

2275 Galice Road

Southern Oregon Irrigated Ranch + Recreational Estate



2275 Galice Road
Merlin, Josephine County, Oregon

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LANDLEADER

MOPG
by John L. Scott

Southern Oregon Ranch & Recreational Land

Welcome to 2275 Galice Road, an exceptional 74.04-acre ranch property located at the gateway to Hellgate Canyon, and the legendary Rogue River. This Southern Oregon offering blends productive level ground, year-round water, extensive improvements, water rights for 72 acres and great natural beauty into a property that functions as both a working ranch and a private recreational retreat.

The land is level and fenced, with wide open pastures framed by mountain backdrops and western sunsets. Frontage on year-round Jumpoff Joe Creek, valuable water and irrigation rights, and a nearby natural swimming hole provide both utility and lifestyle appeal. Wildlife is abundant throughout the property, including deer, turkey, and other wild game species.

Arrival & Setting

A custom wrought-iron entry gate marks the entrance, opening to the main home and views across the ranch and surrounding mountains. The setting is peaceful and private, yet accessible, placing you minutes from Merlin and the I5 corridor while feeling a world away.

Contemporary Farmhouse Living

The two-story farmhouse features a traditional layout with clearly defined spaces. A grand foyer with tall vaulted ceilings opens to the loft above, creating a strong sense of arrival. The main level includes a formal living room, well-appointed kitchen, dedicated dining room, large private office, and a spacious primary suite. The kitchen is equipped with granite countertops, a large island, ample cabinetry, and dual ovens. The primary suite is located on the main level and offers a private retreat with an oversized bedroom, walk-in closet, and ensuite bath featuring dual vanities and a large jetted tub. An oversized utility room anchors the opposite wing of the home and is paired with a full guest bath. Access to the attached two-car garage is also located on this side of the home, making it ideal for ranch and outdoor living.

Upstairs, the primary staircase leads to an open loft with a wrap around balcony that functions as a second living space. At each end of the upper level are two oversized bedroom suites, each with vaulted ceilings and a private full bathroom, well suited for guests or kids. A secondary staircase off the mudroom accesses a separate upper level bonus-room wing, featuring bonus rooms, offering flexible space for recreation, storage, office use, or hobbies. Interior updates include flooring, carpet, and interior paint throughout significant portions of the home.

Ranch Improvements & Infrastructure

This property has a rich history as both a horse ranch and dairy, and its improvements reflect that legacy, while offering modern adaptability:

- 2019 built, 7,200-square-foot metal shop with 800-amp, 3-phase power, providing outstanding versatility for agricultural operations, equipment storage, fabrication, commercial use, or serious hobbyists. (Note: Anticipated replacement cost for this improvement would likely reach \$500,000 to replicate in today's market, does not include the 800 amp power service or interior walls, etc.)
- A historic ~25,000± square-foot dairy barn has been enclosed and includes multiple storage rooms and large open spaces.
- A converted milking parlor offers an entertainment and gathering area with a bathroom and could also function as guest accommodations.
- Nearly 1 surface acre irrigation bulge with rubber liner, located near the shop.

The scale and functionality of these improvements are increasingly difficult to replicate and offer flexibility for agriculture, hobbies or creative adaptive reuse.

Land, Water & Lifestyle

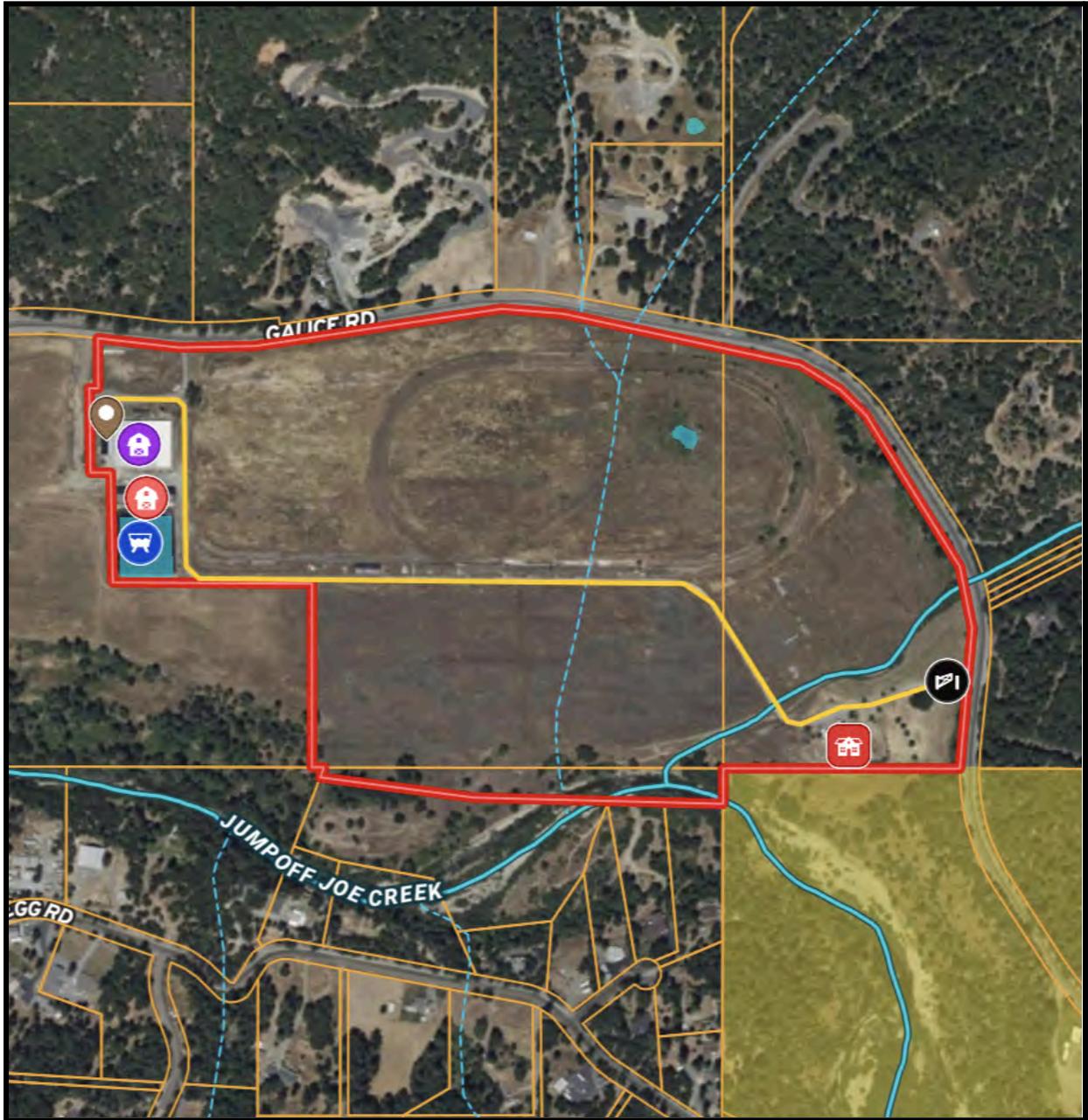
Nearly all of the 74.04 acres is usable pasture ground, ideal for horses, livestock, or hay production. Jumpoff Joe Creek enhances both irrigation capability and recreation, while the swimming hole provides a natural gathering place during warmer months. Portions of the property also enjoy access to public lands, enhancing recreational opportunities.

A Rare Southern Oregon Opportunity

2275 Galice Road is more than a ranch—it is a complete lifestyle property offering land, water, views, infrastructure, and location in one cohesive package. Whether envisioned as a working ranch, equestrian estate, recreational compound, or legacy family holding, this property delivers scale, versatility, and character that are seldom found in today's market.

Properties offering this combination of 74.04 acres, year-round water, extensive improvements, and proximity to the conveniences are increasingly rare.

