

311 Grays Creek Road

Off-Grid View Home in Applegate Valley



311 Grays Creek Road
Grants Pass, Oregon 97527

Chris Martin - Ashley Lacer - Alex Larson

541.660.5111

Team@MartinOutdoorProperties.com



LANDLEADER

MOPG

by **John L. Scott**

Remarks

Tucked away on a quiet country road, this 5 acre Applegate Valley retreat borders over 200 acres of public land and captures breathtaking panoramic views across the valley below. It's an ideal blend of rural living, self-sufficiency, and natural beauty—perfect for those seeking an off-grid lifestyle or a ready-to-build homesite surrounded by the serenity of Southern Oregon.

This property sits within one of Southwest Oregon's most desirable hunting units—the **Applegate Unit**—known for its rich wildlife and diverse terrain. Hunters will appreciate access to opportunities for **blacktail deer, elk, turkey, and black bear**, along with special seasonal draws such as the Premium Elk tag and **Applegate muzzleloader tag** for blacktail deer. Whether you're pursuing game or simply enjoy sharing the landscape with its native wildlife, this location offers a rare connection to Oregon's outdoor heritage.

The existing cabin is powered by a robust solar array including battery storage, providing modern comforts in an off-grid setting. Inside, the main level features a welcoming living room, full kitchen, laundry area, and bath, while the loft above offers a spacious sleeping area with room for storage and personal touches. Step out onto the covered front porch and take in the sweeping western vistas—sunsets here are a daily spectacle. The property's southern and western exposures ensure ample light year-round, even in the winter months.

For those envisioning new construction, the property already includes a terraced homesite with a driveway and current septic system in place—ready for your dream home to take shape. Whether you continue the off-grid tradition or connect to modern comforts, the groundwork is here.

Set within the heart of Southern Oregon's outdoor paradise, you're just a short drive from the world-renowned Rogue River, Crater Lake National Park, and countless hiking, fishing, and recreation opportunities. With its distinct four seasons and mild winters, this region offers one of the most inviting climates in the Pacific Northwest—a place where privacy, sunshine, and adventure meet.

Property Identification

The property has a physical address of 311 Grays Creek Road, Grants Pass, OR 97527. It is made up of 1 tax lot and 1 account number as shown in the table below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
37S	5W	20	1810	R323391	<u>5.48</u>	RR-5
				Total	5.48	

Property Details

Access: Access is via public, paved Grays Creek Rd

2025 Taxes: \$1,103.88

Zoning: RR 5 (Rural Residential - 5 Acre Minimum)

Topography: Slopes to the west

Domestic Water: Tank and plumbing onsite - Water is currently delivered

Sanitation: Existing septic system - standard system

Electric/Power: Off-grid solar + battery backup

Heat:

Structural Improvements

Main Home: Cabin measuring approximately 960sf
1 Bedroom (lofted)
1 Bath

Locational Attributes

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

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

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

Climate

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

Winter temperatures below freezing and summer temperatures above 90°F are common. July average maximum temperatures range from the low 80s to the lower 90s and January average minimum temperatures stay around the low 30s. There is an average of 36 inches of rain and an average of 5 inches of snow per year. On average, there are also 194 sunny days per year in Josephine County.

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

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Exhibit A

(Property Information)

Exhibit B

(Property Maps)

Exhibit C

(Preliminary Title Report)



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

311 Grays Creek Rd

Parcel #: R323391

Map & Taxlot #: 37-05-20-00-001810-00

County: Josephine

OWNER

Nicholas, Kurt H

DATE PREPARED

10/17/2025

PREPARED BY

gparilla@firstam.com



First American Title

Customer Service Department

541.476.6884

dkkelley@firstam.com

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First American Title

Customer Service Department

541.476.6884

dkkelley@firstam.com

10/17/2025

OWNERSHIP INFORMATION

Owner: Nicholas, Kurt H

CoOwner:

Parcel #: R323391

Ref Parcel #: 37-05-20-00-
001810-00

Site: 311 Grays Creek Rd Grants Pass OR 97527

TRS: 37S / 05W / 20

Mail: PO Box 351 Murphy OR 97533

County: Josephine

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 361400 Block: 1009

Neighborhood: 1600

School Dist: Three Rivers

Impr Type:

Subdiv/Plat:

Land Use: 401 - Tract - Improved (typical of class)

Std Land Use: 1001 - Single Family Residential

Zoning: COUNTY-RR5 - Rural Residential 5 Acre

Lat/Lon: 42.339011 / -123.314371

Watershed: Lower Applegate River

Legal: ACRES 5.48

ASSESSMENT AND TAXATION

Market Land: \$199,390.00

Market Impr: \$124,360.00

Market Total: \$323,750.00 (2025)

% Improved: 38.00%

Assessed Total: \$141,020.00 (2025)

Levy Code: 05

Tax: \$1,060.71 (2024)

Millage Rate: 7.2536

Exemption: \$0.00

Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 1

Total SqFt: 960 SqFt

Year Built: 2018

Baths, Total: 1

First Floor: 704 SqFt

Eff Year Built:

Baths, Full: 1

Second Floor: 0 SqFt

Lot Size Ac: 5.48 Acres

Baths, Half: 0

Basement Fin: 0 SqFt

Lot Size SF: 238,709 SqFt

Total Units: 0

Basement Unfin: 0 SqFt

Lot Width: 0

Stories: 1

Basement Total: 0 SqFt

Lot Depth: 0

Fireplaces: 1

Attic Fin: 256 SqFt

Roof Material: Wood Shake/
Shingles

Cooling:

