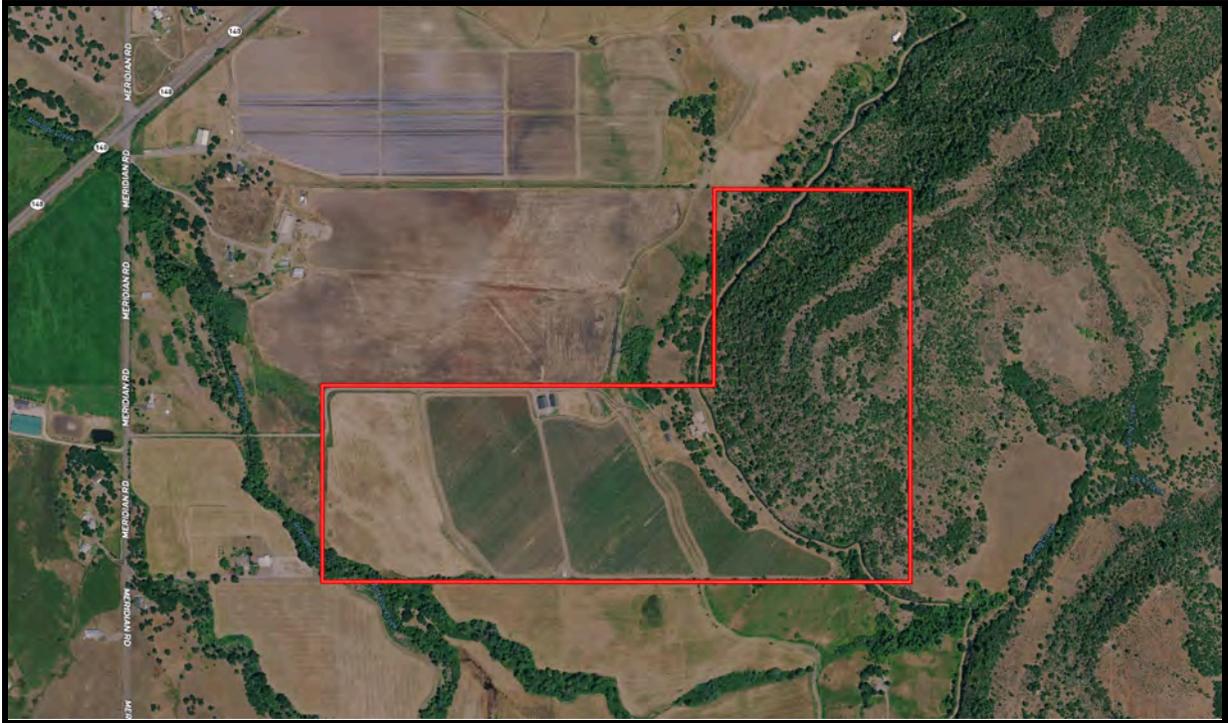


Offering Memorandum

Celtic Moon Estate

766 Meridian Road
Eagle Point, Jackson County, Oregon 97524



 **MOPG**
by John L. Scott

766 Meridian – Marketing Remarks

The Estate

Every element of this residence reflects an uncompromising commitment to design, craftsmanship, and livability. The home's architectural vision—a Mediterranean villa reimagined for the Pacific Northwest—balances grandeur with practicality, creating a space that is both inspiring and inviting. At its heart lies a stunning private courtyard that connects the main wings of the home, blending indoor and outdoor living in timeless Tuscan style.

Upon arrival, the grand entry immediately sets the tone with marble flooring, an elegant circular staircase, a private elevator, and soaring 27-foot cathedral ceilings. Natural light fills the home, illuminating intricate woodwork and refined finishes throughout.

The floor plan is centered around the interior courtyard, creating a seamless flow between living spaces. Just beyond the foyer, the formal dining room offers an elegant setting with floor-to-ceiling windows, stately columns, and a custom fireplace with imported mantle. Across the hall, a climate-controlled 2,000-bottle wine room showcases handcrafted shelving and warm wood detailing.

The open-concept kitchen and great room deliver both sophistication and function. Anchored by an expansive granite island, the kitchen features professional-grade appliances, custom cabinetry, and an inviting bar for entertaining. The adjoining great room, with 22-foot vaulted ceilings, is centered around a classic Rumford fireplace and framed by windows capturing mountain and courtyard views. The courtyard itself serves as a true outdoor living room—complete with fireplace, water feature, media area, and multiple spaces for year-round enjoyment. A bright breakfast nook and covered patio with built-in barbecue further enhance the indoor-outdoor experience.

To the west, the family room offers a warm and inviting atmosphere with a custom library and wet bar, along with sweeping views of the surrounding landscape. French doors open to an expansive deck, creating a seamless connection to the outdoors. The adjacent executive office provides a refined workspace designed for focus and inspiration.

The primary suite completes this wing, offering a private retreat with a spacious bedroom, sitting area, fireplace, and direct access to the deck where valley and mountain views unfold. The spa-inspired bath includes dual custom vanities, a large walk-in tile shower, jetted soaking tub, heated floors, and a well-appointed walk-in closet with built-ins and convenient secondary access.

Upstairs, vaulted ceilings with exposed wood beams and turret-style architecture create a dramatic yet comfortable setting. One wing features two guest bedrooms, a guest bath, and private balcony, while the other includes a spacious bonus room with built-in cabinetry and balcony overlooking the courtyard and surrounding views.

The eastern wing of the main level includes a large utility and laundry room with mudroom, second office, and powder bath, along with direct access to the second garage. The adjoining recreation space is designed for wellness and relaxation, featuring a gym, full bath, infrared sauna, and an impressive indoor Pebble Tec saltwater pool with dedicated HVAC. Outside, a south-facing patio provides yet another inviting setting for entertaining or quiet retreat.

Additional features include two attached garages, a finished basement workshop, raised garden beds, and a fully fenced garden with thoughtful design to protect and sustain productivity. The home's stucco and stone exterior, tile roof, geothermal heating and cooling, and whole-house Cummins backup generator deliver timeless design paired with modern efficiency and peace of mind.

The Casita

Perched atop the vineyard is a beautiful 851-square-foot casita with one bedroom and one full bathroom. Designed with the same craftsmanship and finishes as the main residence, it features a stucco exterior that complements the estate's Mediterranean style. Inside, the open layout includes a full kitchen, comfortable living area, and private bedroom suite. Doors open to a spacious deck overlooking the vineyard—an ideal place to relax and enjoy the views. The casita is perfect for guests, caretakers, or as a private retreat.

Land and Topography

The property spans approximately 160 acres of usable and diverse terrain, offering a blend of open ground, gentle slopes, and elevated vantage points. The layout supports a variety of uses, from recreational enjoyment to agricultural or lifestyle pursuits, while maintaining a high degree of privacy and usability.

Ranging from approximately 1,460 to 1,960 feet in elevation, with the residence positioned around 1,600 feet, the land is primarily level to gently rolling. More elevated areas above the home provide additional visual appeal and expansive views across the surrounding valley and mountains. The setting offers both beauty and function, creating a strong sense of scale while remaining accessible and practical across much of the acreage.

Water

The property holds 77.44 acres of irrigation rights—69.70 acres (RRVID) and 7.74 acres (MID)—all delivered entirely through the RRVID system by inter-district agreement. The RRVID line is piped and serves as the main water source, providing around 40 PSI at the point of diversion. Domestic water is supplied by two private wells and a spring, with ~6,000 gallons of total storage.

Outbuildings

The estate includes a collection of functional and well-built outbuildings that support both lifestyle and land use. The Main Barn includes an enclosed shop with concrete floor and a machine shed plus a carport. Total covered area approximately 4,554 sq. ft. The Machine Shed building is ideal for additional equipment or vehicle storage. Four livestock shelters, each approximately 12' x 24', are suitable for small-scale livestock or equestrian use.

The Vineyard

The property includes Celtic Moon Vineyards, a 42.5-acre vineyard in the Rogue Valley AVA near Eagle Point. Established in 2014, it sits on gently sloping, southwest-facing terrain with good sun exposure and soils. The vineyard is fully fenced and designed for efficient, mechanized operation. There are multiple varieties, including Pinot Noir, Syrah, Chardonnay, Viognier and more. Planted on 7' x 4' spacing with a Vertical Shoot Position

(VSP) trellis system, the vineyard also uses drip irrigation. Frost protection and monitoring systems include five wind machines and two weather stations.

The Location

Nestled in the heart of Southern Oregon's wine country, this estate offers rare privacy and convenience. Its position along Meridian Road provides easy access to both Eagle Point and Medford while maintaining a sense of seclusion among rolling hills and ranch landscapes. The surrounding area is home to premier ranches, a premier golf course, and endless outdoor recreation—from fishing and hiking to exploring thousands of acres of public lands. The property's Mediterranean architecture and cultivated grounds harmonize beautifully with the region's climate and culture, offering a lifestyle that feels both timeless and rejuvenating.

Eagle Point is a picturesque rural community located in the heart of Southern Oregon's Rogue Valley, about 12 miles northeast of Medford and roughly 20 minutes from the Rogue Valley International–Medford Airport. Often called the “Gateway to the Lakes,” Eagle Point offers a peaceful country atmosphere with convenient access to the amenities of the greater Rogue Valley, including shopping, healthcare, dining, and cultural events in nearby Medford and Ashland.

The Rogue Valley enjoys a Mediterranean climate, characterized by four distinct seasons with warm, dry summers and mild, wet winters. Average summer highs range from the mid-80s to low 90s, while winter highs typically sit in the upper 40s to mid-50s. The valley receives around 20 inches of annual rainfall, mostly between November and April, and enjoys over 200 days of sunshine each year. This favorable climate supports diverse agriculture—from vineyards and pear orchards to pastureland—and provides ideal conditions for year-round outdoor recreation.