Aerial Map



Property Identification

The property has a physical address of 2275 Galice Road, Merlin, Oregon 97532. It is made up of 3 tax lots and 3 account numbers as shown in the table below.

| Property Identification | | | | | | |
|-------------------------|-------|---------|---------|--------------|--------------|--------|
| Township | Range | Section | Tax Lot | Account # | Acres | Zoning |
| 35S | 6W | 18C | 300 | R303938 | 19.20 | EFU |
| 35S | 7W | 13 | 701 | R336672 | 51.83 | EFU |
| 35S | 7W | 24AA | 100 | R306092 | <u>3.01</u> | EFU |
| | | | | Total | 74.04 | |

Property Details

| | |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Access: | Access is via multiple dirt/gravel driveways off of public paved Galice Road |
| Present Land Use: | Irrigated ranch estate |
| 2025 Taxes: | \$9,938.80 |
| Zoning: | EFU (Exclusive Farm Use) |
| Elevations: | +/- 840' above sea level |
| Topography: | Level |
| Live Water: | +/-400' of frontage along Jumpoff Joe Creek |
| Water Rights: | See water right section |
| Domestic Water (2025 Test): | House Well: 1.9 GPM + 2,000 gallon holding tank Barn Well: 1.5 GPM |
| Sanitation: | <i>Home:</i> Two compartment 1,500 gallon tank sand filter with capping fill system installed in 2000 <i>Barn:</i> Major repair (replacement) in 2019 of a 1,500 gallon tank with ATT system |
| Electric/Power: | <i>Main House:</i> standard residential service <i>Shop:</i> 800 Amp 3-phase service <i>Barn/Guest Quarters:</i> Unknown |
| Internet: | Spectrum - website says up to 1 GBPS |

Site Improvements: Gated entry, fenced, old dirt horse racetrack

Barn Characteristics

Size: +/- 25,000 square feet

Year of Construction: 1983

Notes: Historic dairy barn has been enclosed and includes multiple storage rooms and large open spaces.

Guest Quarter/Carport Characteristics

Size: +/- 4,000 square feet

Year of Construction: Unknown

Notes: Includes a guest quarters that is +/- 1,500 feet including bathroom. The balance of the building is a large carport area. This is a converted milking parlor from the old dairy operation.

Shop Characteristics

Size: 7,200 square feet

Year of Construction: 2019

Foundation: Concrete Slab

Notes: 800 amp, 3-phase service (damaged conduit and wire, fed off of on-site transformer); two 480v panels plus 208v 200 amp

Three overhead roll doors - measuring between 6'x10' to 12'x10'; 7 walk-in man doors

Partially framed interior

Please note that the anticipated replacement cost for this improvement would likely reach \$500,000 to replicate in today's market, does not include the 800 amp power service or interior walls, etc.

Water Rights Summary

| | Certificate 31678 | Certificate 62736 |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Use | Irrigation | Irrigation |
| Water source | Jump-Off Joe Creek | Jump-Off Joe Creek |
| Priority date | June 28, 1954 | 1875 |
| Total acres listed on the certificate | 20.3 acres | 58.0 acres |
| Acres that apply to the subject property | 14.4 acres Important: 5.8 acres shown under this certificate are not on the subject property (NE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec 13 - see exhibit below; highlighted lines DO apply to the subject) | 58.0 acres |
| Total Acres | 72.4 acres | |
| The property also benefits from an irrigation bulge that totals nearly one surface acre and is fully lined. | | |

***Disclaimer:** This information is provided in good faith and is believed to be accurate based on the documents reviewed. However, no warranty or guarantee is made as to its accuracy, completeness, or current status, including the availability of water throughout the irrigation season. Buyer and Buyer's advisors should perform their own independent due diligence and verify all details with the appropriate agencies and qualified professionals.*

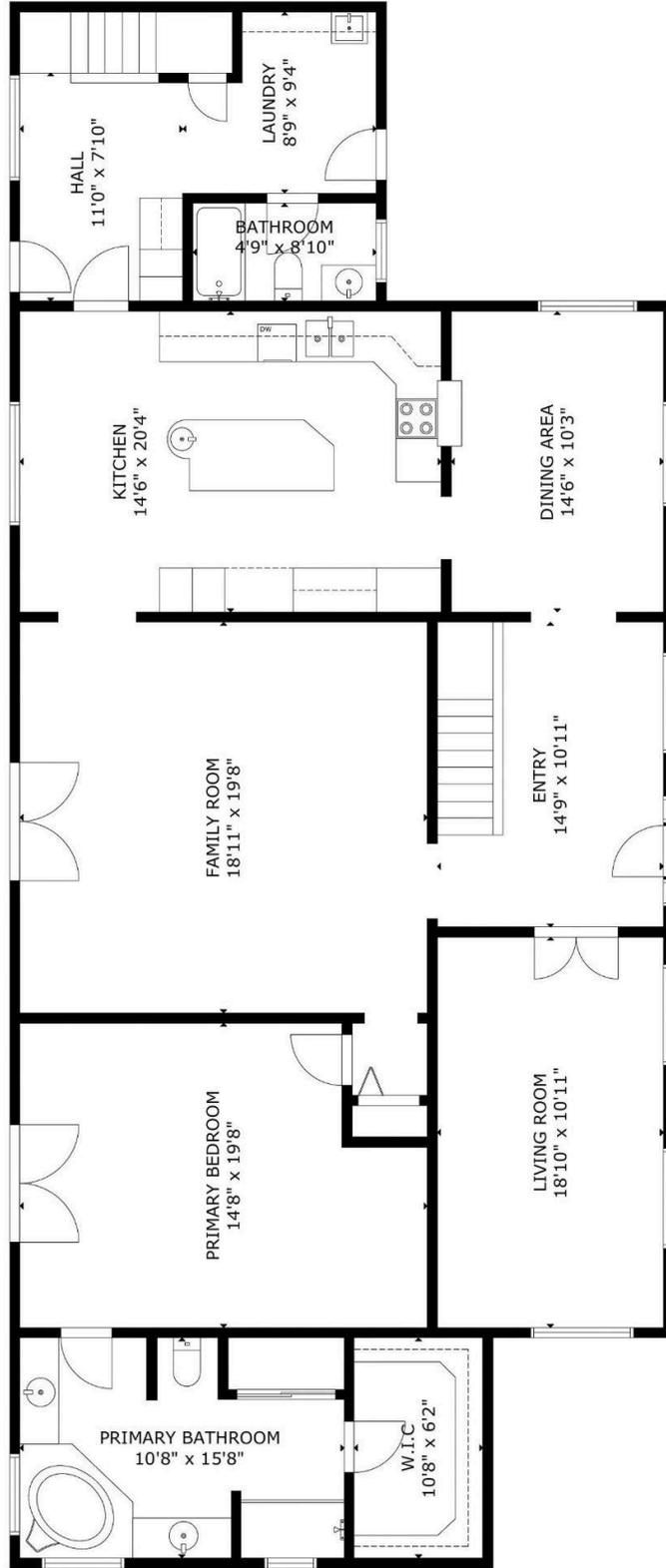
| | | |
|---|----------------------------------------------|---|
| X | 5.8 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$ | |
| | 0.5 acre SW $\frac{1}{4}$ SE $\frac{1}{4}$ | ✓ |
| | 3.6 acres SE $\frac{1}{2}$ SE $\frac{1}{4}$ | ✓ |
| | Section 13 | |
| | T. 35 S., R. 7 W., W. M. | |
| | 0.2 acre NW $\frac{1}{4}$ SW $\frac{1}{4}$ | ✓ |
| | 10.1 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$ | ✓ |
| | Section 16 | |
| | T. 35 S., R. 6 W., W. M. | |

***Disclaimer:** Please refer to the Water Rights Certificates in the addendum for more information*

Home Characteristics

| | |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Area: | 4,301 square feet (per Matterport Floor Plan) |
| Number of Stories: | Two |
| Year of Construction: | 2000 (county records) |
| Bedrooms: | Three bedrooms |
| Bathrooms: | Four full bathrooms |
| Foundation: | Concrete perimeter |
| Flooring: | Carpet, laminate, and tile |
| Exterior Walls: | Lap siding (composite) |
| Roofing: | Composition |
| Heat/Air Conditioning: | 3 - Heat Pump Systems Main Level (2024 unit) Upstairs Bedroom Wing (appears original to construction) Upstairs Bonus Room Wing (appears original to construction) |
| Garage: | 576 square feet - 2 car capacity |
| Rooms: | Main Level: Office, kitchen, dining room, laundry, full guest bathroom, living room, and primary suite with full primary bathroom Second Level: Large loft, two additional bedrooms (each with their own ensuite full bathrooms), and 2 bonus rooms |

