

Offering Memorandum

11609 Hwy 238

Jacksonville, Oregon, 97530



Listed by: Chris Martin, Alex Larson, and Ashley Lacer

Martin Outdoor Property Group – LandLeader

541-660-5111 ~ Team@MOPG.com

www.martinoutdoorproperties.com

About This Memorandum

This Offering Memorandum presents an overview of the property along with supporting records to help you evaluate its features, resources, and potential. We've organized information into pillars so you can navigate to the areas most relevant to your objectives. If questions arise or you'd like to request additional documentation, our team would be happy to assist.

Pillars of Information (delete un-used)

- Land
- Residences
- Other Improvements
- Location
- Maps

Additional Documentation (Delete Un-Used)

- County Tax Records
- Preliminary Title Report
- Maps
- Well Reports
- Septic Permits and Reports
- Water Rights
- Leases or other pertinent documents
- Building plans or floor plans
- Disclosures and inclusion/exclusions lists

For inquiries, due diligence requests, or to learn more about how this property might fit your goals, please contact Martin Outdoor Property Group at 541-660-5111 or Team@MOPG.com.

Set on 4.55± acres along the Applegate River, this retreat offers a park-like setting, with level, lush lawns framed by mature trees, and a small pond. With roughly 200 feet of Applegate River frontage, it provides an inviting backdrop for gatherings, relaxation, and time on the water. The property includes two legal homes, a barn and a chicken coop, blending lifestyle charm with practical use.

The main residence has been beautifully updated and is offered fully furnished. A vaulted great room with exposed beams opens to an airy kitchen with a large island and abundant counter space. Three full bathrooms support three bedrooms, while a versatile bonus room serves as an additional sleeping or recreation space. Outdoor living is a highlight, with a large private deck and patio complete with hot tub, BBQ area, and fire ring, all overlooking the expansive lawns that stretch toward the river. A detached two-car garage sits conveniently beside the home.

The second home has an elegant, light-filled feel with grand vaulted ceilings and an open flow between kitchen, dining, and living spaces. Features include an eat-in design, pantry, and built-ins. Two bedrooms are supported by a well-appointed main bath with separate soaking tub and shower, along with a private half bath in the primary suite. A two-car attached garage and large covered deck round out the features.

Located in the heart of the Applegate Valley, this retreat is surrounded by one of Southern Oregon's most scenic and sought-after regions. Red Lily Vineyards lies just down the road on the Applegate Wine Trail, while historic Jacksonville, just 11 miles away, offers boutique shops, galleries, dining, and the Britt Music & Arts Festival. With its river setting, usable grounds, and proximity to renowned wine country and cultural amenities, this is a rare offering that blends privacy, comfort, and location.

Property Overview

11609 Highway 238, Jacksonville, Oregon 97530

TRS	Tax Lot	Account #	Taxes	Acres	Zoning
38S-3W-30	302	10305659	\$6,009.04	<u>4.55</u>	RR-5

Land

Topography	Level, mostly open lawn, tree-lined boundaries, lush vegetation.
Elevation	1,320 ft.
Livewater	Applegate River (~200 ft frontage) and a small pond.
Irrigation Rights	None
Recreational and Fishing	Swimming, fishing (steelhead, rainbow trout, cutthroat trout), kayaking, riverside relaxation. Both conventional tackle and fly fishing are common.
Wildlife	Deer, small mammals, riparian species; additional habitat in the surrounding Applegate Valley.
Hunting	Applegate Hunting Unit. Nearby public lands offer opportunities for deer, elk, bear, turkey, upland game, and waterfowl.
Birdwatching	River frontage and pond attract raptors, songbirds, and seasonal waterfowl.
Zoning Overlays	RR-5 (Rural Residential, 5-acre minimum). Property is partially within the 100-year floodplain.
Access / Easements	Direct access from Highway 238.
Domestic Water	Private shared well (JACK 52145 - no flow reported, well depth reported to be 80 feet)
Electrical	Two residential services
Propane	+/- 80 gallons, 2nd house only
Septic	Two systems (one for each home), one is a sand filter

Improvements

Main House

Overview

Year built	1967
Remodel	Fully updated interior finishes
Total Sq. Ft. finished	2,024 sq ft (per Jackson County Assessor)
Bedrooms	3
Bathrooms	3 full
Office/flex spaces	Flex room set up as an additional sleeping and game room
Floor plan	Single-level, open concept kitchen–living–dining
Parking	Detached two-car garage located immediately next to the home

Living Space

- The main living area features a vaulted ceiling with exposed beams, giving the space an airy, open feel. A pellet stove provides warmth and character, while abundant natural light enhances the bright and welcoming atmosphere. The recent remodel introduced fresh finishes that highlight the home's charm and create a comfortable setting for everyday living and entertaining.