766 Meridian Road, Eagle Point, Oregon 97524

Township	Range	Section	Tax Lot	Account #	Acres	Zoning
36	1E	18	1202	10935904	40.00	EFU
36	1E	19	100	10265068	<u>120.00</u>	EFU
				Total	160.00	

2025 Taxes: \$20,229.21

Zoning: EFU (Exclusive Farm Use)

Topography: Level to gently rolling (above the house is moderately steep)

Elevation: Between 1,460 ft to 1,960 ft, with the house around 1,600 ft

Domestic Water: 2 private wells + spring, with 6,000 gallons of total water storage

Water Rights:
 MID: 7.74 acres
 RRVID: 69.70 acres
 Total Acres: 77.44 acres

Electric: Pacific Power Company; 400 amp service to main house + separate service for shop and irrigation filtration/pump

Septic: Shared system with two septic tanks, one sand filter, and one drainfield

Vineyard: +/-42.54 net acres, drip irrigation, conventionally farmed, 7' x 4' spacing, all VSP trellis, planted between 2014 and 2019, all grafted rootstock

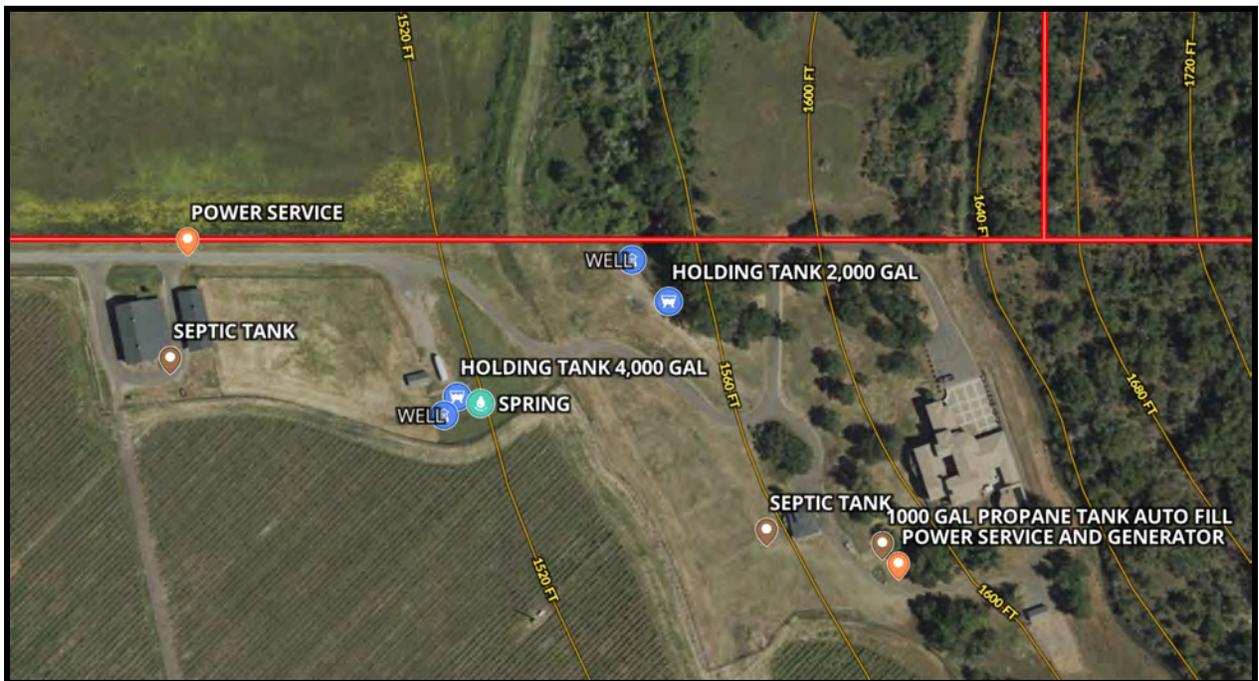
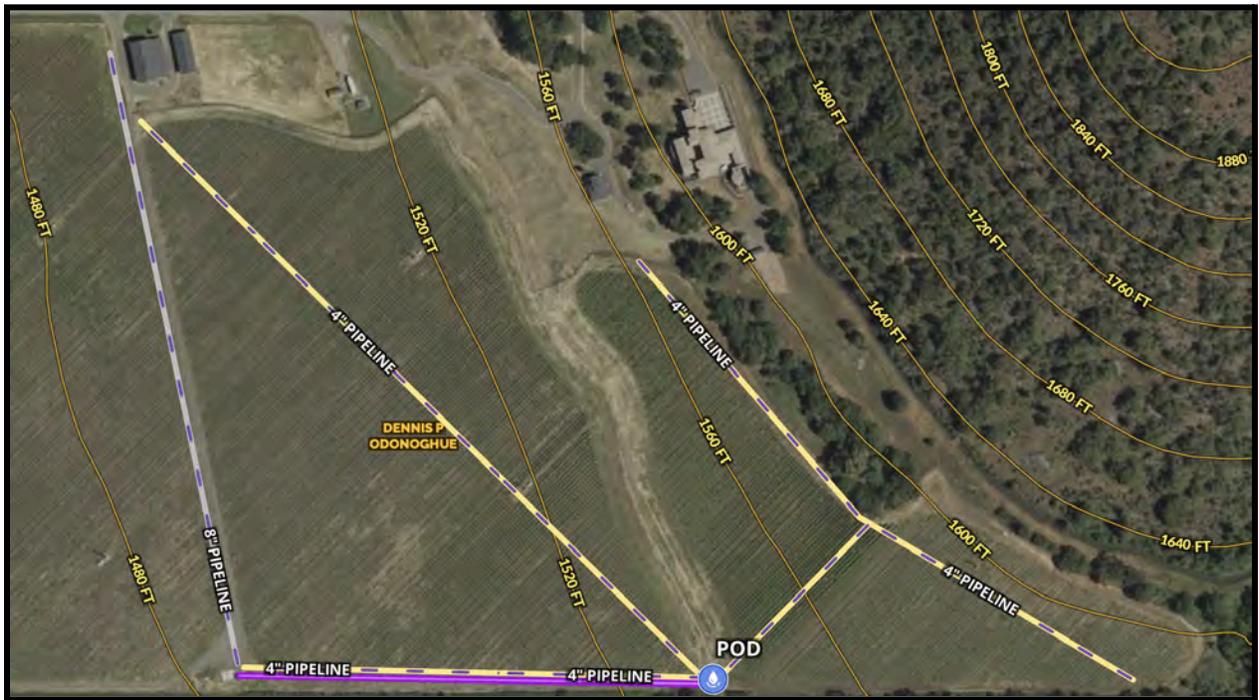
Soils: A mix of Class III and IV clay soils, with an average rating of 3.37

Domestic Water

<p>Use</p>	<p>The property is served by two private wells and one natural spring.</p> <p>The spring is the preferred water source due to its high quality, and supplies the system exclusively for approximately eight to ten months of the year. During the driest months, the two wells supplement the spring to maintain the supply with the support of storage tanks.</p>
<p>System</p>	<p>The spring and lower well both feed into two 2,000-gallon storage tanks located in the lower pump house. The lower well is estimated to produce between 1–3 gallons per minute. From the lower pump house, water is distributed to the shop and pumped to the upper holding tank.</p> <p>The upper holding tank receives water from both the lower tanks and the upper well. Drilled in 2014, the upper well is 340 feet deep and tested at 50 gallons per minute at that time. Water from the upper holding tank is delivered to the main house mechanical room, where it passes through a filtration system before serving the residence. The casita is supplied from the main house line.</p>
<p>Filtration</p>	<p>The system includes a particulate filter, UV light, water softener, and arsenic filter.</p>

Water Rights & Irrigation

Source	Medford Irrigation District (MID) & Rogue River Valley Irrigation District (RRVID)
Acres	MID: 7.74 acres RRVID: <u>69.70 acres</u> Total Irrigated Acres: 77.44 acres
Cost (2025)	MID: \$831.90 RRVID: <u>\$6,278.34</u> Total: \$7,110.24
Delivery	<p>The property benefits from an inter-district agreement allowing all irrigation water, including MID-entitled acreage, to be delivered through the Rogue River Valley Irrigation District (RRVID) system. Both the RRVID and MID ditches cross the property — the MID ditch runs as an open channel just above the home, while the RRVID line is piped and serves as the primary delivery system.</p> <p>At the point of diversion, the RRVID system provides approximately 40 PSI of head pressure.</p>
System	<p>The primary 8-inch mainline carries water from the RRVID pipe to a filtration and boost pump station.</p> <p>From the station, two pressurized mains distribute water to lateral lines serving the vineyard drip system.</p> <p>Lower main: 8-inch line</p> <p>Upper main: 4-inch line</p> <p>Filtration & Boost System: The boost pump is used to maintain balanced pressure to the upper irrigation zones located above the RRVID ditch (approximately 8 acres).</p>



Celtic Moon Vineyards

Overview

Celtic Moon Vineyards is a 42.5-acre vineyard located in the Rogue Valley AVA near Eagle Point, Oregon. Established in 2014, the vineyard spans gently sloping southwest-facing terrain (1–5% grade). Designed for efficient management and consistent fruit quality, the site supports fully mechanized operations and is enclosed by a seven-foot perimeter fence.

Infrastructure

The vineyard is planted on 7'x4' spacing with a Vertical Shoot Position (VSP) trellis system and spur-pruned canopy structure. Water is supplied through a drip irrigation system fed by the Rogue River Valley Irrigation District (see Water Rights & Irrigation Section). Frost protection is achieved through five wind machines. Additional infrastructure includes two Davis Instruments “Vantage Connect” weather stations.



Planting & Production Summary

Varietal	Clone	Acres	Year Planted / Grafted	Rootstock	2023 Yield (tons/acre)
Pinot Noir	114	2.01	2015	101-14	4.60
	115	0.65	2018	1616C	4.60
	777	4.36	2018	1616C	4.60
	02A	5.58	2018	1616C	4.60
	Pommard	5.30	2018	1616C	4.60
Syrah	5	3.13	2018	1616C	5.51
	470	3.82	2015	101-14	5.51
Chardonnay	17	4.28	2019	1616C	3.77
Viognier	1	3.41	2015	101-14	4.76
Sauvignon Blanc	376	1.91	2017	101-14	5.66
Grenache	362	1.00	2022 (field graft)	3309	4.83
Cabernet Sauvignon	7, 8, 47	1.00	2022 (field graft)	3309	3.83
Merlot	181	1.00	2014	3309	5.89
Barbera	5	1.00	2022 (field graft)	3309	5.56
Malbec	9	1.00	2022 (field graft)	3309	4.67
Cabernet Franc	13	1.00	2022 (field graft)	3309	4.17
Tempranillo	3	1.00	2022 (field graft)	3309	3.86
Mourvèdre	2	0.44	2022 (field graft)	3309	4.38
Alvarinho	1	0.62	2022 (field graft)	3309	2.71
Orange Muscat	1	0.25	2022 (field graft)	1616C	3.65

Total Planted Area: 42.5 acres

Soils

Soil	Soil Description	Acres	Irrigated Capability Class
27B	Carney clay, 1–5% slopes	55.20	Class 3s
27D	Carney clay, 5–20% slopes	27.73	Class 4e
33A	Coker clay, 0–3% slopes	4.94	Class 4w
23A	Camas–Newberg–Evans complex, 0–3% slopes	1.56	—

Average irrigated capability class: 3.37



The Estate

Home Sq. Ft.	Beds	Baths	Levels	Garage Sq. Ft.
7,256	3	3 full / 2 half	2	1,780

<p>Lifestyle & Setting</p>	<ul style="list-style-type: none"> -Private Mediterranean estate surrounded by vineyards and mountain views -Designed for seamless indoor-outdoor living and entertaining -Expansive decks and patios connect living spaces to natural surroundings -Setting offers both privacy and grandeur with long-range views and exceptional natural light
<p>Architectural Overview</p>	<ul style="list-style-type: none"> -Three-year build by Michael Pagnini, fully custom design with high-quality materials and finishes throughout -Mediterranean villa design with stucco exterior and stone accents -Floor plan designed around a central courtyard, emphasizing indoor-outdoor living -Tuscan-inspired courtyard includes outdoor fireplace, built-in TV, and covered lounging space -Four distinct outdoor spaces: interior courtyard, vineyard deck, southern patio, and covered outdoor kitchen area -Floor plan designed to optimise the views of both the vineyard and distant mountains -Tile roof and custom architectural lines throughout -Craftsmanship includes custom alder woodwork, elegant fixtures, high-end appliances, custom windows and door package

