

Offering Memorandum

Large Duplex with Income Potential

248 Wimer / 369 Alta
Ashland, Jackson County, Oregon 97520



» **MOPG**
by John L. Scott

Welcome

In the Heart of Ashland

Located in the heart of Ashland, this thoughtfully designed duplex offers 2,831 square feet of comfort and flexibility in one of Southern Oregon's most desirable markets. With two 2-bedroom, 2-bath units, it's ideal for owner-occupants or investors seeking steady rental appeal.

A Main Home That Lives Large

The primary residence feels like a standalone home, featuring vaulted ceilings, hardwood floors, granite countertops, and a bright great-room layout with a fireplace. A spacious view deck extends the living area outdoors, perfect for relaxing or entertaining year-round.

Income Potential Built In

The second unit offers a functional single-level design with two bedrooms, two baths, and its own two-car garage—an uncommon find in Ashland. With a tenant already in place, buyers can enjoy immediate income and long-term flexibility.

Rogue Valley Lifestyle

Set in the scenic Rogue Valley, residents enjoy mountain views, wineries, and outdoor adventure. From downtown Ashland and the renowned Oregon Shakespeare Festival to trails in Lithia Park and skiing at Mt. Ashland, the location supports both everyday ease and weekend escape.

The Property

Tucked into the heart of Ashland, Oregon, this thoughtfully designed 1996-built duplex offers a rare blend of space, comfort, and flexibility in one of Southern Oregon's most sought-after markets. With 2,831 square feet total and two 2-bedroom, 2-bathroom units, the property is ideal for a buyer looking for an owner-occupied duplex in Ashland or a long-term hold with built-in rental appeal.

The main residence lives and feels like a standalone home, starting with an inviting foyer that opens into a bright, open layout enhanced by vaulted ceilings and a warm, welcoming flow. Hardwood floors and granite countertops add a timeless finish, while the generous floorplan provides space to spread out, perfect for everyday living and easy entertaining. The great-room concept connects the living and dining areas in a way that feels natural and spacious, centered by a living room fireplace that adds character and comfort through the seasons. Step outside and you'll find one of the home's standout features: a large view deck off the living and dining area, creating a seamless indoor-outdoor extension for morning coffee, summer dinners, or sunset unwinding.

The primary suite is designed as a true retreat, featuring its own fireplace and access to a private deck, a quiet corner that feels removed from the day-to-day. The bathrooms are notably spacious, and the primary bath includes a soaking tub, offering that spa-like exhale at the end of the day. A dedicated laundry room, ample storage, and the convenience of a double garage round out the main unit, giving it the functionality buyers want in a full-time residence.

The second unit complements the property beautifully with a practical, efficient design that appeals to tenants and low-maintenance living. Set up all on one level, it includes two bedrooms and two full bathrooms, plus a two-car garage of its own, an increasingly rare bonus in Ashland's rental landscape. A tenant is already in place, making this an immediate rental opportunity for buyers who value stability (buyer to verify terms). Whether your goal is to live on one side while generating rental income on the other, or to hold it as a traditional investment, this property supports multiple strategies without sacrificing livability.