Kitchen

- The kitchen blends modern design with functionality, highlighted by a large island with a sitting bar that invites gathering and casual dining. Ample counter space and updated cabinetry provide excellent workspace and storage, while the open layout connects seamlessly with the dining and living areas. The remodel emphasized a light and bright

atmosphere, giving the kitchen a fresh and contemporary feel that pairs beautifully with the home's vaulted living space.

Primary Suite

- A comfortable bedroom with updated finishes and an adjoining bathroom featuring modern fixtures.

Guest Bedrooms / Bathrooms

- Two additional bedrooms provide flexible accommodations for family or guests. A fully remodeled guest bathroom serves these rooms, with updated finishes that match the home's modern style. A third bathroom, located between the kitchen and flex room, adds convenience for gatherings and guest use.

Additional Rooms / Features

- A flex room is set up as an additional sleeping area and game room, creating space for guests or recreation. Laundry is located in the hallway for convenient access.

Outdoor Living

- A large deck and patio space offer complete privacy, set up with a small fire ring, hot tub, and BBQ area. These outdoor spaces flow into the expansive lawn and tree-lined boundaries

Construction

Foundation Type	Concrete perimeter with crawlspace
Framing Type	Stick framed
Roof	Composition shingle
Siding	T1-11 siding
Primary Heating & Cooling	Heat pump serving main living areas

Second House –

General Overview

Year built	1995
Remodel	Question
Total Sq. Ft. finished	~1,147 sq ft
Bedrooms	2
Bathrooms	1 full, 1 half
Floor plan	Open concept with grand vaulted ceilings
Parking	2-car attached garage
Current use	Ideal for, multigenerational living, guest accommodations or rental income

Living Space

- The open-concept living area is framed by grand vaulted ceilings, giving the home an elegant yet comfortable character. Large windows bring in abundant natural light, creating a light and bright atmosphere. The seamless flow between kitchen, dining, and living areas makes it well-suited for both everyday use and hosting guests.

Kitchen

- It offers ample counter space and cabinetry, with a design that emphasizes functionality and connection to the main living space. The light-filled layout complements the vaulted ceilings, making the kitchen a natural gathering place. Additional features include a walk-in pantry, built-in cabinetry, and an eat-in design that adds both convenience and charm.

Bedrooms & Bathrooms

- The primary suite is comfortable and includes a private half bath. The guest bedroom is also generously sized, providing flexibility for family or visitors. The main bathroom is well

appointed with a shower, separate soaking tub, and ample storage, blending practicality with comfort.

Construction

Foundation Type	Concrete perimeter with crawlspace
Framing Type	Stick framed
Roof	Composition shingle
Siding	Lap siding
Primary Heating & Cooling	Heat pump

Other Buildings

- Barn
 - Includes an enclosed storage area plus a carport
- Chicken Coop

Location

Nearest Town – Jacksonville

Jacksonville is a former gold-rush town turned cultural hub, recognized as a National Historic Landmark District. Its downtown blends preserved 19th-century architecture with modern wineries, boutique shops, and the Britt Music & Arts Festival, a major draw each summer.

Rogue Valley

The Rogue Valley encompasses Medford, Ashland, Jacksonville, and Grants Pass, offering a mix of recreation, vineyard country, arts, and small-town charm. Medford is the commercial hub, Ashland is home to the world-famous Oregon Shakespeare Festival, Grants Pass anchors the Rogue River corridor, and Jacksonville adds historic character.

Destination	Approx. Driving Distance
Jacksonville – city center	≈11.8 mi
Medford Airport (Rogue Valley International-MFR)	≈19.2 mi
Asante Rogue Regional Medical Center	≈19.5 mi
Applegate Lake	≈19.5 mi
Ashland – city	≈28.6 mi
Brookings (Oregon Coast)	≈111 mi
Portland – city	≈267 mi
San Francisco, California	≈378 mi

Nearby Outdoor Recreation

The Applegate Valley is rich with outdoor opportunities. The Applegate River offers fishing and rafting, while Applegate Lake in the Rogue-Siskiyou National Forest provides boating, hiking, and camping. The East Applegate Ridge Trail delivers panoramic hiking experiences. Winter sports are close by with Mt. Ashland Ski Area, featuring 23 trails and over 300 inches of annual snowfall each year, only about 30 miles from Jacksonville. For target practice, the Jackson County Sports Park near White City offers rifle, pistol, and archery ranges.