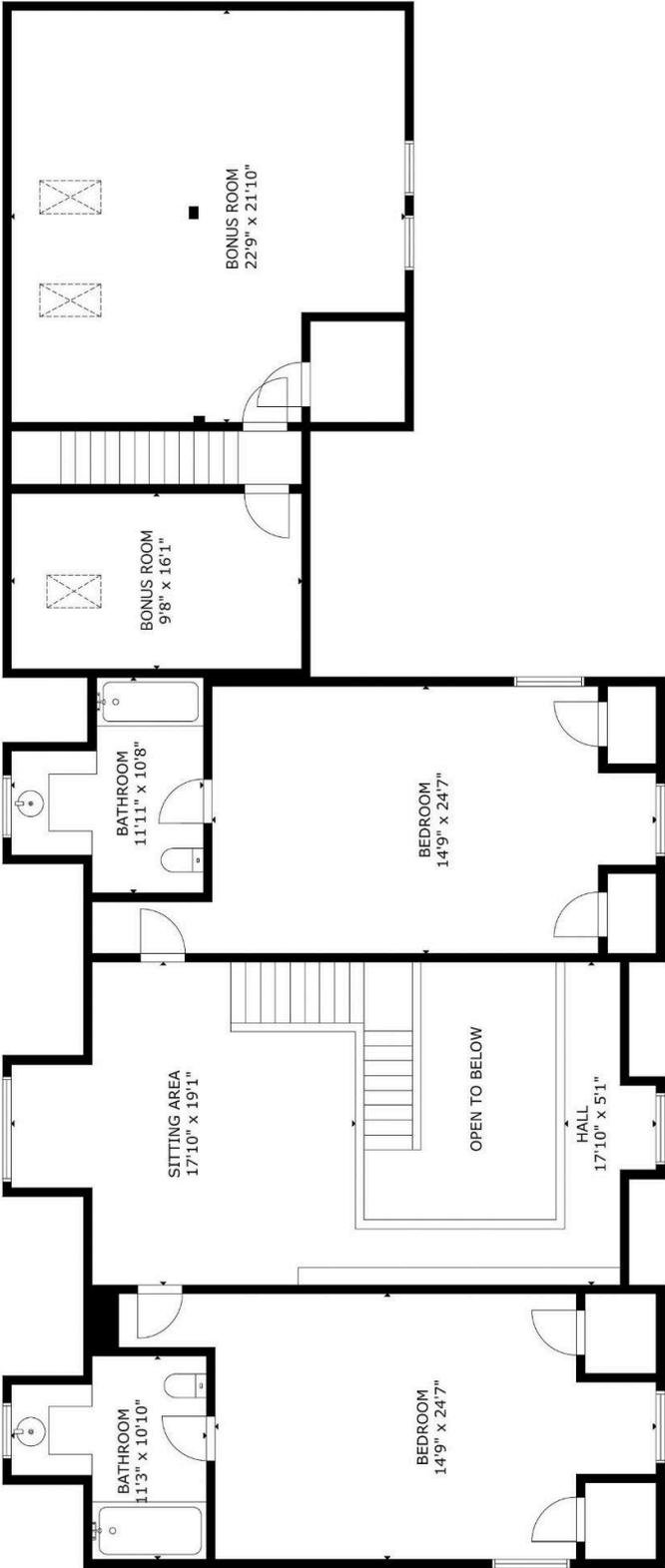
Floor Plan - Main Level



GROSS INTERNAL AREA
TOTAL: 4,301 sq ft
FLOOR 1: 2,019 sq ft, FLOOR 2: 2,282 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Floor Plan - Second Level



GROSS INTERNAL AREA
TOTAL: 4,301 sq ft
FLOOR 1: 2,019 sq ft, FLOOR 2: 2,282 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 2

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

Customer Service Department
541.476.6884
dkkelley@firstam.com
Date: 02/10/2026

OWNERSHIP INFORMATION

Owner: Tw & Lj 401k Plan
CoOwner:

Parcel #: R303938
Ref Parcel #: 35-06-18-C0-
000300-00

Site: 2275 Galice Rd Merlin OR 97532
Mail: 3404 S Pacific Hwy Medford OR 97501

TRS: 35S / 06W / 18 / SW
County: Josephine

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 360300 Block: 1015
Neighborhood: 0700
School Dist: Three Rivers
Impr Type:
Subdiv/Plat:
Land Use: 501 - Farm - Improved (typical of class)
Std Land Use: 7001 - Farm land
Zoning: COUNTY-EF - Exclusive Farm
Lat/Lon: 42.522096 / -123.46374
Watershed: Jumpoff Joe Creek
Legal: P.P. 1999-97, PARCEL PT OF 1, ACRES 19.20,
POTENTIAL ADD'L TAX LIAB;DISQ

ASSESSMENT AND TAXATION

Market Land: \$279,700.00
Market Impr: \$476,220.00
Market Total: \$755,920.00 (2026)
% Improved: 63.00%
Assessed Total: \$543,550.00 (2026)
Levy Code: 05
Tax: \$3,966.24 (2025)
Millage Rate: 7.2519
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

| | | |
|--------------------------------------------|---------------------------|---------------------------------------|
| Bedrooms: 3 | Total SqFt: 2,880 SqFt | Year Built: 2000 |
| Baths, Total: 3.5 | First Floor: 2,162 SqFt | Eff Year Built: |
| Baths, Full: 3 | Second Floor: 718 SqFt | Lot Size Ac: 19.20 Acres |
| Baths, Half: 1 | Basement Fin: 0 SqFt | Lot Size SF: 836,352 SqFt |
| Total Units: 0 | Basement Unfin: 0 SqFt | Lot Width: 0 |
| # Stories: 2 | Basement Total: 0 SqFt | Lot Depth: 0 |
| # Fireplaces: 0 | Attic Fin: 0 SqFt | Roof Material: Composition Shingle |
| Cooling: Yes | Attic Unfin: 0 SqFt | Roof Shape: CSHVY |
| Heating: HP | Attic Total: 0 SqFt | Ext Walls: 18 - Wood Siding |
| Building Style: 142 - Sfr Class 4, 2 Story | Garage: Attached 576 SqFt | Const Type: |

IMPROVEMENT: 1 - Residential

| | |
|------------------------|-----------------------|
| Year Built: 2000 | Total SqFt: 2,880 |
| Bedrooms: 3 | Finished SqFt: 0 |
| Bath Total: 3.5 | 1st Floor SqFt: 2,162 |
| Garage SqFt: 0 | 2nd Floor SqFt: 718 |
| Basement Unfin SqFt: 0 | Attic Fin SqFt: 0 |
| Basement Fin SqFt: 0 | Attic Unin SqFt: 0 |
| Floor Dsc: | |

PARCEL ID: R303938

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

IMPROVEMENT: 2 - Residential**PARCEL ID: R303938**

| | | |
|------------------------|---------------------|--------------------|
| Year Built: 2000 | Total SqFt: 288 | Condition: |
| Bedrooms: 0 | Finished SqFt: 0 | Unfinished SqFt: 0 |
| Bath Total: 0 | 1st Floor SqFt: 0 | Carport SqFt: 0 |
| Garage SqFt: 576 | 2nd Floor SqFt: 0 | Heat Type: |
| Basement Unfin SqFt: 0 | Attic Fin SqFt: 288 | Ext. Wall: |
| Basement Fin SqFt: 0 | Attic Unin SqFt: 0 | Foundation: CC |
| Floor Dsc: | | |

IMPROVEMENT: 3 - Misc Imp**PARCEL ID: R303938**

| | | |
|------------------------|--------------------|--------------------|
| Year Built: 2000 | 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 Unin SqFt: 0 | Foundation: |
| Floor Dsc: | | |

IMPROVEMENT: 4 - Misc Imp**PARCEL ID: R303938**

| | | |
|------------------------|--------------------|--------------------|
| Year Built: 2002 | 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 Unin SqFt: 0 | Foundation: |
| Floor Dsc: | | |

IMPROVEMENT: 5 - Misc Imp**PARCEL ID: R303938**

| | | |
|------------------------|--------------------|--------------------|
| Year Built: 2005 | 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 Unin SqFt: 0 | Foundation: |
| Floor Dsc: | | |

IMPROVEMENT: 6 - Misc Imp**PARCEL ID: R303938**

| | | |
|------------------------|--------------------|--------------------|
| Year Built: 2005 | 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 Unin SqFt: 0 | Foundation: |
| Floor Dsc: | | |

IMPROVEMENT: 7 - Misc Imp**PARCEL ID: R303938**

| | | |
|------------------------|--------------------|--------------------|
| Year Built: 2014 | 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 Unin SqFt: 0 | Foundation: FGP |
| Floor Dsc: | | |