<p>Entry</p>	<ul style="list-style-type: none"> - Grand entry with marble flooring and 27-foot cathedral ceilings -Elegant circular staircase leading to the second level -Formal foyer flanked by powder room and elevator
<p>Kitchen & Great Room</p>	<ul style="list-style-type: none"> -Expansive open-concept kitchen and great room with 22-foot vaulted ceilings -Large granite island with heated countertops and bar seating -Custom-painted cabinetry and walk-in pantry with ample storage -Appliance package includes GE Monogram refrigerator, Thermador 48” gas cooktop, Thermador double ovens, and more -Great room anchored by Rumford wood-burning fireplace with large windows facing the courtyard plus great views to the south -Seamless access to breakfast nook and covered patio/outdoor kitchen
<p>Formal Spaces</p>	<ul style="list-style-type: none"> -Formal dining room features a reclaimed custom fireplace surround from a historic home in Versailles and floor-to-ceiling windows facing the courtyard -Library/family room with custom alder built-ins, wet bar, and vineyard/mountain views -Executive office offers deck access and panoramic vineyard vistas -Custom 2,000-bottle wine cellar with ornate woodworking
<p>Primary Suite Wing</p>	<ul style="list-style-type: none"> -Luxurious primary suite on main level -Bedroom with sitting area, fireplace, and vineyard views -Covered balcony and vineyard deck access -Spa-like ensuite with dual vanities, jetted soaking tub, large custom shower, and heated tile floors -Expansive custom closet with built-ins and secondary entry discreetly adjoining the foyer and main garage

Gues & Upper-Level	<ul style="list-style-type: none"> -Two well-appointed guest bedrooms -Bright bonus room overlooking courtyard and distant mountain views -Flexible-use room near elevator ideal for media or hobby space
Health & Recreation Wing	<ul style="list-style-type: none"> -Attached health wing connects to the main house through laundry/utility area -Gym space plus a very nicely finished full bathroom -Indoor saltwater pool with Pebble Tec finish; heated via propane furnace or solar system -Dedicated HVAC and evaporator system for pool room -Infrared sauna adjoining pool area -Direct access to expansive outdoor patio adjacent to breakfast nook
Utility & Flex	<ul style="list-style-type: none"> -Spacious laundry and utility room with abundant cabinetry, folding space, and a secondary powder room -Finished basement workshop (35' x 17') with workspace and storage -Separate garden storage room (13' x 15') adjacent to the raised bed garden (~32' x 16') -Dedicated pool equipment building, detached generator room, and more
Mechanical & Electrical	<ul style="list-style-type: none"> -HVAC: Geothermal system with separate main- and upper-level zones (100% electric) -Heated tile floors in master bath and laundry room -Geothermal system supports hot water heating with electric backup. Whole-house hot water recirculation pump. -400-amp electrical service

	<p>-Whole-home Cummins propane generator powers main house, casita, and upper well system</p> <p>-Multiple fireplaces: Rumford in great room, dual-sided in office/library, plus master suite and courtyard units</p>
--	---

The Casita

Sq. Ft.	Beds	Baths	Levels
851	1	1 full	1

The Casita	<p>The property includes a beautiful 851-square-foot casita.</p> <p>One bedroom and one bathroom.</p> <p>Designed with the same high level of craftsmanship as the main residence, it showcases quality finishes throughout and a stucco exterior that complements the estate’s architectural style.</p> <p>The home opens to a spacious deck overlooking the vineyard, providing an inviting space to relax and enjoy the surrounding views.</p> <p>The casita serves as an ideal guest retreat, caretaker’s quarters, or private getaway with comfort and style.</p>
-------------------	--

Out-Buildings

Main Barn	<p>-36’ x 20’ Enclosed shop with concrete floor. Door 13’10”W x 14’H</p> <p>-54’ x 36’ Machine shed with 15’6” clearance</p> <p>-70’ x 27’ Carport with 8’6” clearance</p> <p>Total Covered Sq. Ft. 4,554 (Approx)</p>
Machine Shed	28’ x 74’ Machine shed with 11’6” clearance
Animal Shelters	4 livestock shelters, all approximately 12’ x 24’

Seller Notes and Details

This home was the result of a six-year design journey in which every architectural and design element was carefully chosen to reflect the owner's vision. Working closely with builder Mike Pagnini, the sellers created a residence defined by craftsmanship, light, and seamless indoor-outdoor living.

Having spent decades in the light-challenged Pacific Northwest, the sellers designed the home to capture sunlight in every room and maintain a strong connection to nature. The central courtyard became a signature feature—allowing doors and windows to remain open year-round while providing privacy and harmony between interior spaces.

The great room fireplace, discovered in Issaquah, Washington, was engineered by a former Lockheed Aerospace Engineer to maximize air flow and heat efficiency. It produces minimal ash and burns clean enough to be used during most burn bans. Above the pantry, a transom window releases rising heat to improve air circulation on warm days.

Distinctive design details tell stories of art and travel. The dining room fireplace surround was sourced from an antique shop in Sausalito and originally came from an estate in Versailles, France. The solid copper backsplash tiles in the kitchen were handmade by an artist in New Mexico and kept for over a decade before being installed here. The deck railings, inspired by a 1922 San Francisco home, were hand-fabricated with imported spindles and custom metalwork.

The 9-by-10-foot kitchen island offers exceptional workspace and includes built-in heat beneath the granite top, controlled from inside the pantry. The utility room was designed for entertaining, with a second dishwasher, large sink, microwave, and heated counter—perfect for caterers or large gatherings.

Entertainment and accessibility were central to the design. The motor courtyard accommodates dozens of cars, and the great room comfortably hosts over forty guests with acoustics praised by musicians. The entire main level is step-free, and an elevator ensures full accessibility throughout the home. Every detail reflects intentional design and a lasting appreciation for light, artistry, and livable elegance.

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

EXHIBIT SECTION A



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.: 7161-4318070
October 21, 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:

Regina Cranston, Title Officer
Phone: (541)779-7250 - Email: rcranston@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:

766 Meridian Road, Eagle Point, OR 97524

2021 ALTA Owners Standard Coverage	Liability \$	3,950,000.00	Premium \$	4,894.00 STR
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 \$	60.00
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 September 30, 2025 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Dennis P. O'Donoghue and Kelly Leigh Bush, who acquired title as Kelley L. O'Donoghue as qualified by the following language contained in the Deed to the vestees herein: "as tenants-in-common, not with rights of survivorship, an equal undivided one-half interest"

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 year 2025-2026
Tax Amount \$ 20,229.21
Unpaid Balance: \$ 20,229.21 , plus interest and penalties, if any
Code No.: 9-19
Map & Tax Lot No.: 361E19 100
Property ID No.: [1-026506-8](#)
9. Taxes for the year 2025-2026
Tax Amount \$ 212.40
Unpaid Balance: \$ 212.40 , plus interest and penalties, if any
Code No.: 9-02
Map & Tax Lot No.: 361E18 1202
Property ID No.: [1-093590-4](#)
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. These premises are situated in the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
12. 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.
13. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Antelope Creek.
(Affects Tax Lot 100)
14. Governmental rights in connection with flood control and propagation of anadromous fish and public rights of fishing and recreational navigation in and to the water, bed and shoreline of the Antelope Creek.
(Affects Tax Lot 100)
15. Agreement for a perpetual easement 16 1/2 feet in width for the purpose of a high line ditch, as set forth in instrument recorded in Volume "K", Page 148. (Affects Tax Lot 100)
16. A strip of land 50.0 feet in width for canal purposes, and rights in connection therewith, granted to The Fish Lake Water Company, an Oregon corporation, by instruments recorded in [Volume 48, Pages 318 and 319](#), and [Volume 70, Page 73](#). (Affects Tax Lot 1202)
17. Right of way for canal, and rights in connection therewith, granted to Fish Lake Water Company, an Oregon corporation, by instrument recorded in [Volume 52, Page 117](#). (Affects Tax Lot 100)
18. Right of way 30.0 feet in width for pipe line, and rights in connection therewith, granted to the City of Medford, Oregon, a municipal corporation, by instrument recorded in [Volume 116, Page 64](#)
(Affects Tax Lot 1202)
19. Rights of way for canals, and rights in connection therewith, granted to the Medford Irrigation District, a municipal corporation, by instrument recorded in [Volume 130, Pages 24 and 69](#). (Affects Tax Lot 100)

20. A strip of land 50.0 feet in width for canal purposes, and rights in connection therewith, granted to the Medford Irrigation District, a municipal corporation, by instrument recorded in [Volume 130, Page 71](#). (Affects Tax Lot 1202)
21. Perpetual non-exclusive easement for roadway purposes over the north 30.0 feet of the west 30.0 feet as granted by instrument recorded July 01, 1974 as Document No. [74-08326](#). (Affects Tax Lot 1202)
22. Agreement with Rogue River Valley Irrigation District, including terms and provisions thereof.
Recorded: March 20, 1979 as Document No. [79-05598](#) (Affects tax lot 100)
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 July 22, 1992 as Document No. [92-21790](#), Official Records of Jackson County, Oregon.
24. Right (s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument(s) recorded May 25, 1994 as Document No. [94-19776](#). (Affects Tax Lot 1202)
25. Modification of Easement Agreement, including terms and provisions thereof.
Recorded: December 29, 2000 as Document No. [00-52674](#)
26. Easement, including terms and provisions contained therein:
Recording Information: June 27, 2012 as Document No. [2012-020460](#)
In Favor of: PacifiCorp, an Oregon corporation, its successors and assigns
For: Underground Right of Way
27. Petition and Order for Inclusion of Lands By Transfer, including terms and provisions thereof.
Recorded: September 07, 2012 as Document No. [2012-030128](#)
(Affects Tax Lot 100)
28. Easement, including terms and provisions contained therein:
Recording Information: November 15, 2012 as Document No. [2012-039278](#)
In Favor of: PacifiCorp, an Oregon corporation, its successors and assigns
For: Underground Right of Way
29. Petition and Order for Inclusion of Lands By Transfer, including terms and provisions thereof.
Recorded: January 22, 2013 as Document No. [2013-002246](#)
(Affects Tax Lot 100)
30. 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 September 30, 2016 as Document No. [2016-032227](#), Official Records of Jackson County, Oregon.
31. 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 26, 2017 as Document No. [2017-017653](#), Official Records of Jackson County, Oregon.

32. A Judgment for the amount herein stated and any other amounts due.
Case No.: 20DR13891
Entered: June 30, 2022
Amount: \$1,400.00 per month spousal support , plus interest, costs, if any
Creditor: Kelly Leigh O'Donoghue
Debtor: Dennis Patrick O'Donoghue
33. A Judgment for the amount herein stated and any other amounts due.
Case No.: 20DR13891
Entered: June 30, 2022
Amount: \$2,320,000.00 , plus interest, costs, if any
Creditor: Kelley Leigh O'Donoghue
Debtor: Dennis Patrick O'Donoghue
34. A deed between Dennis P. O'Donoghue and Athena M. O'Donoghue and Meghan C. Cerone, recorded April 03, 2023 in Document No. [2023-006097](#) of official records. This Deed is not effective to convey title until Grantor's death or the death of the last to die of two or more Grantor's.
35. 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 25, 2023 as Document No. [2023-010091](#), Official Records of Jackson County, Oregon.
36. Intercreditor and Subordination Agreement, including terms and provisions thereof.
Recorded: September 29, 2023 as Document No. [2023-020757](#)
37. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Dennis P. O'Donoghue and Kelley L. Bush who acquired title as Kelley L. O'Donoghue, each as to an undivided 1/2 interest as tenants in common
Grantee/Beneficiary: TS Bank
Trustee: Ticor Title Company of Oregon
Amount: \$524,000.00
Recorded: September 29, 2023
Recording Information: Document No. [2023-020758](#)

Re-recorded November 14, 2023 as Document No. [2023-023682](#)
38. Financing Statement, indicating a Security Agreement
Debtor: Dennis Patrick O'Donoghue and Kelley Leigh Bush aka Kelley Leigh O'Donoghue
Secured Party: TS Bank
Recorded: September 29, 2023
Recording Information: Document No. [2023-020759](#)
39. Unrecorded leases or periodic tenancies, if any.
40. 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.
41. This report has been submitted to our underwriter for review and approval. We will inform you of any further exceptions and/or requirements.