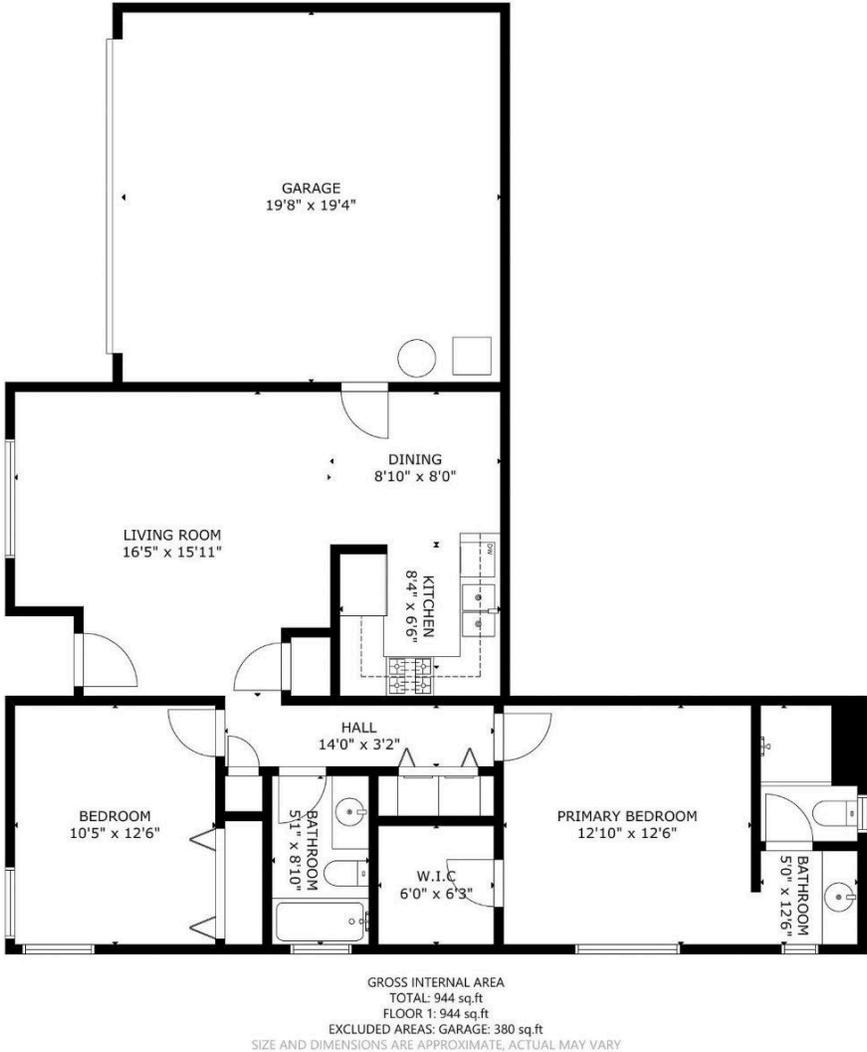
Beyond the home itself, the location speaks for itself. The Rogue Valley is known for its four-season lifestyle, mountain views, wineries, outdoor recreation, and strong sense of community—an area where people come for the beauty and stay for the quality of life. Ashland is the crown jewel for many, celebrated for its vibrant downtown, locally owned restaurants, parks, trails, and the world-renowned Oregon Shakespeare Festival. From Lithia Park strolls to quick access to skiing at Mt. Ashland, rafting and fishing on the Rogue, or weekend tasting rooms throughout the valley, it's an environment that supports both daily ease and weekend adventure.

If you've been searching for an Ashland duplex for sale, a Southern Oregon investment property, or a home that lets you combine personal living with rental upside, this is a standout opportunity, designed, well located, and hard to replace.

