31976</u>

In Favor of: Pacific Gas Transmission Co.

For: Gas pipe line and appurtenant rights thereto

23. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded May 17, 2005 as Document No. 2005-028893, Official Records of Jackson County, Oregon.

- 24. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded May 05, 2006 as Document No. 2006-023582, Official Records of Jackson County, Oregon.
- 25. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded February 06, 2007 as Document No. 2007-006151, Official Records of Jackson County, Oregon.
- 26. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded May 22, 2008 as Document No. 2008-019418, Official Records of Jackson County, Oregon.
- 27. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded May 22, 2008 as Document No. 2008-019419, Official Records of Jackson County, Oregon.
- 28. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded January 27, 2012 as Document No. 2012-002170, and re-recorded February 13, 2012 as Document No. 2012-003899, Official Records of Jackson County, Oregon.
- 29. Building Site Improvement Agreement, including terms and provisions thereof.

 Recorded: December 03, 2013 as Document No. 2013-040590
- 30. Fair Share Payment Agreement, including terms and provisions thereof.

 Recorded: February 24, 2014 as Document No. 2014-004304

Notice of Extension of Restrictive Covenants Relating to Fair Share Payment Agreements and Deferred Improvement Agreements recorded December 10, 2015 as Document No. 2015-040437.

Notice of Extension of Restrictive Covenants Relating to Fair Share Payment Agreements and Deferred Improvement Agreements recorded December 30, 2020 as Document No. <u>2020-050124</u>.

31. Easement Agreement and the terms and conditions thereof:

Between: Stonemor Oregon LLC, an Oregon limited liability

company

And: RMA Farms LLC, a California limited liability company

Recording Information: June 26, 2015 as Document No. 2015-020896

Preliminary Report Order No.: 7161-4285229
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32. Easement Agreement and the terms and conditions thereof:

Between: Stonemor Oregon LLC, an Oregon limited liability

company

And: RMA Farms LLC, a California limited liability company Recording Information: December 21, 2015 as Document No. 2015-041419

33. Easement Agreement - Water Line Agreement and the terms and conditions thereof:

Between: Stonemor Oregon LLC, an Oregon limited liability

company

And: RMA Farms LLC, a California limited liability company Recording Information: December 21, 2015 as Document No. <u>2015-041420</u>

34. Restrictive Covenant "Structural Use" with Jackson County, including terms and provisions thereof.

Recorded: April 22, 2016 as Document No. 2016-012079

35. Easement, including terms and provisions contained therein:

Recording Information: June 24, 2016 as Document No. 2016-020207

In Favor of: Avista Corporation

For: Gas line

(Affects Tract A)

36. Easement, including terms and provisions contained therein:

Recording Information: August 02, 2016 as Document No. 2016-024882

In Favor of: PacifiCorp, an Oregon corporation

For: underground right of way

(Affects Tract A)

37. Building Site Improvement Agreement, including terms and provisions thereof.

Recorded: September 14, 2016 as Document No. 2016-030241

38. Deed of Trust and Assignments of Rents.

Grantor/Trustor: RMA Farms LLC, a California limited liability company
Grantee/Beneficiary: Rabo AgriFinance LLC, a Delaware limited liability company
Trustee: First American Title Insurance Company, a Nebraska corporation

Amount: \$3,000,000.00 Recorded: December 10, 2019

Recording Information: Document No. <u>2019-038129</u>

(Affects said land and other property)

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

39. Option to Purchase, including the terms and conditions thereof, as disclosed in Memorandum of

Option

Vendor: RMA Farms, LLC, a California limited liability company Vendee: SOMAR, LLC, a California limited liability company

Recorded: April 23, 2024

Recording Information: Document No. 2024-007868

- 40. Unrecorded leases or periodic tenancies, if any.
- 41. Any conveyance or encumbrance by RMA Farms LLC should be executed pursuant to their Operating Agreement, a copy of which should be submitted to this office for inspection.

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42. The Corporation Division of the State of Oregon has no record of RMA Farms LLC.

43. 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 recorded in the Office of the County Clerk (Recorder) covering timber, fixtures or crops, on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system.

- FND OF FXCFPTIONS -

Note: Revised to update add Tract B along with 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: \$17,275.68 Map No.: 381W03 1500 Property ID: 1-001748-5

Tax Code No.: 4-03

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

Tax Amount: \$148.05 381W03 200 Map No.: Property ID: 1-001735-5

Tax Code No.: 4-03

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

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

Preliminary Report Order No.: 7161-4285229
Page 7 of 13

MARK FLIEGEL TITLE OFFICER mfliegel@firstam.com

Recording Information

For county recording requirements and fees visit https://jacksoncountyor.gov/departments/clerk/recording/index.php

NOTE: Non-standard Document Fee of \$20.00, if applicable, will be imposed by the county clerk for documents presented for recording that fail to meet the requirements established by ORS 205.27

You can also calculate fees by using our Title Fee Calculator at https://facc.firstam.com/.

cc: Chris Martin, Land Leader NW, LLC 3811 Crater Lake Highway, Medford, OR 97504 Preliminary Report Order No.: 7161-4285229
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Exhibit "A"

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

Tract A: (TL 1500)

Commencing at the Southwest corner of Donation Land Claim No. 84 in Township 38 South, Range 01 West of the Willamette meridian, Jackson County, Oregon; thence North 00° 16'47" West, 564.37 feet to the North - North East corner of Donation Land Claim No. 83 in said Township and Range; thence continuing North 00° 16'47" West, 55.77 feet; thence North 89°35'24" East, 49.34 feet, more or less, to the easterly right of way line of North Phoenix Road and the TRUE POINT OF BEGINNING; thence leaving said easterly right-of-way line, North 89°35'24" East, 1659.41 feet; thence South 09°56'46" West, 49.41 feet, more or less, to the centerline of a forty foot wide Medford Irrigation District easement per Deed Volume 130, Page 118; thence southerly along said centerline, 740.12 feet to the south line of said Donation Land Claim No. 84; thence along said south line, South 89°58'58" West, 1843.25 feet to the easterly right-of-way line of said North Phoenix Road; thence along said easterly right-of-way line the following three (3) courses, North 00° 16'47" West, 427.42 feet; thence North 16°25' 12" East, 86.45 feet; thence North 03°08'30" West, 110.30 to the point of beginning.