Rogue Valley International-Medford Airport

Located just outside Medford, the airport is efficient and convenient, with direct flights to major hubs including Denver, Los Angeles, Phoenix, Salt Lake City, San Francisco, and Seattle.

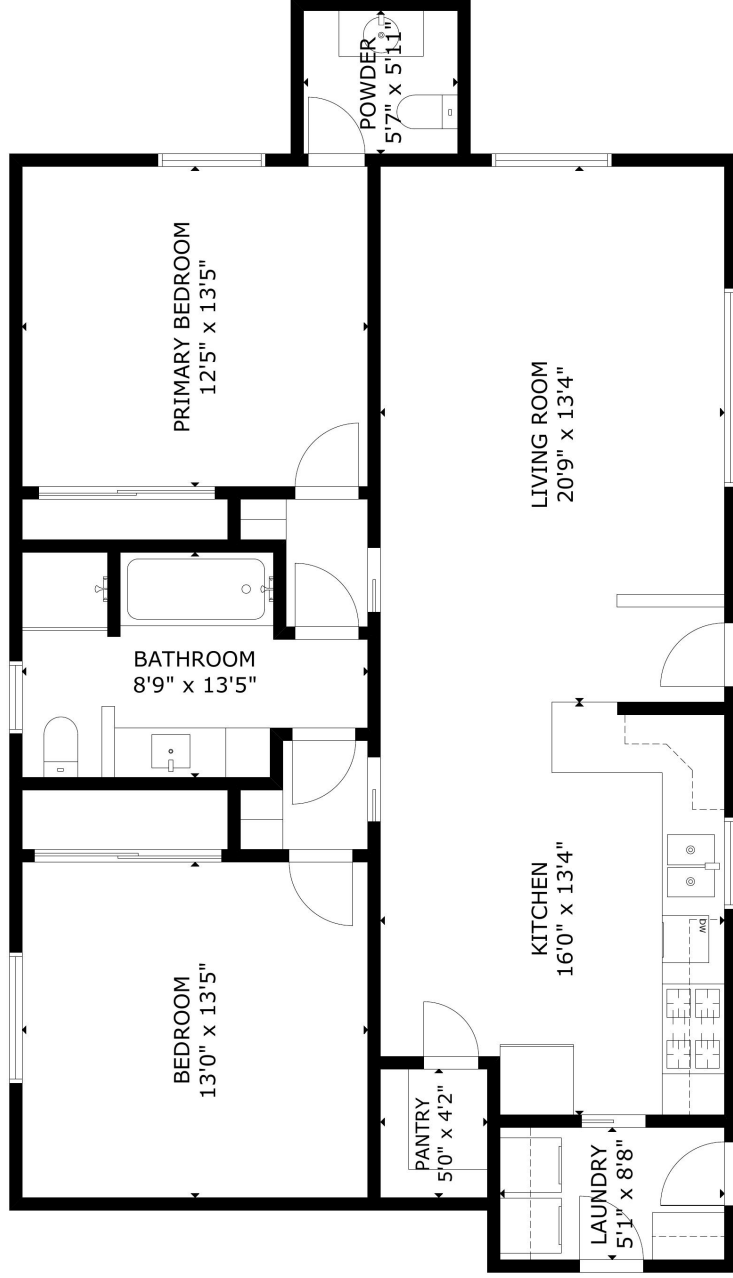
Climate – Applegate, Oregon

Applegate sits at roughly 1,275 feet elevation in the foothills of the Siskiyou Mountains, within a Mediterranean-influenced climate zone.

- Annual precipitation: ~ 26 inches
- Temperature range: Winters average highs are in the upper 40s to low 50s, with lows in the 30s; summers bring highs in the mid-to-high 90s and lows in the 50s to 60s.



GROSS INTERNAL AREA
TOTAL: 1,923 sq.ft
FLOOR 1: 1,923 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
OF FLOOR 1: 1,142 sq. ft.
FLOOR 1: 1,142 sq. ft.
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 1

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/Martin Outdoor Property Group assumes no liability for inaccuracy contained herein.