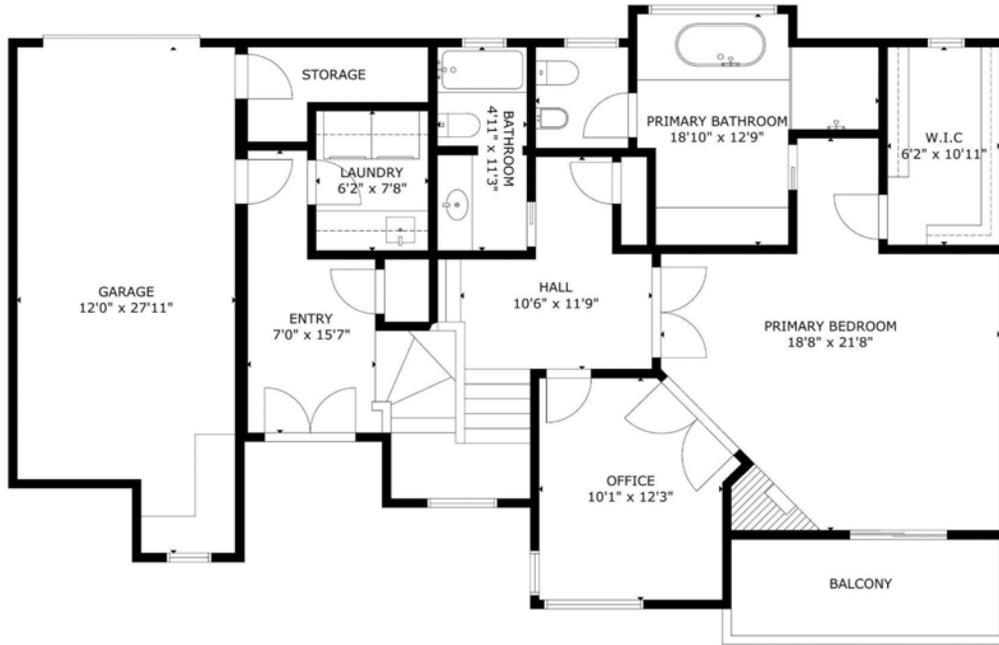
Duplex At a Glance

Year Built	1996
Total County SF	2,831 SF
Heating/Cooling	Gas furnace + electric central air
Foundation	Concrete perimeter
Roof	Composition
Unit Mix	Two 2 bedroom/2 bathroom units

Main Unit Description	Three levels, hardwood floors, granite countertops, chef's kitchen, great room with eating area, primary suite, full guest bedroom and bathroom, lower level laundry, two car garage, large view deck, private balcony off the primary bedroom
Second Unit Description	Single level, carpet and laminate floors, laminate countertops, efficient floorplan with kitchen, living, and eating area, primary suite, full guest bathroom and bedroom, laundry, two car garage, private entrance (currently rented for \$1,400 per month on a month-to-month agreement)



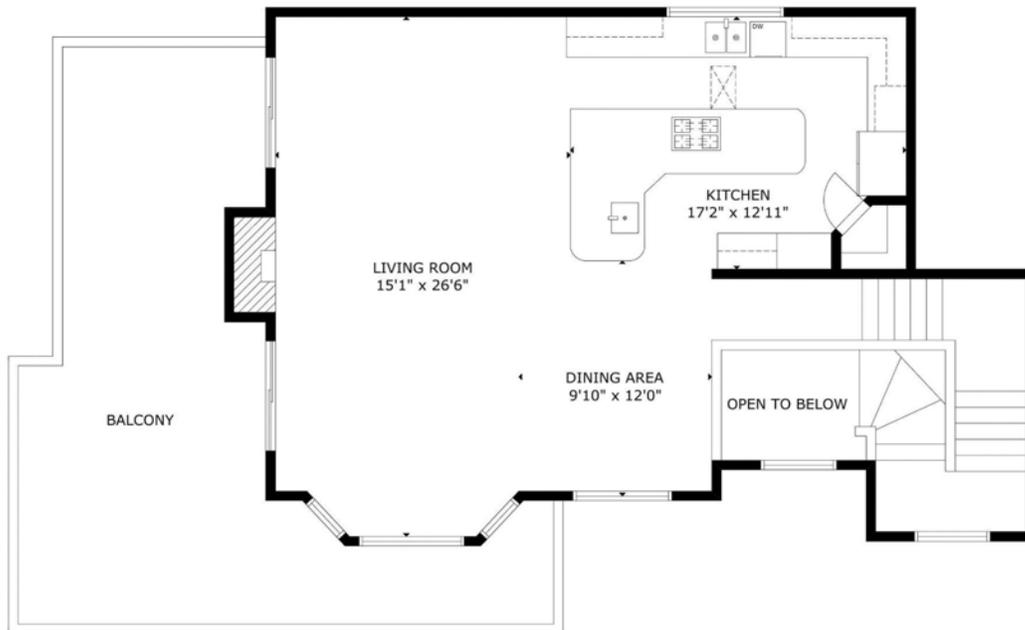
Secondary Unit Floor Plan



GROSS INTERNAL AREA
 TOTAL: 1,910 sq ft
 FLOOR 1: 1,057 sq ft, FLOOR 2: 853 sq ft
 EXCLUDED AREAS: GARAGE: 348 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Main Unit Main Level Floor Plan