Tract B: (TL 200)

Commencing at the Southwest comer of Donation Land Claim No. 84 in Township 38 South, Range 01 West of the Willamette meridian, Jackson County, Oregon; thence North 00°16'47" West, 564.37 feet to the North - North East comer of Donation Land Claim No. 83 in said Township and Range; thence continuing North 00° 16'47" West, 55.77 feet; thence North 89°35'24" East, 49.34 feet, more or less, to the easterly right of way line of North Phoenix Road and the TRUE POINT OF BEGINNING; thence along said easterly right of way line the following three (3) courses, North 03°08'30" West, 89.95 feet; thence North 00°29'50" East, 360.18 feet; thence North 02°21 '23" West, 20.03 feet; thence leaving said easterly right of way line, North 89°35'24" East, 1484.67 feet; thence North 00°07'18" West, 463.83 feet, more or less, to the centerline of a forty foot wide Medford Irrigation District easement per Deed Volume 130, Page 118; thence southerly along said centerline, 752.70 feet, more or less; thence leaving said centerline, South 86°27'51" West, 46.62 feet; thence south 58°07'39" West, 36.91 feet; thence South 00°48'07" West, 18.31 feet; thence North 89°11 '53" West, 25.96 feet; thence South 00°48'07" West, 102.50 feet; thence South 89°11 '53" East, 25.96 feet; thence South 00°48'07" West, 62.32 feet; thence South 56°21' 15" West, 115.18 feet; thence South 41 °24'56" West, 100.64 feet; thence South 22°05' 10" West, 23.22 feet; thence South 09°56'46" West, 85.23 feet; thence South 89°35'24" West, 1659.41 feet to the point of beginning.



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:

- any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates a. to:
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - environmental remediation or protection.
 - 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.

- Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
- Any defect, lien, encumbrance, adverse claim, or other matter:
 - created, suffered, assumed, or agreed to by the Insured Claimant;
 - 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;
 - resulting in no loss or damage to the Insured Claimant;
 - 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
 - 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.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law
- 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
- 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;
 - voidable transfer under the Uniform Voidable Transactions Act; or
 - - to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - for any other reason not stated in Covered Risk 13.b.
- Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 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.
- 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

- any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions, or location of any improvement on the Land;
 - the subdivision of land; or
 - environmental remediation or protection.
 - any governmental forfeiture, police, regulatory, or national security power.
 - 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.

- Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 - Any defect, lien, encumbrance, adverse claim, or other matter:
 - created, suffered, assumed, or agreed to by the Insured Claimant;
 - 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
 - resulting in no loss or damage to the Insured Claimant;
 - 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
 - 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.
- 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:
 - fraudulent conveyance or fraudulent transfer:
 - voidable transfer under the Uniform Voidable Transactions Act; or b.
 - preferential transfer:
 - 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
 - for any other reason not stated in Covered Risk 9.b.
- Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
- 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.
- Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

Preliminary Report Order No.: 7161-4285229
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SCHEDULE OF STANDARD EXCEPTIONS

- 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.
- 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.
- 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

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at https://www.firstam.com/privacy-policy/, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) deidentified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does <u>not</u> apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found <u>here</u>.

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

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

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

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit https://www.firstam.com/privacy-policy/.

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

<u>How Long Do We Keep Your Personal Information?</u> We keep your personal 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.



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

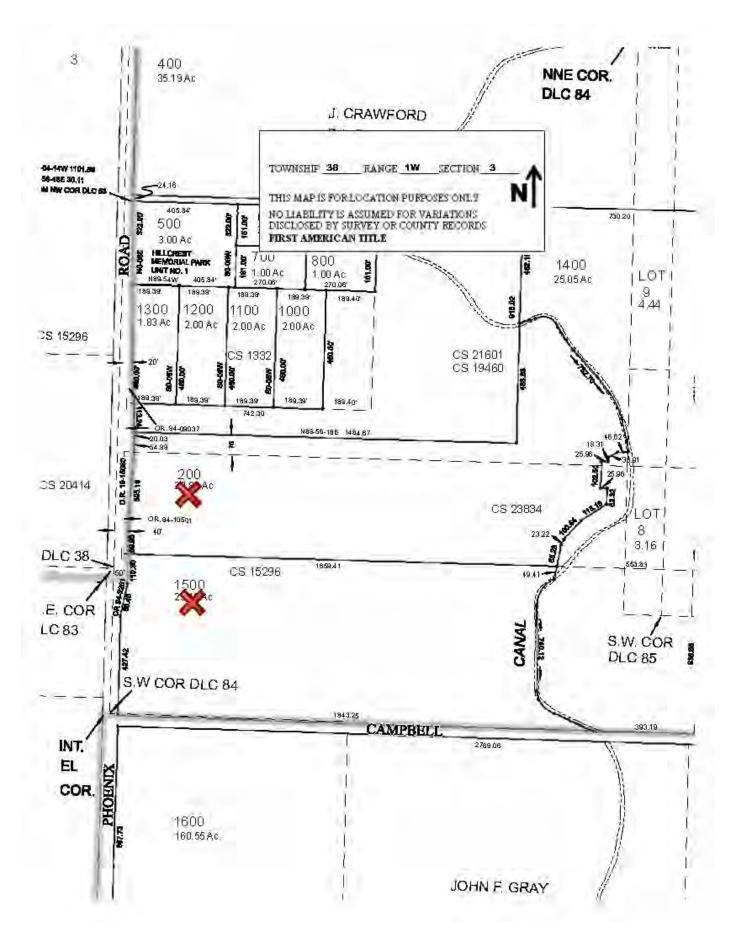
<u>International Jurisdictions</u>: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent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

<u>Changes to Our Notice</u>: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

<u>For California Residents</u> 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, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit https://www.firstam.com/privacy-policy/.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.



<u>Lot Line Adjustment</u>

RECORD AND RETURN TO:

RMA Farms LLC 3874 Duncan Ave. Clovis, CA 93619-5175

SEND TAX STAEMENTS TO:

RMA Farms LLC 3874 Duncan Ave. Clovis, CA 93619-5175 Jackson County Official Records 2023-000937 R-LLA 01/17/2023 03:20:06 PM \$20.00 \$10.00 \$11.00 \$60.00 Total:\$112.00



Christina Walker, County Clerk for Jackson County, Oregon, certifithat the Instrument Identified herein was recorded in the Clerk records

Christine Walker - County Clerk

PROPERTY LINE ADJUSTMENT DEED (Jackson County Planning File No. 439-22-00010-SUB)

RMA Farms LLC, a California limited liability company, Grantor, conveys to RMA Farms LLC, a California limited liability company the real property situated in the NW1/4 of Section 3, Township 38 South, Range 1 West of the Willamette Meridian, described in Exhibit "B" attached hereto.

This instrument is executed to accomplish a property line adjustment between Grantor's property described in Exhibit "A" attached hereto ("Grantor's Property"), as vested in Grantor pursuant that certain Statutory Warranty Deed recorded in the Jackson County Official Records on October 19, 2016, as Instrument No. 2016-034423; and Grantee's property described in Exhibit "A attached hereto ("Grantee's Property"), as vested in Grantee pursuant to that certain Statutory Warranty Deed recorded in the Jackson County Official Records on March 19, 2014, as Instrument No. 2014-006368. The purpose of this adjustment is to enlarge Grantee's Property and reduce Grantor's Property by the conveyance of the property described in Exhibit "B: attached hereto. No new property shall be created by the execution of this instrument. The post adjustment size and configuration of Grantee's Property and Grantor's Property shall be as described in Exhibit "C" attached hereto.