- 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: An easement appurtenant to the herein described property for ingress and egress, including the terms and provisions thereof, as set forth in instrument recorded December 29, 2000 as Document No. [00-52673](#), Official Records of Jackson County, Oregon.

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!

REGINA CRANSTON
TITLE OFFICER
rcranston@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, John L Scott Real Estate
871 Medford Center, Medford, OR 97504

Exhibit "A"

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

The Northeast Quarter of the Northwest Quarter and the North Half of the Northeast Quarter of Section 19, and the Southeast Quarter of the Southeast Quarter of Section 18, all in Township 36 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon.

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



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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.

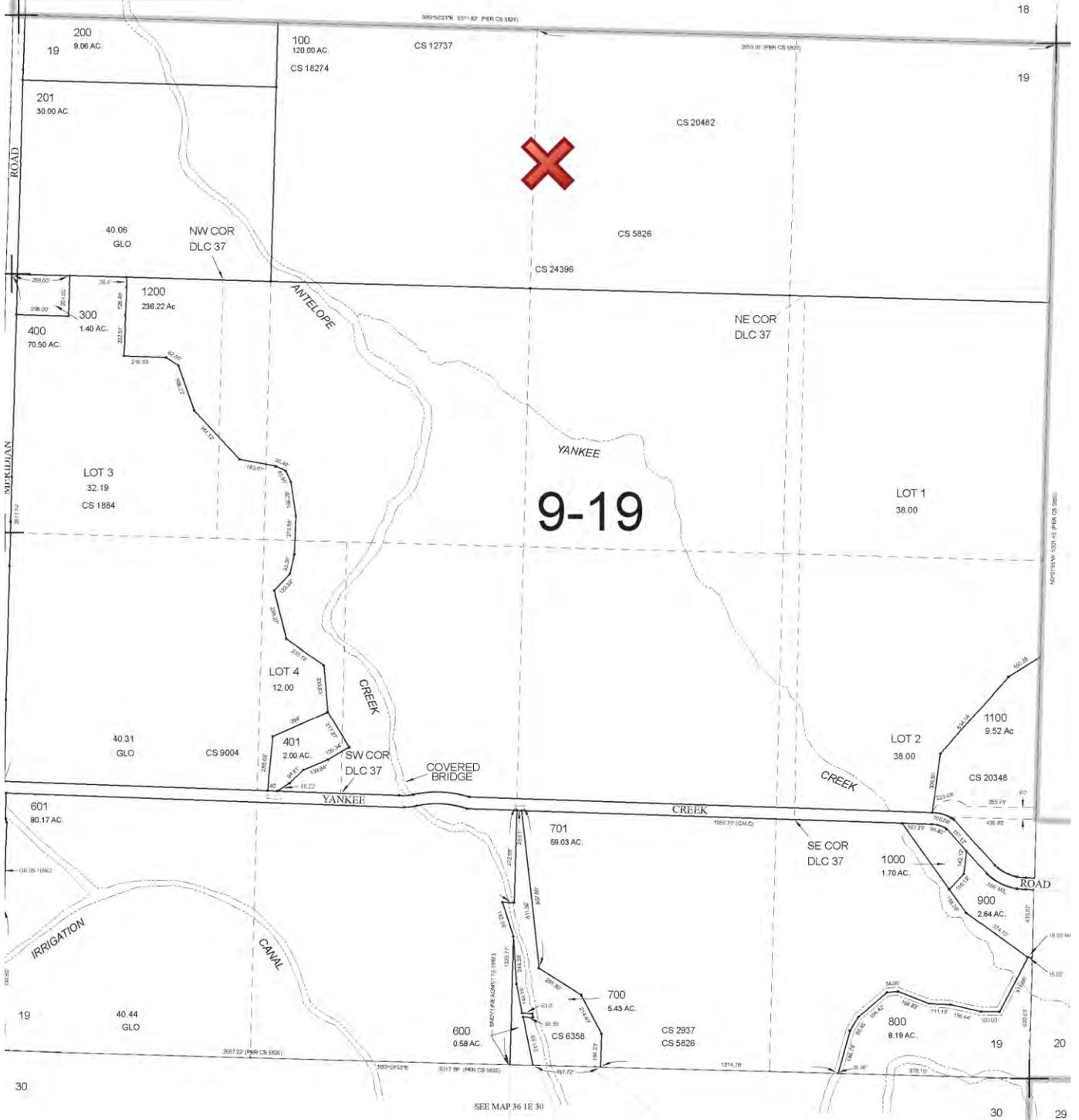
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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.

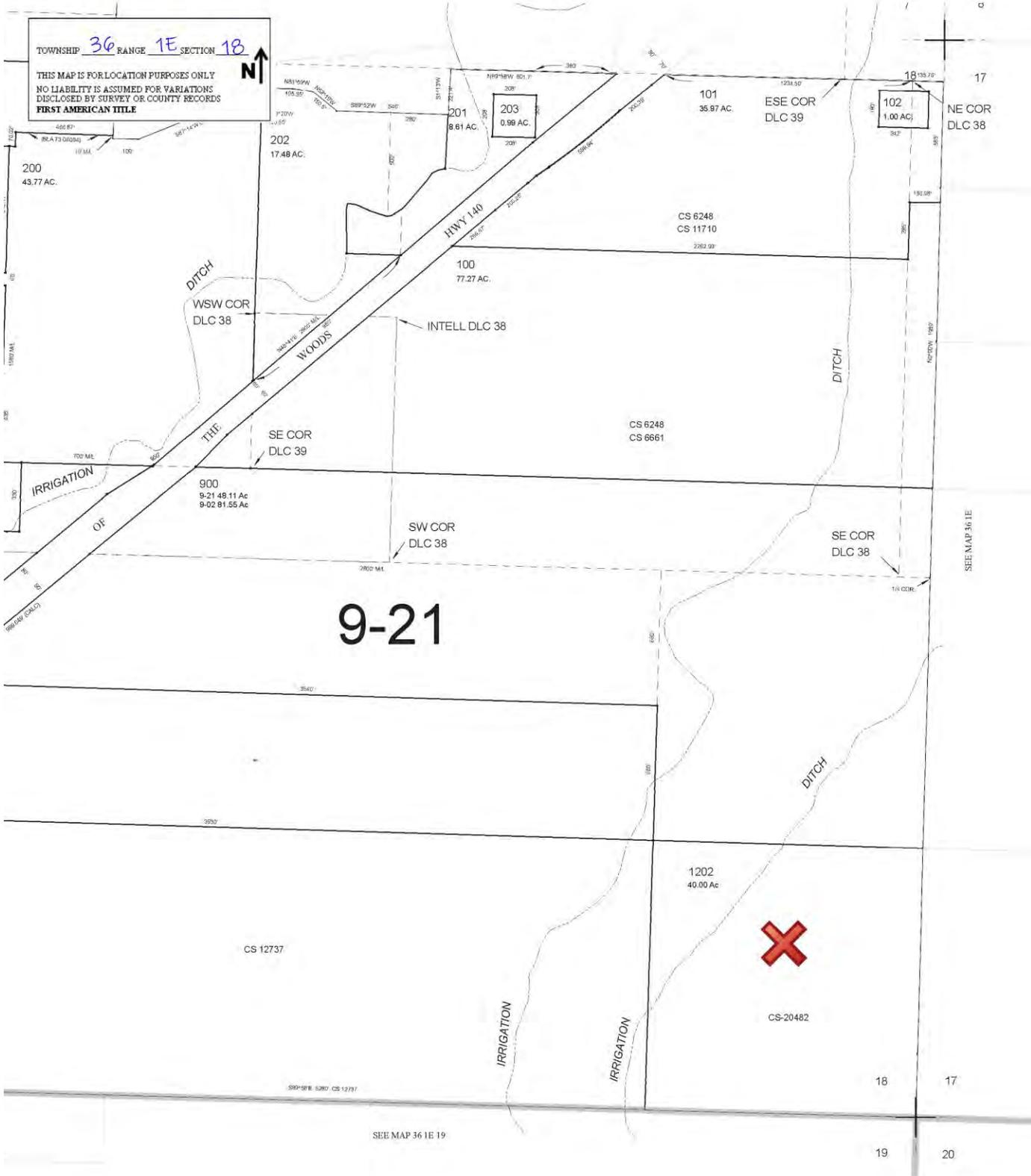
TOWNSHIP **36** RANGE **1E** SECTION **19**
 THIS MAP IS FOR LOCATION PURPOSES ONLY
 NO LIABILITY IS ASSUMED FOR VARIATIONS
 DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE

SEE MAP 36 1E 18



SEE MAP 36 1E 30

TOWNSHIP 36 RANGE 1E SECTION 18
 THIS MAP IS FOR LOCATION PURPOSES ONLY
 NO LIABILITY IS ASSUMED FOR VARIATIONS
 DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE



9-21



SEE MAP 36 1E 19

17

NE COR
DLC 38

18

ESE COR
DLC 39

102
1.00 AC

101
35.87 AC

203
0.98 AC

201
8.61 AC

202
17.48 AC

200
43.77 AC

CS 6248
CS 11710

100
77.27 AC

INTELL DLC 38

WSW COR
DLC 38

SE COR
DLC 39

CS 6248
CS 6661

900
9-21 48.11 Ac
9-02 81.55 Ac

SW COR
DLC 38

SE COR
DLC 38

SEE MAP 36 1E

1202
40.00 Ac

CS-20482

CS 12737

18

17

19

20

EXHIBIT SECTION B

[Account Sequence](#) [Map TL Sequence](#) Assessment Year 2025 [Print Window](#) [Close Window](#)

Assessment Info for Account 1-026506-8 Map 361E19 Taxlot 100
Report For Assessment Purposes Only Created September 17, 2025

Account Info		Tax Year 2025 Info		Land Info	
Account	1-026506-8	Pay Taxes Online		Tax Code	9-19
Map Taxlot	361E19 100	Tax Report	Details	Acreage	120.00
Owner	ODONOGHUE DENNIS P (TOD)	Tax History	Details	Zoning	
	ODONOGHUE KELLEY L	Tax Details	Details	Land Class	
Situs Address	766 MERIDIAN RD EAGLE POINT/COUNTY R	Tax Rates	Details	EFU Land Class IIIBI 20.00 Ac IVB 57.50 Ac OD 0.00 Ac RT 1.00 Ac VB 9.00 Ac VIB 32.50 Ac	
Mailing Address	ODONOGHUE DENNIS P ET AL 766 MERIDIAN RD EAGLE POINT OR, 97524-7947			Property Class	551
<input type="checkbox"/> Associated Taxlots 1 Acct				Unit ID	128733-2
9-02 R	1-093590-4 361E18 1202 ACTIVE			Maintenance Area	1
Appraiser	201			Neighborhood	000
				Study Area	02
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 0	Apr 03, 2023	2023-6097	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
9-19	LAND	1.00	\$ 42,450	\$ 2,450		
9-19	LAND	119.00	\$ 665,170	\$ 0		
9-19	IMPR	0.00	\$ 2,403,230	\$ 2,403,230		
PSO Value History Details			Total: \$ 3,110,850	\$ 2,405,680	\$ 1,581,230	\$ 1,581,230