Attic Unfin: 0 SqFt

Roof Shape: BE,GAB

Heating: NONE

Attic Total: 256 SqFt

Ext Walls: 15 - Other

Building Style: 121 - Sfr Class 2 Single Story

Garage: 0 SqFt

Const Type:

IMPROVEMENT: 1 - Residential

PARCEL ID: R323391

Year Built: 2018

Total SqFt: 960

Condition:

Bedrooms: 1

Finished SqFt: 0

Unfinished SqFt: 0

Bath Total: 1

1st Floor SqFt: 704

Carport SqFt: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Heat Type: NONE

Basement Unfin SqFt: 0

Attic Fin SqFt: 256

Ext. Wall:

Basement Fin SqFt: 0

Attic Unin SqFt: 0

Foundation: FGP

Floor Dsc:

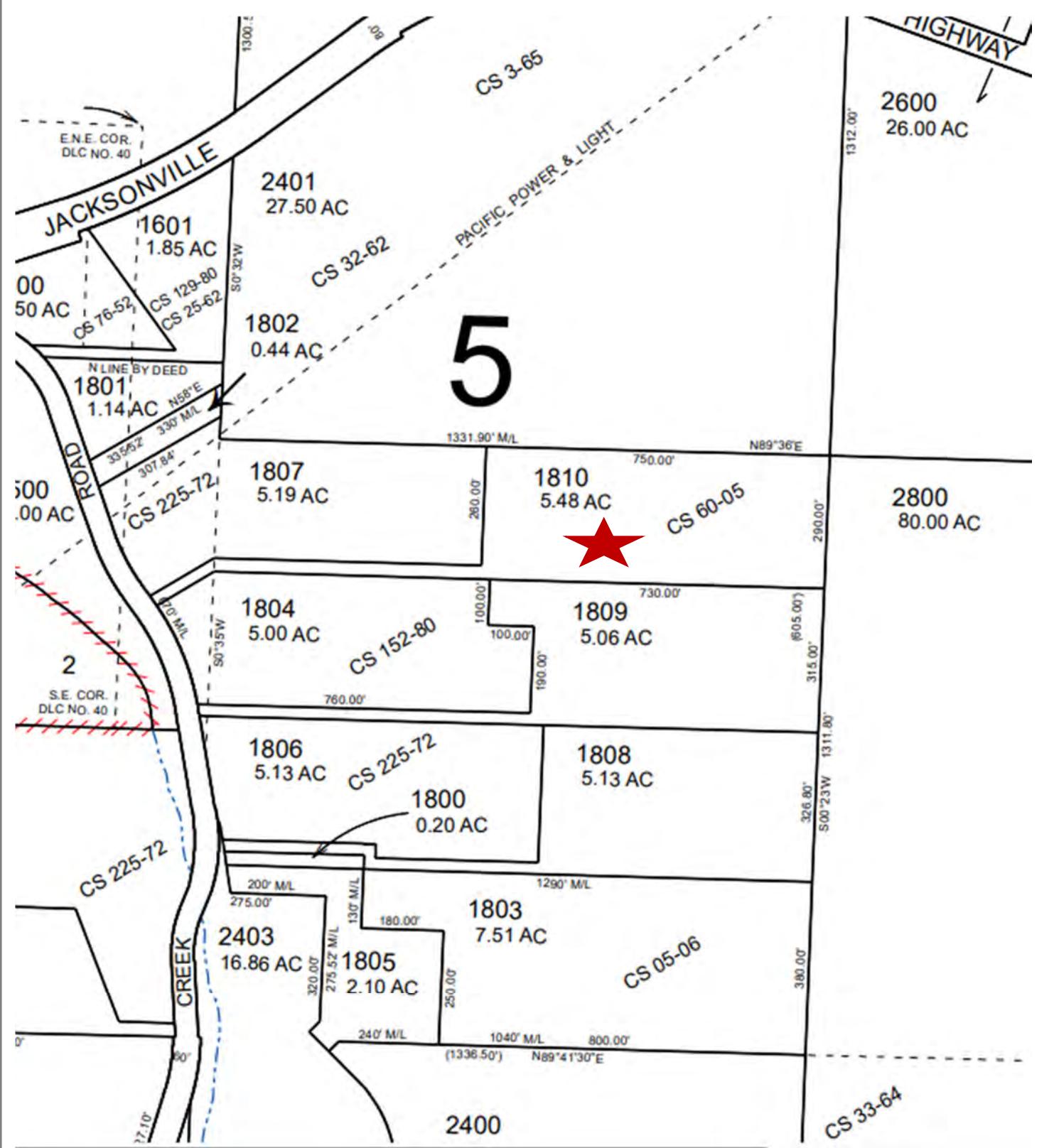
IMPROVEMENT: 2 - Misc Imp**PARCEL ID: R323391**

Year Built: 2019	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unfin SqFt: 0	Foundation: FGP
Floor Dsc:		

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
KURT H NICHOLAS	01/31/2011	1309		Stand Alone Mortgage	\$15,000.00	Unknown (DEFAULT)
Kurt Nicholas	12/17/1998	98-25928	\$25,500.00	Deed		Conv/Unk

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First American Title™

This map/plat is being furnished as an aid in locating the herein described land in relation to the adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

Aerial Map



First American Title

Parcel ID: R323391

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JOSEPHINE COUNTY TITLE

118 N.E. "C" Street • P.O. Box 71
Grants Pass, Oregon 97526
(541) 476-6884 • Fax: (541) 479-4437

INSTRUMENT 98-25928
Date: 12/17/98 # Pages: 2

37-5-20
1870

Order # 98114476NS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROGER MORELAND EVERETT and CATHERINE EVERETT, Grantor, conveys and warrants to KURT H. NICHOLAS and INDRA NICHOLAS, Husband and Wife as Tenants by the Entirety, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in Josephine County, State of Oregon, described as follows,

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO:

Rights of the public within the limits of public roadways, and/or rights of private parties within existing roadways or driveways. Rights of way of record. Reservation of record.