Grantor's Property APN: 381W03 1500

Grantee's Property APN: 381W03 1400

The true consideration for this conveyance is: \$0

ORS 93.040(1): 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 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 LAWWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIIOLATION 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 01/17/2023.

GRANTOR:
MANAGER, RMA FARMS LLC
STATE OF OREGON)
)
County of Jackson)
BEFORE ME, the undersigned authority, on this day personally appeared Manager RMA Factors ucknown to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.
Given under my hand and seal of office this 17th day of January 2023.
OFFICIAL STAMP LORETTA SUE HOLLIS NOTARY PUBLIC-OREGON COMMISSION NO. 985847 MY COMMISSION EXPIRES APRIL 02, 2023 NOTARY PUBLIC, STATE OF OREGON Print name: Intertity Sue Library Commission expires: April 2, 7023
MANGGER, RMA FRAMS LLC
STATE OF OREGON)
)
County of Jackson)
BEFORE ME, the undersigned authorities, on this day personally appeared Manager RMA Farms LLC, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.
Given under my hand and seal of office this 17th day of January 2023.
(SEAL)



NOTARY PUBLIC, STATE OF OREGON Print name: Johnto Swe Hellis My commission expires: April 2 2023

EXHIBIT A

Prior Legal Descriptions

(PRIOR to Property Line Adjustments)

Grantor's Property APN: 381W03 1500

Commencing at the Northwest corner of Donation Land Claim No. 53 in Township 37 South, Range I West of the Willamette Meridian, Jackson County, Oregon; thence South 89° 53' 10" East, along the North boundary of said Claim 30.0 feet to a 1-1/8 inch iron bolt on the East right-of-way line of the North Phoenix Market Road; thence South 0° 06' West 2467.1 feet to the true point of beginning; thence South 89°59'20" West 30.0 feet to the West line of Donation Land Claim No. 84 in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South, along said line, 601.9 feet, more or less, to the Southwest corner thereof; thence East, along the South line of said Claim No. 84, a distance of 34.34 chains; thence North 453.42 feet to the South line of Donation Land Claim No. 85 in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence West to the center line running North and South through Section 3 in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North, on said center line, 149.48 feet to a point North 89°59'20" East of the true point of beginning; thence South 89°59'20" West 2236.44 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that part conveyed to Jackson County for road purposes as described in Document No. 94-03261, recorded January 26, 1994, Official Records, Jackson County, Oregon.

Grantee's Property
APN: 381W03 1400

Commencing at the Northwest corner of Donation Land Claim No. 53, in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°53'10" East, along the North boundary of said Claim, 30.0 feet to a 1-1/8 inch iron bolt on the East right of way line of the North Phoenix Market Road; thence South 0° 06' West, 2467.1 feet; thence North 89°58'20" East, 2232.5 feet to the true point of beginning; thence South 89°58'20" West, 2232.5 feet to a 5/8 inch iron pin on the East boundary of the North Phoenix Market Road; thence North 0° 06' East, along said East boundary of said road, 395.0 feet to a 5/8 inch iron pin; thence North 89°58'20" East, 2233.71 feet to 5/8 inch iron pin; thence South 0°16'30" West, 395.0 feet, more or less, to the true point of beginning. EXCEPTING THEREFROM that portion conveyed to Jackson County by Warranty Deed recorded March 21, 1994 as Document No. 94-10501

EXHIBIT B

Conveyance Description

Commencing at the Southwest corner of Donation Land Claim No. 84 in Township 38 South, Range 1 West of the Willamette meridian, Jackson County, Oregon; thence North 00°16'47" West, 564.37 feet to the North - North East corner of Donation Land Claim No. 83 in said Township and Range; thence continuing North 00°16'47" West, 55.77 feet; thence North 89°35'24" East, 49.34 feet, more or less, to the easterly right of way line of North Phoenix Road; thence leaving said easterly right-of-way line, North 89°35'24" East, 1659.41 feet to the TRUE POINT OF BEGINNING; thence South 09°56'46" West, 49.41 feet, more or less, to the centerline of a forty foot wide Medford Irrigation District easement per Deed Volume 130, Page 118; thence southerly along said centerline, 740.12 feet, more or less, to the south line of said Donation Land Claim No. 84; thence along said south line, North 89°58'58" East, 393.19 feet; thence leaving said south line, North 00°37'34" West, 635.68 feet; thence South 89°35'24" West, 553.83 feet to the point of beginning.

Containing 8.64 acres, more or less.

EXHIBIT C

New Legal Descriptions

(POST Property Line Adjustment)

Adjusted Tax lot 1500 of Map 381W03 439-22-00010-SUB Jackson County, Oregon

Grantor's Property
APN: 381W03 1500

Commencing at the Southwest corner of Donation Land Claim No. 84 in Township 38 South, Range 01 West of the Willamette meridian, Jackson County, Oregon; thence North 00°16'47" West, 564.37 feet to the North - North East corner of Donation Land Claim No. 83 in said Township and Range; thence continuing North 00°16'47" West, 55.77 feet; thence North 89°35'24" East, 49.34 feet, more or less, to the easterly right of way line of North Phoenix Road and the TRUE POINT OF BEGINNING; thence leaving said easterly right-of-way line, North 89°35'24" East, 1659.41 feet; thence South 09°56'46" West, 49.41 feet, more or less, to the centerline of a forty foot wide Medford Irrigation District easement per Deed Volume 130, Page 118; thence southerly along said centerline, 740.12 feet to the south line of said Donation Land Claim No. 84; thence along said south line, South 89°58'58" West, 1843.25 feet to the easterly right-of-way line of said North Phoenix Road; thence along said easterly right-of-way line the following three (3) courses, North 00°16'47" West, 427.42 feet; thence North 16°25'12" East, 86.45 feet; thence North 03°08'30" West, 110.30 to the point of beginning.

Containing 23.49 acres, more or less.

Adjusted Tax lot 1400 of Map 381W03 439-22-00010-SUB Jackson County, Oregon

Grantee's Property
APN: 381W03 1400

Commencing at the Southwest corner of Donation Land Claim No. 84 in Township 38 South, Range 01 West of the Willamette meridian, Jackson County, Oregon; thence North 00°16'47" West, 564.37 feet to the North - North East corner of Donation Land Claim No. 83 in said Township and Range; thence continuing North 00°16'47" West, 55.77 feet; thence North 89°35'24" East, 49.34 feet, more or less, to the easterly right of way line of North Phoenix Road and the TRUE POINT OF BEGINNING; thence leaving said easterly right-of-way line, North 89°35'24" East, 1659.41 feet; thence South 09°56'46" West, 49.41 feet, more or less, to the centerline of a forty foot wide Medford Irrigation District easement per Deed Volume 130, Page 118; thence southerly along said centerline, 740.12 feet more or less, to the south line of said Donation Land Claim No. 84; thence along said south line, North 89°58'58" East, 393.19 feet; thence leaving said south line, North 00°37'34" West, 635.68 feet; thence North 00°07'18" West, 395.00 feet; thence South 89°35'24" West, 2214.69 feet to the easterly right-of-way line of said North Phoenix Road; thence along said easterly right-of-way line the following two (2) courses, South 00°29'50" West, 305.19 feet; thence South 03°08'30" East, 89.95 feet to the point of beginning.