[Specially Assessed Value Summary \(For Assessment Year 2025 - Subject To Change \)](#)

Code Area	Type	Acreage	SAV	MSAV	AV
9-19	LAND	119.00	\$ 95,065		
Total:			\$ 95,065	\$ 40,274	\$ 40,224

[Total \(Market + Specially Assessed\) Value Summary \(For Assessment Year 2025 - Subject To Change \)](#)

Code Area	RMV	M5	MAV	AV
9-19	\$ 3,110,850	\$ 2,500,745	\$ 1,621,505	\$ 1,621,454

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	Details
1	9-19	2012	2012	151	One story	RESIDENCE	851	100 %	Details
2	9-19	2014	2014	174	Two story with basement	RESIDENCE	7256	100 %	Details
3	9-19	2016	2016	862	Machine Shed	FARM BLDG	2664	100 %	Details
5	9-19	2019	2019	862	Machine Shed	FARM BLDG	1776	100 %	Details

Photos and Scanned Documents

Type	Files	PDF
ACCOUNT PHOTO	19	PDF
APEX DRAWINGS	1	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	Portal

[Improvement Comments](#)

[Account Comments](#)

[Exemptions / Special Assessments / Notations / Potential Liability](#)

Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2025	40	FIRE PATROL TIMBER	\$508.01	120.00
2025	39	FIRE IMPROVEMENT SURCHARGE	\$58.00	0.00
2025	96	OMITTED PROPERTY	\$1,037.63	

Notations			
Description	Tax Amount	Year Added	Value Amount
FARM LAND-POTENTIAL LIABILITY			
STATE FIRE PROTECTION		2006	
X		2023	
YR END TRC- DECREASE TO 12/31 308.242(2)		2024	
OMITTED PROPERTY 311.216-311.232		2025	

[Location Map](#)

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

17-Sep-2025

ODONOGHUE DENNIS P ET AL
766 MERIDIAN RD
EAGLE POINT OR 97524-7947

Tax Account #	10265068	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0919
Situs Address	766 MERIDIAN RD EAGLE POINT/COUNTY OR 97524	Interest To	Sep 17, 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	\$20,387.16	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19,722.79	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19,094.89	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18,510.00	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19,976.35	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19,693.99	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19,226.34	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18,590.15	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,244.31	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,018.76	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,261.08	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,150.97	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$353.43	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$329.19	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$338.32	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$312.27	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$325.53	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$297.32	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$298.90	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$299.30	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.01	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$273.31	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$303.66	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$248.81	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$213.57	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$192.28	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$191.17	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$221.17	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$207.36	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
OMITTED PROP	26-Dec-2024	TRC #1395, Omitted Property ORS 311.216-311.232. Machine Shed built 2019. Correcting and Collecting 2020-2024. Posting in 2025. #201 OMITTED PROPERTY TOTAL \$1037.63 TO BE BILLED 2025 JH

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

17-Sep-2025

ODONOGHUE DENNIS P ET AL
766 MERIDIAN RD
EAGLE POINT OR 97524-7947

Tax Account #	10265068	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0919
Situs Address	766 MERIDIAN RD EAGLE POINT/COUNTY OR 97524	Interest To	Sep 17, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
		213.12					YEAR 2020
		196.97					YEAR 2021
		202.97					YEAR 2022
		208.52					YEAR 2023
		216.05					YEAR 2024

Improvement Summary

JACKSON County

For Assessment Year 2022

Account ID 10265068

Map 361E19-00-00100

Situs 766 MERIDIAN RD EAGLE POINT/COUNTY OR 97524

Mailing O'DONOGHUE DENNIS P/KELLEY L
766 MERIDIAN RD
EAGLE POINT OR 97524-7947

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
4	0919	861	2017	100	861 - Lean-To	1,480

Rooms:

Floors

Description	Class	Comp %	OR %	Sqft
Building Structure	5	100		1480

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
BAKED ENAMEL ROOF COVER	1480	GRAVEL FLOOR	1480

Total RMV \$8,910

Improvement Summary

JACKSON County

For Assessment Year 2022

Account ID 10265068

Map 361E19-00-00100

Situs 766 MERIDIAN RD EAGLE POINT/COUNTY OR 97524

Mailing O'DONOGHUE DENNIS P/KELLEY L
766 MERIDIAN RD
EAGLE POINT OR 97524-7947

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
3	0919	862	2016	100	862 - Machine Shed	2,664

Rooms:

Floors

Description	Class	Comp %	OR %	Sqft
Building Structure	6	100		2664

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
GABLE ROOF	2664	GRAVEL FLOOR	2664

Total RMV \$27,150

Improvement Summary

JACKSON County

For Assessment Year 2022

Account ID 10265068

Map 361E19-00-00100

Situs 766 MERIDIAN RD EAGLE POINT/COUNTY OR 97524

Mailing O'DONOGHUE DENNIS P/KELLEY L
766 MERIDIAN RD
EAGLE POINT OR 97524-7947

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0919	151	2012	100	151 - One story	851

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

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	5	100		851

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
BACKED FP	1	HEAVY COMP	851
COOKTOP	1	LAVATORY	2
DISHWASHER	1	MICROWAVE	1
FA/CENTRAL AIR	851	TOILET	1
TUB/SHOWER	1		

Accessories

Description	Size	Qty
GATE-AUTOMATIC		1
DECK-RW/TREX-NO COVER	87	
ASPHALT	1000	
PATIO	518	
DECK-RW/TREX-HVY COMP COVER	194	
PATIO-HVY COMP COVER	120	
Total RMV		\$186,400

Improvement Summary

JACKSON County

For Assessment Year 2022

Account ID 10265068

Map 361E19-00-00100

Situs 766 MERIDIAN RD EAGLE POINT/COUNTY OR 97524

Mailing O'DONOGHUE DENNIS P/KELLEY L
766 MERIDIAN RD
EAGLE POINT OR 97524-7947

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	0919	174	2014	100	174 - Two story with basement	7,256

Rooms: 3 - BD, 3 - FB, 1 - HB, 1 - BNS, 5 - FP

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	7	100		4911
Second Floor	7	100		1695
Basement	7	100		1013
Garage	6	100		1780

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
BAR SINK	2	LAVATORY	2
DISHWASHER	1	MICROWAVE	1
FA/CENTRAL AIR	4911	RANGE, DROP IN	1
FA/CENTRAL AIR	848	SHOWER	2
FRIDGE BUILT-IN	1	SHOWER	1
GAS FP	5	TILE	4911
HOOD/FAN	1	TILE	1780
JET TUB	1	TOILET	4
LAUNDRY TUB	1	TOILET	1
LAVATORY	4		

Accessories

Description	Size	Qty
SWIMMING POOL		1
GP BUILDING	1229	
DECK-RW/TREX-HVY COMP COVER	207	
DECK-RW/TREX-NO COVER	97	
PATIO	813	
DECK-RW/TREX-NO COVER	786	
PATIO	782	
DECK-RW/TREX-HVY COMP COVER	203	
DECK-RW/TREX-NO COVER	85	
ELEVATOR		1
SAUNA	54	
ASPHALT	5000	
CONCRETE	3500	

Total RMV \$2,081,380

Account Sequence	Map TL Sequence	Assessment Year 2025 <input type="button" value="v"/>	<input type="button" value="Print Window"/> <input type="button" value="Close Window"/>
----------------------------------	---------------------------------	--	---

Assessment Info for Account 1-093590-4 Map 361E18 Taxlot 1202
 Report For Assessment Purposes Only Created September 17, 2025

Account Info		Tax Year 2025 Info		Land Info	
Account	1-093590-4	<input type="button" value="Pay Taxes Online"/>		Tax Code	9-02
Map	361E18 1202	Tax Report	<input type="button" value="Details"/>	Acreage	40.00
Taxlot		Tax History	<input type="button" value="Details"/>	Zoning	
Owner	ODONOGHUE DENNIS P (TOD)	Tax Details	<input type="button" value="Details"/>	EFU	
	ODONOGHUE KELLEY L	Tax Rates	<input type="button" value="Details"/>	Land Class	
Situs Address	MERIDIAN RD EAGLE POINT/COUNTY R			Unit ID	128733-2
Mailing Address	ODONOGHUE DENNIS P ET AL 766 MERIDIAN RD EAGLE POINT OR, 97524-7947			Maintenance Area	1
<input type="checkbox"/> Associated Taxlots 1 Acct				Neighborhood	000
9-19 R	1-026506-8 361E19 100 ACTIVE			Study Area	02
Appraiser	201			Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 0	Apr 03, 2023	2023-6097	<input type="button" value="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
9-02	LAND	40.00	\$ 104,470	\$ 0		
PSO Value History <input type="button" value="Details"/>			Total:	\$ 104,470	\$ 0	\$ 0

[Specially Assessed Value Summary \(For Assessment Year 2025 - Subject To Change \)](#)

Code Area	Type	Acreage	SAV	MSAV	AV
9-02	LAND	40.00	\$ 18,513		
Total:			\$ 18,513	\$ 5,105	\$ 5,105

[Total \(Market + Specially Assessed\) Value Summary \(For Assessment Year 2025 - Subject To Change \)](#)

Code Area	RMV	M5	MAV	AV
9-02	\$ 104,470	\$ 18,513	\$ 5,105	\$ 5,105

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	<input type="button" value="Portal"/>
----------------------------	------------------	------------------	---------------------------------------

[Account Comments](#)

[Exemptions / Special Assessments / Notations / Potential Liability](#)

Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2025	40	FIRE PATROL TIMBER	\$169.33	40.00

Notations				
Description	Tax Amount	Year Added	Value Amount	
STATE FIRE PROTECTION		2006		
FARM LAND-POTENTIAL LIABILITY				
YR END TRC- DECREASE TO 12/31 308.242(2)		2024		

[Location Map](#)

Powered by Esri

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

17-Sep-2025

ODONOGHUE DENNIS P ET AL
766 MERIDIAN RD
EAGLE POINT OR 97524-7947

Tax Account #	10935904	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0902
Situs Address	MERIDIAN RD EAGLE POINT/COUNTY OR 97524	Interest To	Sep 17, 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	\$153.31	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$163.50	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.22	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.97	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.29	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.91	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.00	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.99	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.63	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.65	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.12	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.73	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.70	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.10	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.89	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.07	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.12	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.33	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.01	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.67	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.24	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.13	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.26	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$28.57	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.77	Nov 15, 2000
Total		\$0.00	\$0.00	\$0.00	\$0.00		

EXHIBIT SECTION C



PO Box 70
 Jacksonvile, OR 97530
 (541) 899-9913

Acct #	Map Description
2455	361E19-100
Property Address	
Meridian Rd. 766	
Seq# 265068	

2025 ANNUAL CHARGE

Itemized Charges	Acres	Rate	Amount
Account Charge		\$150.00	\$150.00
Operations & Maintenance	7.74	\$81.86	\$633.60
Bureau Indebtedness	7.74	\$3.14	\$24.30
Special Assessment		\$24.00	\$24.00
TOTAL DUE ---->			\$831.90

If this charge is not paid by February 28th, interest will be collected at a rate of 1 1/3% per month. A late fee of \$45 will also be added to each past due account.