EXHIBIT SECTION A

(Subject Property Tax Records)

Account Sequence

Map TL Sequence

Assessment Year2025

Print Window

Close Window

Assessment Info for Account 1-030565-9 Map 383W30 Taxlot 302

Report For Assessment Purposes Only Created July 28, 2025

Account Info

Account1-030565-9

Map383W30 302

Taxlot

OwnerAPPLEGATE RIVER RETREAT LLC

Situs Address

11609 HWY 238 APPLGATE/COUNTY R

Mailing Address

APPLEGATE RIVER RETREAT LLC
12901 SOLERA WAY
POWAY CA, 92064-1132

Appraiser

88

Tax Year 2024 Info

Pay Taxes Online

Tax Report

TAX Statement

Tax History

Tax Details

Tax Rates

Details

Details

Details

Details

Land Info

Tax Code40-02

Acreage4.55

Zoning

RR-5

Land Class

HS 0.00 Ac
RT 4.55 Ac

Property Class

406

Unit ID

193013-1

Maintenance Area

5

Neighborhood

406

Study Area

40

Account Status

ACTIVE

Tax Status

Assessable

Sub Type

NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)

\$ 0

Sale Date

Mar 31, 2025

Instrument Number

2025-6400

Sales History

Details

Value Summary Detail (For Assessment Year 2025 - Subject To Change)

Market Value Summary (For Assessment Year 2025 - Subject To Change)

Code Area	Type	Acreage	RMV	M5	MAV	AV
40-02	LAND	4.55	\$ 306,390	\$ 306,390		
40-02	IMPR	0.00	\$ 469,090	\$ 469,090		
PSO Value History			Total: \$ 775,480	\$ 775,480	\$ 585,530	\$ 585,530

Details

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	40-02	1967	1967	141	One story	RESIDENCE	2024	100 %	Details
2	40-02	1995	1995	131	One story	RESIDENCE	1147	100 %	Details

Photos and Scanned Documents

Type

APEX DRAWINGS

Files

1

PDF

SCANNED ASSESSOR DOCUMENTS

(See new portal)

(See new portal)

Portal

Account Comments

(1) HS SITUATED AWAY FROM RIVER. TWO (2) SEPTICS.
05/17/01: APPRAISAL CORRECTED TO MATCH THE INSTRUCTIONS FOR SCHEDULE CODE 4 RIVER PROPERTIES, NO TRC'S.<<< 8-3-05
CORRECTED THE 2004 TREND TABLES THAT WERE INCORRECT FOR THE PERIOD 2-05 THROUGH 8-05 PER #23 >>> >>> 2006-05-05
CONVERSION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION.
BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK. 2025-03-05 Updated MA-SA-NH>>>.

Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments

Tax Year Applied	Code	Description	Amount	Acres
2025	40	FIRE PATROL TIMBER	\$18.75	4.55
2025	39	FIRE IMPROVEMENT SURCHARGE	\$47.50	0.00

Notations

Description	Tax Amount	Year Added	Value Amount
CARTOGRAPHIC ACTIVITY		2005	
STATE FIRE PROTECTION		2009	

Location Map

County of Jackson, OR, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, I... Powered by Esri

Close Window

Print Window

Improvement Summary

JACKSON County

For Assessment Year 2025

Account ID	10305659		
Map	383W30-00-00302	Situs	11609 HWY 238 APPLEGATE/COUNTY OR
Mailing	APPLEGATE RIVER RETREAT LLC 12901 SOLERA WAY POWAY CA 92064-1132		

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	4002	141	1967	100	141 - One story	2,024

Rooms: 3 - BD, 2 - FB, 1 - FP

Floors					
Description		Class	Comp %	OR %	Sqft
First Floor		4	100		2024
Garage		4	100		440

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size
COMP SHGL	2024	OVEN	1
COOKTOP	1	SFR-INVENTORY	2024
DISHWASHER	1	SHAKE	440
DISPOSAL	1	SHOWER	1
DOUBLE FP	1	SLAB FLOOR	440
HEAT PUMP	2024	TOILET	2
HOOD/FAN	1	TUB/SHOWER	1
LAVATORY	2		

Accessories			
Description		Size	Qty
§OI: ADDITIONAL OTHER ITEMS		576	1
TYPICAL ACC PKG		2024	1
Total RMV		\$260,450	



LOCATION

Property Address	11609 Highway 238 Applegate, OR 97530-9541
Subdivision	
County	Jackson County, OR

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	1-0305659
Alternate Parcel ID	383W300000302
Account Number	383W3000 00302
District/Ward	4002
2020 Census Trct/Blk	30.02/2
Assessor Roll Year	2024

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1147

CURRENT OWNER

Name	Applegate River Retreat LLC
Mailing Address	12901 Solera Way Poway, CA 92064-1132