Containing 28.74 acres, more or less.

RECORD AND RETURN TO:

RMA Farms LLC 3874 Duncan Ave. Clovis, CA 93619-5175

SEND TAX STAEMENTS TO:

RMA Farms LLC 3874 Duncan Ave. Clovis, CA 93619-5175

 Jackson County Official Records
 2023-000938

 R-LLA
 01/17/2023 03:20:06 PM

 Cnt=1 HALLEH
 01/17/2023 03:20:06 PM

 \$20.00 \$10 00 \$11 00 \$11.00 \$60.00
 Total:\$112.00



I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

PROPERTY LINE ADJUSTMENT DEED (Jackson County Planning File No. 439-22-00011-SUB)

RMA Farms LLC, a California limited liability company, Grantor, conveys to RMA Farms LLC, a California limited liability company the real property situated in the NW1/4 of Section 3, Township 38 South, Range 1 West of the Willamette Meridian, described in Exhibit "B" attached hereto.

This instrument is executed to accomplish a property line adjustment between the Properties described in Exhibit "A" attached hereto, as vested pursuant that certain Statutory Warranty Deed recorded in the Jackson County Official Records on June 26, 2015, as Instrument No. 2015-020895; and pursuant to that certain Statutory Warranty Deed recorded in the Jackson County Official Records on March 19, 2014, as Instrument No. 2014-006368. The purpose of this is to adjust the Property Lines, with the resulting post adjustment size and configuration being described in Exhibit "B: attached hereto. No new property shall be created by the execution of this instrument.

Unit 2 APN: 381W03 1400

Unit 3 APN: 381W03 200

The true consideration for this conveyance is: \$0

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ORS 93.040(1): TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 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 LAWWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIIOLATION 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 61 17 2023
Maraga, RMA FALAS LLC
STATE OF OREGON)
)
County of Jackson)
BEFORE ME, the undersigned authority, on this day personally appeared Manager, Rma Forms LLC, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.
Given under my hand and seal of office this 17th day of January 2023
(SEAL)
OFFICIAL STAMP LORETTA SUE HOLLIS NOTARY PUBLIC, STATE OF OREGON Print name: On Notary Public My commission NO. 985847 MY COMMISSION EXPIRES APRIL 02, 2023 NOTARY PUBLIC, STATE OF OREGON Print name: On Notary Public My commission expires: April 2, 2023
GRANTEE:
monage, RMA Farms LLC
STATE OF OREGON)
County of Jackson)
BEFORE ME, the undersigned authorities, on this day personally appeared Manager RMA Forms LL known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.
Given under my hand and seal of office this 17th day of January 2023
(SEAL)
OFFICIAL STAMP LORETTA SUE HOLLIS NOTARY PUBLIC, STATE OF OREGON Print name: Anthony Commission No. 985847 MY COMMISSION EXPIRES APRIL 02, 2023 NOTARY PUBLIC, STATE OF OREGON Print name: Anthony Commission expires: April 2, 2023

EXHIBIT A

Prior Legal Descriptions

(PRIOR to Property Line Adjustments)

Unit 2

APN: 381W03 1400 (adjusted by 439-22-00010-SUB)

Commencing at the Southwest corner of Donation Land Claim No. 84 in Township 38 South, Range 01 West of the Willamette meridian, Jackson County, Oregon; thence North 00°16'47" West, 564.37 feet to the North - North East corner of Donation Land Claim No. 83 in said Township and Range; thence continuing North 00°16'47" West, 55.77 feet; thence North 89°35'24" East, 49.34 feet, more or less, to the easterly right of way line of Phoenix Road and the TRUE POINT OF BEGINNING; thence leaving said easterly right-of-way line, North 89°35'24" East, 1659.41 feet; thence South 09°56'46" West, 49.41 feet, more or less, to the centerline of a forty foot wide Medford Irrigation District easement per Deed Volume 130, Page 118; thence southerly along said centerline, 740.12 feet more or less, to the south line of said Donation Land Claim No. 84; thence along said south line, North 89°58'58" East, 393.19 feet; thence leaving said south line, North 00°37'34" West, 635.68 feet; thence North 00°07'18" West, 395.00 feet; thence South 89°35'24" West, 2214.69 feet to the easterly right-of-way line of said Phoenix Road; thence along said easterly right-of-way line the following two (2) courses, South 00°29'50" West, 305.19 feet; thence South 03°08'30" East, 89.95 feet to the point of beginning.

Containing 28.74 acres, more or less.

Unit 3

APN: 381W03 200

Commencing at the Northwest comer of Donation Land Claim No. 53, in Township 38 South, Range 1 West, Section 3 of the Willamette Meridian, Jackson County, Oregon; thence South 00°04'14 West, 1101.89 feet (record South 00°06'00" West, 1101.75 feet) along the West boundary of said claim No. 53 and the West boundary of Donation Land Claim No. 84; thence South 89°55'46" East, 30.11 feet (record South 89°54'00" East, 30.00) to a concrete monument with bronze disk located on the Easterly right-of-way line of North Phoenix Road, also being the Northwest corner of those Parcels described in Instrument Number 2006-51415 of the Official Records of Jackson County, Oregon; thence Northerly along said right-of-way North 00°15'48" East, 24.16 feet to a 5/8 inch iron pin; thence leaving said right of way South 89°56'01 East, 1506.07 feet more or less to a 5/8 inch iron pin, being the POINT OF BEGINNING; thence South 89°56'01 East, 730.00 feet to a 5/8 inch iron pin; thence South 00°13'41" West, 989.39 feet to the Northeast comer of the land described in Instrument Number 2004-72050 recorded in said Records; thence along the Northerly Line of said land South 89°56'18" West, 2214.51 feet, more or less, to the Easterly right-of-way of North Phoenix Road as described in Instrument number 94-09037 recorded in said Records; thence along said rightof-way North 00°51'46" East, 54.99 feet; thence North 02°00'29" West, 20.03 feet to a point, said point being 75.00 feet North of said Northerly line; thence leaving said right-of-way North 89°56' 18" East, Parallel with and 75.00 North of said North line of said Instrument Number 2004-72050 a distance of 1484.67 feet to a 5/8-inch iron pin; thence North 00°13'41" East, 916.02 feet to the POINT OF BEGINNING.