The true consideration paid for this conveyance is Twenty-Five Thousand Five Hundred And 00/100 DOLLARS \$25,500.00.

However, the whole consideration includes other value given or promised (check if other consideration statement applies).

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

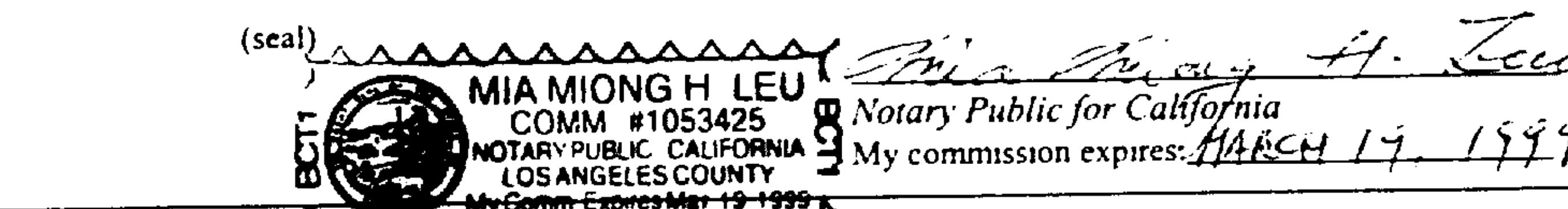
Dated this 16 day of DECEMBER 1998.

Roger Moreland Everett
ROGER MORELAND EVERETT

Catherine Everett
CATHERINE EVERETT

STATE OF CALIFORNIA)
)
County of LOS ANGELES)
)
SS.

This instrument was acknowledged before me on the 16 TH day of DECEMBER, 1998
by ROGER MORELAND EVERETT and CATHERINE EVERETT.



Until a change is requested,
send all tax statements to:

Grantee at:
33 Grays Creek Road
Grants Pass, OR 97526

Return document to:
Josephine County Title Company
118 NE C Street, Grants Pass, OR 97526

Exhibit A

Commencing at the center of Section 20, Township 37 South, Range 5 West of the Willamette Meridian, Josephine County, Oregon; thence North 01°08' East 49.80 feet; thence South 58°00' West 307.84 feet to the Easterly right of way line of Grays Creek Road; thence Southeasterly, along said right of way line, 265 feet, the true point of beginning of this description; thence Southeasterly along the Easterly right of way line of Grays Creek Road, 25 feet; thence Northeasterly to a point on the North-South centerline of said Section, said point being 290.0 feet South of the center of said Section; thence East, parallel to the North line of the Northwest Quarter of the Southeast Quarter of said Section, 1320 feet, more or less, to the East line of said Quarter-Quarter; thence North, along said line, 290.0 feet to the Northeast corner thereof; thence West, along the East-West centerline of said Section, 750 feet; thence South, parallel with the West line of the Southeast Quarter of said Section 20, a distance of 260 feet; thence West and parallel with the North line of said Southeast Quarter 570 feet, more or less, to the West line of said Southeast Quarter; thence Southwesterly to the true point of beginning.

INSTRUMENT 98 25928
STATE OF OREGON
COUNTY OF JOSEPHINE

I, County Clerk and ex-officio Recorder of
Conveyances, in and for said County, do
hereby certify that the within instrument was
received for record and recorded at

Date: 12/17/98 Time: 3:06 PM

in the Josephine County Book of Records.
GEORGETTE BROWN, COUNTY CLERK

By Deputy: *[Signature]* Fee: \$10.00
Pages: 2 Mailed Hold

Hand Returned Mailed Hold

28

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2025 Real Market Value
R323391	NICHOLAS, KURT H	311 GRAYS CREEK RD, GRANTS PASS, OR 97527	\$323,750

Property Page: [Property Details](#)



2026 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 5.48
Alternate Account Number	-
Neighborhood	1600 Murphy
Map Number	37-05-20-00-001810-00
Property Use	401-HBU Tract; Zone Res; Improved
Levy Code Area	<u>05</u>
Zoning	RR5