ADDRESS SERVICE REQUESTED

O'Donoghue, Dennis
 766 Meridian Road
 Eagle Point OR 97524

97524\$7947 R002

FIRST CLASS MAIL



Acct #	Map Description
2455	361E19-100 Seq# 265068
Property Address	
Meridian Rd. 766	
Name	
O'Donoghue, Dennis 766 Meridian Road Eagle Point OR 97524	
Current Charge	TOTAL
\$831.90	\$831.90

See reverse for important information.

Please return this stub with payment.

Receipts will not be returned unless remittance is accompanied by a self-addressed, stamped envelope.



**ROGUE RIVER
VALLEY
IRRIGATION
DISTRICT** 3139 MERRIMAN RD.
MEDFORD, OR 97501-1277
(541) 773-6127

Acct #	Map Description
1730	361E19-0100 PORTLAND OR RPDC 972
Property Address	2 JAN 2025 PM 5 L
MERIDIAN RD 766	
Seq# 265068	

FIRST CLASS MAIL



2025 ANNUAL CHARGE			
Itemized Charges	Acres	Rate	Amount
Parcel Charge		\$154.50	154.50
Operations & Maintenance	69.70	\$79.49	5,540.45
Bureau Indebtedness	69.70	\$2.37	165.19
Environmental Charge		\$6.00	418.20
TOTAL DUE --->			\$6,278.34

If this charge is not paid by **February 28th**, interest will be collected at a rate of 1 1/3% per month from January 1st. If payment arrangements are not made by **April 1st**, a late fee of \$25 will be added to each past due account.

ADDRESS SERVICE REQUESTED

O'Donoghue, Dennis P. & Kelley
766 Meridian Rd
Eagle Point OR 97524

Acct #	Map Description
1730	361E19-0100 Seq# 265068
Property Address	
MERIDIAN RD 766	
Name	O'Donoghue, Dennis P. & Kelley 766 Meridian Rd Eagle Point OR 97524
Current Charge	TOTAL DUE
\$6,278.34	\$6,278.34

See reverse for important information.

Please return this stub with payment.

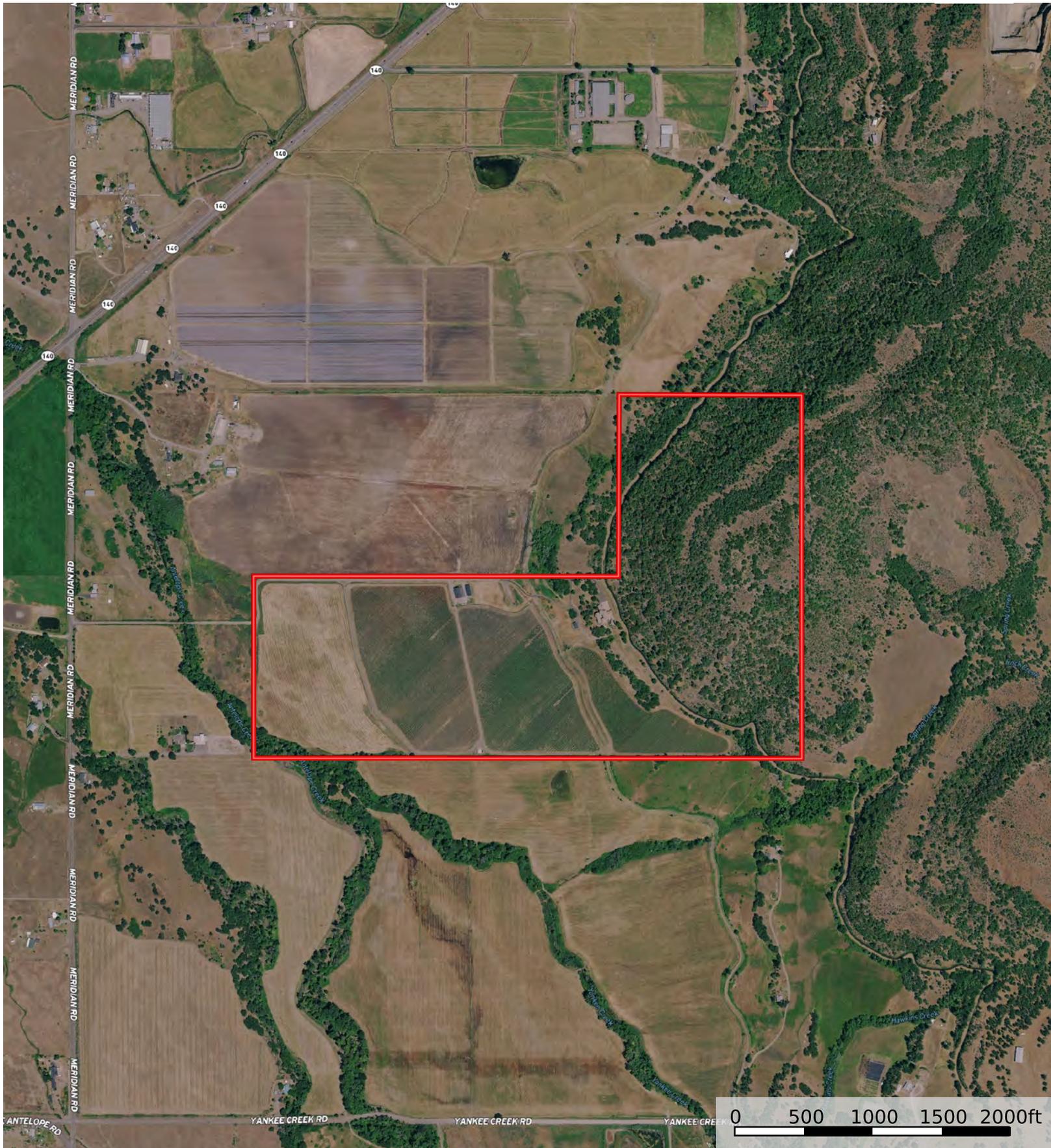
Receipts will not be returned unless remittance is accompanied by a self-addressed, stamped envelope.