EXHIBIT B

New Legal Descriptions

(POST Property Line Adjustment)

Adjusted Tax lot 1400 of Map 381W03 439-22-00011-SUB Jackson County, Oregon

Commencing at the Southwest corner of Donation Land Claim No. 84 in Township 38 South, Range 01 West of the Willamette Meridian, Jackson County, Oregon; thence North 00°16'47" West, 564.37 feet to the North - North East corner of Donation Land Claim No. 83 in said Township and Range; thence continuing North 00°16'47" West, 55.77 feet; thence North 89°35'24" East, 49.34 feet, more or less, to the easterly right of way line of North Phoenix Road; thence leaving said easterly right-of-way line, North 89°35'24" East, 1659.41 feet to the TRUE POINT OF BEGINNING; thence South 09°56'46" West, 49.41 feet, more or less, to the centerline of a forty foot wide Medford Irrigation District easement per Deed Volume 130, Page 118; thence southerly along said centerline, 740.12 feet, more or less, to the south line of said Donation Land Claim No. 84; thence along said south line, North 89°58'58" East, 393.19 feet; thence leaving said south line, North 00°37'34" West, 635.68 feet; thence North 00°07'18" West, 1384.46 feet; thence South 89°42'45" West, 730.20 feet; thence South 00°07'18" East, 452.19 feet to the centerline of a forty foot wide Medford Irrigation District easement per Deed Volume 130, Page 118; thence southerly along said centerline, 752.70 feet, more or less; thence leaving said centerline, South 86°27'51" West, 46.62 feet; thence south 58°07'39" West, 36.91 feet; thence South 00°48'07" West, 18.31 feet; thence North 89°11'53" West, 25.96 feet; thence South 00°48'07" West, 102.50 feet; thence South 89°11'53" East, 25.96 feet; thence South 00°48'07" West, 62.32 feet; thence South 56°21'15" West, 115.18 feet; thence South 41°24'56" West, 100.64 feet; thence South 22°05'10" West, 23.22 feet; thence South 09°56'46" West, 85.23 feet to the point of beginning.

Containing 25.05 acres, more or less.

Adjusted Tax lot 200 of Map 381W03 439-22-00011-SUB Jackson County, Oregon

Commencing at the Southwest corner of Donation Land Claim No. 84 in Township 38 South, Range 01 West of the Willamette meridian, Jackson County, Oregon; thence North 00°16'47" West, 564.37 feet to the North - North East corner of Donation Land Claim No. 83 in said Township and Range; thence continuing North 00°16'47" West, 55.77 feet; thence North 89°35'24" East, 49.34 feet, more or less, to the easterly right of way line of North Phoenix Road and the TRUE POINT OF BEGINNING; thence along said easterly right of way line the following three (3) courses, North 03°08'30" West, 89.95 feet; thence North 00°29'50" East, 360.18 feet; thence North 02°21'23" West, 20.03 feet; thence leaving said easterly right of way line, North 89°35'24" East, 1484.67 feet; thence North 00°07'18" West, 463.83 feet, more or less, to the centerline of a forty foot wide Medford Irrigation District easement per Deed Volume 130, Page 118; thence southerly along said centerline, 752.70 feet, more or less; thence leaving said centerline, South 86°27'51" West, 46.62 feet; thence south 58°07'39" West, 36.91 feet; thence South 00°48'07" West, 18.31 feet; thence North 89°11'53" West, 25.96 feet; thence South 00°48'07" West, 102.50 feet; thence South 89°11'53" East, 25.96 feet; thence South 00°48'07" West, 62.32 feet; thence South 56°21'15" West, 115.18 feet; thence South 41°24'56" West, 100.64 feet; thence South 22°05'10" West, 23.22 feet; thence South 09°56'46" West, 85.23 feet; thence South 89°35'24" West, 1659.41 feet to the point of beginning.

Containing 22.85 acres, more or less.

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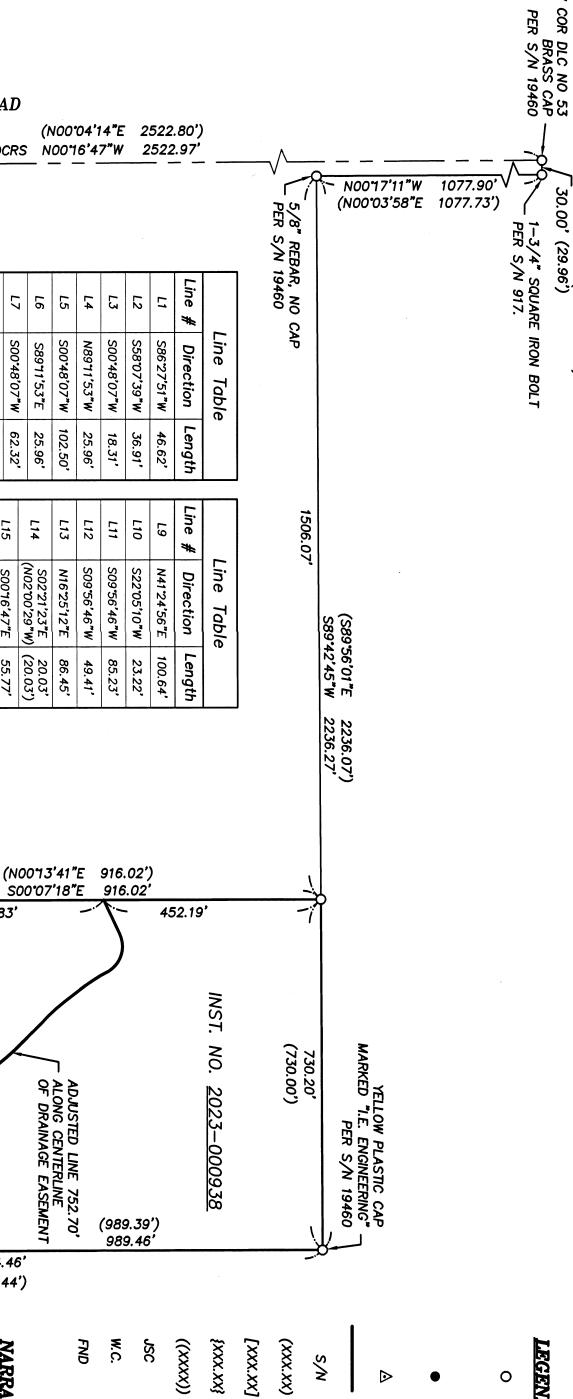
COR

S89*43'24"W (N89°55'50"W) 30.00' (29.96')



TOWNSHIP SITUATED IN THE NW1, 38 SOUTH, RANGE 01 JACKSON COUNT /4 OF SECTI WEST, WILLA TY, OREGON SECTION 3, WILLAMETTE MERIDIAN.