RELATED PROPERTIES

Linked Properties -

2026 OWNER INFORMATION

Owner Name	NICHOLAS, KURT H
Mailing Address	PO BOX 351 MURPHY, OR 97533

2025 IMPROVEMENTS

▲ Expand/Collapse All

Improvement #1		Improvement Type			Beds	
-		Residential			1	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN.AREA	CLASS 2	2016	704	▲ Details	
	Eff Yr Built	2016	Adjustment %	-	Roof Styles	BE,GAB
	Baths	1BA	Heat/AC	NONE	Fireplaces	WD.GS
	Flooring	WOOD	Foundation	M.PIER	Int Finish	DW
			Ext Finish	NI		
2	ATTIC, PER CLASS	CLASS 2	2016	256	▲ Details	
	Eff Yr Built	2016	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	NONE	Fireplaces	-
	Flooring	STND	Foundation	-	Int Finish	DW
			Ext Finish	PLY		
3	COVERED DECK	-	2018	256	▲ Details	
	Eff Yr Built	2018	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	DKF	Foundation	FGP	Int Finish	-
			Ext Finish	-		
Improvement #2		Improvement Type			Beds	
-		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GENERAL PURPOSE SHED	CLASS 4	2019	240	▲ Details	
	Eff Yr Built	2019	Adjustment %	-	Roof Styles	FBE
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	FPLY	Foundation	FGP	Int Finish	-
			Ext Finish	T111		
2	LEAN-TO SHED	CLASS 4	2019	48	▲ Details	
	Eff Yr Built	2019	Adjustment %	-	Roof Styles	FRR
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	FDIRT	Foundation	FGP	Int Finish	-
			Ext Finish	FPLY		

2025 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	1.00 Acres
L2	401 Tract; Residential; Improved	4.48 Acres
TOTALS		238708.80 Sq. ft / 5.48 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2025	\$124,360	\$199,390	\$323,750	\$0	\$141,020
2024	\$119,470	\$200,780	\$320,250	\$0	\$136,920

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	NICHOLAS, KURT H & NICHOLAS, INDRA	NICHOLAS, KURT H	17-015700	-	Decree
12/17/1998	EVERETT, ROGER MORELAND & CATHERINE	NICHOLAS, KURT H & NICHOLAS, INDRA	98-25928	\$25,500	Warranty Deed

TOTAL TAXES DUE	
Current Year Due	\$1,070.76
Past Years Due	\$0.00
Total Due	\$1,070.76

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [10/17/2025](#) [▼ Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$1,103.88	\$1,022.68	\$81.20	\$1,103.88	\$0.00	-	\$1,070.76
2024	\$1,060.71	\$993.16	\$67.55	\$1,060.71	\$0.00	-	\$0.00
2023	\$901.83	\$832.85	\$68.98	\$901.83	\$0.00	-	\$0.00
2022	\$881.50	\$815.25	\$66.25	\$881.50	\$0.00	-	\$0.00
2021	\$853.22	\$786.97	\$66.25	\$853.22	\$0.00	-	\$0.00
2020	\$588.32	\$522.07	\$66.25	\$588.32	\$0.00	-	\$0.00
2019	\$357.37	\$338.62	\$18.75	\$357.37	\$0.00	-	\$0.00
2018	\$351.64	\$332.89	\$18.75	\$351.64	\$0.00	-	\$0.00
2017	\$351.64	\$332.89	\$18.75	\$351.64	\$0.00	-	\$0.00
2016	\$299.20	\$280.45	\$18.75	\$299.20	\$0.00	-	\$0.00
2015	\$289.12	\$270.37	\$18.75	\$289.12	\$0.00	-	\$0.00
2014	\$282.02	\$263.27	\$18.75	\$282.02	\$0.00	-	\$0.00
2013	\$271.48	\$0.00	\$0	\$271.48	\$0.00	-	\$0.00
2012	\$264.61	\$0.00	\$0	\$264.61	\$0.00	-	\$0.00
2011	\$255.81	\$0.00	\$0	\$255.81	\$0.00	-	\$0.00
2010	\$250.94	\$0.00	\$0	\$250.94	\$0.00	-	\$0.00
2009	\$244.17	\$0.00	\$0	\$244.17	\$0.00	-	\$0.00
2008	\$240.45	\$0.00	\$0	\$240.45	\$0.00	-	\$0.00
2007	\$232.64	\$0.00	\$0	\$232.64	\$0.00	-	\$0.00
2006	\$227.82	\$0.00	\$0	\$227.82	\$0.00	-	\$0.00
2005	\$223.23	\$0.00	\$0	\$223.23	\$0.00	-	\$0.00
2004	\$220.09	\$0.00	\$0	\$220.09	\$0.00	-	\$0.00
2003	\$217.26	\$0.00	\$0	\$217.26	\$0.00	-	\$0.00
2002	\$211.82	\$0.00	\$0	\$211.82	\$0.00	-	\$0.00
2001	\$207.37	\$0.00	\$0	\$207.37	\$0.00	-	\$0.00
2000	\$193.78	\$0.00	\$0	\$193.78	\$0.00	-	\$0.00
1999	\$181.18	\$0.00	\$0	\$181.18	\$0.00	-	\$0.00
1998	\$163.03	\$0.00	\$0	\$163.03	\$0.00	-	\$0.00
1997	\$158.97	\$0.00	\$0	\$158.97	\$0.00	-	\$0.00
1996	\$185.08	\$0.00	\$0	\$185.08	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2024	JOCO-185325	11-18-2024	\$1,028.89
2023	JOCO-107509	10-20-2023	\$874.78
2022	JOCO-91822	11-21-2022	\$855.06
2021	JOCO-51501	5-9-2022	\$29.39
2021	JOCO-45245	12-7-2021	\$827.62
2020	1215983	10-30-2020	\$570.67
2019	1163611	10-28-2019	\$346.65
2018	1113853	10-25-2018	\$341.09
2017	1088257	11-22-2017	\$341.09
2016	1048968	12-6-2016	\$300.00
2015	978983	11-5-2015	\$280.45
2014	955723	1-30-2015	\$9.71
2014	953884	12-10-2014	\$273.56
2013	884871	11-8-2013	\$263.34
2012	855383	12-3-2012	\$265.78
2011	780331	11-8-2011	\$248.14
2010	720791	11-2-2010	\$243.41
2009	711107	6-3-2010	\$1.10
2009	698209	11-20-2009	\$244.17
2008	616182	11-4-2008	\$233.24
2007	562968	10-30-2007	\$225.66
2006	528427	11-14-2006	\$220.99
2005	465110	11-4-2005	\$216.53
2004	410108	11-2-2004	\$213.49
2003	398067	3-16-2004	\$144.84
2003	362436	11-5-2003	\$72.42
2002	317349	11-7-2002	\$205.47
2001	254728	11-2-2001	\$201.15
2000	204706	11-1-2000	\$187.97
1999	152482	11-2-1999	\$175.74
1998	132733	12-18-1998	\$108.68
1998	117189	11-16-1998	\$54.35
1997	61418	12-10-1997	\$154.20
1996	38002	1-1-1938	\$185.08