GROSS INTERNAL AREA
 TOTAL: 1,910 sq ft
 FLOOR 1: 1,057 sq ft, FLOOR 2: 853 sq ft
 EXCLUDED AREAS: GARAGE: 348 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 2

Main Unit Upper Level Floor Plan

Property Description

Township	Range	Section	Tax Lot	Account #	Acres	Zoning	2025 Taxes
39S	1E	5DC	1800	10057718	<u>0.22</u>	R-1-7.5	\$9,296.28
				Total	0.22		

Address: 248 Wimer + 369 Alta in Ashland, OR 97520

Topography: Sloping

Elevation: Around 2,000'

Electric: Pacific Power; standard 200 amp service (separate meters)

Avista: Natural gas connection - services the gas furnace, stove in the main unit, and two fireplaces in the main unit

Internet & Phone: Spectrum

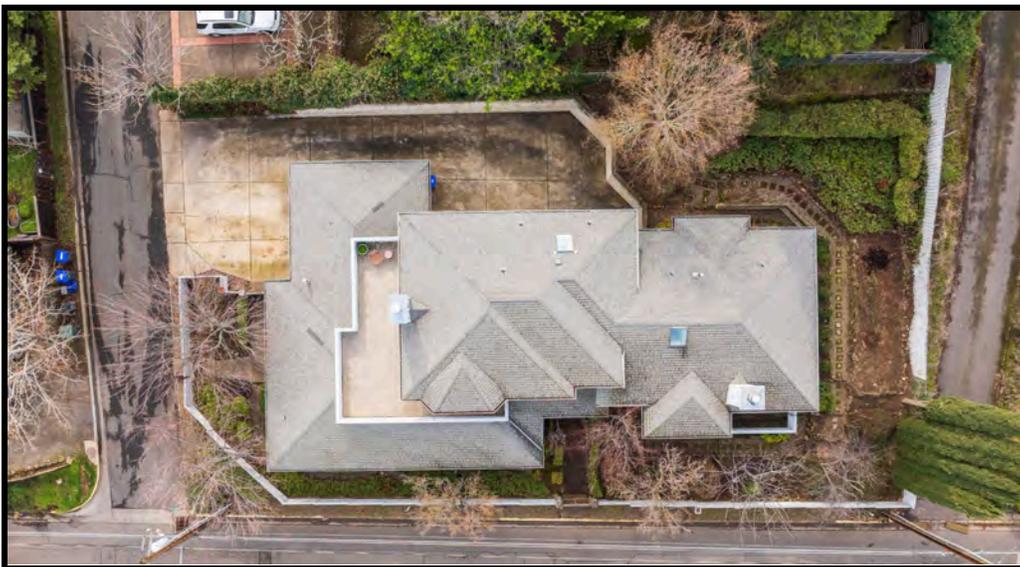
Domestic Water: City services (separate meters)

Sanitation: City services (separate meters)

Inclusions: Kitchen appliances and washer/dryer in main unit

Parking: Main unit has courtyard parking and access to two large garages (separated by a wall), and secondary unit has a two car garage and off street parking in front of the garage

Aerial Image



Location

Nearest Towns

Ashland blends everyday convenience with a refined, small-town atmosphere—local grocers, year-round farmers markets, boutique shops, restaurants, healthcare, and Southern Oregon University all within minutes. Lithia Park anchors the community, while I-5 provides direct access north to Medford and south into Northern California.

The Rogue Valley

Ashland sits at the southern gateway to the Rogue Valley, alongside Medford, Jacksonville, Talent, Phoenix, and Grants Pass. The region offers a four-season lifestyle shaped by vineyards, river corridors, mountain lakes, and expansive trail systems. Ashland is nationally known for the Oregon Shakespeare Festival and a vibrant arts culture, while Jacksonville's Britt Music & Arts Festival and historic district add to the Valley's character. Medford delivers major retail, medical services, and commercial air travel—creating a balanced mix of culture, recreation, and practical infrastructure.