LEGEND:
FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED
O "FARBER PLS 2189" PER S/N 21601, UNLESS OTHERWISE
NOTED. SET 5/8"X30" REBAR W/YELLOW PLASTIC CAP STAMPED "RHINE—CROSS GROUP LLC", UNLESS OTHERWISE NOTED.

CALCULATED POSITION.

200

8

IN FEET

200 ft.

GRAPHIC

SCALE

ADJUSTED PROPERTY LINE.

RECORD RECORD INFORMATION PER S/N 21601. FILES SURVEY NUMBER.

RECORD INFORMATION PER S/N 917. INFORMATION PER S/N 16587.

((xxxx)) INFORMATION PER S/N 15296.

COUNTY SURVEYOR GOV'T CORNER RE-ESTABLSIHMENT RECORDS.

FOUND. **WINESS** CORNER.

ADJUSTED LINE 752.70' ALONG CENTERLINE OF DRAINAGE EASEMENT

1384.46

NOO°07'18"W

(N0073'41"E 1384.44')

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO SHOW THE ADJUSTED LINES THAT RESULTED IN PROPERTY LINE
ADJUSTMENTS AS APPROVED BY JACKSON COUNTY FILE NUMBERS 439—22—00010—SUB AND
439—22—00011—SUB.

FOUND AND HELD MONUMENTS (AS SHOWN) PER S/N 21601, S/N 19460, S/N 16587, S/N 21075, S/N 15296 AND S/N 917 ALONG WITH INSTRUMENT NO.'S 2014—006368, 2015—020895, 2016—034423 WERE USED TO ESTABLISH THE BOUNDARIES.

AS INDICATED ON S/N 16587, THERE IS A GAP OF 7.41 ON THE EAST LINE. DEED DISTANCE OF 34.34 CHAINS (2266.44') WAS HELD ALONG THE SOUTH LINE.

AS WAS STATED IN THE NARRATIVE OF S/N 21601, THE EAST RIGHT OF WAY OF NORTH PHOENIX ROAD IS A CHALLENGE. FOUND MONUMENTS WERE HELD AND THE ONES SET ARE BASED ON S/N 15296 AND S/N 21075.

IS GRID NORTH OF THE OREGON COORDINATE REFERENCE SY.
ZONE, NADB3 (2011) DATUM, DEFINED AS FOLLOWS:

TRANSVERSE MERCATOR PROJECTION NADB3 (2011).

LATITUDE OF GRID ORIGIN: 41"45"00"N.

CENTRAL MERIDIAN: 123"20"00" W.

FALSE NORTHING: 0.000 m.

FALSE EASTING: 50,000.000 m.

CENTRAL MERIDIAN SCALE: 1.000043 (EXACT). SYSTEM (OCRS) GRANTS PASS

ASHLAND

PER OAR 734-005-0015 (3)(P).

N.NE. COR DLC NO 83
3" BRASS DISK AS
FND PER S/N 21075.
IT WAS RESET BY JCS
5TH RE-ESTABLISHMENT.

(N02°47'43"W) -N03°08'30"W 110.30'

N89°35'24"E {S89°58'20"W}

1659.41

L12-

1 S89:35'24"W

ORIGINAL LINE \
'24"W 553.83'

5/8" REBAR PER S/N 917

413

INST. NO.

2023-000937

NORTH PHOENIX ROAD

BASIS OF BEARINGS PER OCRS

97 **L**5

S8971'53"E

25.96'

L14

S02°21'23"E (N02°00'29"W)

20.03' (20.03')

S00.48,07.W

102.50

L13

N16"25"12"E

86.45

۲7

S00"48"07"W

S56°21'15"W

115.18'

L15

S0076'47"E

55.77

463.83'

N89*35'24"E

(N00°51'46"E) -N00°29'50"E

(N02*47'43"W) -N03'08'30"W 89.95

305.19' (305.05')

INST. NO.

2023-000938

W.C. BEARS S56'21'15"W, 2.00' FROM TRUE CORNER

CENTERLINE DRAINAGE

4

ADJUSTED LINE

L10-

ORIGINAL: 20.10 AC ADJUSTED: 25.05 AC

395.00′

TAX LOT 200 ORIGINAL: 19.16 AC ADJUSTED: 22.85 AC

360.18

54.99'

4

(N89°56'18″E N89°35'24″E

1484.67') 1484.67'

ORIGINAL LINE

(N89°56'18"E S89°35'24"W

APPROVALS: EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES, FILE NO 439-22-00010-SUB AND FILE NO 439-22-00011-SUB.

635.68' 635.57')

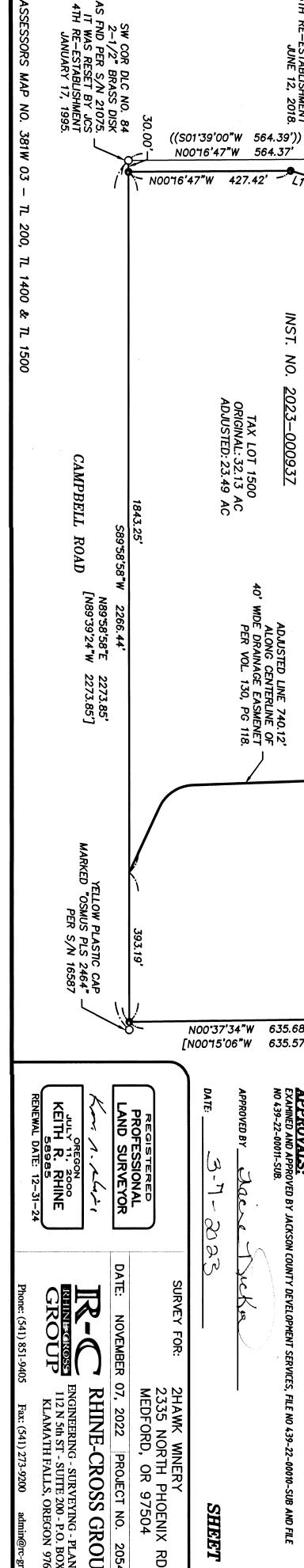
Jac 3)

1

OF

RHINE-CROSS GROUP ILE

ENGINEERING - SURVEYING - PLANNING 112 N 5th ST - SUITE 200 - P.O. BOX 909 KLAMATH FALLS, OREGON 97601



<u>Maps</u>

4415 Campbell Road Oregon, AC +/-





4415 Campbell Road

Oregon, AC +/-





4415 Campbell Road Oregon, AC +/-





4415 Campbell Road

Oregon, AC +/-

Boundary



Water Body

4415 Campbell Road Oregon, AC +/-











4415 Campbell Road Oregon, AC +/-





Boundary 46.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
43B	Darow silty clay loam, 1 to 5 percent slopes	23.61	51.29	0	53	3s
27B	Carney clay, 1 to 5 percent slopes	13.04	28.33	0	49	3s
139A	Padigan clay, 0 to 3 percent slopes		18.77	0	20	4w
33A	Coker clay, 0 to 3 percent slopes	0.75	1.63	0	57	4w
TOTALS		46.04(*)	100%	-	45.75	3.2