311 Grays Creek Road
Oregon, AC +/-



Boundary

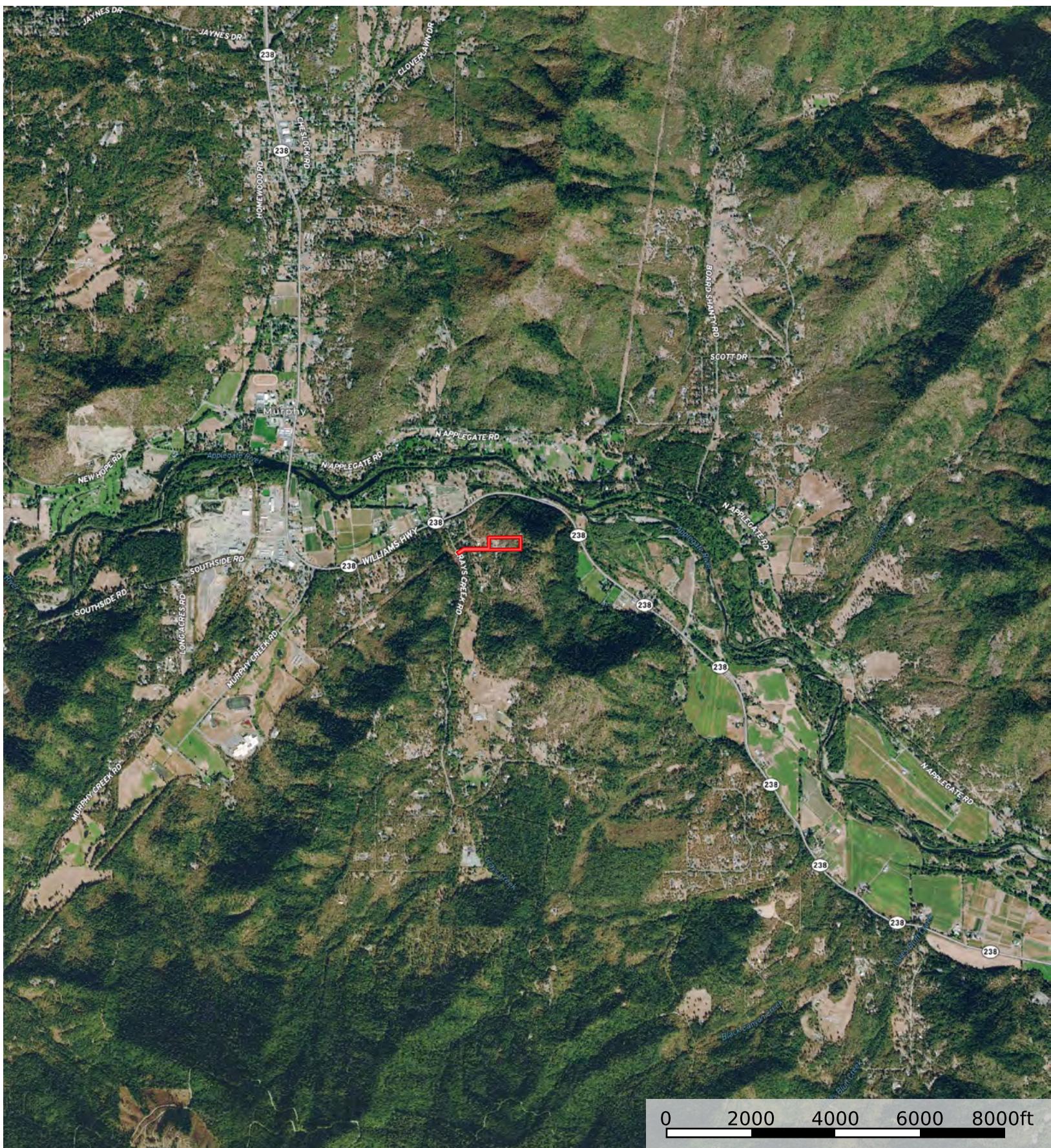
0 200 400 600 800ft



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Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