Rogue Valley International—Medford Airport (MFR)

Located approximately 20–25 minutes from Ashland, MFR offers multiple daily nonstop flights to key West Coast hubs with seamless connections nationwide. The airport is easy to navigate, with efficient security, on-site rental cars, and straightforward freeway access—ideal for both business travel and weekend getaways.

Climate

At roughly 1,900 feet in elevation, Ashland rests near the convergence of the Siskiyou and Cascade mountain ranges. The area experiences four distinct seasons. Winters are cool, with periodic rain and occasional snowfall. Spring and fall are mild and colorful, while summers are warm and dry, with daytime highs frequently in the 80s and 90s tempered by cooler evenings. Annual precipitation averages around 20 inches, primarily from late fall through early spring, supporting lush landscapes without the prolonged dampness found west of the Cascades.

Disclosures

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EXHIBIT SECTION A

County Information



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

369 Alta Ave 1 & 2

Parcel #: 10057718

Map & Taxlot #: 391E05DC01800

County: Jackson

OWNER

Vaziri, Myung Ok Trustee

DATE PREPARED

02/10/2026

PREPARED BY

lrking@firstam.com



First American Title

Customer Service Department

541.776.4555

cservice@firstam.com

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First American Title™

Jackson County Property Profile Information

Parcel #: 10057718

Tax Acct#: 391E05DC01800

Owner: **Vaziri, Myung Ok Trustee**

CoOwner:

Site: **369 Alta Ave 1 & 2**

Ashland OR 97520 - 2603

Mail: 8590 W Chinden Blvd

Garden City ID 83714 - 1605

Land Use: 101 Residential - Improved (typical of class)

Std Land Use: 1101 - Duplex (2 units, any combination)

Legal:

Twn/Rng/Sec: 39S / 01E / 05 / SE

ASSESSMENT & TAX INFORMATION

Market Total: **\$748,910.00**

Market Land: **\$216,000.00**

Market Impr: **\$532,910.00**

Assessment Year: **2025**

Assessed Total: **\$586,990.00**

Exemption:

2024 Taxes: **\$9,100.74**

Levy Code: 0501

Levy Rate: 15.9690

SALE & LOAN INFORMATION

Sale Date: 07/05/2012

Sale Amount:

Document #: 102119

Deed Type: P/R

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1996

Bedrooms: 5

Bathrooms: 4

Total SF: 2,831 SqFt

Basement SF:

Lot Size: 0.22 Acres (9,583 SqFt)

Garage SF: 780 SqFt

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv: Woolens Add

Zoning: Ashland-R-1-7.5

School Dist: 5 Ashland

Primary School: Helman Elementary School

Middle School: Ashland Middle School

High School: Ashland High School

Census: 1029 - 002100

Watershed: Bear Creek

Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMENT: 5982

PARCEL ID: 10057718

Improvement Use: 242

Improvement Desc: MULTI-FMLY
DUPLEX CLASS 4
UPPER LEVELS

Year Built: 1996

% Complete:

Condition:

Eff Year Built: 1996

Total SqFt: 2,831

Bedrooms: 5

Roof Type:

Finished SqFt: 2,831

Bathrooms:

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt: 2,051

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt: 780

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:

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

10-Feb-2026

VAZIRI MYUNG OK TRUSTEE ET AL
8590 W CHINDEN BLVD
GARDEN CITY ID 83714

Tax Account #	10057718	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0501
Situs Address	369 ALTA AVE 1 & 2 ASHLAND OR 97520	Interest To	Feb 10, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$9,378.91	\$9,296.28	\$82.63	\$0.00	\$9,296.28	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,100.74	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,804.50	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,522.10	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,231.84	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.64	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,874.43	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,438.71	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,384.45	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,188.60	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,914.03	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,413.91	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,029.80	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,685.03	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,988.33	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,892.26	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,728.17	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,451.42	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,325.75	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,910.36	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,644.51	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,578.61	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,496.28	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,354.56	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,317.33	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,240.86	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,882.34	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,777.04	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,742.44	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,633.41	Nov 15, 1996
Total		\$9,378.91	\$9,296.28	\$82.63	\$0.00		

