

South Stage Irrigated Farm

Two Tax Lots with Level Topography and Water Rights



South Stage Road
Medford, Jackson County, Oregon

Chris Martin - Ashley Lacer - Alex Larson

541.660.5111

Team@MOPG.com



>**MARTIN**
OUTDOOR PROPERTY GROUP

Remarks

Located just south of South Stage Road in Medford, this 23.46-acre offering represents a rare opportunity for boutique-scale agriculture in the heart of the Rogue Valley. The property comprises two tax lots, totaling 13.24 acres and 10.22 acres, with level topography throughout. Accessed via a convenient dirt driveway, there is also a recorded easement for access to the southern parcel. Sitting at elevations averaging 1,470 feet, the land is well situated for productive agricultural use.

Zoned Exclusive Farm Use (EFU), the property is defined by an equal mix of Class I and Class II soils—among the highest-quality farmland designations available in the region. Water rights are held through the Medford Irrigation District, providing the foundation for a variety of small-scale farming operations such as vineyard planting, orchards, row crops, or hay and pasture production. While no irrigation infrastructure is currently in place, the absence of prior development allows an incoming operator to design and install a system tailored to their specific crop and production needs.

Affordable in size yet rich in potential, this property offers an accessible entry point into the Rogue Valley's strong agricultural community. For buyers seeking a manageable-scale farm with excellent soils, water rights, and a central location, this South Stage Road property is an outstanding opportunity.

Property Identification

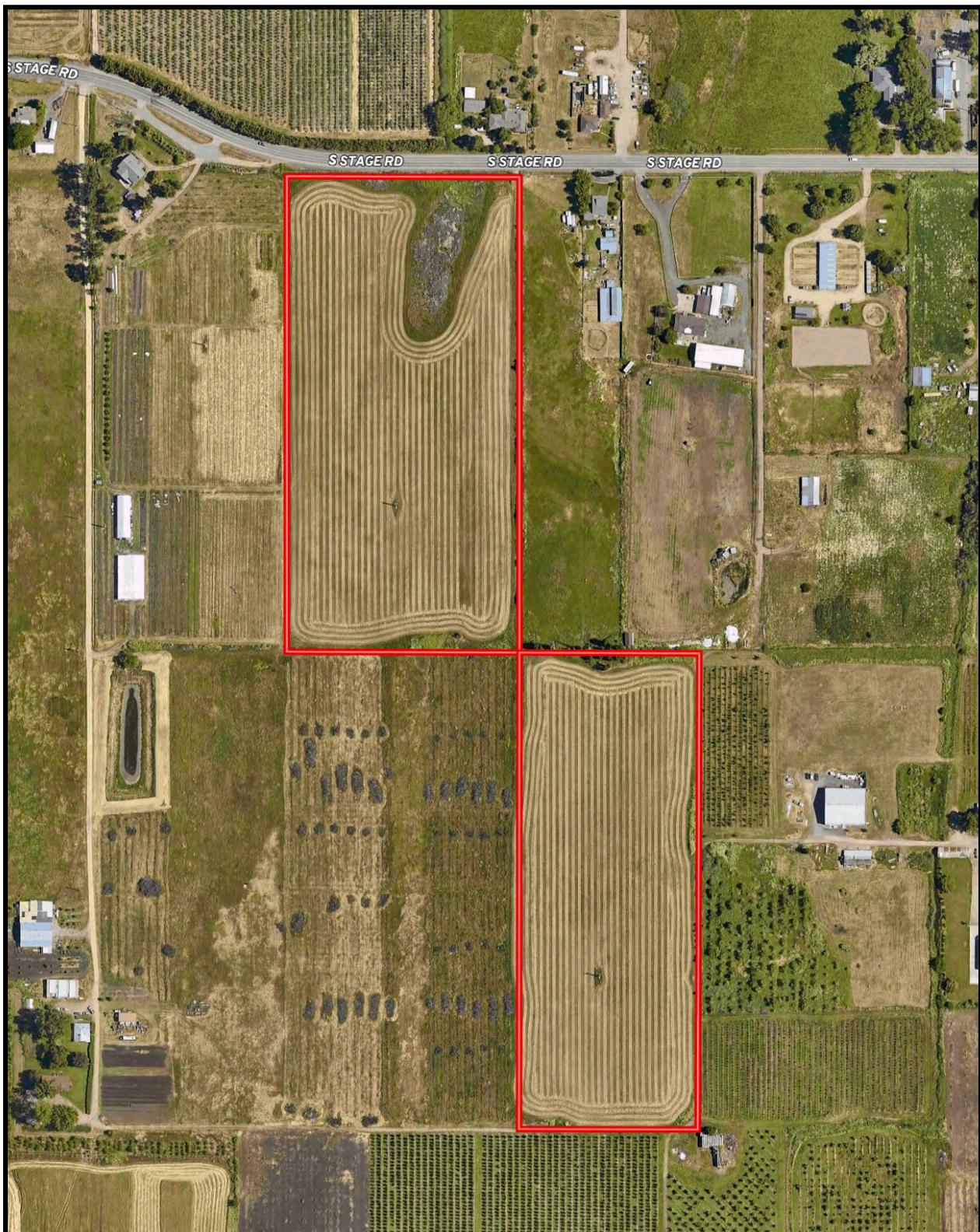
The property is located south of South Stage Road in Medford, Oregon 97501. It is made up of 2 parcels/2 tax lots and 2 account numbers as summarized below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
38S	1W	5C	1300	10017931	13.24	EFU
38S	1W	5C	2200	10017963	10.22	EFU
					Total	23.46