97524-794766



EXHIBIT SECTION D

766 Meridian Road Oregon, AC +/-



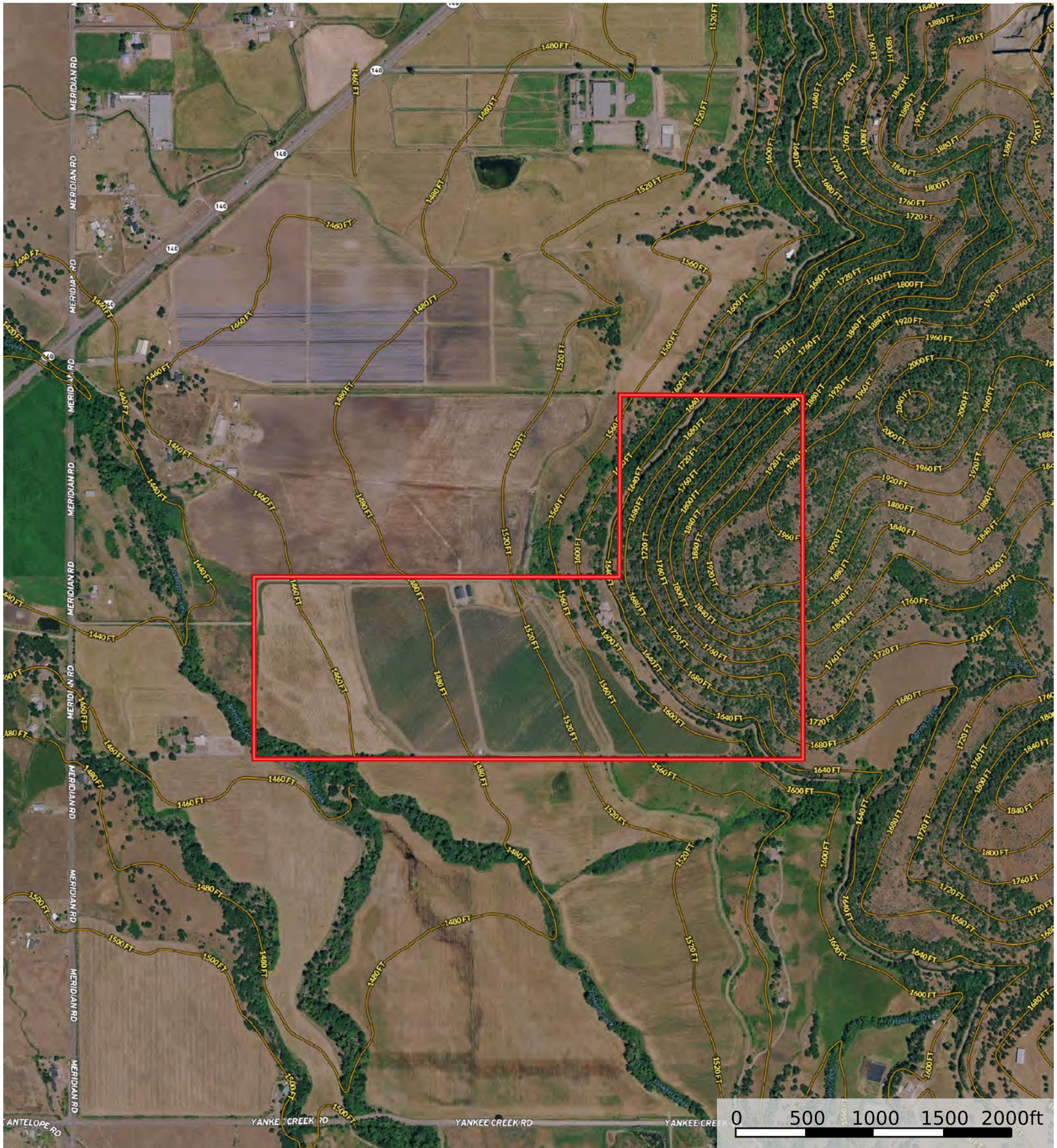
 Boundary

766 Meridian Road Oregon, AC +/-



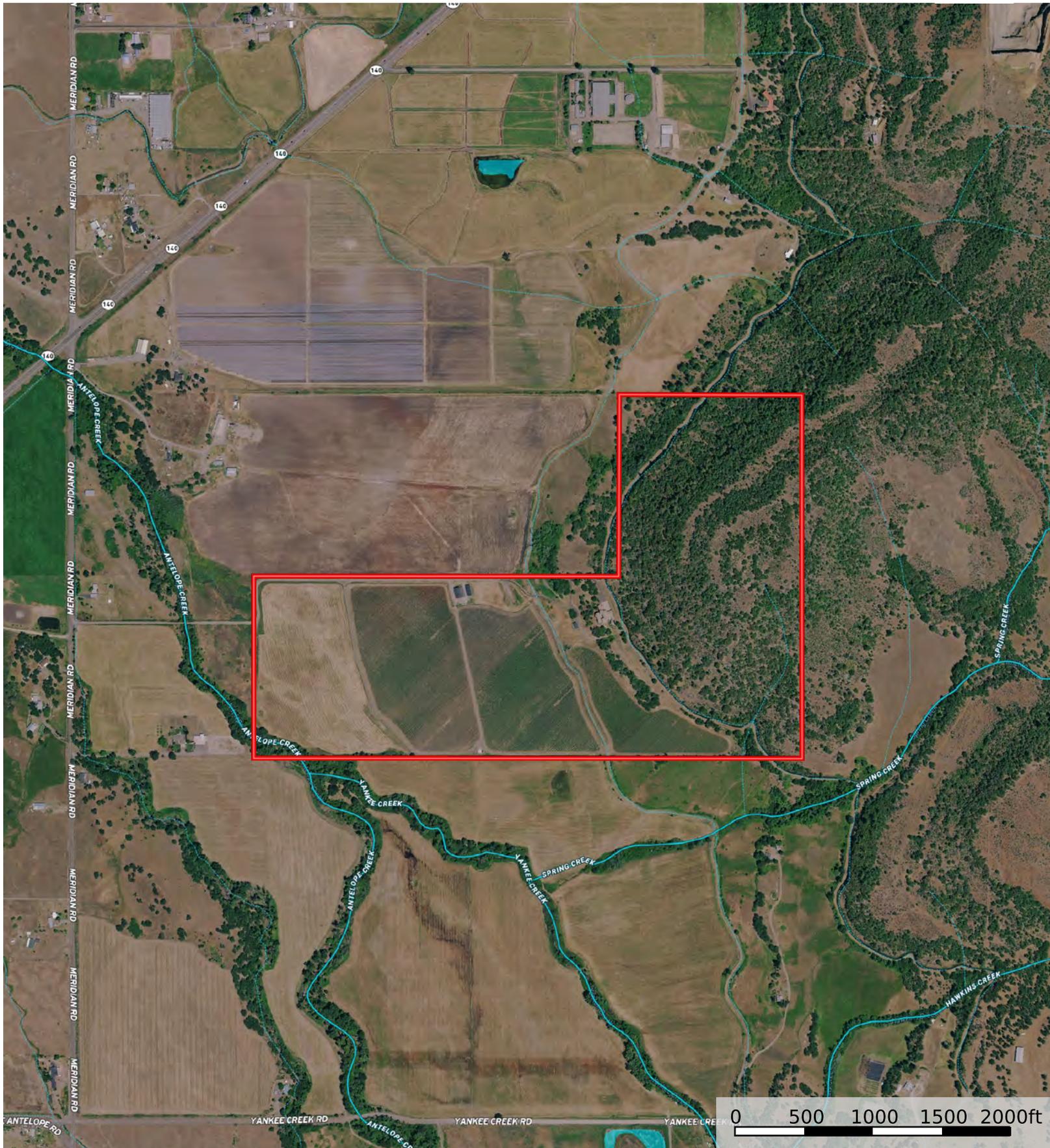
 Boundary

766 Meridian Road Oregon, AC +/-

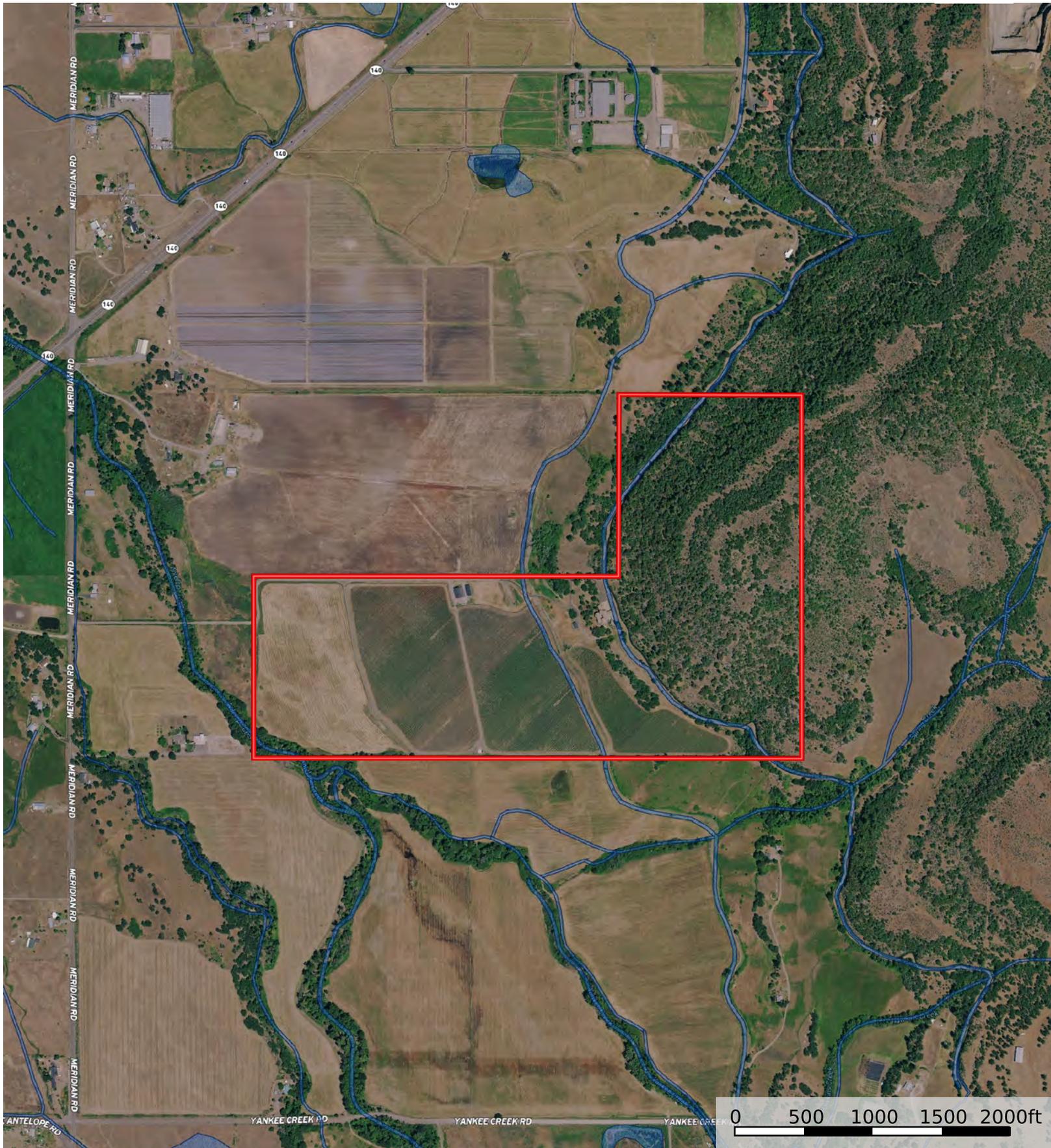


 Boundary

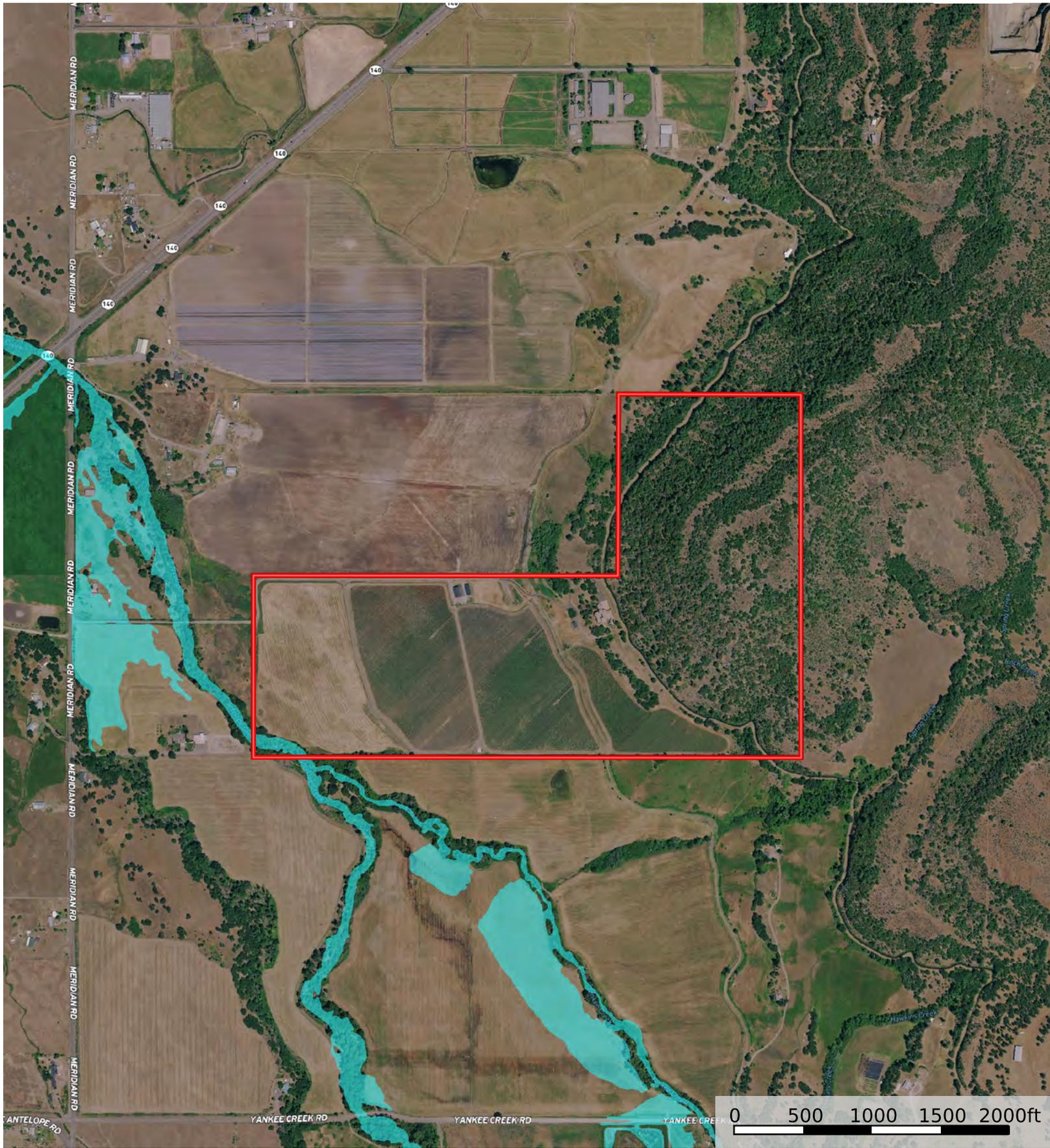
766 Meridian Road Oregon, AC +/-



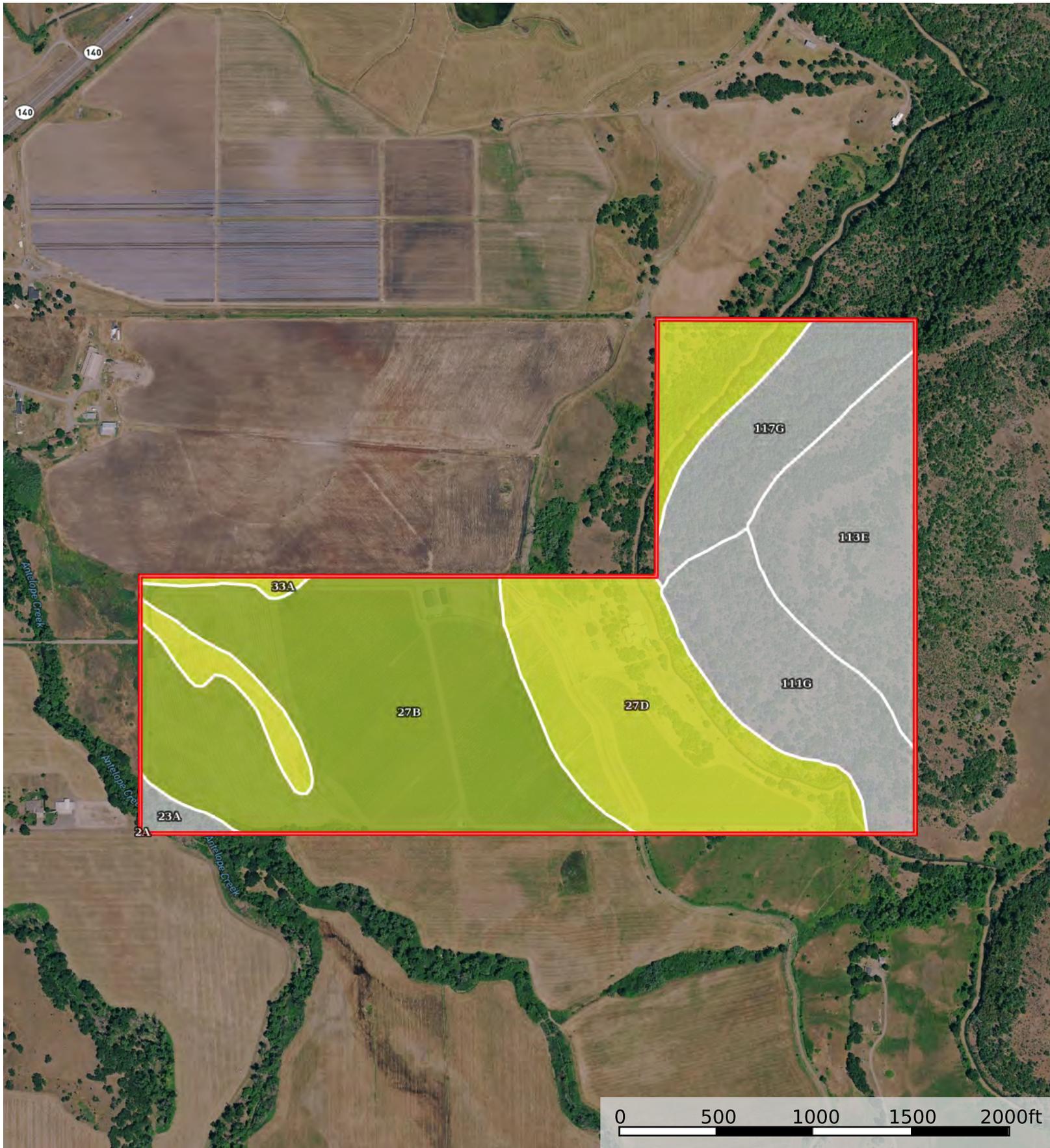
766 Meridian Road Oregon, AC +/-



766 Meridian Road Oregon, AC +/-



766 Meridian Road
Oregon, AC +/-



 Boundary

Boundary 161.37 ac

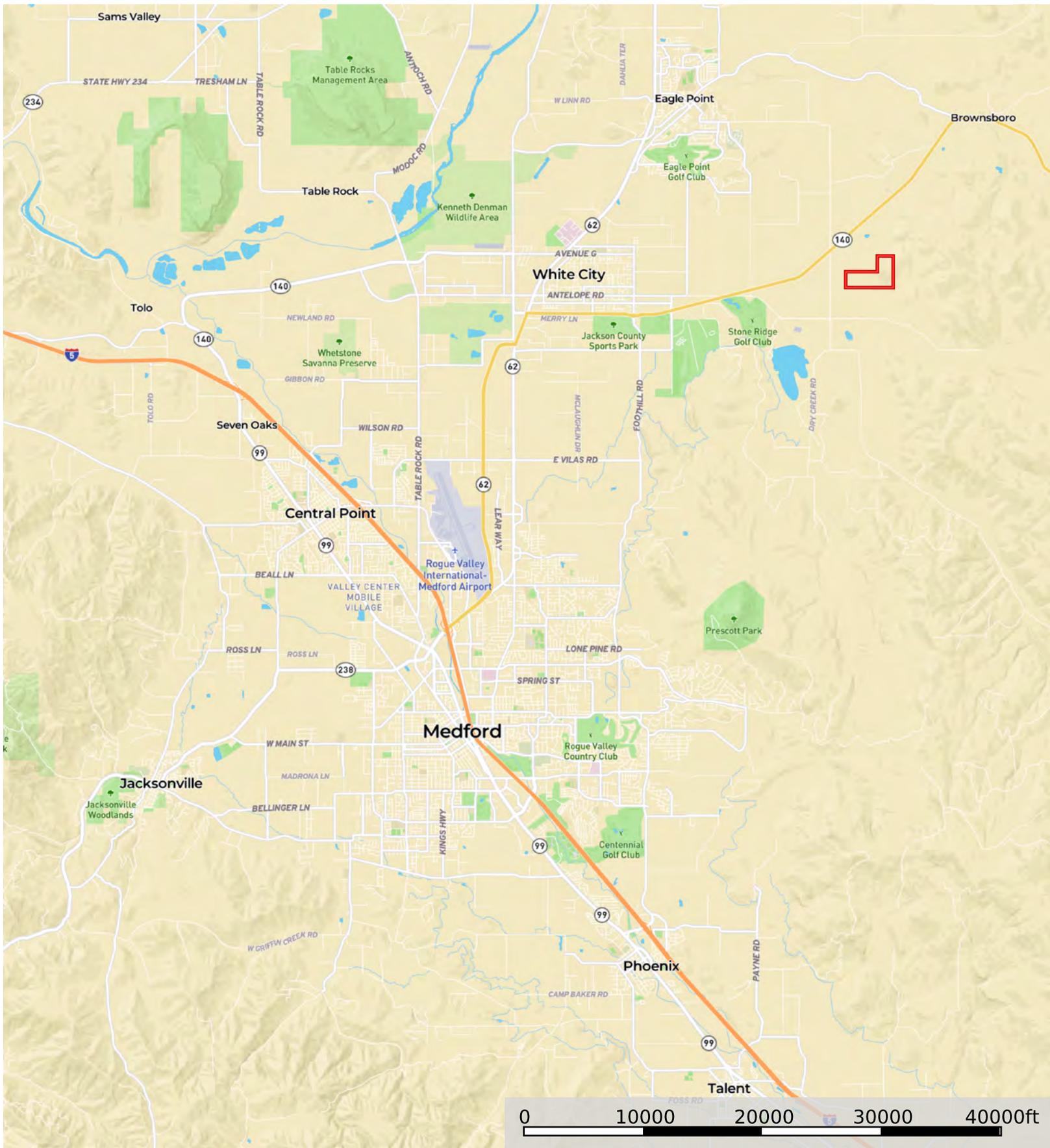
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27B	Carney clay, 1 to 5 percent slopes	55.9	34.64	0	36	3s
27D	Carney clay, 5 to 20 percent slopes	41.05	25.44	0	34	4e
113E	McMullin-Rock outcrop complex, 3 to 35 percent slopes	22.62	14.02	0	22	-
111G	McMullin-McNull gravelly loams, 35 to 60 percent south slopes	19.61	12.15	0	10	-
117G	McNull-McMullin complex, 35 to 60 percent north slopes	15.38	9.53	0	10	-
33A	Coker clay, 0 to 3 percent slopes	5.14	3.19	0	45	4w
23A	Camas-Newberg-Evans complex, 0 to 3 percent slopes	1.66	1.03	0	52	-
2A	Abin silty clay loam, 0 to 3 percent slopes	0.01	0.01	0	64	2w
TOTALS		161.38(*)	100%	-	28.34	3.45

(*) 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.



766 Meridian Road

Oregon, AC +/-



 Boundary

EXHIBIT SECTION E

JACK 61780
 Approved DEC 6-12-14

STATE OF OREGON
 WATER SUPPLY WELL REPORT
 (as required by ORS 537.765 & OAR 690-205-0210)

JACK 61780
 4/5/2014

WELL I.D. LABEL# L 113775
 START CARD # 1022356
 ORIGINAL LOG #

(1) LAND OWNER Owner Well I.D. _____
 First Name DENNIS & KELLEY Last Name O'DONOGHUE
 Company _____
 Address 27124 175TH PL.
 City ISSAQUAH State WA Zip 98207

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
 Dia + From To Gauge Stil Plstc Wld Thrd
 Casing:
 Material From To Amt sacks/lbs
 Seal:

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 340.00 ft.

BORE HOLE			SEAL			Amt	sacks/lbs
Dia	From	To	Material	From	To		
10	0	25	Bentonite Chips	0	25	10	S
6	25	340					

How was seal placed: Method A B C D E
 Other DRY POURED
 Backfill placed from _____ ft to _____ ft. Material _____
 Filter pack from 90 ft to 340 ft. Material PEA GVL Size pea gravel
 Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount _____ Actual Amount _____

(6) CASING/LINER
 Casing Liner Dia + From To Gauge Stil Plstc Wld Thrd

 6 2 98 250
 4 2 340 sch 40
 Shoe Inside Outside Other Location of shoe(s) 98
 Temp casing Yes Dia _____ From _____ To _____

(7) PERFORATIONS/SCREENS
 Perforations Method Saw Cut
 Screens Type _____ Material _____

Perf/ Screen	Casing/ Liner	Dia	From	To	Sern/slot width	Slot length	# of slots	Te/ pipe size
Perf	Liner	4	260	280	188	4	60	
Perf	Liner	4	300	340	188	4	120	

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian
 Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

50		340	1
----	--	-----	---

 Temperature 53 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)
 County JACKSON Twp 36.00 S N/S Range 1.00 E E/W WM
 Sec 19 NE NW 1/4 of the NE NE 1/4 Tax Lot 100
 Tax Map Number _____ Lot _____
 Lat _____ " or _____ DMS or DD
 Long _____ " or _____ DMS or DD
 Street address of well Nearest address
 766 MERIDIAN RD. EAGLE POINT, OR 97504

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration Completed Well	Date	SWL (psi)	+ SWL (ft)
	4/2/2014		125

 Flowing Artesian? Dry Hole?
 WATER BEARING ZONES Depth water was first found 303.00

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
4/2/2014	303	313	50		125

(11) WELL LOG Ground Elevation _____

Material	From	To
Brown Clay Tight	0	18
Green/Blue Claystone Med Hard	18	57
Grey Claystone Med Hard	57	125
Grey/Green Claystone w/Quartz	125	129
Grey Claystone Med Hard	129	139
Red Claystone Med Hard	139	147
Grey/Green Claystone	147	153
Red Claystone	153	165
Grey Claystone Med Hard	165	172
Red Claystone Med Hard	172	183
Grey Claystone Med Hard	183	190
Brown Claystone Med hard	190	202
Grey Claystone Med Hard	202	227
Brown Claystone w/Green	227	303
Grey/Green Claystone w/Quartz	303	340

Date Started 2/25/2014 Complete 4/2/2014

(unbonded) Water Well Constructor Certification
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 License Number _____ Date _____

(bonded) Water Well Constructor Certification
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 License Number 1835 Date 4/5/2014
 Signed KEVIN D GILL (E-filed)
 Contact Info (optional) Clouser Drilling Inc