Jackson County Official Records **2012-021919**
R-PRD
Cnt=1 ALONZOKM **07/10/2012 02:41:48 PM**
\$15.00 \$10.00 \$5.00 \$11.00 \$15.00 **Total: \$59.00**
\$3.00



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

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Erik C. Larsen
Hornecker, Cowling, et al
717 Murphy Road
Medford, OR 97504

UNTIL A CHANGE IS REQUESTED: SEND ALL TAX STATEMENTS TO:

Myung Ok Vaziri
1165 Gulls Creek Road
Gold Hill, OR 97525

GRANTOR:

June Lee
Personal Representative of the Estate of
Daniel A. Viziri/aka Dan A. Vaziri, deceased
1165 Gulls Creek Road
Gold Hill, OR 97525

GRANTEE:

Myung Ok Vaziri
Trustee of the MLV Living Trust
dated February 10, 2012
1165 Gulls Creek Road
Gold Hill, OR 97525

DEED OF PERSONAL REPRESENTATIVE

June Lee, the duly appointed, qualified and acting personal representative of the Estate of Daniel A. Viziri/aka Dan A. Vaziri, Jackson County Case No. 11-057-P6, deceased, Grantor, conveys to Myung Ok Vaziri, Trustee of the MLV Living Trust dated February 10, 2012, Grantee, the entire interest of all that certain real property located in Jackson County, Oregon, and more particularly described as follows:

See Exhibit A, attached hereto and by this reference incorporated herein.

The true and actual consideration for this conveyance is \$0.00.

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. 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

EXHIBIT A

A tract or parcel of land situated in the Southeast quarter of Section 5, Township 39 South, Range 1 East, Willamette Meridian, County of Jackson, State of Oregon, more fully described as follows:

Commencing at the accepted Northwest corner of Government Lot 4, situated in the Southeast quarter of Section 5, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon, a pipe with brass disk in a monument case situated at the centerline intersection of Wimer Street and Scenic Drive, in the City of Ashland; thence leaving said centerline of Scenic Drive, South 89°54'16" West 255.01 feet along said centerline of Wimer Street (40.00 feet in right-of-way width); thence leaving said centerline, South 00°26'44" East 20.00 feet to a 5/8 inch iron pin situated at the intersection of the Southerly right-of-way of said Wimer Street and the Westerly right-of-way of Alta Avenue (25.00 feet in right-of-way width) in the City of Ashland, the true point of beginning; thence leaving said Southerly right-of-way, South 00°26'44" East 75.00 feet along said Westerly right-of-way to a 5/8 inch iron pin; thence leaving said Westerly right-of-way, South 89°54'16" West 130.00 feet to a 5/8 inch iron pin situated on the Westerly boundary of a tract of land as per Document No. 89-12824, Official Records Jackson County, Oregon; thence North 00°26'44" West 75.00 feet along said Westerly boundary, to a 5/8 inch iron pin situated on the Southerly right-of-way of said Wimer Street; thence, leaving said Westerly boundary, North 89°54'16" East, 130.03 feet along said Southerly right-of-way to the true point of beginning.