SALES AND LOAN INFORMATION

| Owner | Date | Doc # | Sale Price | Deed Type | Loan Amt | Loan Type |
|-------------------------------------|------------|-------|----------------|---------------------------------------|--------------|-------------------|
| TW & LJ 401K PLAN | 04/17/2024 | 3769 | \$551,270.00 | Deed | | Conv/Unk |
| DIMMICK FARMS LLC | 09/17/2019 | 11755 | | Re-recorded Document | | Conv/Unk |
| ALEJANDRO LEON GUTIERREZ | 04/12/2019 | 4230 | | Stand Alone Mortgage | \$300,000.00 | Credit Line/HELOC |
| DIMMICK FARMS LLC | 03/06/2019 | 2528 | | Quit Claim Deed (non-arm's length) | | Conv/Unk |
| ALEJANDRO LEON GUTIERREZ | 02/22/2019 | 2106 | \$1,099,000.00 | Warranty Deed | \$549,500.00 | New Conv |
| ROBIN G BILLER | 11/25/2013 | 16074 | | Stand Alone Mortgage | \$150,000.00 | Unknown |
| ROBIN G BILLER | 11/22/2013 | 16038 | \$350,000.00 | Special Warranty Deed | | Conv/Unk |
| NORTHWEST FARM CREDIT SERVICES FLCA | 07/22/2011 | 8274 | \$560,000.00 | Trustee's Deed (Certificate of Title) | | Conv/Unk |
| RODNEY LOWE | 12/12/2005 | 28988 | | Stand Alone Mortgage | \$100,000.00 | Credit Line/HELOC |
| RODNEY LOWE | 03/01/2005 | 4880 | | Stand Alone Mortgage | \$800,000.00 | Unknown |

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JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

| | | | |
|----------|-------------------|-------------------------------------|-----------------------------------|
| Property | Owner | Property Address | 2026 In Process Real Market Value |
| R303938 | TW & LJ 401K PLAN | 2275 GALICE RD, MERLIN, OR 97532 | \$755,920 |

Property Page: Property Details ▼

2026 GENERAL INFORMATION

| | |
|--------------------------|--------------------------------------------------------------------------------|
| Property Status | A Active |
| Property Type | Residential |
| Legal Description | P.P. 1999-97, PARCEL PT OF 1, ACRES 19.20, POTENTIAL ADD'L TAX LIAB;DISQ |
| Alternate Account Number | - |
| Neighborhood | 0700 Galice Creek |
| Map Number | 35-06-18-C0-000300-00 |
| Property Use | 501-HBU Farm; Zone Farm; Not Receiving Spec Asmt/Improved |
| Levy Code Area | 05 |
| Zoning | EF |

RELATED PROPERTIES

Linked Properties [P146828](#), [R306092](#),
[R336672](#)

2026 OWNER INFORMATION

| | |
|-----------------|-----------------------------------------|
| Owner Name | TW & LJ 401K PLAN |
| Mailing Address | 3404 S PACIFIC HWY MEDFORD, OR 97501 |

| Improvement #1 | | Improvement Type | | | Beds | |
|----------------|--------------|--------------------|--------------|-------|---------------------------|-------|
| ☐ - | | Residential | | | 3 | |
| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS | |
| 1 | MAIN.AREA | CLASS 4 | 2000 | 2,162 | ↗ Details | |
| | Eff Yr Built | 2000 | Adjustment % | - | Roof Styles | CSHVY |
| | Baths | 3.5BAJET | Heat/AC | HP | Fireplaces | - |
| | Flooring | - | Foundation | - | Int Finish | - |
| | | | Ext Finish | BEV | | |
| 2 | 2ND FLOOR | CLASS 4 | 2000 | 718 | ↗ Details | |
| | Eff Yr Built | 2000 | Adjustment % | - | Roof Styles | - |
| | Baths | - | Heat/AC | HP | Fireplaces | - |
| | Flooring | - | Foundation | - | Int Finish | - |
| | | | Ext Finish | BEV | | |

| Improvement #2 | | Improvement Type | | | Beds | |
|----------------|------------------|--------------------|--------------|--------|---------------------------|-----------|
| ☐ - | | Residential | | | 0 | |
| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS | |
| 1 | GARAGE ATTACHED | CLASS 4 | 2000 | 576 | ↗ Details | |
| | Eff Yr Built | 2000 | Adjustment % | - | Roof Styles | CSHVY,GAB |
| | Baths | - | Heat/AC | - | Fireplaces | - |
| | Flooring | CC | Foundation | CC,CCB | Int Finish | FIN |
| | | | Ext Finish | BEV | | |
| 2 | ATTIC, PER CLASS | CLASS 4 | 2000 | 288 | ↗ Details | |
| | Eff Yr Built | 2000 | Adjustment % | - | Roof Styles | - |
| | Baths | - | Heat/AC | - | Fireplaces | - |
| | Flooring | - | Foundation | - | Int Finish | - |
| | | | Ext Finish | - | | |

| Improvement #3 | | Improvement Type | | | Beds | |
|----------------|-------------------------|------------------|--------------|------|---------------------------|---|
| ☐ - | | Misc Imp | | | 0 | |
| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS | |
| 1 | CONCRETE FLAT WORK | - | 2000 | 396 | ↗ Details | |
| | Eff Yr Built | 2000 | Adjustment % | - | Roof Styles | - |
| | Baths | - | Heat/AC | - | Fireplaces | - |
| | Flooring | - | Foundation | - | Int Finish | - |
| | | | Ext Finish | - | | |
| 2 | ROOF COVER COMP SHINGLE | - | 2000 | 396 | ↗ Details | |
| | Eff Yr Built | 2000 | Adjustment % | - | Roof Styles | - |
| | Baths | - | Heat/AC | - | Fireplaces | - |
| | Flooring | - | Foundation | - | Int Finish | - |
| | | | Ext Finish | - | | |

| Improvement #4 | | Improvement Type | | | Beds | |
|----------------|--------------|------------------|------------|------|----------|--|
| ☐ - | | Misc Imp | | | 0 | |
| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS | |
| | | | | | | |

| | | | | | |
|--------------|-------------------------|--------------|------|-------------|-------------------------|
| 1 | GATE, MOTORIZED IRON | - | 2002 | 1 | Details |
| Eff Yr Built | 2002 | Adjustment % | - | Roof Styles | - |
| Baths | - | Heat/AC | - | Fireplaces | - |
| Flooring | - | Foundation | - | Int Finish | - |
| | | Ext Finish | - | | |

| | | |
|----------------|------------------|------|
| Improvement #5 | Improvement Type | Beds |
| - | Misc Imp | 0 |

| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS |
|--------------|-----------------------|---------------|------------|-------------|-------------------------|
| 1 | CONCRETE FLAT WORK | - | 2005 | 1,300 | Details |
| Eff Yr Built | 2005 | Adjustment % | - | Roof Styles | - |
| Baths | - | Heat/AC | - | Fireplaces | - |
| Flooring | - | Foundation | - | Int Finish | - |
| | | Ext Finish | - | | |

| | | |
|----------------|------------------|------|
| Improvement #6 | Improvement Type | Beds |
| - | Misc Imp | 0 |

| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS |
|--------------|--------------|---------------|------------|-------------|-------------------------|
| 1 | GAZEBO, GOOD | CLASS 5 | 2005 | 94 | Details |
| Eff Yr Built | 2005 | Adjustment % | - | Roof Styles | - |
| Baths | - | Heat/AC | - | Fireplaces | - |
| Flooring | - | Foundation | - | Int Finish | - |
| | | Ext Finish | - | | |

| | | |
|----------------|------------------|------|
| Improvement #7 | Improvement Type | Beds |
| - | Misc Imp | 0 |

| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS |
|--------------|-------------------------|---------------|------------|-------------|-------------------------|
| 1 | GENERAL PURPOSE SHED | CLASS 5 | 2014 | 140 | Details |
| Eff Yr Built | 2014 | Adjustment % | - | Roof Styles | FCS |
| Baths | - | Heat/AC | - | Fireplaces | - |
| Flooring | FPLY | Foundation | FGP | Int Finish | - |
| | | Ext Finish | FPLY | | |