311 Grays Creek Road

Oregon, AC +/-



Boundary

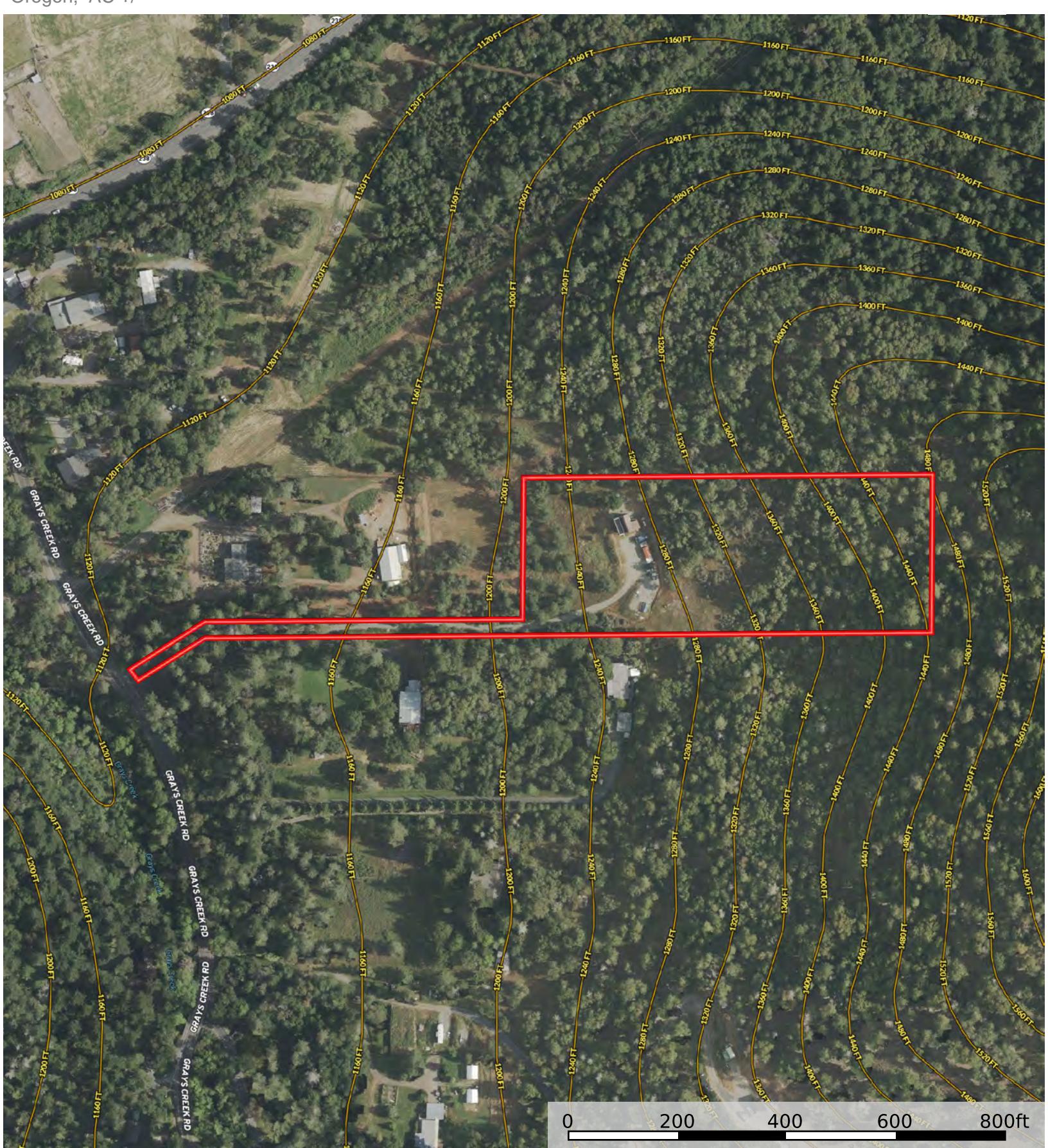
0 2000 4000 6000 8000ft



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311 Grays Creek Road

Oregon, AC +/-



Boundary



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311 Grays Creek Road
Oregon, AC +/-



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311 Grays Creek Road
Oregon, AC +/-



Boundary



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Boundary 5.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
79F	Vannoy-Voorhies complex, 35 to 55 percent south slopes, MLRA 5	5.02	91.77	0	32	7e
53C	Manita loam, 7 to 12 percent slopes	0.45	8.23	0	68	2e
TOTALS		5.47(*)	100%	-	34.96	6.59