SCHOOL ZONE INFORMATION

Applegate Elementary School	2.4 mi
Primary Middle: K to 8	Distance
Hidden Valley High School	13.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 09/25/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/31/2025		Applegate River Retreat LLC	Kaminsky Sergei K & Kaminsky Elena	Bargain And Sale Deed		2025-006400
10/20/2017	\$531,450	Kaminsky Sergei V		Warranty Deed		2017-38331
10/20/2017	\$531,450	Kaminsky Sergei V & Kaminsky Elena	Caldwell Family LLC	Warranty Deed		2017-038331
10/20/2017	\$531,450	Kaminsky Sergei V		Warranty Deed		2015-31603
9/17/2015	\$515,000	Caldwell Family LLC	Baird Jr Hugh Scott & Baird Bernardine	Warranty Deed		2015-031603
9/17/2015	\$515,000					
5/8/2002		Baird Jr Hugh Scott & Baird Bernardine	Baird Hugh Scott & Baird Bernardine	Intrafamily Transfer & Dissolution		2-26157
12/27/2001	\$359,900	Baird Hugh Scott & Baird Bernardine	Matthews Duane W & Matthews Diane O	Warranty Deed		1-62884

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024
Appraised Land	\$382,590	Assessed Land	\$236,350
Appraised Improvements	\$380,980	Assessed Improvements	\$332,130
Total Tax Appraisal	\$763,570	Total Assessment	\$568,480
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024			\$6,009.04
2023			\$5,687.15
2022			\$5,537.66
2021			\$5,375.09
2020			\$5,463.87
2019			\$5,281.76

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
11/08/2017	\$398,588	Kamiskiy Sergie V Kaminskiy Elena And Kaminskiy	Jp Morgan Chase Bank	2017-038332
07/22/2013	\$100,000	Baird Hugh Scott Baird Bernadine And Baird Bern	Us Bank	2013-029524
07/22/2013	\$78,500	Baird Hugh Scott Baird Bernardine And Baird Ber	Us Bank	2013-029525
05/19/2011	\$75,000	Baird Hugh Scott Baird Bernardine And Baird Ber	Us Bank	2011-017603
06/12/2009	\$65,000	Baird Hugh Scott Baird Bernardine And Baird Ber	Jp Morgan Chase Bank	2009-027551

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Units	1
Year Built	1995	Effective Year	Stories	1
BRs	2	Baths	1 F H	Rooms
Total Sq. Ft.	1,147			
Building Square Feet (Living Space)		Building Square Feet (Other)		
1st Floor 1147		Garage 645		

- CONSTRUCTION

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

Fireplace	Y	Plumbing Fixtures
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- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Concrete Paving	450		
Wood Deck	684		
Attached Garage	2 CAR		
Wood Deck	399		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	198,198
Latitude/Longitude	42.238653°/-123.111352°	Acreage	4.55

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	F-5	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward 4002
Description	

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	41029C2126F	05/03/2011
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	41029C2126F	05/03/2011

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
102977992	Sold	11/27/2017	06/13/2017	\$550,000	11/09/2017	\$531,400	Scott Lewis	John L. Scott Ashland		Hybrid Real Estate So
102947935	Cancelled	09/23/2015	06/13/2014	\$549,000			Alan Devries	Land & Wildlife		
102947630	Sold	09/23/2015	06/04/2014	\$549,000	09/21/2015	\$515,000	Alan Devries	Land & Wildlife	Carol Milazzo	Applegate Valley Realty
100995463	Sold	12/31/2001	10/04/1999	\$369,900	12/31/2001	\$359,900	Stacey	Coldwell	Unknown	Van Horn

Property Report for 11609 HIGHWAY 238, cont.

					Boals	Banker Pro West R.E.	Member	Real Estate, Inc.
100990118	Expired	03/30/2010	01/12/1999	\$399,900	Sally Bell	Windermere Investors Marketplace 2		
100981578	Expired	03/30/2010	03/24/1998	\$399,900	Sally Bell	Windermere Investors Marketplace 2		