2026 LAND SEGMENTS

| STATE CODE | SEGMENT TYPE | LAND SIZE |
|---------------|-------------------------------------------|---------------------------------------|
| L1 | 501 Farm-EFU-Not Receiving Sp Asmt/Imp | 1.00 Acres |
| L2 | 501 Farm-EFU-Not Receiving Sp Asmt/Imp | 18.20 Acres |
| L3 | IRR Irrigation | - |
| L4 | OSD On-Site Development | - |
| TOTALS | | 836352.00 Sq. ft / 19.20 acres |

CERTIFIED / IN PROCESS VALUES

| YEAR | IMPROVEMENTS | LAND | RMV | SPECIAL USE | ASSESSED VALUE |
|-------------------|--------------|-----------|-----------|-------------|----------------|
| 2026 (In Process) | \$476,220 | \$279,700 | \$755,920 | \$0 | \$543,550 |
| 2025 | \$474,380 | \$279,700 | \$754,080 | \$0 | \$527,720 |

SALES HISTORY

| SALE DATE | SELLER | BUYER | INST # | SALE PRICE | INST TYPE |
|------------|----------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------|-------------|--------------------------|
| 4/17/2024 | DIMMICK FARMS LLC | TW & LJ 401K PLAN | 24-003769 | \$551,270 | Trustees Deed |
| | DIMMICK FARMS LLC | DIMMICK FARMS LLC | 24-ERR-008 | - | Trustees Deed |
| | GUTIERREZ, ALEJANDRO LEON & RODRIGUEZ, AGUSTIN | DIMMICK FARMS LLC | 19-002528 | - | Quitclaim |
| 2/22/2019 | BILLER, ROBIN G | GUTIERREZ, ALEJANDRO LEON & RODRIGUEZ, AGUSTIN | 19-002106 | \$1,099,000 | Warranty Deed |
| 11/22/2013 | NORTHWEST FARM CREDIT SERVICES | BILLER, ROBIN G | 13-016038 | \$350,000 | Special Warranty Deed |
| | LOWE, RODNEY & LOWE, ALYSON L | NORTHWEST FARM CREDIT SERVICES | 11-008274 | \$560,000 | Trustees Deed |
| 3/11/2002 | GALICE ROAD LLC | LOWE, RODNEY & LOWE, ALYSON L | 02-005540 | \$440,000 | Warranty Deed |
| 5/24/2001 | MANES, ROBERT & MANES, MONICA | GALICE ROAD LLC | 01-09200 | - | Trustees Deed |
| 6/30/1999 | GREEN RIVER CLINICAL PATHOLOGISTS PC PROFIT SHARING PLAN | MANES, ROBERT & MANES, MONICA | 99-14492 | \$145,000 | Warranty Deed |
| 11/25/1998 | AGUIAR TRUST, ANTHONY | GREEN RIVER CLINICAL PATHOLOGISTS PC PROFIT SHARING PLAN | 98-24202 | - | Trustees Deed |

| TOTAL TAXES DUE | |
|------------------|--------|
| Current Year Due | \$0.00 |
| Past Years Due | \$0.00 |
| <hr/> | |
| Total Due | \$0.00 |

- see Events PATL for \$amt
- 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: [Details](#)

| TAXYEAR | TOTAL BILLED | AD VALOREM | SPECIAL ASMT | PRINCIPAL | INTEREST | DATE PAID | TOTAL OWED |
|----------------------|--------------|------------|--------------------------|------------|----------|-----------|------------|
| 2025 | \$3,966.24 | \$3,826.96 | \$139.28 | \$3,966.24 | \$0.00 | - | \$0.00 |
| 2024 | \$3,834.15 | \$3,716.39 | \$117.76 | \$3,834.15 | \$0.00 | - | \$0.00 |
| 2023 | \$3,239.11 | \$3,116.34 | \$122.77 | \$3,239.11 | \$0.00 | - | \$0.00 |
| 2022 | \$3,155.42 | \$3,050.46 | \$104.96 | \$3,155.42 | \$0.00 | - | \$0.00 |
| 2021 | \$3,044.78 | \$2,944.73 | \$100.05 | \$3,044.78 | \$0.00 | - | \$0.00 |
| 2020 | \$3,171.54 | \$3,075.03 | \$96.51 | \$3,171.54 | \$0.00 | - | \$0.00 |
| 2019 | \$3,039.33 | \$2,948.48 | \$90.85 | \$3,039.33 | \$0.00 | - | \$0.00 |
| 2018 | \$2,985.94 | \$2,898.18 | \$87.76 | \$2,985.94 | \$0.00 | - | \$0.00 |
| 2017 | \$2,987.68 | \$2,897.75 | \$89.93 | \$2,987.68 | \$0.00 | - | \$0.00 |
| 2016 | \$2,528.42 | \$2,441.17 | \$87.25 | \$2,528.42 | \$0.00 | - | \$0.00 |
| 2015 | \$2,438.59 | \$2,353.30 | \$85.29 | \$2,438.59 | \$0.00 | - | \$0.00 |
| 2014 | \$2,373.56 | \$2,291.43 | \$82.13 | \$2,373.56 | \$0.00 | - | \$0.00 |
| 2013 | \$2,277.89 | \$0.00 | \$0 | \$2,277.89 | \$0.00 | - | \$0.00 |
| 2012 | \$2,216.06 | \$0.00 | \$0 | \$2,216.06 | \$0.00 | - | \$0.00 |
| 2011 | \$1,513.06 | \$0.00 | \$0 | \$1,513.06 | \$0.00 | - | \$0.00 |
| 2010 | \$1,484.38 | \$0.00 | \$0 | \$1,484.38 | \$0.00 | - | \$0.00 |
| 2009 | \$1,444.16 | \$0.00 | \$0 | \$1,444.16 | \$0.00 | - | \$0.00 |
| 2008 | \$1,438.56 | \$0.00 | \$0 | \$1,438.56 | \$0.00 | - | \$0.00 |
| 2007 | \$1,379.23 | \$0.00 | \$0 | \$1,379.23 | \$0.00 | - | \$0.00 |
| 2006 | \$1,351.34 | \$0.00 | \$0 | \$1,351.34 | \$0.00 | - | \$0.00 |
| 2005 | \$1,324.11 | \$0.00 | \$0 | \$1,324.11 | \$0.00 | - | \$0.00 |
| 2004 | \$1,299.41 | \$0.00 | \$0 | \$1,299.41 | \$0.00 | - | \$0.00 |
| 2003 | \$1,284.41 | \$0.00 | \$0 | \$1,284.41 | \$0.00 | - | \$0.00 |
| 2002 | \$1,008.57 | \$0.00 | \$0 | \$1,008.57 | \$0.00 | - | \$0.00 |
| 2001 | \$979.86 | \$0.00 | \$0 | \$979.86 | \$0.00 | - | \$0.00 |
| 2000 | \$74.50 | \$0.00 | \$0 | \$74.50 | \$0.00 | - | \$0.00 |
| 1999 | \$70.39 | \$0.00 | \$0 | \$70.39 | \$0.00 | - | \$0.00 |
| 1998 | \$64.58 | \$0.00 | \$0 | \$64.58 | \$0.00 | - | \$0.00 |
| 1997 | \$65.04 | \$0.00 | \$0 | \$65.04 | \$0.00 | - | \$0.00 |
| 1996 | \$75.71 | \$0.00 | \$0 | \$75.71 | \$0.00 | - | \$0.00 |
| 1995 | \$71.62 | \$0.00 | \$0 | \$71.62 | \$0.00 | - | \$0.00 |