Property Details

- Access:** Access is a dirt driveway off of South Stage Road, with an easement for access across the corner to the southeast parcel
- 2024 Taxes:** \$5,591.12 *appears to not be in farm deferral status
- Zoning:** EFU (Exclusive Farm Use)
- Elevations:** +/- 1,460 to +/-1,480' above sea level
- District Water Rights:** 23.46 acres through the Medford Irrigation District
- District Water Costs:** +/- \$2,303.00
 - \$85.00 per irrigated acre
 - \$24.00 special assessment fee - per taxlot
 - \$150.00 account fee - per taxlot
- Irrigation Infrastructure:** There is no infrastructure at this time, an incoming buyer would be establishing their own irrigation system from an existing point of diversion
- Domestic Water:** None at this time
- Sanitation:** None at this time
- Utilities/Services:** No recorded information on electric, gas, or water/wells. It appears that the property has access to electricity.
- Flood Zone:** Zone X (Minimal Flood Hazard)

Aerial Map



Soils Exhibit



All Polygons 23.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
127A	Medford silty clay loam, 0 to 3 percent slopes	12.69	54.18	0	55	1
76A	Gregory silty clay loam, 0 to 3 percent slopes	5.92	25.28	0	54	2w
34B	Coleman loam, 0 to 7 percent slopes	4.82	20.58	0	52	2e
TOTALS		23.43(*)	100%	-	54.15	1.46

Locational Attributes

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

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

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

Climate

From a climate perspective, Southern Oregon offers the most diverse climate conditions in Oregon and arguably in the United States. According to Dr. Greg Jones, a local expert climatologist, the maritime air masses that originate over the Pacific are cooled by the ocean currents offshore and moderate the climate of the region. The Rogue Valley has the higher elevations and, along with their general north-south tending valleys, proximity to the ocean, and intervening topographical barriers, creates a climate transect of wetter and cooler conditions in the western parts of the region to the warmer and drier eastern areas, creating great conditions for agricultural use and an overall enjoyable climate.

Winter temperatures below freezing and summer temperatures above 90°F are common. July average maximum temperatures range from the low 80s to the lower 90s and January average minimum temperatures range from the upper 20s to the lower 30s. There is an average of 26 inches of rain and an average of 6 inches of snow per year. On average, there are also 196 sunny days per year in Jackson County.

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

Notice of Disclosure

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Exhibit A

(Property Information)

Account Sequence	Map TL Sequence	Assessment Year 2024	Print Window	Close Window																																																
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STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

7-Jan-2025

BEAR CREEK ORCHARDS INC
 BEAR CREEK OPERATIONS, INC LORIN PARSONS
 PO BOX 712
 MEDFORD OR 97501-0712

Tax Account #	10017931	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0403
Situs Address	SOUTH STAGE RD PHOENIX-TALENT/COUNTY OR	Interest To	Jan 7, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,006.29	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,909.71	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,835.16	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,772.73	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,683.17	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,614.07	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,537.35	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,373.84	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,311.46	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,212.80	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,122.48	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,973.16	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,905.50	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,854.82	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,827.38	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,784.62	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,721.82	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.12	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.08	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.84	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.64	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.12	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.66	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.81	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.03	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.36	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$48.13	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.28	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.65	Nov 15, 1996
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