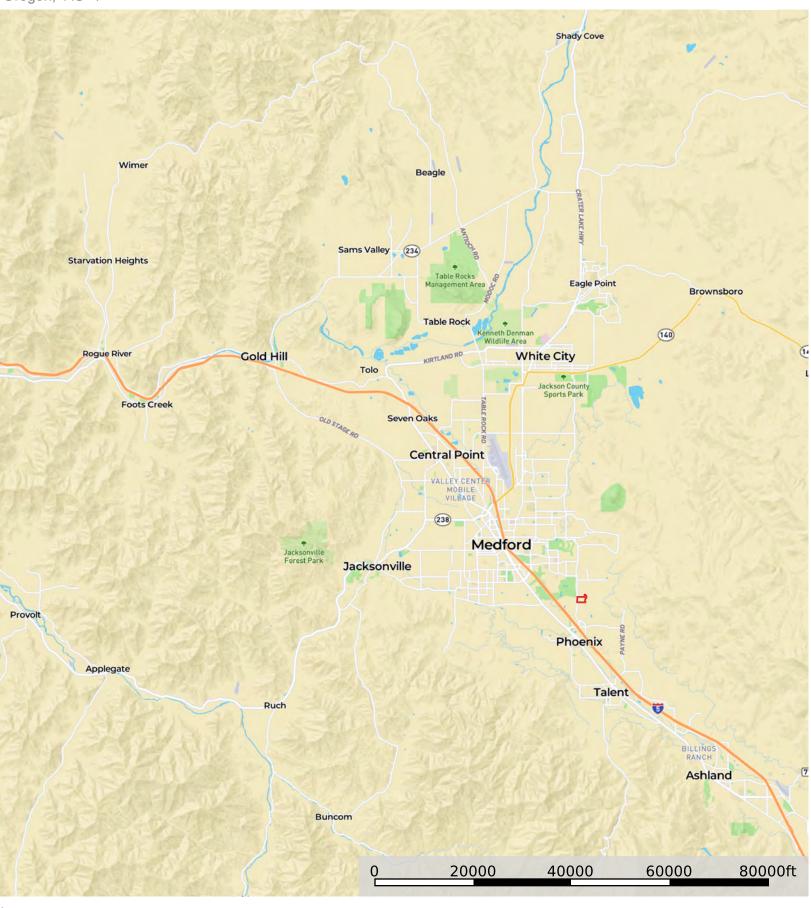
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



4415 Campbell Road

Oregon, AC +/-

Boundary



Property Information



Jackson County Property Profile Information

Parcel #: 10017485

Tax Acct#: 381W030001500 Owner: Rma Farms LLC

CoOwner:

Site: 4415 Campbell Rd

Medford OR 97504 - 9304

Mail: 3874 Duncan Ave

Clovis CA 93619 - 5175

Land Use: 551 Farm - Exclusive Farm Use (EFU) - Impr

Std Land Use: 7001 - Farm land

Legal:

Twn/Rng/Sec: 38S / 01W / 03

ASSESSMENT & TAX INFORMATION

PROPERTY CHARACTERISTICS

Market Land: \$2,516,340.00

Market Land: \$456,080.00

Market Impr: \$2,060,260.00

Assessment Year: 2023

Assessed Total: \$1,419,973.00

Exemption:

2023 Taxes: **\$16,720.28** Levy Code: 0403 Levy Rate: 12.1283

SALE & LOAN INFORMATION

Sale Date: 09/18/2003 Sale Amount: \$225,000.00

Document #: 64127

Deed Type: Warranty Deed Loan Amount: \$175,000.00

Lender: RETER FRUIT LLC
Loan Type: Seller take-back

Interest Type:

Title Co: AMERITITLE

Year Built: 2016 Bedrooms: Bathrooms:

Total SF: 8,976 SqFt

Basement SF:

Lot Size: 23.49 Acres (1,023,224 SqFt)

Garage SF: Heat Source: Fireplace: Lot:

Block: Plat/Subdiv:

Zoning: County-EFU
School Dist: 4 Phoenix-Talent

Primary School: Orchard Hill Elementary School

Middle School: Talent Middle School High School: Phoenix High School

Census: 1047 - 000606 Watershed: Bear Creek

Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMEN	IT: 141304 PA	RCEL ID: 10017485
Improvement Use: 852	Improvement Desc: FARM BLDG Metal Component Bldg	Year Built: 2016
% Complete:	Condition:	Eff Year Built: 2016
Total SqFt: 8,976	Bedrooms:	Roof Type:
Finished SqFt: 8,976	Bathrooms:	Roof Mat:
Unfinished SqFt:		Garage SqFt:
1st Floor SqFt:	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unfin SqFt:	Heat Type:



Jackson County Property Profile Information

Parcel #: 10017355

Tax Acct#: 381W030000200 Owner: Rma Farms LLC

CoOwner:

Site: Campbell Rd

Medford OR 97504

Mail: 3874 Duncan Ave

Clovis CA 93619 - 5175

Land Use: 551 Farm - Exclusive Farm Use (EFU) - Imp

Std Land Use: 7001 - Farm land

Legal:

Twn/Rng/Sec: 38S / 01W / 03

ASSESSMENT & TAX INFORMATION

PROPERTY CHARACTERISTICS

Market Total: \$299,110.00

Market Land: **\$299,110.00**

Market Impr:

Assessment Year: 2023

Assessed Total: \$12,169.00

Exemption:

2023 Taxes: **\$143.28** Levy Code: 0403 Levy Rate: 12.1283

SALE & LOAN INFORMATION

Sale Date: 06/26/2015

Sale Amount: \$257,850.00

Document #: 20895

Deed Type: Warranty Deed

Loan Amount:

Lender: Loan Type:

Interest Type:

Title Co: TICOR TITLE

Year Built:
Bedrooms:
Bathrooms:
Total SF:

Lot Size: 22.85 Acres (995,346 SqFt)

Garage SF:

Basement SF:

Heat Source: Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU
School Dist: 4 Phoenix-Talent