| TAXYEAR | RECEIPT NUMBER | TRANSACTION DATE | PAYMENT AMOUNT |
|----------------------|-----------------------------|------------------|----------------|
| 2025 | JOCO-217156 | 11-13-2025 | \$3,966.24 |
| 2024 | JOCO-199646 | 5-15-2025 | \$3,971.47 |
| 2023 | JOCO-112481 | 10-30-2023 | \$3,141.93 |
| 2022 | JOCO-63714 | 11-7-2022 | \$3,060.76 |
| 2021 | JOCO-50951 | 5-3-2022 | \$0.00 |
| 2021 | JOCO-43304 | 11-30-2021 | \$4,566.81 |
| 2021 | JOCO-43304 | 11-30-2021 | (\$4,566.81) |
| 2021 | JOCO-43897 | 11-30-2021 | \$4,566.81 |
| 2021 | JOCO-30539 | 11-15-2021 | \$4,566.81 |
| 2021 | JOCO-30539 | 11-15-2021 | (\$4,566.81) |
| 2020 | 1226569 | 11-13-2020 | \$3,076.39 |
| 2019 | 1177358 | 11-14-2019 | \$2,948.15 |
| 2018 | 1151537 | 2-22-2019 | \$2,003.89 |
| 2018 | 1141195 | 11-20-2018 | \$995.32 |
| 2017 | 1106598 | 6-14-2018 | \$13.35 |
| 2017 | 1105896 | 5-22-2018 | \$995.89 |
| 2017 | 1101192 | 2-15-2018 | \$995.89 |
| 2017 | 1085224 | 11-21-2017 | \$995.90 |
| 2016 | 1056852 | 5-15-2017 | \$842.80 |
| 2016 | 1052945 | 2-15-2017 | \$842.81 |
| 2016 | 1048509 | 12-1-2016 | \$2,452.57 |
| 2016 | 1048509 | 12-1-2016 | (\$2,452.57) |
| 2016 | 1048509 | 12-1-2016 | \$842.81 |
| 2015 | 1009754 | 5-16-2016 | \$818.11 |
| 2015 | 1004753 | 2-9-2016 | \$807.81 |
| 2015 | 995555 | 11-16-2015 | \$812.87 |
| 2014 | 962145 | 5-15-2015 | \$791.18 |
| 2014 | 957417 | 2-17-2015 | \$791.19 |
| 2014 | 946390 | 11-17-2014 | \$791.19 |
| 2013 | 884409 | 11-7-2013 | \$2,209.55 |
| 2012 | 846310 | 11-14-2012 | \$2,149.58 |
| 2011 | 790848 | 11-14-2011 | \$3,130.18 |
| 2009 | 709531 | 5-14-2010 | \$477.77 |
| 2009 | 704519 | 2-16-2010 | \$485.00 |
| 2009 | 691633 | 11-17-2009 | \$481.39 |
| 2008 | 621279 | 11-10-2008 | \$1,395.40 |
| 2007 | 605794 | 5-16-2008 | \$459.74 |
| 2007 | 599536 | 2-12-2008 | \$459.74 |
| 2007 | 577575 | 11-14-2007 | \$459.75 |
| 2006 | 537138 | 11-16-2006 | \$1,310.80 |
| 2005 | 460280 | 10-28-2005 | \$1,284.39 |
| 2004 | 437772 | 11-18-2004 | \$1,260.43 |
| 2003 | 374824 | 11-13-2003 | \$1,245.88 |
| 2002 | 318489 | 11-8-2002 | \$978.31 |
| 2001 | 296053 | 3-12-2002 | \$657.59 |
| 2001 | 288264 | 11-26-2001 | \$326.62 |
| 2000 | 247019 | 7-13-2001 | \$79.47 |
| 1999 | 184948 | 12-15-1999 | \$70.70 |



First American Title

Customer Service Department
541.476.6884
dkkelley@firstam.com
Date: 02/10/2026

OWNERSHIP INFORMATION

Owner: Tw & Lj 401k Plan
CoOwner:

Site: * Galice Rd Merlin OR 97532
Mail: 3404 S Pacific Hwy Medford OR 97501

Parcel #: R306092
Ref Parcel #: 35-07-24-AA-
000100-00
TRS: 35S / 07W / 24 / NE
County: Josephine

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 360300 Block: 1015
Neighborhood: 0700
School Dist: Three Rivers
Impr Type:
Subdiv/Plat:
Land Use: 501 - Farm - Improved (typical of class)
Std Land Use: 7001 - Farm land
Zoning: COUNTY-EF - Exclusive Farm
Lat/Lon: 42.520422 / -123.466974
Watershed: Jumpoff Joe Creek
Legal: P.P. 1999-97, PARCEL PT OF 1, ACRES 3.01,
POTENTIAL ADD'L TAX LIAB;DISQ

ASSESSMENT AND TAXATION

Market Land: \$9,670.00
Market Impr: \$0.00
Market Total: \$9,670.00 (2026)
% Improved: 0.00%
Assessed Total: \$5,500.00 (2026)
Levy Code: 05
Tax: \$58.73 (2025)
Millage Rate: 7.2519
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

| | | |
|-----------------|------------------------|---------------------------|
| Bedrooms: 0 | Total SqFt: 0 SqFt | Year Built: 0 |
| Baths, Total: 0 | First Floor: 0 SqFt | Eff Year Built: |
| Baths, Full: 0 | Second Floor: 0 SqFt | Lot Size Ac: 3.01 Acres |
| Baths, Half: 0 | Basement Fin: 0 SqFt | Lot Size SF: 131,116 SqFt |
| Total Units: 0 | Basement Unfin: 0 SqFt | Lot Width: 0 |
| # Stories: | Basement Total: 0 SqFt | Lot Depth: 0 |
| # Fireplaces: 0 | Attic Fin: 0 SqFt | Roof Material: |
| Cooling: | Attic Unfin: 0 SqFt | Roof Shape: |
| Heating: | Attic Total: 0 SqFt | Ext Walls: |
| Building Style: | Garage: 0 SqFt | Const Type: |

SALES AND LOAN INFORMATION

| Owner | Date | Doc # | Sale Price | Deed Type | Loan Amt | Loan Type |
|----------------------------------------|------------|-----------|--------------|------------------------------------------------|--------------|-----------|
| TW & LJ 401K PLAN | 04/17/2024 | 24-003769 | \$551,270.00 | Trustees Deed | | |
| ROBIN G BILLER | 11/25/2013 | 16074 | | Stand Alone Mortgage | \$150,000.00 | Unknown |
| NORTHWEST FARM CREDIT SERVICES FLCA | 07/22/2011 | 8274 | \$560,000.00 | Trustee's Deed (Certificate of Title) | | Conv/Unk |
| RODNEY LOWE | 03/01/2005 | 4880 | | Stand Alone Mortgage | \$800,000.00 | Unknown |

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.

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

| | | | |
|----------|-------------------|----------------------------------|-----------------------------------|
| Property | Owner | Property Address | 2026 In Process Real Market Value |
| R306092 | TW & LJ 401K PLAN | * GALICE RD, MERLIN, OR 97532 | \$9,670 |

Property Page: Property Details ▼

2026 GENERAL INFORMATION

| | |
|--------------------------|-------------------------------------------------------------------------------|
| Property Status | A Active |
| Property Type | Residential |
| Legal Description | P.P. 1999-97, PARCEL PT OF 1, ACRES 3.01, POTENTIAL ADD'L TAX LIAB;DISQ |
| Alternate Account Number | - |
| Neighborhood | 0700 Galice Creek |
| Map Number | 35-07-24-AA-000100-00 |
| Property Use | 501-HBU Farm; Zone Farm; Not Receiving Spec Asmt/Improved |
| Levy Code Area | 05 |
| Zoning | EF |

RELATED PROPERTIES

Linked Properties [R303938](#)

2026 OWNER INFORMATION

| | |
|-----------------|-----------------------------------------|
| Owner Name | TW & LJ 401K PLAN |
| Mailing Address | 3404 S PACIFIC HWY MEDFORD, OR 97501 |

2026 LAND SEGMENTS

| STATE CODE | SEGMENT TYPE | LAND SIZE |
|---------------|-------------------------------------------|--------------------------------------|
| L1 | 501 Farm-EFU-Not Receiving Sp Asmt/Imp | 3.01 Acres |
| TOTALS | | 131115.60 Sq. ft / 3.01 acres |

CERTIFIED / IN PROCESS VALUES

| YEAR | IMPROVEMENTS | LAND | RMV | SPECIAL USE | ASSESSED VALUE |
|-------------------|--------------|---------|---------|-------------|----------------|
| 2026 (In Process) | \$0 | \$9,670 | \$9,670 | \$0 | \$5,500 |
| 2025 | \$0 | \$9,670 | \$9,670 | \$0 | \$5,340 |