EXHIBIT SECTION B

Preliminary Title Report



First American Title™

First American Title Insurance Company

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

Order No.: 7161-4344009
January 26, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LISA TATE, Escrow Officer/Closer
Phone: (541)779-7250x5435 - Fax: (866)839-7125- Email:LTate@firstam.com
First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101, Medford, OR 97504

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

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

Preliminary Title Report

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

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

Situs Address as disclosed on Jackson County Tax Roll:

369 Alta Avenue 1 & 2, Ashland, OR 97520

2021 ALTA Owners Standard Coverage	Liability \$	795,000.00	Premium \$	1,793.00
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 \$	30.00
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 January 16, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Myung Ok Vaziri, Trustee of the MLV Living Trust dated February 10, 2012

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	\$	9,296.28
Unpaid Balance:	\$	9,296.28 , plus interest and penalties, if any
Code No.:		5-01
Map & Tax Lot No.:		391E05DC 1800
Property ID No.:		1-005771-8

9. City liens, if any, of the City of Ashland.
10. Slope easement along the east 10.0 feet and a Public Utility easement along the North 10 feet as shown on Survey No. 11799 in [Volume 10, Page 1](#), of "Minor Land Partitions" in Jackson County, Oregon.

11. Agreement Agreement and the terms and conditions thereof:

Between: Diane Paulson and Jeff Jones
 And: City of Ashland
 Recording Information: December 21, 1989 as Document No. [89-30032](#)

12. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor: Myung Ok Vaziri, Trustee of the MLV Living Trust dated February 10, 2012
 Grantee/Beneficiary: Neil O. Scheuneman and Linda L. Scheuneman, Trustees of Neil O. Scheuneman Trust dated June 10, 1998
 Trustee: Ticor Title Company of Oregon
 Amount: \$400,000.00
 Recorded: October 05, 2020
 Recording Information: Document No. [2020-036651](#)

Modification and/or amendment by instrument:

Recording Information: October 19, 2022 as Document No. [2022-030922](#)

Modification and/or amendment by instrument:

Recording Information: December 12, 2022 as Document No. [2022-035053](#)

Modification and/or amendment by instrument:

Recording Information: October 14, 2025 as Document No. [2025-022188](#)

13. The Company will require a Certification of Trust from the vestees named herein, providing information about the MLV Living Trust dated February 10, 2012 and confirming the powers of the trustees and the continuing existence of the trust.
14. Unrecorded leases or periodic tenancies, if any.

- 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 records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

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

GARY LANEY
 TITLE OFFICER
glaney@firstam.com

Recording Information

For county recording requirements and fees visit
<https://jacksoncountyor.gov/departments/clerk/recording/index.php>

NOTE: Non-standard Document Fee of \$20.00, if applicable, will be imposed by the county clerk for documents presented for recording that fail to meet the requirements established by ORS 205.27

You can also calculate fees by using our Title Fee Calculator at
<https://facc.firstam.com/>.

cc: Lender To Be Determined

cc: Chris Martin, 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:

A tract or parcel of land situated in the Southeast Quarter of Section 5, Township 39 South, Range 1 East, Willamette Meridian, County of Jackson, State of Oregon, more fully described as follows:

Commencing at the accepted Northwest corner of Government Lot 4, situated in the Southeast Quarter of Section 5, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon, a pipe with brass disk in a monument case situated at the centerline intersection of Wimer Street and Scenic Drive, in the City of Ashland; thence leaving said centerline of Scenic Drive, South 89° 54' 16" West 255.01 feet along said centerline of Wimer street (40.00 feet in right-of-way width); thence leaving said centerline, South 00° 26' 44" East 20.00 feet to a 5/8 inch iron pin situated at the intersection of the Southerly right-of-way of said Wimer Street and the Westerly right-of-way of Alta Avenue (25.00 feet in right-of-way width) in the City of Ashland, the true Point of Beginning; thence leaving said Southerly right-of-way, South 00° 26' 44" East 75.00 feet along said Westerly right-of-way to a 5/8 inch iron pin; thence leaving said Westerly right-of-way, South 89° 54' 16" West 130.00 feet to a 5/8 inch iron pin situated on the Westerly boundary of a tract of land as per Document No. 89-12824, Official Records Jackson County, Oregon; thence North 00° 26' 44" West 75.00 feet along said Westerly boundary, to a 5/8 inch iron pin situated on the Southerly right-of-way of said Wimer Street; thence, leaving said Westerly boundary, North 89° 54' 16" East, 130.03 feet along said Southerly right-of-way to the true Point of Beginning.

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.