Primary School: Orchard Hill Elementary School

Middle School: Talent Middle School High School: Phoenix High School

Census: 1047 - 000606 Watershed: Bear Creek

Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

STATEMENT OF TAX ACCOUNT

JACKSON COUNTY TAX COLLECTOR JACKSON COUNTY COURTHOUSE MEDFORD, OR 97501

0403

(541) 774-6541

18-Feb-2025

RMA FARMS LLC WEST HILLS FINANCIAL LLC 3874 DUNCAN AVE CLOVIS CA 93619-5175

 Tax Account #
 10017477
 Lender Name

 Account Status
 A
 Loan Number

 Roll Type
 Real
 Property ID

Situs Address 2335 NORTH PHOENIX RD PHOENIX-TALENT/COUNTY OR Interest To Feb 18, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	-3P-			Duc			Dute
024	ADVALOREM	\$17,637.98	\$17,521.17	\$116.81	\$0.00	\$26,281.76	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25,436.84	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24,817.56	Nov 15, 202
021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24,270.74	Nov 15, 202
020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23,486.02	Nov 15, 202
019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22,880.71	Nov 15, 2019
018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22,208.23	Nov 15, 201
018	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$42.00	Nov 15, 2013
017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20,776.45	Nov 15, 201
016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20,038.67	Nov 15, 201
015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19,184.45	Nov 15, 201
014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18,402.09	Nov 15, 201
013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17,780.02	Nov 15, 201
012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,049.96	Nov 15, 201
011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,730.73	Nov 15, 201
010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,558.54	Nov 15, 201
009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,021.48	Nov 15, 200
800	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,386.36	Nov 15, 200
007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,145.33	Nov 15, 200
006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,132.64	Nov 15, 200
005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$700.62	Nov 15, 200
004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$688.21	Nov 15, 200
003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$669.82	Nov 15, 200
002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$682.56	Nov 15, 200
001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$662.85	Nov 15, 200
000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$590.83	Nov 15, 200
999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$560.31	Nov 15, 199
998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$546.60	Nov 15, 199
997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$536.39	Dec 15, 199
996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$550.07	Nov 15, 199
	Total	\$17,637.98	\$17,521.17	\$116.81	\$0.00		

STATEMENT OF TAX ACCOUNT

JACKSON COUNTY TAX COLLECTOR JACKSON COUNTY COURTHOUSE MEDFORD, OR 97501

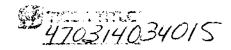
(541) 774-6541

18-Feb-2025

RMA FARMS LLC 2335 N PHOENIX RD MEDFORD OR 97504

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$99.36	\$98.70	\$0.66	\$0.00	\$148.05	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$143.28	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.34	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$71.73	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.40	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.64	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,670.72	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,563.06	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,521.96	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,697.43	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,480.34	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,305.77	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,226.76	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,167.43	Nov 15, 201
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,135.44	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,085.47	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,012.08	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.56	Nov 15, 200'
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$26.89	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$26.78	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$27.00	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.68	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.46	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.76	Nov 15, 200
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.49	Nov 15, 200
999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.45	Nov 15, 199
998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.98	Nov 15, 199
.997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.61	Dec 15, 199
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15.21	Nov 15, 1990
	Total	\$99.36	\$98.70	\$0.66	\$0.00		



RECORD AND RETURN TO: 77)

RMA FARMS LLC

5200 N. Palm Avenue, Suite 310

Fresno, CA 93704 ATTN: Ross Allen

Send Tax Statements to:

RMA FARMS LLC

5200 N. Palm Avenue, Suite 310

Fresno, CA 93704 ATTN: Ross Allen Jackson County Official Records 2015-020895

R-WD
Stn=5 FOOTENL 06/26/2015 10:43:49 AM
\$20.00 \$11.00 \$10.00 \$8.00 \$20.00 \$69.00

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk



STATUTORY WARRANTY DEED

STONEMOR OREGON LLC, an Oregon limited liability company, Grantor, conveys and warrants to RMA FARMS LLC, a California limited liability company, Grantee, the real property located in Jackson County, Oregon, described in the attached Exhibit A, free of encumbrances, except as specifically set forth on the attached Exhibit B.

The true and actual consideration for this conveyance is \$257,850.00.

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.

	. nd	_	· -
Dated this	<u>23 </u>	day of _	December, 2014

7

STONEMOR OREGON LLC, an Oregon limited liability company

Name: Frank Pack
Title: Vic firs.our

COMMONWEALTH OF PENNSYLVANIA)
County of Bucks) ss)

NOTARY PUBLIC FOR

My Commission Expires SYLVANIA

NOTARIAL SEAL
CHRISTINE E. STARRETT, Notary Public
Middletown Twp., Bucks County
My Commission Expires September 1, 2017

Exhibit A - Property Description

3

Adjusted Tax Lot 200, Map No. 381W03 Jackson County, Oregon

Commencing at the Northwest corner of Donation Land Claim No. 53, in Township 38 South, Range 1 West, Section 3 of the Willamette Meridian, Jackson County, Oregon; thence South 00°04'14 West, 1101.89 feet (record South 00°06'00" West, 1101.75 feet) along the West boundary of said claim No. 53 and the West boundary of Donation Land Claim No. 84; thence South 89°55'46" East, 30.11 feet (record South 89°54'00" East, 30.00) to a concrete monument with bronze disk located on the Easterly right-of-way line of North Phoenix Road, also being the Northwest corner of those Parcels described in Instrument Number 2006-51415 of the Official Records of Jackson County, Oregon; thence Northerly along said right-of-way North 00°15'48" East, 24.16 feet to a 5/8 inch iron pin; thence leaving said right of way South 89°56'01 East, 1506.07 feet more or less to a 5/8 inch iron pin, being the POINT OF BEGINNING; thence South 89°56'01 East, 730.00 feet to a 5/8 inch iron pin; thence South 00°13'41" West, 989.39 feet to the Northeast corner of the land described in Instrument Number 2004-72050 recorded in said Records; thence along the Northerly Line of said land South 89°56'18" West, 2214.51 feet, more or less, to the Easterly right-of-way of North Phoenix Road as described in Instrument Number 94-09037 recorded in said Records; thence along said right-of-way North 00°51'46" East, 54.99 feet; thence North 02°00'29" West, 20.03 feet to a point, said point being 75.00 feet North of said Northerly line; thence leaving said right-of-way North 89°56'18" East, Parallel with and 75.00 North of said North line of said Instrument Number 2004-72050 a distance of 1484.67 feet to a 5/8 inch iron pin; thence North 00°13'41" East, 916.02 feet to the POINT OF BEGINNING.

Exhibit B - Permitted Encumbrances



- 1. 2014-2015 real estate taxes a lien in an amount to be determined, but not yet payable.
- 2. An Easement created by instrument, including the terms and provisions thereof, In favor of: Medford Irrigation District

For: Canal

Recorded: October 23, 1920 Volume: 130 Page: 118 in Jackson County, Oregon

3. An Easement created by instrument, including the terms and provisions thereof, In favor of: Pacific Power and Light Company

For: Electrical and Communication Facilities

Recorded: August 25, 1966 Instrument No.: 66-09448 in Jackson County, Oregon

4. An Easement created by instrument, including the terms and provisions thereof, by and between Stonemor Oregon LLC, an Oregon limited liability company and RMA Farms LLC, a California limited liability company.

For: Water supply infrastructure

Recorded contemporaneously with this deed.

in Jackson County, Oregon