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Land Info <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 2px;">Tax Code</td> <td style="width: 80%; padding: 2px;">4-03</td> </tr> <tr> <td>Acreage</td> <td style="padding: 2px;">10.22</td> </tr> <tr> <td colspan="2" style="text-align: center;">Zoning</td> </tr> <tr> <td style="padding: 2px;">EFU</td> <td style="padding: 2px; text-align: center;">Land Class</td> </tr> <tr> <td style="padding: 2px;">RT 10.22 Ac</td> <td style="padding: 2px; text-align: center;">Property Class</td> </tr> <tr> <td style="padding: 2px;">000</td> <td style="padding: 2px; text-align: center;">Stat Class</td> </tr> <tr> <td style="padding: 2px;">183001-1</td> <td style="padding: 2px;">Unit ID</td> </tr> <tr> <td style="padding: 2px;">4</td> <td style="padding: 2px;">Maintenance Area</td> </tr> <tr> <td style="padding: 2px;">000</td> <td style="padding: 2px;">Neighborhood</td> </tr> <tr> <td style="padding: 2px;">14</td> <td style="padding: 2px;">Study Area</td> </tr> <tr> <td style="padding: 2px;">ACTIVE</td> <td style="padding: 2px;">Account Status</td> </tr> <tr> <td style="padding: 2px;">Assessable</td> <td style="padding: 2px;">Tax Status</td> </tr> <tr> <td style="padding: 2px;">NORMAL</td> <td style="padding: 2px;">Sub Type</td> </tr> </table>					Tax Code	4-03	Acreage	10.22	Zoning		EFU	Land Class	RT 10.22 Ac	Property Class	000	Stat Class	183001-1	Unit ID	4	Maintenance Area	000	Neighborhood	14	Study Area	ACTIVE	Account Status	Assessable	Tax Status	NORMAL	Sub Type
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<input type="checkbox"/> Exemptions / Special Assessments / Notations / Potential Liability																														
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Close Window Print Window																														

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

7-Jan-2025

BEAR CREEK ORCHARDS INC
 BEAR CREEK OPERATIONS, INC LORIN PARSONS
 PO BOX 712
 MEDFORD OR 97501-0712

Tax Account #	10017963	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0403
Situs Address	VOORHIES RD PHOENIX-TALENT/COUNTY OR 97501	Interest To	Jan 7, 2025