(*) 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

•

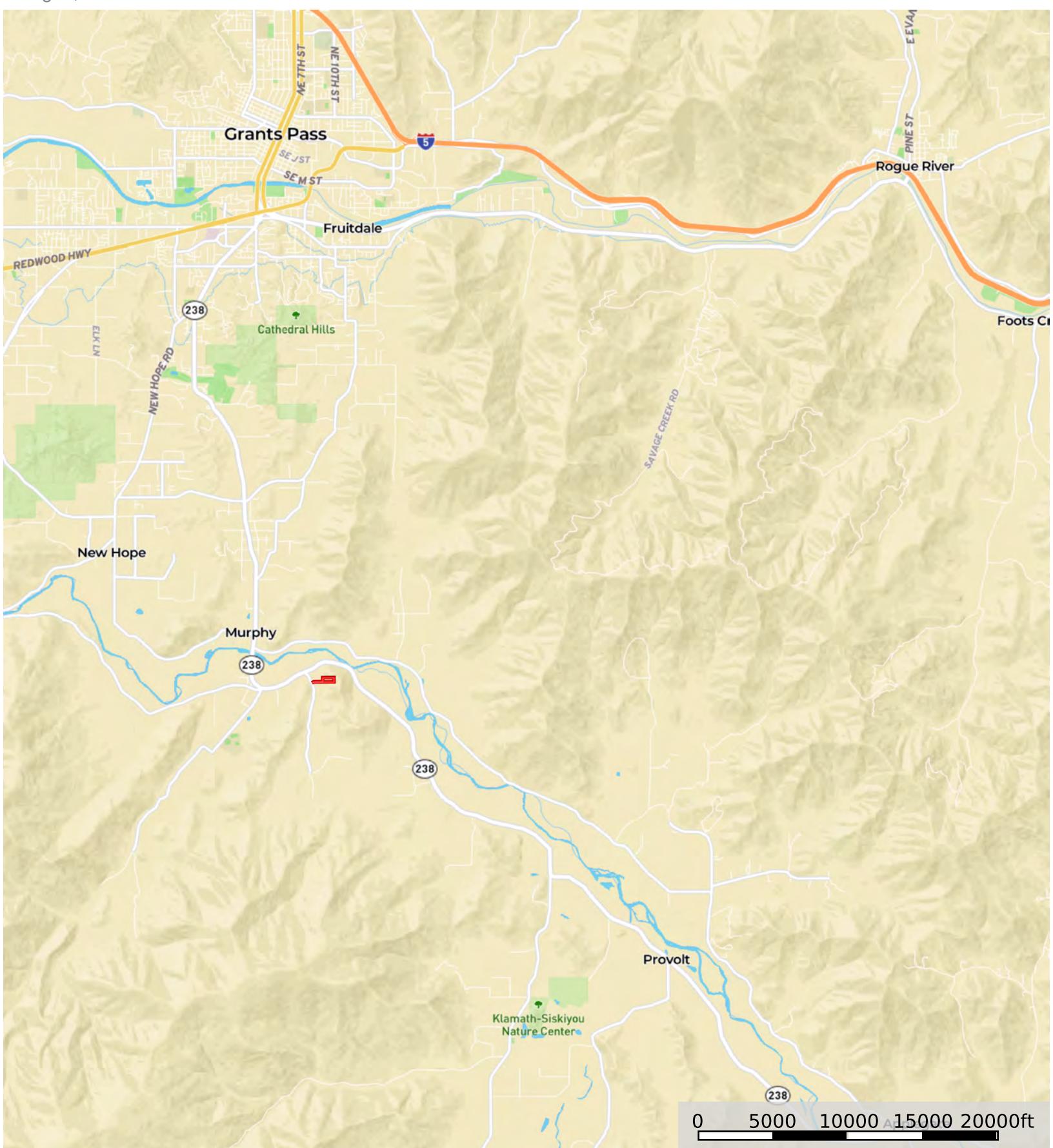
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

311 Grays Creek Road

Oregon, AC +/-



Boundary

0 5000 10000 15000 20000ft



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



First American Title™

First American Title Insurance Company

118 NE C Street
Grants Pass, OR 97526
Phn - (541)476-6884
Fax - (866)637-1007

Order No.: 7151-4325675
November 14, 2025

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

ELENA CERMAK, Escrow Officer/Closer
Phone: (541)476-6884 - Fax: (866)637-1004- Email: ECermak@firstam.com
First American Title Insurance Company
118 NE C Street, Grants Pass, OR 97526

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Jessica Keith, Title Officer
Phone: (541)476-6884 - Email: jjkeith@firstam.com

Preliminary Title Report

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

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

Situs Address as disclosed on Josephine County Tax Roll:

311 Grays Creek Road, Grants Pass, OR 97527

2021 ALTA Owners Standard Coverage	Liability \$	299,000.00	Premium \$	948.00
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 November 03, 2025 at 8:00 a.m., **title to the fee simple estate is vested in:**

Kurt H. Nicholas and Indra Nicholas, as tenants in common

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	\$	1,103.88
Unpaid Balance:	\$	1,103.88, plus interest and penalties, if any
Code No.:	05	
Map & Tax Lot No.:	37-05-20-00-001810	
Property ID No.:	R323391	

9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

10. Easement, including terms and provisions contained therein:
Recording Information: [Volume 126, Page 250](#), Deed Records
In Favor of: California Oregon Power Company
For: Right of way

11. Easement, including terms and provisions contained therein:
Recording Information: [Volume 273, Page 187](#), and [Volume 283, Page 887](#), Deed Records
In Favor of: Pacific Power and Light Company
For: Right of way

12. Reservation of 50% of all mineral, oil and gas in favor of Doran Taylor and Irene G. Taylor, husband and wife, set forth in [Volume 254, Page 481](#), Deed Records.

13. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Kurt H. Nicholas and Indra C. Nicholas
Grantee/Beneficiary: Southern Oregon Federal Credit Union
Trustee: Josephine-Crater Title Companies, Inc., an OR Corp
Amount: \$11,000.00
Recorded: January 22, 1999
Recording Information: Document No. [99-1886](#)

14. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Kurt H. Nicholas
Grantee/Beneficiary: Indra C. Nicholas
Trustee: First American Title Insurance Company of Oregon
Amount: \$15,000.00
Recorded: January 31, 2011
Recording Information: Document No. [2011-001309](#)

15. Terms and provisions of the Decree of Dissolution of Marriage
Case No.: 09DR0491
Dated: January 24, 2011
Petitioner: Kurt H. Nicholas
Respondent: Indra C. Nicholas

- 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: 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!