SALES HISTORY

| SALE DATE | SELLER | BUYER | INST # | SALE PRICE | INST TYPE |
|------------|----------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------|-------------|--------------------------|
| 4/17/2024 | DIMMICK FARMS LLC | TW & LJ 401K PLAN | 24-003769 | \$551,270 | Trustees Deed |
| | DIMMICK FARMS LLC | DIMMICK FARMS LLC | 24-ERR-008 | - | Trustees Deed |
| | GUTIERREZ, ALEJANDRO LEON & RODRIGUEZ, AGUSTIN | DIMMICK FARMS LLC | 19-002528 | - | Quitclaim |
| 2/22/2019 | BILLER, ROBIN G | GUTIERREZ, ALEJANDRO LEON & RODRIGUEZ, AGUSTIN | 19-002106 | \$1,099,000 | Warranty Deed |
| 11/22/2013 | NORTHWEST FARM CREDIT SERVICES | BILLER, ROBIN G | 13-016038 | \$350,000 | Special Warranty Deed |
| | LOWE, RODNEY & LOWE, ALYSON L | NORTHWEST FARM CREDIT SERVICES | 11-008274 | \$560,000 | Trustees Deed |
| 3/11/2002 | GALICE ROAD LLC | LOWE, RODNEY & LOWE, ALYSON L | 02-005540 | \$440,000 | Warranty Deed |
| 5/24/2001 | MANES, ROBERT & MANES, MONICA | GALICE ROAD LLC | 01-09200 | - | Trustees Deed |
| 6/30/1999 | GREEN RIVER CLINICAL PATHOLOGISTS PC PROFIT SHARING PLAN | MANES, ROBERT & MANES, MONICA | 99-14492 | \$145,000 | Warranty Deed |
| 11/25/1998 | AGUIAR TRUST, ANTHONY | GREEN RIVER CLINICAL PATHOLOGISTS PC PROFIT SHARING PLAN | 98-24202 | - | Trustees Deed |

| TOTAL TAXES DUE | |
|------------------|--------|
| Current Year Due | \$0.00 |
| Past Years Due | \$0.00 |
| <hr/> | |
| Total Due | \$0.00 |

- see Events PATL for \$amt
- 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: [Details](#)

| TAXYEAR | TOTAL BILLED | AD VALOREM | SPECIAL ASMT | PRINCIPAL | INTEREST | DATE PAID | TOTAL OWED |
|----------------------|--------------|------------|-------------------------|-----------|----------|-----------|------------|
| 2025 | \$58.73 | \$38.73 | \$20.00 | \$58.73 | \$0.00 | - | \$0.00 |
| 2024 | \$56.40 | \$37.65 | \$18.75 | \$56.40 | \$0.00 | - | \$0.00 |
| 2023 | \$50.33 | \$31.58 | \$18.75 | \$50.33 | \$0.00 | - | \$0.00 |
| 2022 | \$49.70 | \$30.95 | \$18.75 | \$49.70 | \$0.00 | - | \$0.00 |
| 2021 | \$48.65 | \$29.90 | \$18.75 | \$48.65 | \$0.00 | - | \$0.00 |
| 2020 | \$50.02 | \$31.27 | \$18.75 | \$50.02 | \$0.00 | - | \$0.00 |
| 2019 | \$48.79 | \$30.04 | \$18.75 | \$48.79 | \$0.00 | - | \$0.00 |
| 2018 | \$48.25 | \$29.50 | \$18.75 | \$48.25 | \$0.00 | - | \$0.00 |
| 2017 | \$48.32 | \$29.57 | \$18.75 | \$48.32 | \$0.00 | - | \$0.00 |
| 2016 | \$43.67 | \$24.92 | \$18.75 | \$43.67 | \$0.00 | - | \$0.00 |
| 2015 | \$42.77 | \$24.02 | \$18.75 | \$42.77 | \$0.00 | - | \$0.00 |
| 2014 | \$42.19 | \$23.44 | \$18.75 | \$42.19 | \$0.00 | - | \$0.00 |
| 2013 | \$41.26 | \$0.00 | \$0 | \$41.26 | \$0.00 | - | \$0.00 |
| 2012 | \$40.66 | \$0.00 | \$0 | \$40.66 | \$0.00 | - | \$0.00 |
| 2011 | \$19.41 | \$0.00 | \$0 | \$19.41 | \$0.00 | - | \$0.00 |
| 2010 | \$19.41 | \$0.00 | \$0 | \$19.41 | \$0.00 | - | \$0.00 |
| 2009 | \$19.41 | \$0.00 | \$0 | \$19.41 | \$0.00 | - | \$0.00 |
| 2008 | \$21.30 | \$0.00 | \$0 | \$21.30 | \$0.00 | - | \$0.00 |
| 2007 | \$18.66 | \$0.00 | \$0 | \$18.66 | \$0.00 | - | \$0.00 |
| 2006 | \$18.67 | \$0.00 | \$0 | \$18.67 | \$0.00 | - | \$0.00 |
| 2005 | \$18.68 | \$0.00 | \$0 | \$18.68 | \$0.00 | - | \$0.00 |
| 2004 | \$18.69 | \$0.00 | \$0 | \$18.69 | \$0.00 | - | \$0.00 |
| 2003 | \$18.63 | \$0.00 | \$0 | \$18.63 | \$0.00 | - | \$0.00 |
| 2002 | \$18.62 | \$0.00 | \$0 | \$18.62 | \$0.00 | - | \$0.00 |
| 2001 | \$18.57 | \$0.00 | \$0 | \$18.57 | \$0.00 | - | \$0.00 |
| 2000 | \$15.55 | \$0.00 | \$0 | \$15.55 | \$0.00 | - | \$0.00 |
| 1999 | \$18.52 | \$0.00 | \$0 | \$18.52 | \$0.00 | - | \$0.00 |
| 1998 | \$18.48 | \$0.00 | \$0 | \$18.48 | \$0.00 | - | \$0.00 |
| 1997 | \$18.48 | \$0.00 | \$0 | \$18.48 | \$0.00 | - | \$0.00 |
| 1996 | \$18.57 | \$0.00 | \$0 | \$18.57 | \$0.00 | - | \$0.00 |
| 1995 | \$18.57 | \$0.00 | \$0 | \$18.57 | \$0.00 | - | \$0.00 |

| TAXYEAR | RECEIPT NUMBER | TRANSACTION DATE | PAYMENT AMOUNT |
|----------------------|-----------------------------|------------------|----------------|
| 2025 | JOCO-217156 | 11-13-2025 | \$56.97 |
| 2024 | JOCO-199646 | 5-15-2025 | \$58.40 |
| 2023 | JOCO-112481 | 10-30-2023 | \$48.82 |
| 2022 | JOCO-63740 | 11-7-2022 | \$48.21 |
| 2021 | JOCO-50952 | 5-3-2022 | \$13.58 |
| 2021 | JOCO-43303 | 11-30-2021 | \$2,953.43 |
| 2021 | JOCO-43303 | 11-30-2021 | (\$2,953.43) |
| 2021 | JOCO-43896 | 11-30-2021 | \$2,953.43 |
| 2021 | JOCO-30538 | 11-15-2021 | \$2,953.43 |
| 2021 | JOCO-30538 | 11-15-2021 | (\$2,953.43) |
| 2020 | 1227000 | 11-13-2020 | \$48.52 |
| 2019 | 1199932 | 2-19-2020 | \$47.33 |
| 2019 | 1199933 | 2-19-2020 | \$2.11 |
| 2018 | 1151535 | 2-22-2019 | \$32.38 |
| 2018 | 1141193 | 11-20-2018 | \$16.09 |
| 2017 | 1105896 | 5-22-2018 | \$16.10 |
| 2017 | 1101192 | 2-15-2018 | \$17.05 |
| 2017 | 1085224 | 11-21-2017 | \$15.21 |
| 2016 | 1056852 | 5-15-2017 | \$14.55 |
| 2016 | 1052945 | 2-15-2017 | \$14.56 |
| 2016 | 1048509 | 12-1-2016 | \$42.36 |
| 2016 | 1048509 | 12-1-2016 | (\$42.36) |
| 2016 | 1048509 | 12-1-2016 | \$14.56 |
| 2015 | 1004753 | 2-9-2016 | \$28.51 |
| 2015 | 995555 | 11-16-2015 | \$14.26 |
| 2014 | 962145 | 5-15-2015 | \$14.06 |
| 2014 | 957417 | 2-17-2015 | \$14.06 |
| 2014 | 946390 | 11-17-2014 | \$14.07 |
| 2013 | 884408 | 11-7-2013 | \$40.02 |
| 2012 | 846311 | 11-14-2012 | \$39.44 |
| 2011 | 790847 | 11-14-2011 | \$40.57 |
| 2009 | 691388 | 11-17-2009 | \$18.83 |
| 2008 | 621013 | 11-10-2008 | \$20.66 |
| 2007 | 577572 | 11-14-2007 | \$18.10 |
| 2006 | 537132 | 11-16-2006 | \$18.11 |
| 2005 | 460281 | 10-28-2005 | \$18.12 |
| 2004 | 437780 | 11-18-2004 | \$18.13 |
| 2003 | 374822 | 11-13-2003 | \$18.07 |
| 2002 | 318491 | 11-8-2002 | \$18.06 |
| 2001 | 288263 | 11-26-2001 | \$18.01 |
| 2000 | 247019 | 7-13-2001 | \$16.59 |
| 1999 | 184948 | 12-15-1999 | \$18.60 |
| 1998 | 131105 | 11-25-1998 | \$90.50 |