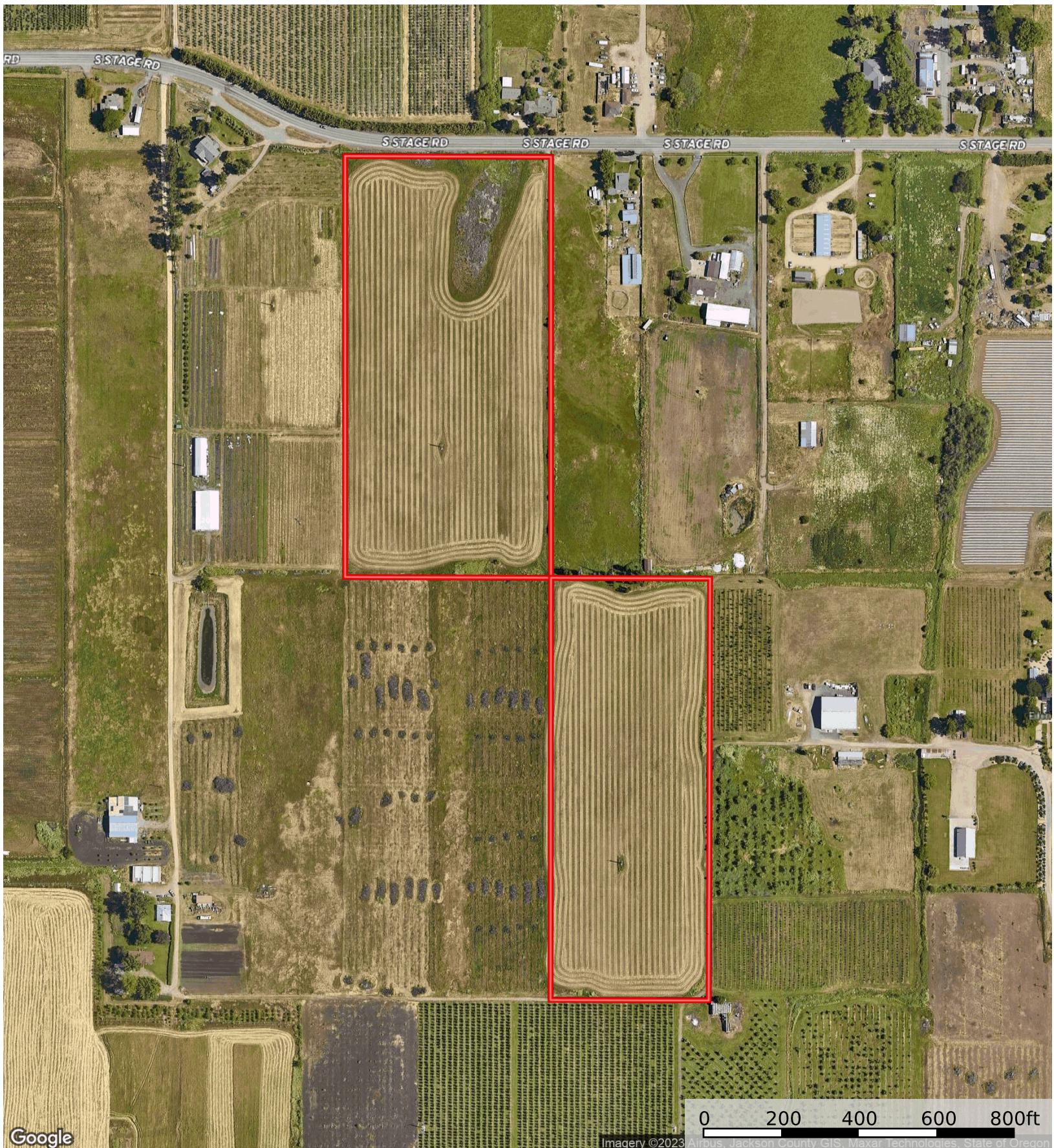
Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,584.83	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,501.83	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,437.74	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,384.06	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,307.01	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,247.69	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,181.71	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,041.08	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,987.45	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,902.64	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,824.97	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,696.61	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,638.41	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,594.76	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,571.23	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,534.46	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,480.51	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.20	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.90	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.72	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.79	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.88	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.44	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.04	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.52	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.46	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.51	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.77	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.09	Nov 15, 1996
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

Exhibit B

(Property Maps)

S Stage Rd
Oregon, AC +/-



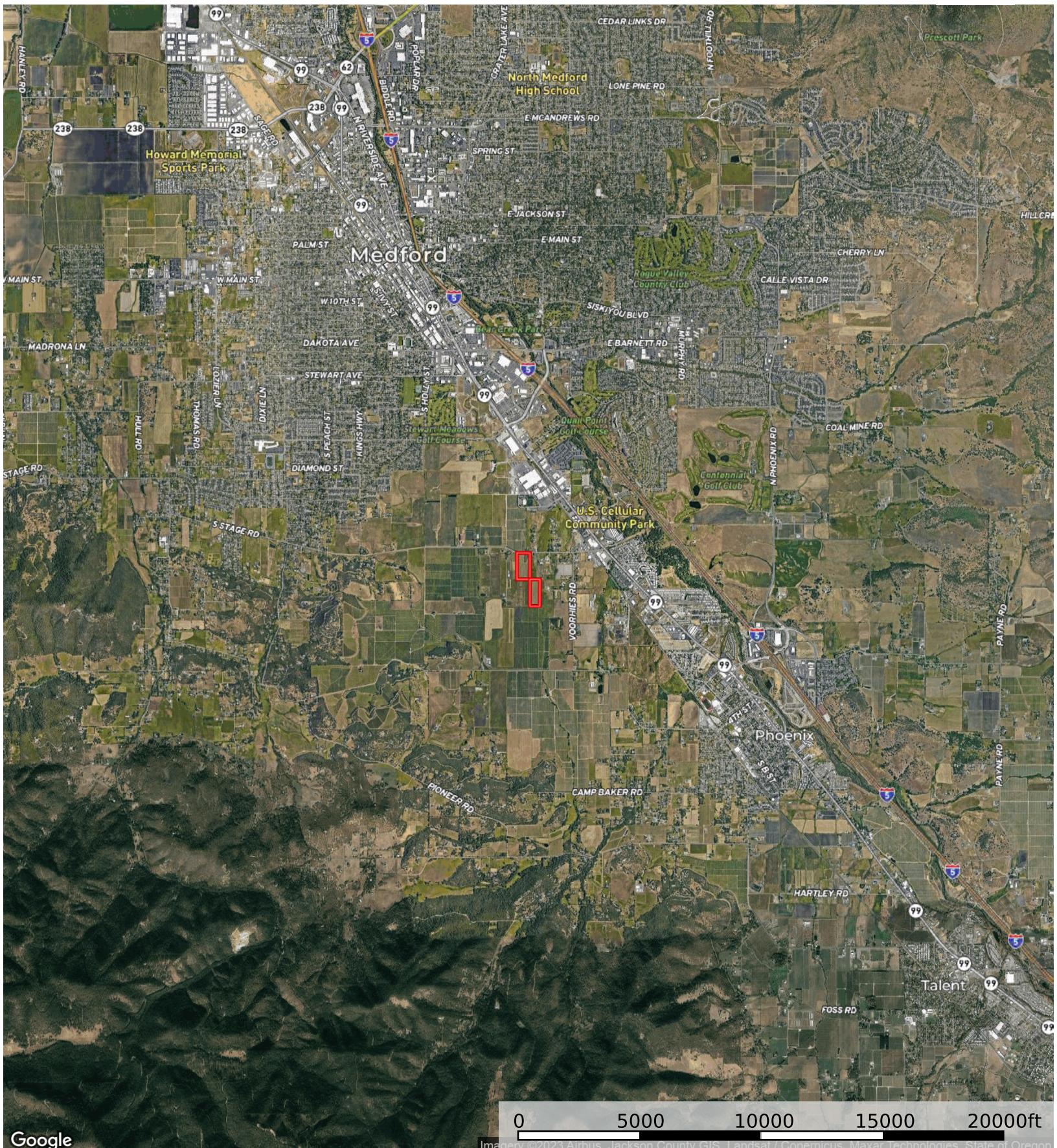
Google

Imagery ©2023 Airbus, Jackson County GIS, Maxar Technologies, State of Oregon

 Boundary



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

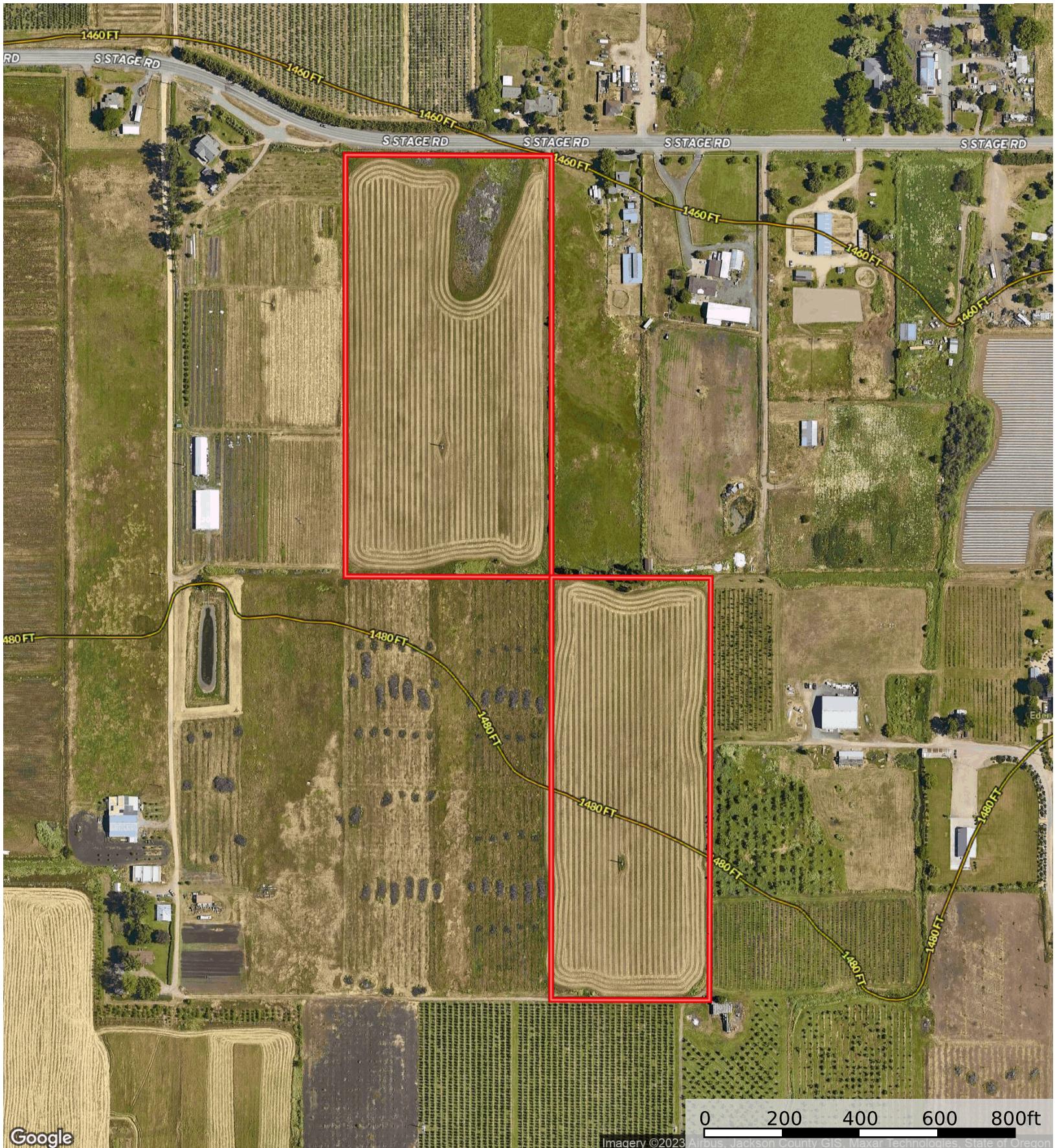


Google

Imagery ©2023 Airbus, Jackson County GIS, Landsat / Copernicus, Maxar Technologies, State of Oregon

Boundary

S Stage Rd
Oregon, AC +/-



Google

Boundary



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S Stage Rd
Oregon, AC +/-



Boundary



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|  All Polygons 23.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
127A	Medford silty clay loam, 0 to 3 percent slopes	12.69	54.18	0	55	1
76A	Gregory silty clay loam, 0 to 3 percent slopes	5.92	25.28	0	54	2w
34B	Coleman loam, 0 to 7 percent slopes	4.82	20.58	0	52	2e
TOTALS		23.43(*)	100%	-	54.15	1.46

(*) 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.

|  Boundary 13.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
127A	Medford silty clay loam, 0 to 3 percent slopes	5.55	41.98	0	55	1
34B	Coleman loam, 0 to 7 percent slopes	4.02	30.41	0	52	2e
76A	Gregory silty clay loam, 0 to 3 percent slopes	3.65	27.61	0	54	2w
TOTALS		13.22(*)	100%	-	53.81	1.58

(*) 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.

|  Boundary 10.21 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
127A	Medford silty clay loam, 0 to 3 percent slopes	7.14	70.0	0	55	1
76A	Gregory silty clay loam, 0 to 3 percent slopes	2.27	22.25	0	54	2w
34B	Coleman loam, 0 to 7 percent slopes	0.8	7.84	0	52	2e
TOTALS		10.21(*)	100%	-	54.6	1.3

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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



1 2 3 4 5 6 7 8

'Wild Life'

• • • • • • • •

Forestry

• • • • • • • •

Limited

• • • • • • • •

Moderate

• • • • • • •

Intense

• • • • • •

Limited

• • • •

Moderate

• • •

Intense

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Very Intense

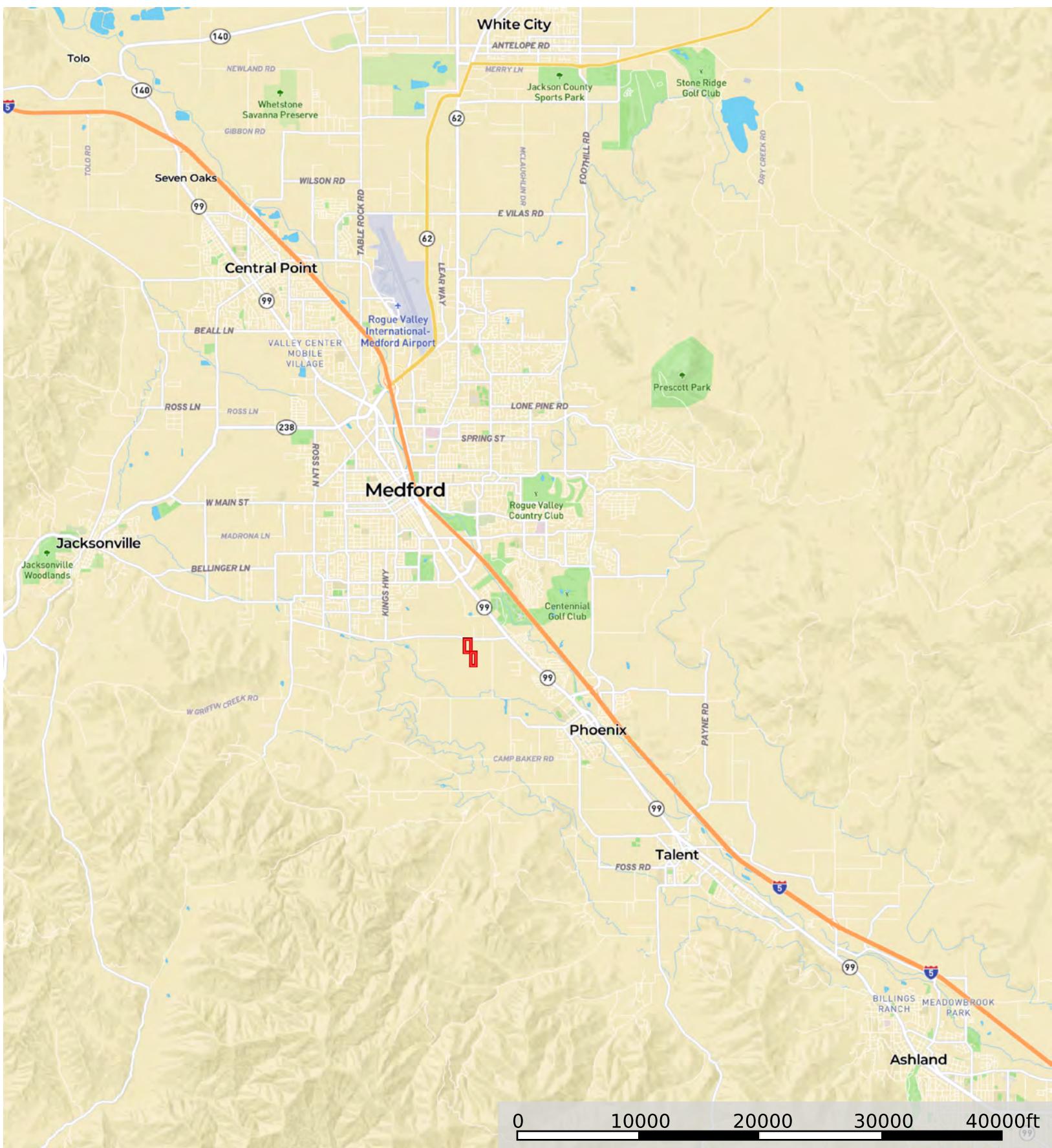
•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

S Stage Rd
Oregon, AC +/-



 **Boundary**



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Exhibit C

(Easement Between Parcels)

Jackson County Official Records **2024-005443**
 R-E **03/21/2024 09:02:02 AM**
 Stn=3 SIMPSOHP **\$131.00**
 \$20.00 \$10.00 \$13.00 \$13.00 \$11.00
 \$60.00 \$4.00
 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**

After recording, return to:

Mark Bartholomew
 14 N. Central Avenue, Suite 104
 Medford, OR 97501

GRANT OF EASEMENT

Parties:

Gwen M. Dunn, Trustee
 William L. Dunn revocable trust dated January 9, 2013
 171 South Stage Road
 Medford, OR 97501 "First Party"

Bear Creek Orchards, Inc.
 P.O. Box 712
 Medford, OR 97501 "Second Party."