SKETCH/AREA TABLE ADDENDUM

Parcel No **10305659**

File No **383W30-302 MA 5**

SUBJECT

Property Address **11609 HWY 238**

City

State

Zip

Owner

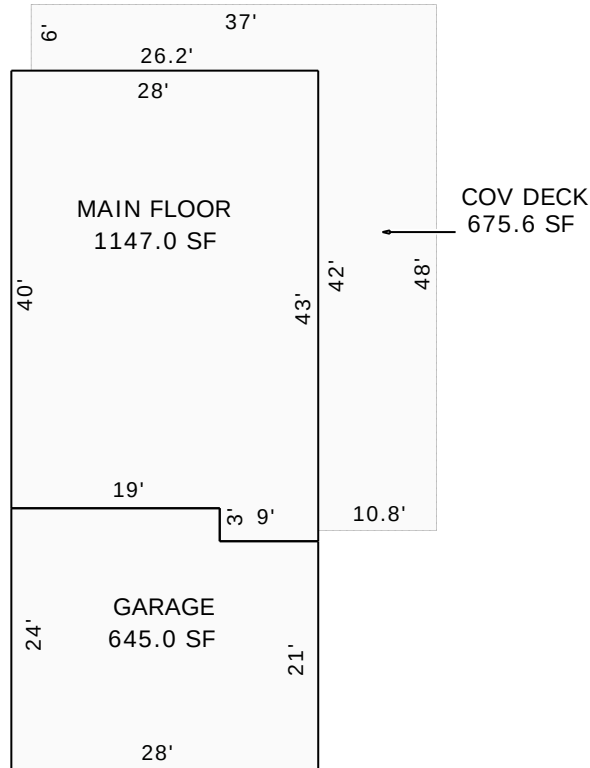
Client

Appraiser Name **139**

Inspection Date **UPDATED TO APPEAR IN APEX/FC 07/2011**

IMPROVEMENTS SKETCH

2 OF 2



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS

Scale: 1 = 16

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
1FLR	MAIN FLOOR	1.00	1147.0	142.0	1147.0
AGRG	GARAGE	1.00	645.0	104.0	645.0
CDECK	COV DECK	1.00	675.6	170.0	675.6



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

REAL PROPERTY TAX STATEMENT
JULY 1, 2024 TO JUNE 30, 2025
www.jacksoncountyor.gov/tax
541-774-6541

TAX ACCOUNT: 10305659

10305659

KAMINSKY SERGEI V ET AL
12901 SOLERA WAY
POWAY CA 92064-1132

CODE: 4002 MAP: 383W30-00-00302 ACRES: 4.55
SITUS: 11609 HWY 238 APPLGATE/COUNTY

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	432,250	382,590
STRUCTURES	333,150	380,980
TOTAL RMV	765,400	763,570
ASSESSED VALUE	551,930	568,480
TOTAL PROPERTY TAX:	5,687.15	6,009.04

If your ASSESSED VALUE has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (541) 774-6059.

TAX STATEMENT INFORMATION WAS SENT TO:
CLG Chase Manhattan Mortgage Corp - Utah

IMPORTANT INFORMATION ON BACK

PAYMENT QUESTIONS (541) 774-6541
VALUE QUESTIONS (541) 774-6059

EDUCATION SERVICE DISTRICT	200.33
RCC	291.52
THREE RIVERS SD 40	2,118.27
EDUCATION TOTAL:	2,610.12

JACKSON COUNTY	1,142.59
4-H EXTENSION SERVICE DISTRI	24.22
VECTOR CONTROL	24.39
JACKSON SOIL & WATER CONS	28.42
JACKSON COUNTY LIBRARY DIS	341.09
APPLGATE V RFPD #9	954.31
APPLGATE V RFPD #9 LOCAL LI	710.60
GENERAL GOVT TOTAL:	3,225.62

JACKSON COUNTY BONDS ECSC	37.41
RCC BONDS	43.77
RCC SHARED BONDS	25.87
OR FORESTRY FIRE SURCHARG	47.50
OR FORESTRY FIRE, TIMBER	18.75
BONDS - OTHER TOTAL:	173.30

TOTAL TAXES DUE (Includes discount) 5,828.77

If a mortgage company pays your taxes, this statement is for your records only.

Due November 15th, 2024

3% Discount.....	☐	5,828.77	
2% Discount.....	☐	3,925.91	Next Payment 05/15/2025
Trimester Option	☐	2,003.02	Next Payment 02/18/2025

KAMINSKY SERGEI V ET AL
12901 SOLERA WAY
POWAY CA 92064-1132

☐ Mailing address
change on back



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

ACCOUNT NO.

10305659

AMOUNT ENCLOSED

\$

15100103056590000200302000039259100005828774

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

19-Aug-2025

Tax Account #	10305659	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4002
Situs Address	11609 HWY 238 APPLGATE/COUNTY OR	Interest To	Aug 19, 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	\$6,009.04	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,687.15	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,537.66	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,375.09	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,463.87	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,281.76	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,109.31	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,002.96	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,873.53	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,716.19	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,591.85	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,207.06	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,969.56	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,963.07	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,143.74	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,032.84	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,937.51	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,864.44	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,735.80	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,647.54	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,566.04	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,544.36	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,403.02	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,305.66	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,973.04	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,911.58	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,551.79	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,470.42	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,278.91	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

EXHIBIT SECTION B

(Maps)