First American Title

Customer Service Department
541.476.6884
dkkelley@firstam.com
Date: 02/10/2026

OWNERSHIP INFORMATION

Owner: Tw & Lj 401k Plan
CoOwner:

Parcel #: R336672
Ref Parcel #: 35-07-13-00-
000701-00

Site: * Galice Rd Merlin OR 97532
Mail: 3404 S Pacific Hwy Medford OR 97501

TRS: 35S / 07W / 13
County: Josephine

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 360300 Block: 1015
Neighborhood: 0700
School Dist: Three Rivers
Impr Type:
Subdiv/Plat:
Land Use: 501 - Farm - Improved (typical of class)
Std Land Use: 7001 - Farm land
Zoning: COUNTY-EF - Exclusive Farm
Lat/Lon: 42.522603 / -123.468142
Watershed: Jumpoff Joe Creek
Legal: P.P. 1999-97, PARCEL PT OF 1, ACRES 51.83,
POTENTIAL ADD'L TAX LIAB;DISQ

ASSESSMENT AND TAXATION

Market Land: \$229,110.00
Market Impr: \$569,330.00
Market Total: \$798,440.00 (2026)
% Improved: 71.00%
Assessed Total: \$798,440.00 (2026)
Levy Code: 05
Tax: \$5,913.83 (2025)
Millage Rate: 7.2519
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

| | | |
|--------------------------------------------|------------------------|-----------------------------|
| Bedrooms: 0 | Total SqFt: 0 SqFt | Year Built: 2019 |
| Baths, Total: 0 | First Floor: 0 SqFt | Eff Year Built: |
| Baths, Full: 0 | Second Floor: 0 SqFt | Lot Size Ac: 51.83 Acres |
| Baths, Half: 0 | Basement Fin: 0 SqFt | Lot Size SF: 2,257,715 SqFt |
| Total Units: 0 | Basement Unfin: 0 SqFt | Lot Width: 0 |
| # Stories: | Basement Total: 0 SqFt | Lot Depth: 0 |
| # Fireplaces: 0 | Attic Fin: 0 SqFt | Roof Material: |
| Cooling: | Attic Unfin: 0 SqFt | Roof Shape: FBE |
| Heating: | Attic Total: 0 SqFt | Ext Walls: FBE |
| Building Style: 200 - Misc Small Structure | Garage: 0 SqFt | Const Type: |

IMPROVEMENT: 1 - Misc Imp

| | |
|------------------------|--------------------|
| Year Built: 2019 | Total SqFt: 0 |
| Bedrooms: 0 | Finished SqFt: 0 |
| Bath Total: 0 | 1st Floor SqFt: 0 |
| Garage SqFt: 0 | 2nd Floor SqFt: 0 |
| Basement Unfin SqFt: 0 | Attic Fin SqFt: 0 |
| Basement Fin SqFt: 0 | Attic Unin SqFt: 0 |
| Floor Dsc: | |

PARCEL ID: R336672

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

IMPROVEMENT: 2 - Farm Building**PARCEL ID: R336672**

| | | |
|------------------------|--------------------|--------------------|
| Year Built: 1983 | 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 Unin SqFt: 0 | Foundation: CC |
| Floor Dsc: | | |

IMPROVEMENT: 3 - Misc Imp**PARCEL ID: R336672**

| | | |
|------------------------|--------------------|--------------------|
| Year Built: 1980 | 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 Unin SqFt: 0 | Foundation: CC |
| Floor Dsc: | | |

IMPROVEMENT: 4 - Misc Imp**PARCEL ID: R336672**

| | | |
|------------------------|--------------------|--------------------|
| Year Built: 1983 | 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 Unin SqFt: 0 | Foundation: CC |
| Floor Dsc: | | |

IMPROVEMENT: 5 - Misc Imp**PARCEL ID: R336672**

| | | |
|------------------------|--------------------|--------------------|
| Year Built: 1992 | 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 Unin SqFt: 0 | Foundation: |
| Floor Dsc: | | |

IMPROVEMENT: 6 - Misc Imp**PARCEL ID: R336672**

| | | |
|------------------------|--------------------|--------------------|
| Year Built: 1980 | 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 Unin SqFt: 0 | Foundation: |
| Floor Dsc: | | |

SALES AND LOAN INFORMATION

| Owner | Date | Doc # | Sale Price | Deed Type | Loan Amt | Loan Type |
|-------------------|------------|-----------|--------------|-------------------------|--------------|-----------|
| TW & LJ 401K PLAN | 04/17/2024 | 24-003769 | \$551,270.00 | Trustees Deed | | |
| ROBIN G BILLER | 11/25/2013 | 16074 | | Stand Alone Mortgage | \$150,000.00 | Unknown |
| RODNEY LOWE | 03/01/2005 | 4880 | | Stand Alone Mortgage | \$800,000.00 | Unknown |

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.

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

| | | | |
|----------|-------------------|----------------------------------|-----------------------------------|
| Property | Owner | Property Address | 2026 In Process Real Market Value |
| R336672 | TW & LJ 401K PLAN | * GALICE RD, MERLIN, OR 97532 | \$800,420 |

Property Page: Property Details ▼

2026 GENERAL INFORMATION

| | |
|--------------------------|--------------------------------------------------------------------------------|
| Property Status | A Active |
| Property Type | Residential |
| Legal Description | P.P. 1999-97, PARCEL PT OF 1, ACRES 51.83, POTENTIAL ADD'L TAX LIAB;DISQ |
| Alternate Account Number | - |
| Neighborhood | 0700 Galice Creek |
| Map Number | 35-07-13-00-000701-00 |
| Property Use | 501-HBU Farm; Zone Farm; Not Receiving Spec Asmt/Improved |
| Levy Code Area | 05 |
| Zoning | EF |

RELATED PROPERTIES

Linked Properties [R303938](#),
[R4000109](#)

2026 OWNER INFORMATION

| | |
|-----------------|-----------------------------------------|
| Owner Name | TW & LJ 401K PLAN |
| Mailing Address | 3404 S PACIFIC HWY MEDFORD, OR 97501 |

| Improvement #1 | | Improvement Type | | | Beds | |
|----------------|--------------------------|------------------|------------|-------------|---------------------------|--|
| - | | Misc Imp | | | 0 | |
| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS | |
| 1 | METAL COMPONENT BUILDING | CLASS 6 | 2019 | 7,200 | ^ Details | |
| Eff Yr Built | 2019 | Adjustment % | - | Roof Styles | FBE | |
| Baths | - | Heat/AC | - | Fireplaces | - | |
| Flooring | FCC | Foundation | CC | Int Finish | - | |
| | | Ext Finish | FBE, W14 | | | |

| Improvement #2 | | Improvement Type | | | Beds | |
|----------------|--------------------------|----------------------|------------|-------------|---------------------------|--|
| - | | Farm Building | | | 0 | |
| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS | |
| 1 | GENERAL PURPOSE BUILDING | CLASS 4 | 1983 | 25,344 | ^ Details | |
| Eff Yr Built | - | Adjustment % | - | Roof Styles | FIFG | |
| Baths | - | Heat/AC | - | Fireplaces | - | |
| Flooring | FDIRT | Foundation | CC | Int Finish | - | |
| | | Ext Finish | FPLY | | | |

| Improvement #3 | | Improvement Type | | | Beds | |
|----------------|--------------------------|------------------|------------|-------------|---------------------------|--|
| - | | Misc Imp | | | 0 | |
| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS | |
| 1 | GENERAL PURPOSE BUILDING | CLASS 6 | 1980 | 1,284 | ^ Details | |
| Eff Yr Built | 2000 | Adjustment % | - | Roof Styles | FGMTL | |
| Baths | - | Heat/AC | - | Fireplaces | - | |
| Flooring | STND | Foundation | CC | Int Finish | - | |
| | | Ext Finish | CCB | | | |

| Improvement #4 | | