

5900 McLoughlin Drive

Country Home on 41+ acres with Irrigated Pasture + Large Barn



5900 McLoughlin Drive
Central Point, Jackson County, Oregon

Chris Martin - Ashley Lacer - Alex Larson - Shannon Forrest

541.660.5111

Team@MOPG.com



LANDLEADER

MOPG

by **John L. Scott**

Remarks

Welcome to Mountain View Acres—an exceptional lifestyle property that blends comfortable living with a serene country setting in the heart of the Rogue Valley. Convenient to Medford amenities with easy access to Highway 62, you'll enjoy the best of both worlds: a peaceful rural home with quick travel options for shopping, dining, and top-notch medical care, plus a gateway to the region's renowned outdoor recreation.

Land + Rural Capability

EFU-zoned with expansive, level irrigated ground, the land's efficient shape offers excellent usability and room for additional outbuildings. With fencing and some cross-fencing already in place, the layout is well suited for cattle, horses, llamas, or goats. Great sun exposure supports healthy pasture, hay production, and the opportunity to build a truly self-sustaining lifestyle—complete with an abundant garden, orchard potential, or other ag pursuits.

Arrival + Setting

Arrive via the fence-lined driveway and take in wide-open pastures framed by surrounding mountain ranges, with iconic views of Mt. McLoughlin anchoring the horizon. The sense of space and tranquility is immediate—classic Rogue Valley country living with a scenic backdrop that changes beautifully through the seasons.

Home + Layout

The home has seen thoughtful improvements over the years, including opened-up living and kitchen spaces that create a bright, airy feel. The spacious living room features east-facing French doors that welcome morning light and provide direct access to the pool patio. At the heart of the home, the kitchen and wet bar make an ideal hub for gathering and entertaining, with stainless appliances (including a gas range) and generous counter space.

A standout feature is the washroom/mudroom off the garage, complete with a bath and laundry—perfect for boots, work clothes, and pets before stepping into the main living areas. Three guest bedrooms complete the main level, two with walk-in closets, plus an adjacent full bath that keeps the layout functional and private.

Upstairs, the primary suite is a true retreat with a walk-in closet, ensuite bath, and French doors to a balcony overlooking the pool patio and pastures—an ideal perch for morning coffee and sunrise views. The fireplace adds warmth and ambiance, and the suite includes the convenience of a private washer and dryer.

Outdoor Living + Infrastructure

Just off the kitchen and living room, the pool and entertaining patio set the stage for summer barbecues, relaxing afternoons, and hosting friends. Beyond the home, the impressive 8,400 SF barn provides excellent utility for animals, equipment, and storage, with additional interior rooms and workshop space on a cement slab—ready to support your rural lifestyle.

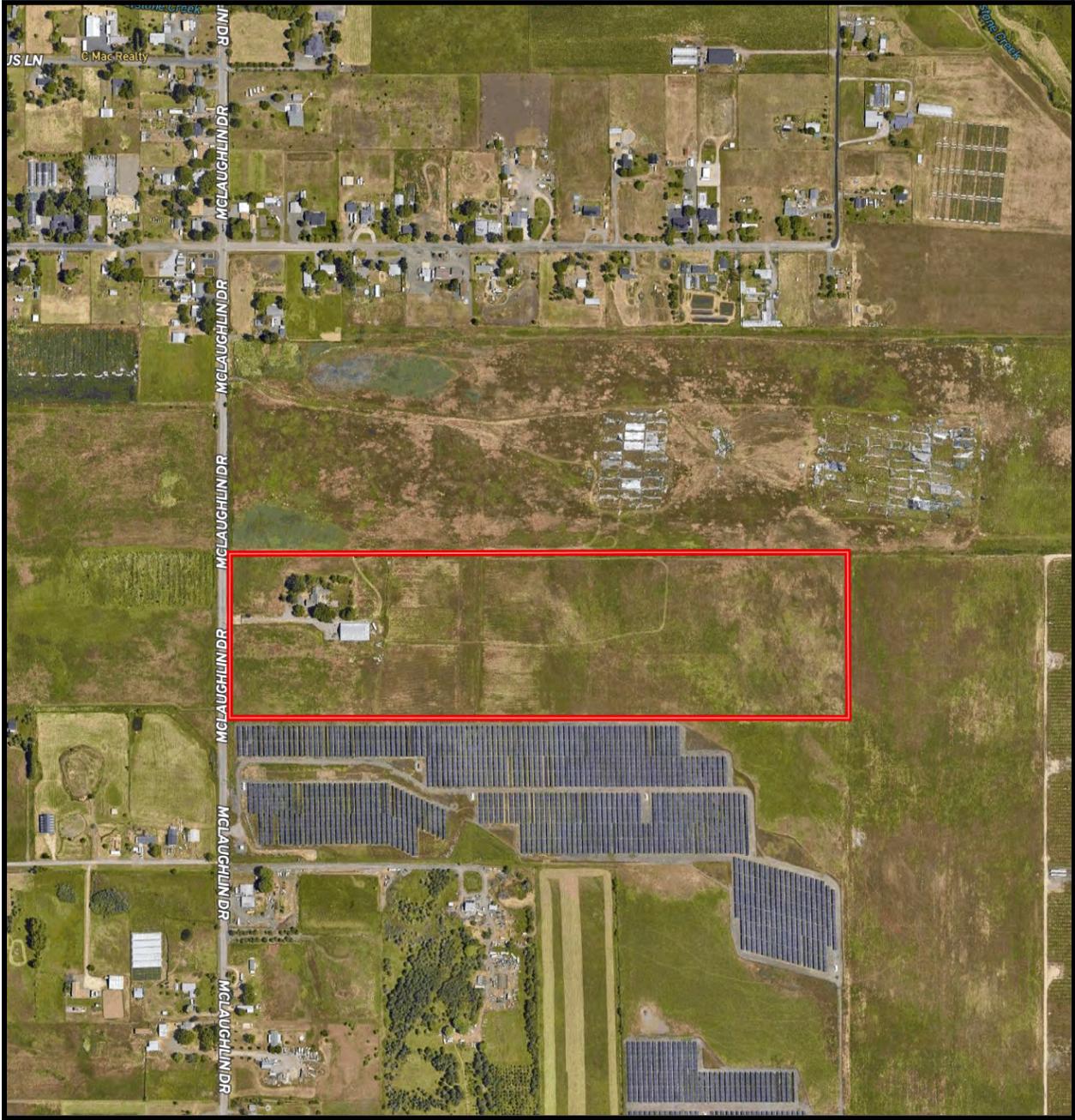
Rogue Valley + Medford Highlights

Set in Southern Oregon's Rogue Valley, this area is known for striking natural beauty, rich agriculture, and four distinct seasons with generally mild winters. Recreation is everywhere: float or fish the Rogue River, explore Crater Lake National Park, head to Lost Creek Lake, or take day trips

toward Central Oregon's lakes, mountains, and high-desert adventures. Nearby wineries, farm stands, and local events round out the lifestyle with a strong sense of community.

Medford is the region's service and travel hub, offering major retailers, dining, healthcare, and an easy-to-navigate city feel—plus convenient air travel via Rogue Valley International–Medford Airport (MFR) for quick connections. Centrally located between the Bay Area and the Pacific Northwest metro areas, Mountain View Acres makes an outstanding home base for those seeking productive land, meaningful space, and everyday convenience close at hand.

Aerial Map



Property Identification

The property has a physical address of 5900 McLoughlin Drive, Central Point, Oregon 97502. 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
36S	1W	33	200	10459802	<u>41.81</u>	EFU
				Total	41.81	

Property Details

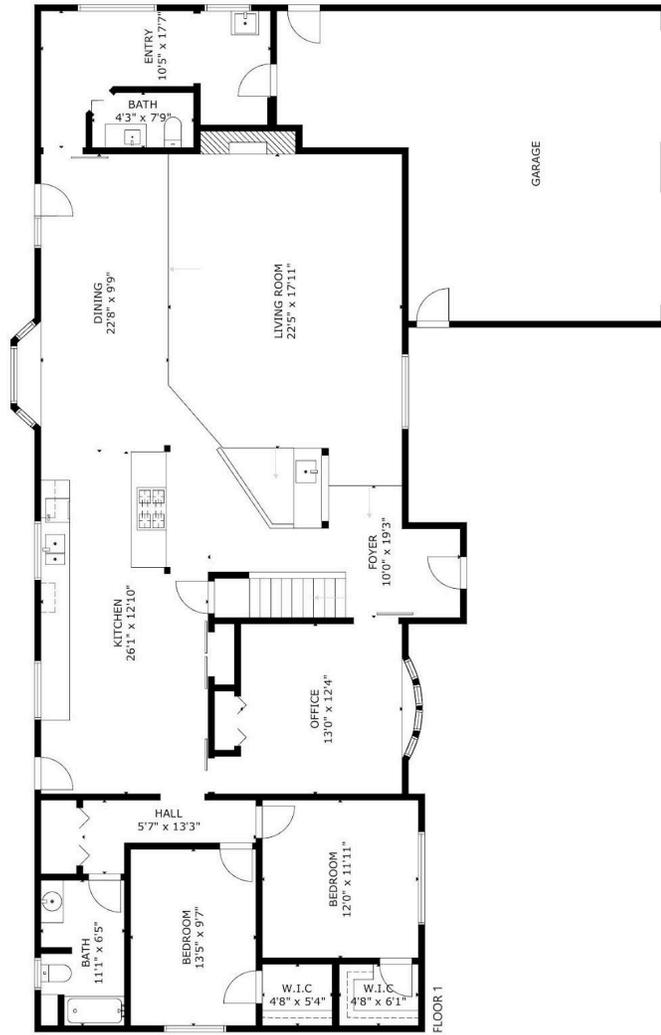
Access:	Access is via a paved driveway off of paved McLoughlin Drive
Present Land Use:	Rural residence
2025-2026 Taxes:	\$6,841.18
Zoning:	EFU (Exclusive Farm Use)
Elevations:	+/- 1,340' above sea level
Topography:	Level
Water Rights:	Irrigation provided through RRVID for 39.90 acres \$3,755 for 2026
Domestic Water:	30.9 GPM private well (Per Feb 2023 Well Flow)
Sanitation:	Standard septic system
Propane:	125 gallon tank - leased from Ferrellgas
Electric/Power:	Standard residential service
Internet:	Spectrum
Site Improvements:	Partially fenced, in-ground pool, asphalt driveway, in-ground pool

Home Characteristics

Gross Area:	2,531 square feet (county records)
Number of Stories:	Two
Year of Construction:	1981 (county records)
Bedrooms:	Four bedrooms
Bathrooms:	Four full bathrooms
Foundation:	Concrete block
Flooring:	Vinyl laminate, tile, & carpet
Exterior Walls:	T1-11 siding
Roofing:	Presidential Composition
Heat/Air Conditioning:	Central HVAC with gas furnace. Installed 2023
Garage:	Approximately 664 SF
Rooms:	Main Level: 2 bedrooms with walk-in closet, remodeled kitchen with GE Cafe appliances, dining, office/family room and open living room Second Level: Master suite with remodeled bath, walk-in closet, fireplace, and balcony.



Floor Plan



GROSS INTERNAL AREA
TOTAL: 2,842 sq ft
FLOOR 1: 2,096 sq ft, FLOOR 2: 746 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Barn Characteristics

Size: 8,400 square feet

Year of Construction: 1981

Improvements: Interior workshop, storage space, or tack rooms



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 varieties 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)



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

5900 Mc Loughlin Dr

Parcel #: 10459802

Map & Taxlot #: 361W330000200

County: Jackson

OWNER

Turnbull, Jay Michael

DATE PREPARED

Date: 01/29/2026

PREPARED BY

baspacio@firstam.com



First American Title

Customer Service Department

541.776.4555

cservice@firstam.com

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First American Title™

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 01/29/2026

OWNERSHIP INFORMATION

Owner: Turnbull, Jay Michael
CoOwner:

Site: 5900 Mc Loughlin Dr Central Point OR 97502
Mail: 761 Whitaker Galt CA 95632

Parcel #: 10459802
Ref Parcel #: 361W330000200
TRS: 36S / 01W / 33
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 001301 Block: 2043
Neighborhood:
School Dist: 549 Medford
Impr Type:
Subdiv/Plat:
Land Use: 551 - Farm - Exclusive Farm Use (EFU) -
Improved (typical of class)
Std Land Use: 7001 - Farm land
Zoning: County-EFU - Exclusive Farm Use
Lat/Lon: 42.402773 / -122.831178
Watershed: Gold Hill-Rogue River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$771,620.00
Market Impr: \$526,810.00
Market Total: \$1,298,430.00 (2025)
% Improved: 0.00%
Assessed Total: \$541,348.00 (2025)
Levy Code: 4915
Tax: \$6,708.78 (2024)
Millage Rate: 12.7616
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 4	Total SqFt: 2,531 SqFt	Year Built: 1981
Baths, Total: 4	First Floor: 1,883 SqFt	Eff Year Built: 1985
Baths, Full: 0	Second Floor: 648 SqFt	Lot Size Ac: 41.81 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 1,821,243 SqFt
Total Units: 1	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 2	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 3	Attic Fin: 0 SqFt	Roof Material: Composition Shingle
Cooling: No	Attic Unfin: 0 SqFt	Roof Shape:
Heating: Heat Pump	Attic Total: 0 SqFt	Ext Walls: 6 - Concrete
Building Style:	Garage: Attached 664 SqFt	Const Type:

IMPROVEMENT: 44724 - 152 - RESIDENCE

Two story

Year Built: 1981
Bedrooms: 4
Bath Total: 0
Garage SqFt: 0
Basement Unfin SqFt: 0
Basement Fin SqFt: 0
Floor Dsc:

Total SqFt: 0
Finished SqFt: 2,531
1st Floor SqFt: 1,883
2nd Floor SqFt: 648
Attic Fin SqFt: 0
Attic Unin SqFt: 0

PARCEL ID: 10459802

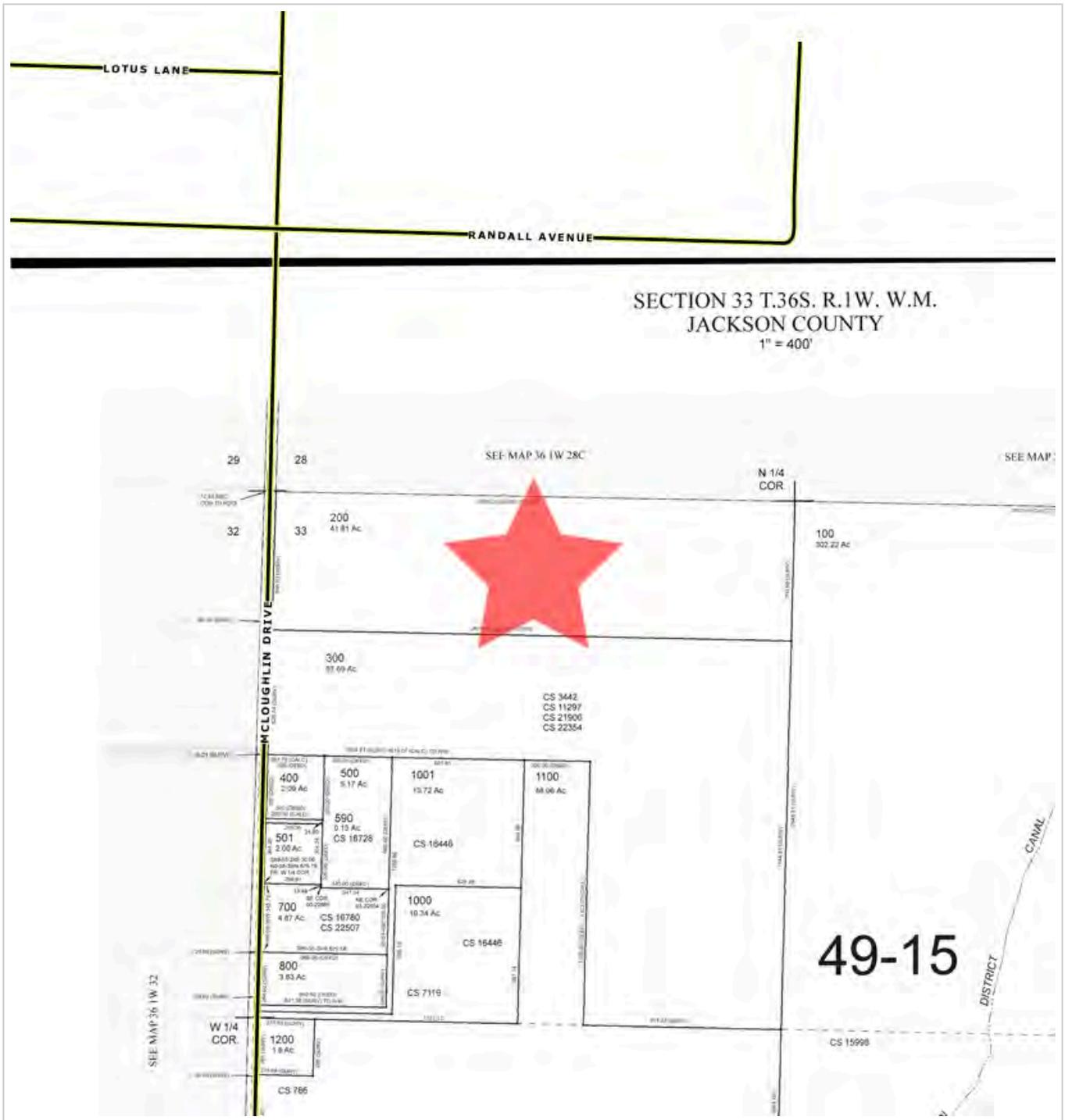
Condition:
Unfinished SqFt: 0
Carport SqFt: 0
Heat Type:
Ext. Wall:
Foundation:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
JAY MICHAEL TURNBULL	04/12/2023	6868		Stand Alone Mortgage	\$110,000.00	Credit Line/HELOC
JAY MICHAEL TURNBULL	03/03/2023	4032	\$700,000.00	Warranty Deed	\$450,000.00	New Conv
ZACHARY MICHAEL DEBARTOLO	03/31/2017	10864	\$1,000,000.00	Warranty Deed	\$900,000.00	Purch \$ Mtg
DR FANG YEN HONG	03/07/2011	7291	\$700,000.00	Bargain and Sale Deed		Conv/Unk
ROGUE RIVER MORTGAGE LLC	12/16/2010	41601		Deed		Conv/Unk
HAYA ENTERPRISES LLC	02/08/2008	4644		Stand Alone Mortgage	\$700,000.00	Unknown
HAYA ENTERPRISES LLC	05/30/2006	27842	\$1,100,000.00	Warranty Deed		Conv/Unk

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Assessor Map



Parcel ID: 10459802

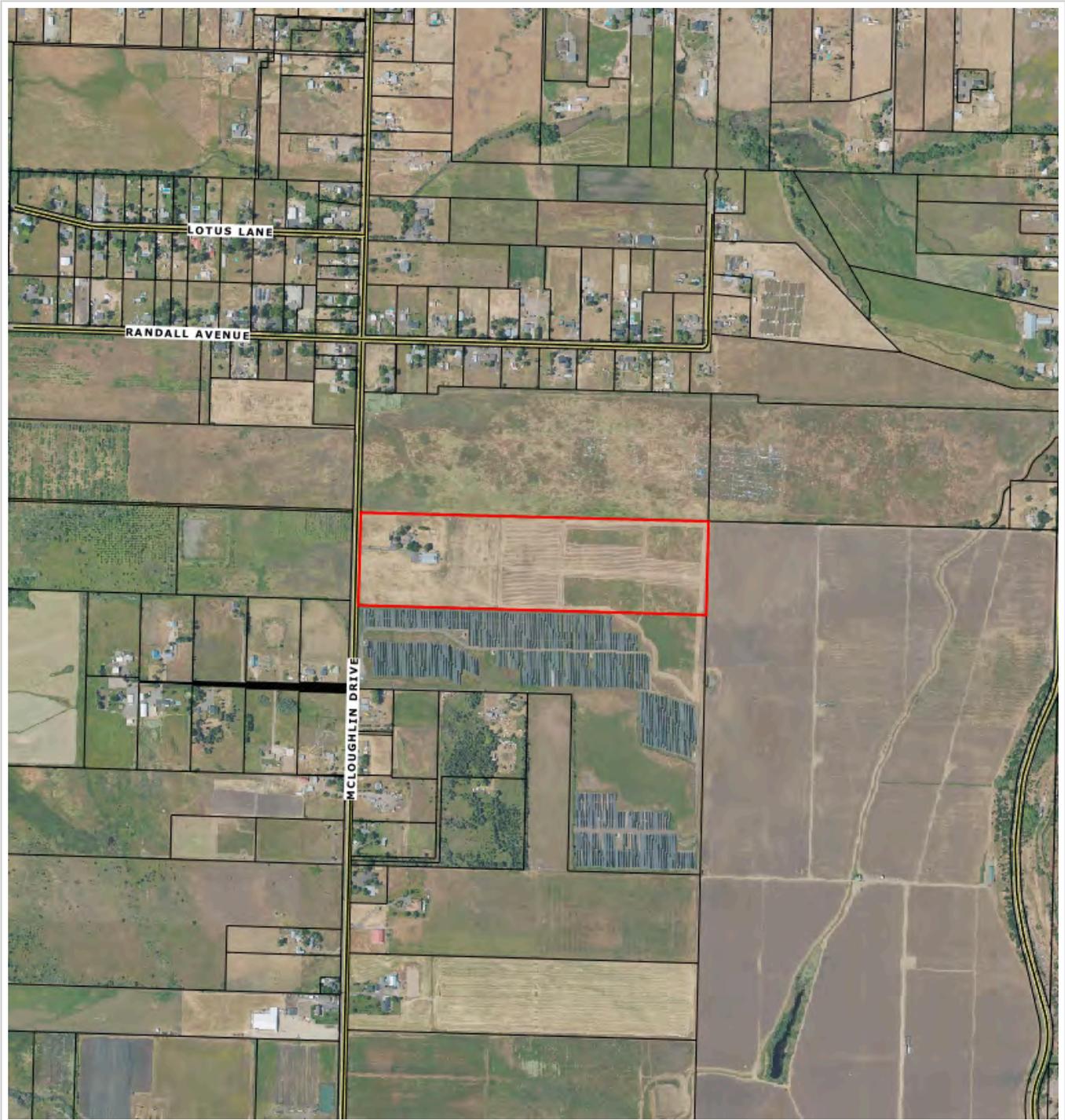
Site Address: 5900 Mc Loughlin Dr

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First American Title™

Aerial Map



First American Title™

Parcel ID: 10459802

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After recording return to:
Jay Michael Turnbull
5900 McLoughlin Drive
Central Point, OR 97502

Until a change is requested all tax
statements shall be sent to the
following address:
Jay Michael Turnbull
5900 McLoughlin Drive
Central Point, OR 97502

File No.: 7151-4035823 (MW)
Date: February 10, 2023

Jackson County Official Records **2023-004032**
R-WD
Stn=10 ALOUISB **03/03/2023 01:18:02 PM**
\$20.00 \$10.00 \$13.00 \$11.00 \$60.00 **\$114.00**

THIS SPACE RESERVED

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

STATUTORY WARRANTY DEED

5900 McLoughlin Dr., LLC, Grantor, conveys and warrants to **Jay Michael Turnbull**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$700,000.00**. (Here comply with requirements of ORS 93.030)

2

APN: 10459802

Statutory Warranty Deed
- continued

File No.: 7151-4035823 (MW)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28th day of February, 2023.

5900 McLoughlin LLC,

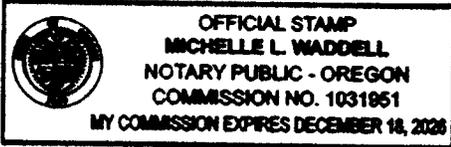
By: Chun-Mei Lin Hong
Name: Chun-Mei Lin Hong
Title: Manager

By: Ernest Hong
Name: Ernest Hong
Title: Manager

STATE OF Oregon)
County of Jackson Josephine)
nw)ss.

This instrument was acknowledged before me on this 2 day of March, 2023 by Chun-Mei Lin Hong as Manager of 5900 McLoughlin LLC,, on behalf of the LLC.

[Signature]
Notary Public for Oregon
My commission expires 12-12-26



APN: 10459802

Statutory Warranty Deed
- continued

File No.: 7151-4035823 (MW)

STATE OF Nevada)
)ss.
County of Washoe)

This instrument was acknowledged before me on this 28 day of February, 2023
by Ernest Hong as Manager of 5900 McLoughlin LLC,, on behalf of the LLC.

Karen Lockard

Notary Public for Nevada
My commission expires: 10/03/2026





APN: 10459802

Statutory Warranty Deed
- continued

File No.: 7151-4035823 (MW)

EXHIBIT A

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

TRACT A:

THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

TRACT B:

BEGINNING 20 RODS SOUTH OF THE NORTHWEST CORNER OF SECTION 33 IN TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 22 RODS; THENCE EAST 160 RODS; THENCE NORTH 22 RODS; THENCE WEST 160 RODS TO THE POINT OF BEGINNING.

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

29-Jan-2026

Tax Account #	10459802	Lender Name	PTD - PACIFIC TRUST DEED SERVICING C
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4915
Situs Address	5900 MC LOUGHLIN DR MEDFORD/COUNTY OR	Interest To	Feb 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$871.79	\$871.79	\$0.00	\$0.00	\$6,841.18	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,708.78	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,502.96	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,351.17	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,191.99	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,046.71	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,909.16	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,044.75	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,961.96	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,487.96	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,307.74	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,887.58	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,396.99	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,803.02	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,204.09	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,572.01	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,148.10	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,083.95	Nov 15, 2008
2008	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,556.82	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,293.22	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,188.99	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,114.34	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,033.77	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,949.33	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,805.09	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,807.97	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,670.86	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,580.01	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,483.61	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,567.66	Nov 15, 1996
Total		\$871.79	\$871.79	\$0.00	\$0.00		

FINAL INSPECTION

NAME: JAMES NISTER

DATE: July 21, 1981

ADDRESS: 5900 Mc LAUGHLIN

PERMIT #: 15-243-81N

T. 365 R. 10 S. 33 T.L. 200

CHECK LIST

1. Tightlines right
2. Size of Tank 1500 GAL 2-Comp Pcs
3. Use of approved materials ✓
4. Use of approved fittings ✓
5. Gravel Depth 12"
6. Distance between lines As per plan

- GRADE OF BED = O.K.
7. Grade of Drainlines
 8. Depth of Trenches 18-24"
 9. Width of Trenches 25"
 10. Total length of lines 105'
 11. Approved Sq. Footage 2625 #
 12. Distance from tank to house 60'

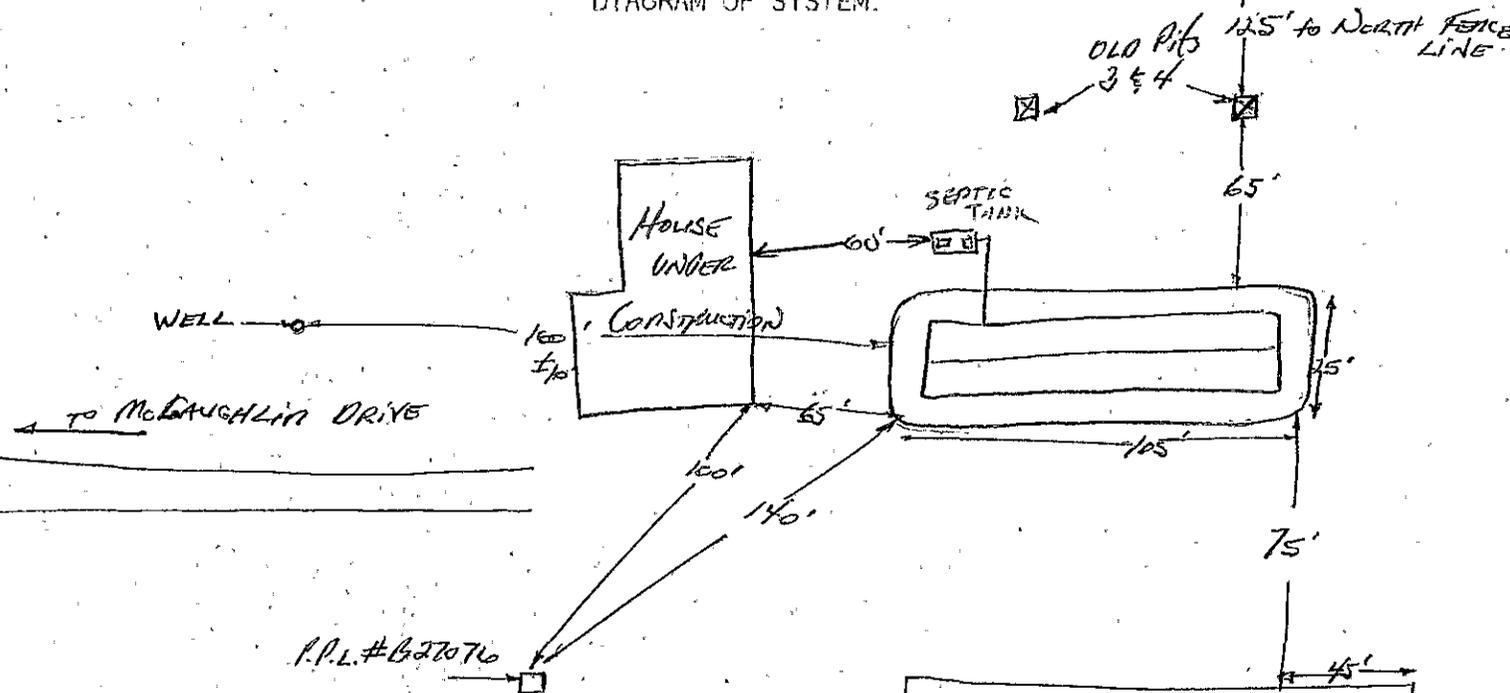
Diversion Ditch Required: Yes No

Installer's Name: PROPERTY OWNER - JAMES NISTER

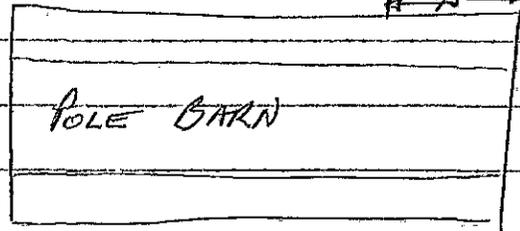
Distance from Well 160' ± 10' to E-T-A

BED

DIAGRAM OF SYSTEM.



REMARKS



10/7/81
 * CONTINUE SPREADING ROCK EVENLY OVER GRAVEL,
 PAPEROR STRAW ROCK - OK TO CAP
 10/15/81 OK TO STRAW/ + Cap
 CAP O.K. CH 11/5/81

APPROVED 11/5/81
 Sanitarian: Charles A. [Signature]

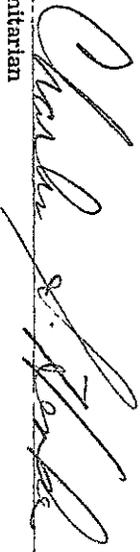
CERTIFICATE OF SATISFACTORY COMPLETION

SUBSURFACE OR ALTERNATIVE SEWAGE SYSTEM

OWNER James Nixler PERMIT NO. 15-243-WV

LOCATION 5700 Mc Laughlin Drive, Centrah Point, OR.
(365-1W-33-200)

In accordance with Oregon Revised Statute 454.665 this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

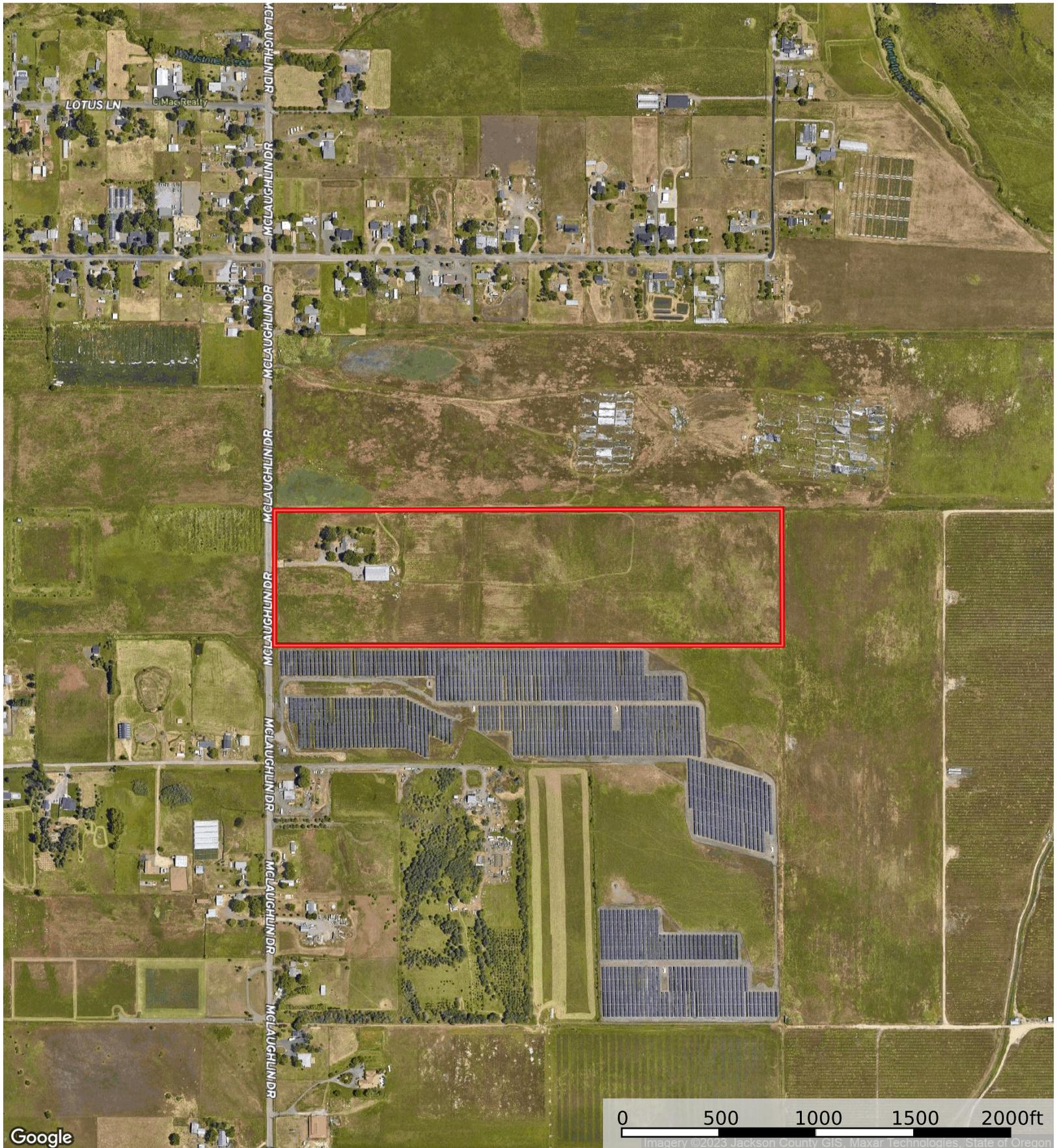

Sanitarian

NOVEMBER 9, 1961 Wheeler County
Date

Exhibit B

(Property Maps)

5900 MCLAUGHLIN DR
Oregon, AC +/-



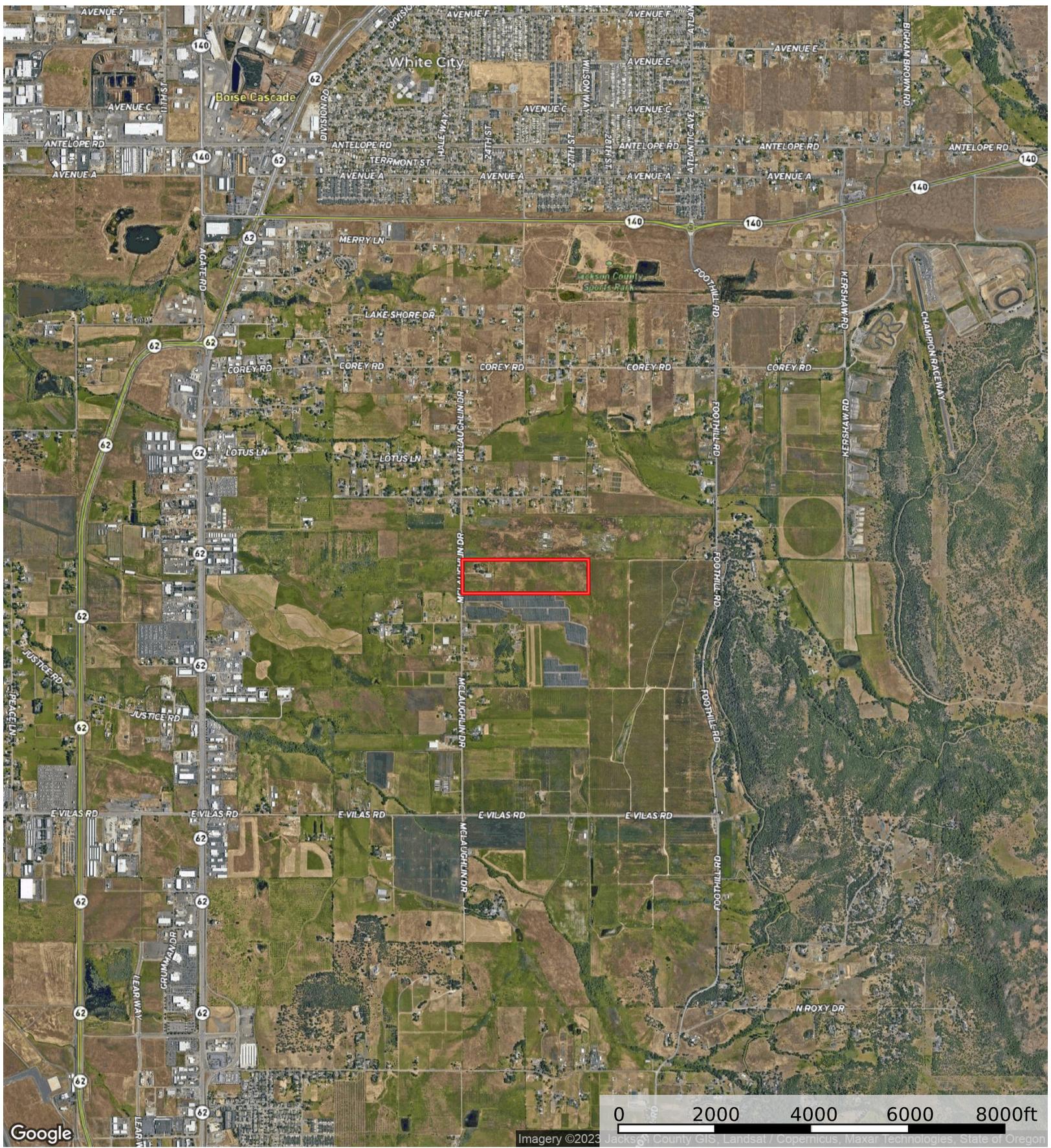
Google

0 500 1000 1500 2000ft
Imagery ©2023 Jackson County GIS, Maxar Technologies, State of Oregon

Boundary

id. 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.

5900 MCLOUGHLIN DR Oregon, AC +/-



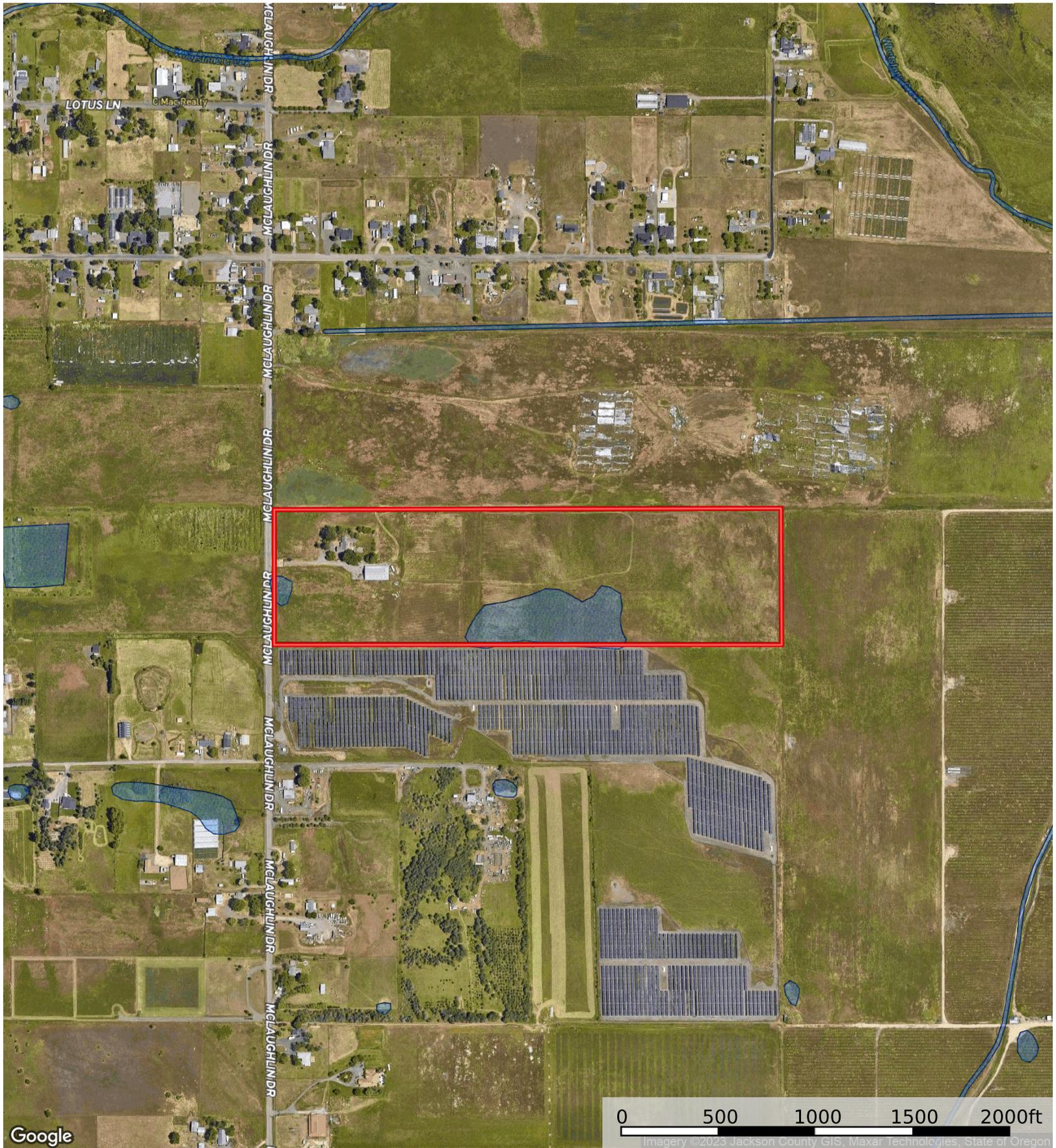
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Google

Boundary

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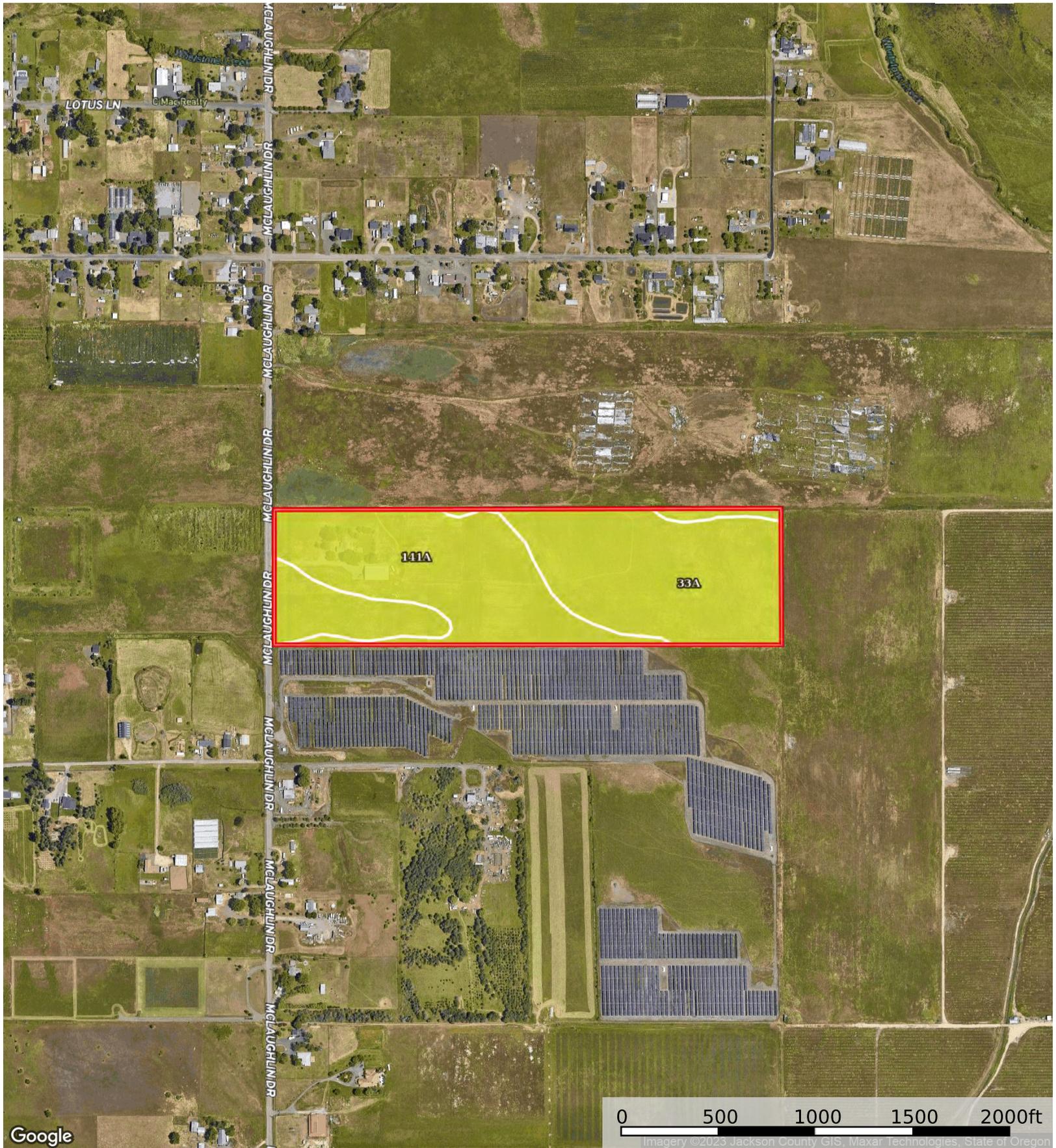
5900 MCLOUGHLIN DR
Oregon, AC +/-



Google

-  Boundary
-  Wetlands
-  Riparian

5900 MCLAUGHLIN DR
Oregon, AC +/-



Google

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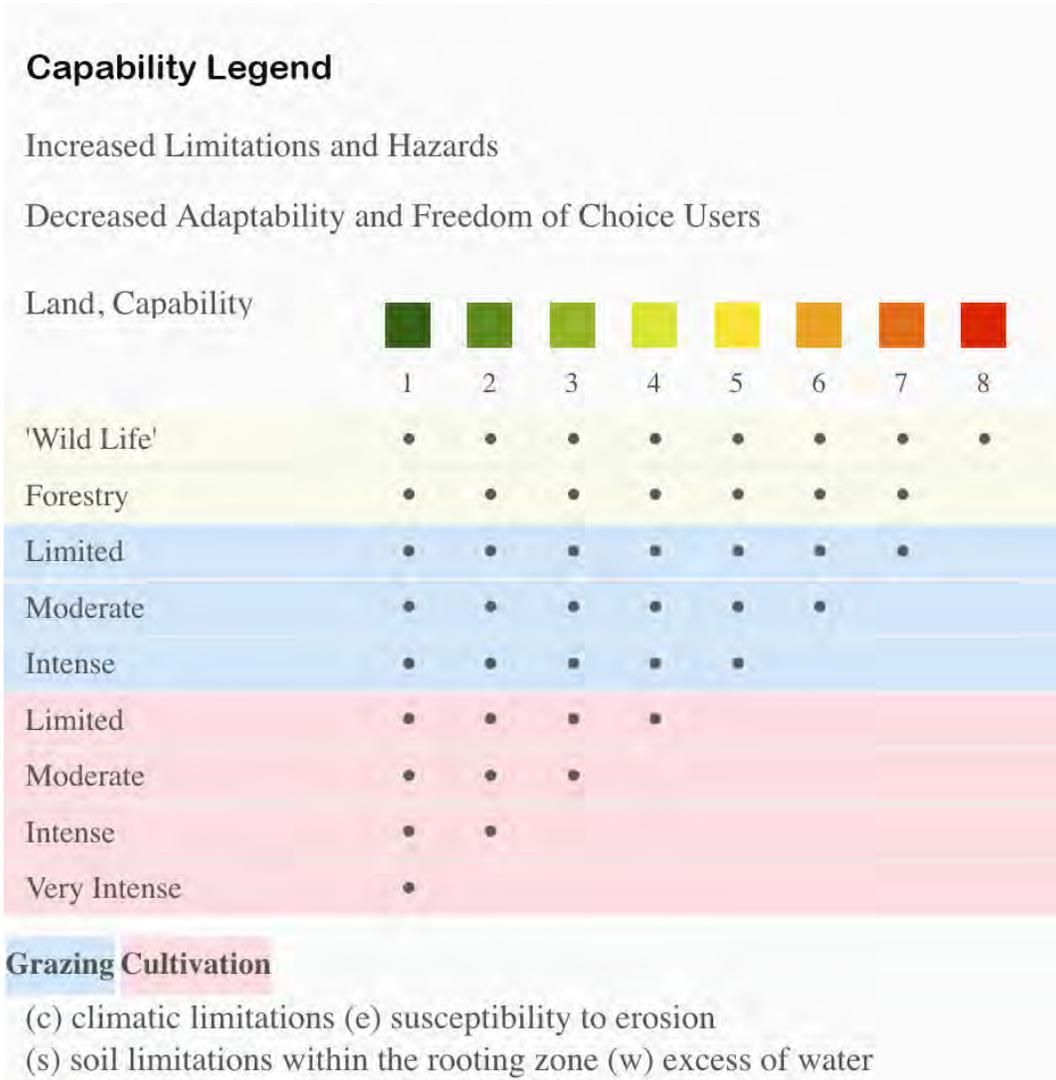
Boundary

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|  Boundary 41.74 ac

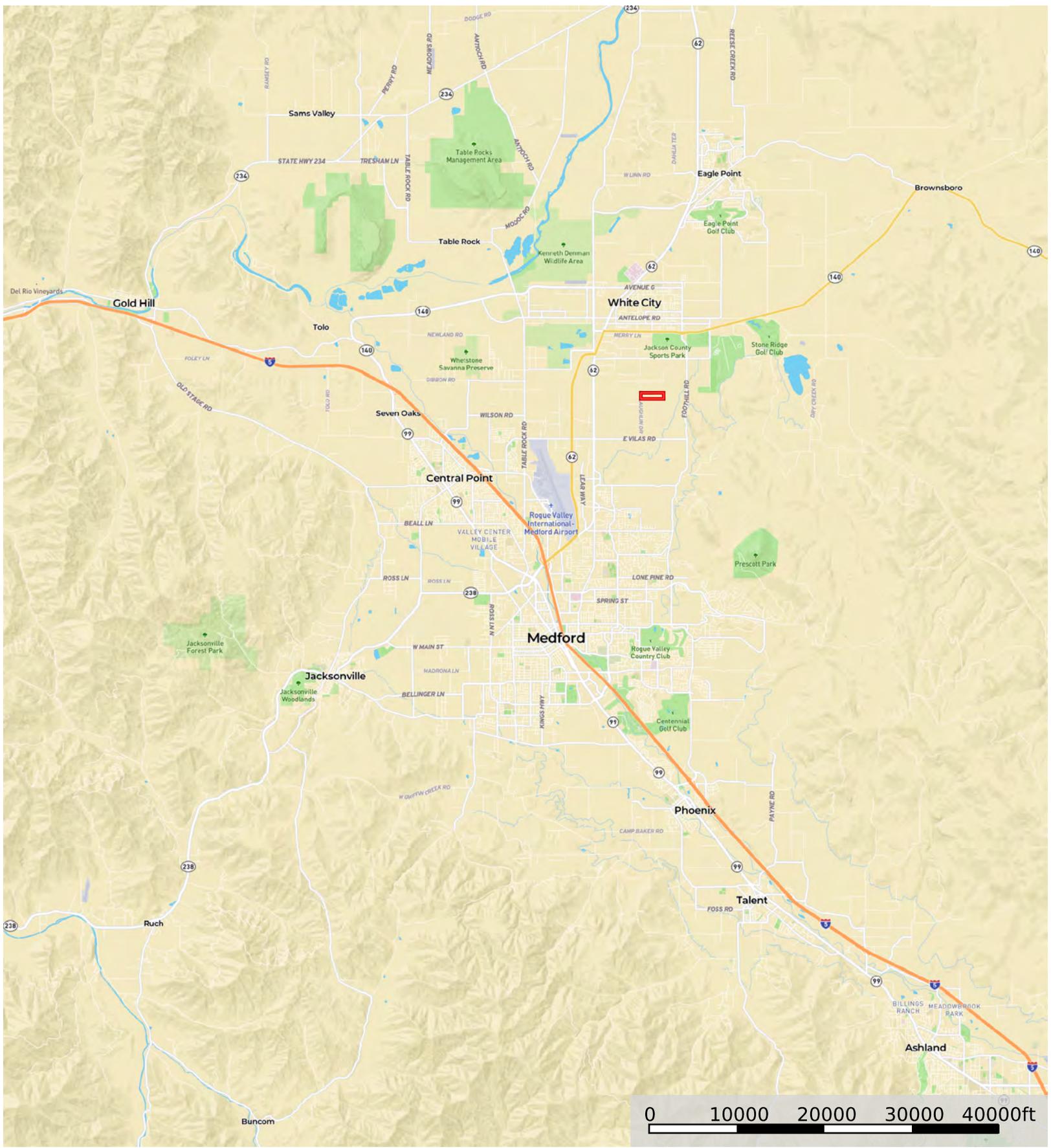
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
33A	Coker clay, 0 to 3 percent slopes	23.19	55.56	0	45	4w
141A	Phoenix clay, 0 to 3 percent slopes	18.55	44.44	0	39	4w
TOTALS		41.74(*)	100%	-	42.33	4.0

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



5900 MCLOUGHLIN DR

Oregon, AC +/-



 Boundary