11609 Hwy 238
Oregon, AC +/-



 Boundary

11609 Hwy 238
Oregon, AC +/-



 Boundary

11609 Hwy 238
Oregon, AC +/-



 Boundary

11609 Hwy 238
Oregon, AC +/-



Boundary
Stream, Intermittent
River/Creek
Water Body

11609 Hwy 238
Oregon, AC +/-



 Boundary

 Wetlands

 Riparian

11609 Hwy 238
Oregon, AC +/-



11609 Hwy 238
Oregon, AC +/-



 Boundary

Boundary 4.54 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
23A	Camas-Newberg-Evans complex, 0 to 3 percent slopes	3.12	68.72	0	55	4w
21A	Camas sandy loam, 0 to 3 percent slopes	1.24	27.31	0	45	4w
W	Water	0.11	2.42	0	-	-
31A	Central Point sandy loam, 0 to 3 percent slopes	0.07	1.54	0	55	4c
TOTALS		4.54(*)	100%	-	50.94	4.0

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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

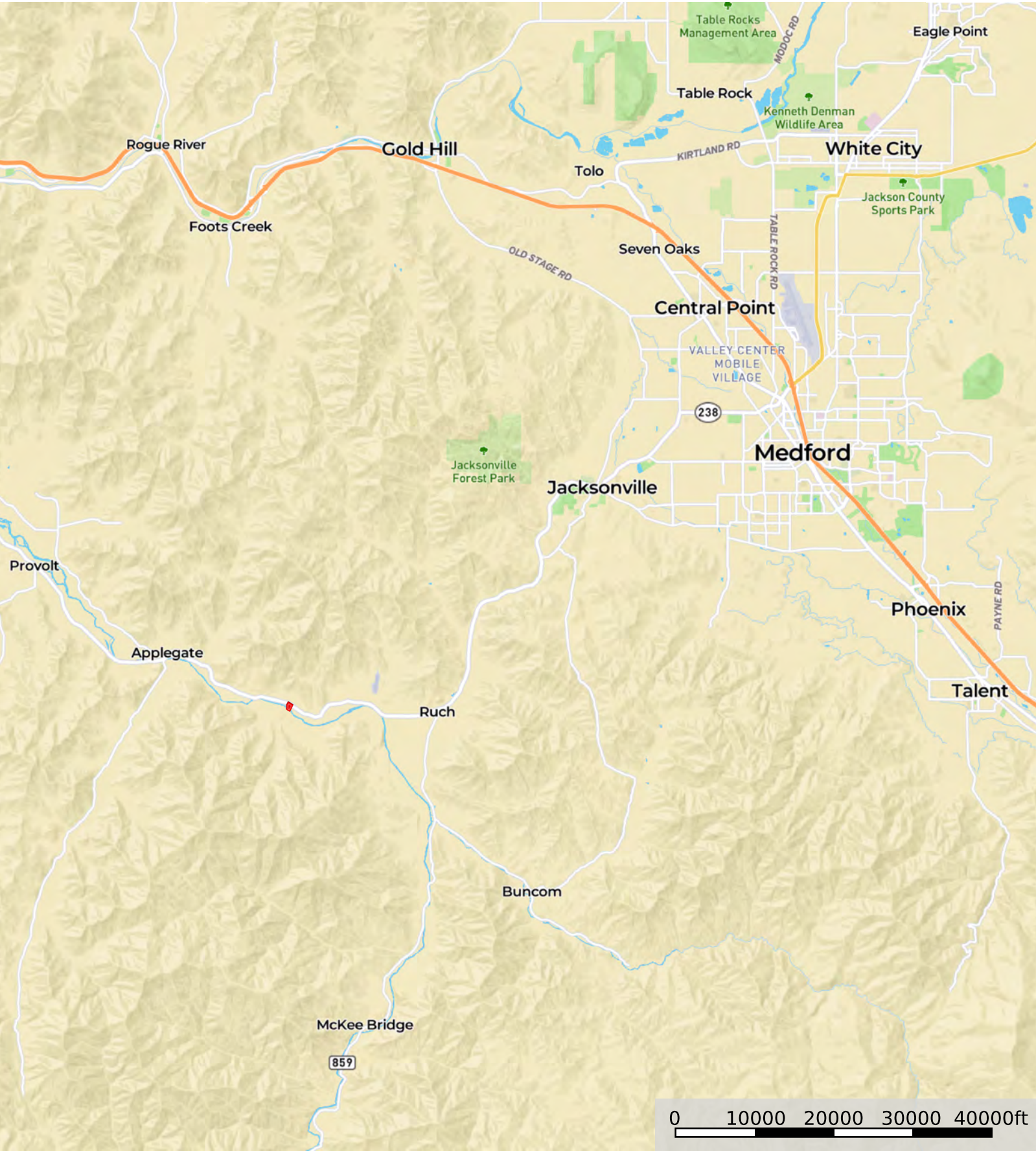
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