JESSICA KEITH
TITLE OFFICER
jjkeith@firstam.com

Recording Information

For county recording requirements and fees visit
https://www.josephinecounty.gov/government/county_clerk_recorder/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: Alex Larson, John L Scott Real Estate
871 Medford Center, Medford, OR 97504

Exhibit "A"

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

Commencing at the center of Section 20, Township 37 South, Range 5 West of the Willamette Meridian, Josephine County, Oregon; thence North 01°08' East 49.80 feet; thence South 58°00' West 307.84 feet to the Easterly right of way line of Grays Creek Road; thence Southeasterly, along said right of way line, 265 feet, the true Point of Beginning of this description; thence Southeasterly along the Easterly right of way line of Grays Creek Road, 25 feet; thence Northeasterly to a point on the North-South centerline of said section, said point being 290.0 feet South of the center of said section; thence East, parallel to the North line of the Northwest Quarter of the Southeast Quarter of said section, 1320 feet, more or less, to the East line of said quarter-quarter; thence North, along said line, 290.0 feet to the Northeast corner thereof; thence West, along the East-West centerline of said section, 750 feet; thence South, parallel with the West line of the Southeast Quarter of said Section 20, a distance of 260 feet; thence West and parallel with the North line of said Southeast Quarter 570 feet, more or less, to the West line of said Southeast Quarter; thence Southwesterly to the true Point of Beginning.

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.

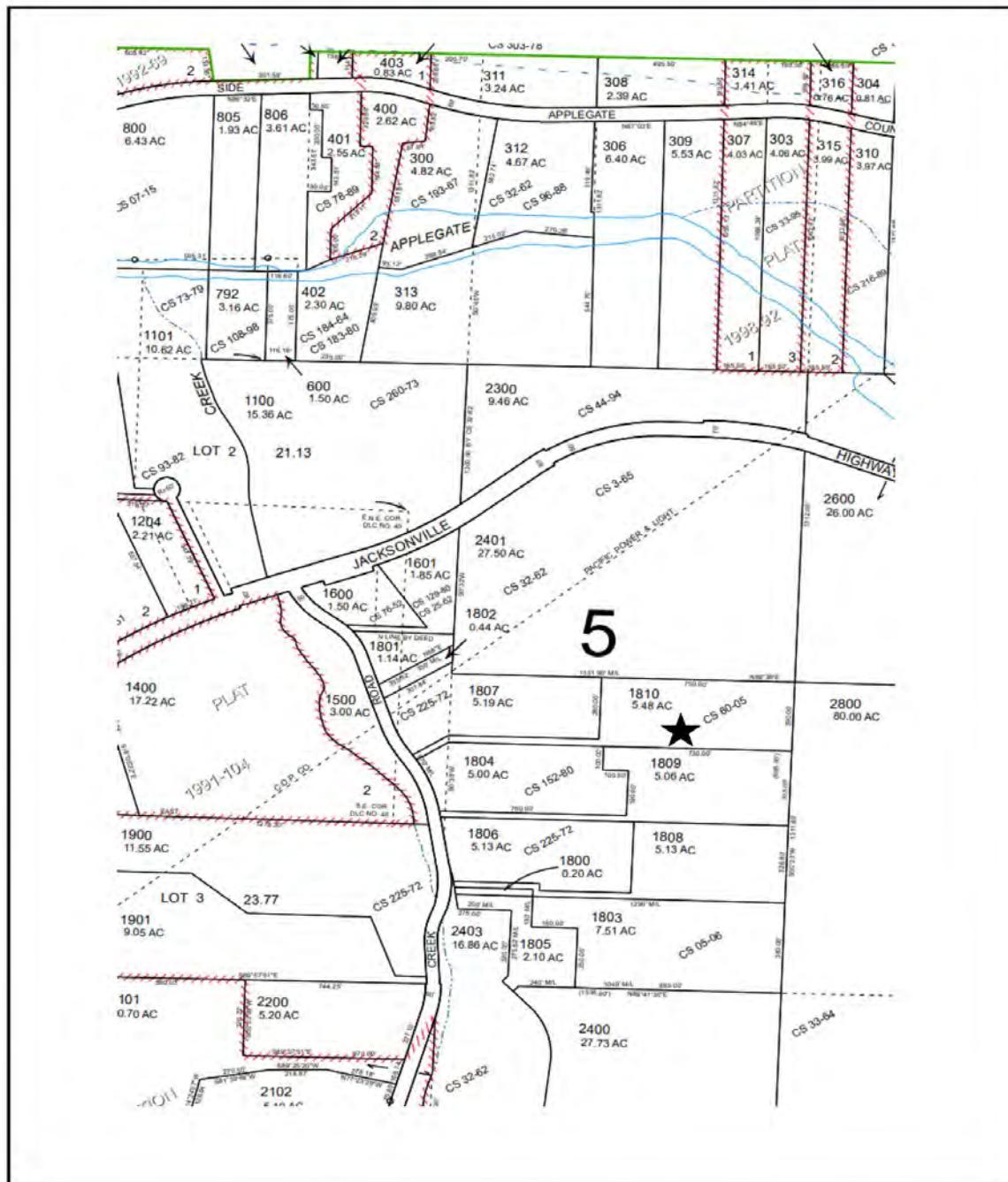
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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: datapriva@firstam.com or toll free at 1-866-718-0097.



FIRST AMERICAN TITLE
Insurance Company of Oregon



TOWNSHIP 37 RANGE 5 SECTION 2000

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