SECTION 1 – ACCESS EASEMENT

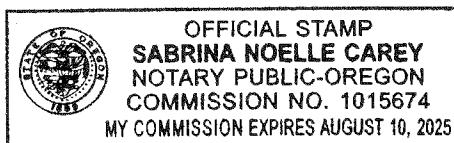
First Party grants, conveys, and sets over unto Second Party a non-exclusive access easement over the property described on Exhibit A, and benefiting the property described on Exhibit B. The easement shall be limited to the general area of the existing road in the southwestern portion of First Party's property, depicted for reference on Exhibit C. The easement shall run with the land.

DATED: 3/20/24


Gwen M. Dunn
 Gwen M. Dunn, Trustee

State of Oregon)
) ss.
 County of Jackson)

Acknowledged before me by Gwen M. Dunn, as trustee of the William L. Dunn revocable trust dated January 9, 2013, on the 20th day of March, 2024.



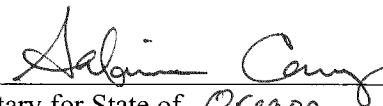

Sabrina Noelle Carey
 Notary for State of Oregon
 My Commission Expires: Aug. 10, 2025

Exhibit A

COMMENCING AT A GAS PIPE MONUMENT AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 46, IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89° 54' WEST ON THE NORTH LINE OF SAID CLAIM, A DISTANCE OF 1537.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE, NORTH 89° 54' WEST 239.0 FEET TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN VOLUME 142, PAGE 342 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00° 03' EAST 961.0 FEET; THENCE SOUTH 89° 54' EAST, PARALLEL WITH THE NORTH LINE OF SAID CLAIM, A DISTANCE OF 239.0 FEET; THENCE NORTH 00° 03' WEST 961.0 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING DESCRIBED TRACT: COMMENCING AT A GAS PIPE MONUMENT AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 46, IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; AND THENCE NORTH 89° 54' WEST ON THE NORTH LINE OF SAID CLAIM, A DISTANCE OF 1776.5 FEET TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN VOLUME 142, PAGE 343 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00° 03' EAST 961.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE ON SAID LINE SOUTH 00° 03' EAST, 156.6 FEET TO A GAS PIPE MONUMENT ON THE NORTH LINE OF TRACT DESCRIBED IN VOLUME 160, PAGE 140, SAID DEED RECORDS; THENCE SOUTH 89° 54' EAST, ALONG SAID NORTH LINE, A DISTANCE OF 239.0 FEET; THENCE NORTH 00° 03' WEST 155.5 FEET TO A POINT SOUTH 89° 54' EAST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 54' WEST 239.0 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO JACKSON COUNTY, OREGON.

Exhibit B

TRACT A:

Beginning at a point on the North line of Donation Land Claim No. 46 in Township 38 South, Range 1 West, of the Willamette Meridian in Jackson County, Oregon, said point being 680.35 feet East of the Northwest corner of said Claim; thence South, parallel with the West line of said Claim, a distance of 564.0 feet; thence North 89°54' West 240.0 feet to a gas pipe monument; thence South 00°04' West 553.60 feet to a gas pipe monument; thence South 89°54' East 530.0 feet to a gas pipe monument; thence North 00°02' West 1117.60 feet to the North line of said Claim No. 46; thence North 89°54' West 290.35 feet to the point of beginning. ALSO, Beginning at a point on the North line of Donation Land Claim No. 46 in Township 38 South, Range 1 West, of the Willamette Meridian in Jackson County, Oregon, said point being South 89° 54' East 440.35 feet from the Northwest corner of said Claim; thence continue South 89°54' East 240.0 feet, along the North line of said Claim; thence South 564.0 feet to a 3/4 inch gas pipe; thence North 89°54' West 240.0 feet to a 1 1/4 inch gas pipe; thence North 546.0 feet to the point of beginning. EXCEPTING FROM all that portion conveyed to Jackson County, Oregon, a political Subdivision of the State of Oregon by instrument recorded as Document No. 92-09671, Official Records of Jackson County, Oregon.

TRACT B:

Beginning at a gas pipe monument on the South line of Donation Land Claim No. 46 in Township 38 South, Range 1 West, of the Willamette Meridian in Jackson County, Oregon which is South 89° 54' East 969.75 feet from the Southwest corner of said Claim; thence continue South 89° 54' East 407.3 feet, along said South line, to a gas pipe monument; thence North 00° 08' East 1091.2 feet to a gas pipe monument; thence North 89° 54' West 409.8 feet to a gas pipe monument; thence South 1091.2 feet to the point of beginning.

Exhibit C