11609 Hwy 238
Oregon, AC +/-



Boundary

EXHIBIT SECTION C

(Title Report)



First American Title™

First American Title Insurance Company

1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

Order No.: 7161-4295083
July 31, 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:

Gary Laney, Title Officer
Phone: (541)779-7250 - Email: glaney@firstam.com

Preliminary Title Report

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

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

Situs Address as disclosed on Jackson County Tax Roll:

11609 Highway 238, Jacksonville, OR 97530

2021 ALTA Owners Standard Coverage	Liability \$	1,249,000.00	Premium \$	2,474.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined

Proposed Borrower: TBD

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

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

and as of July 22, 2025 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Applegate River Retreat, LLC

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. The premises herein described are within the Applegate Valley Irrigation District, notice of which appears in instrument recorded December 13, 1968 as Document No. [68-12013](#) of the Official Records of Jackson County, Oregon, and are subject to the statutory powers thereof, including the power of assessment.

10. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the mean high water mark of Applegate River and the ownership of the State of Oregon in that portion lying below the high water mark of Applegate River.
11. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Applegate River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
12. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
13. Easement, including terms and provisions contained therein:
Recording Information: November 20, 1940 as [Volume 228, Page 246](#)
In Favor of: California Oregon Power Company
For: Transmission and distribution of electricity, and other purposes
Affects: (Specific location not given)
14. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Sergei V Kaminskiy and Elena Kaminskiy, husband and wife joint tenants
Grantee/Beneficiary: JPMorgan Chase Bank, N.A.
Trustee: First American Title Insurance Company
Amount: \$398,588.00
Recorded: November 09, 2017
Recording Information: Document No. [2017-038332](#)
15. With respect to Applegate River Retreat, LLC:
 - a. A copy of its operating agreement or similar document and any amendments thereto;
 - b. A official copy of its articles of organization or similar incorporation document and any corrections, amendments or restatements thereto;
 - c. Evidence that the limited liability company is properly formed and is in good standing in the state of its domicile;
 - d. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

- END OF EXCEPTIONS -

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

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

Tax Amount: \$6,009.04
Map No.: 383W30 302
Property ID: [1-030565-9](#)
Tax Code No.: 4002

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: Bargain and Sale Deed recorded April 02, 2025 as Document No. [2025-006400](#), Sergei K. Kaminsky and Elena Kaminsky to Applegate River Retreat, LLC.

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

GARY LANEY
TITLE OFFICER
glaney@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: Lender To Be Determined

cc: Chris Martin, Land Leader NW, LLC
3811 Crater Lake Highway, Medford, OR 97504

Exhibit "A"

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

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION, NORTH 0° 18' 10" WEST, 380.0 FEET TO A POINT IN THE CENTER OF THE APPLGATE RIVER FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SECTION BOUNDARY, NORTH 0° 18' 10" WEST, 490.20 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 25° 11' 50" EAST, 210.98 FEET TO A POINT IN OREGON STATE HIGHWAY NO. 238; THENCE SOUTH 58° 51' 10" EAST, 413.92 FEET TO A POINT IN SAID HIGHWAY; THENCE SOUTH 25° 32' 20" WEST, 631.71 FEET TO A POINT IN THE CENTER OF THE APPLGATE RIVER; THENCE NORTH 58°40' WEST, 198.02 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF TRACT DESCRIBED IN VOLUME 384, PAGE 464, JACKSON COUNTY, OREGON, DEED RECORDS.

NOTE: This Legal Description was created prior to January 01, 2008.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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) de-identified 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 **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

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/>.

How Do We Collect Your Personal Information? 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/>.

How Do We Store and Protect Your Personal Information? 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.

How Long Do We Keep Your Personal Information? 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.



Your Choices 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/>.

International Jurisdictions: 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.

Changes to Our Notice: 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.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, 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.

N 1/4
COR.

200
45.20 A

TOWNSHIP 38 RANGE 3w SECTION 30 

THIS MAP IS FOR LOCATION PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR VARIATIONS
DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE

CS 13839

SE COR.
JOHN OBRIEN
DLC 43

LOT 3

NW COR.
DLC 39
409
33.09 Ac

400
47.80 Ac

40-2

SEE MAP 38 4W 25

W 1/4.
COR.

CS 22032

LOT 6

SW COR.
GEORGE LONG
DLC 39

LOT 7

LOT 8

CS 8691

CS 9794

SAQ.74 (21)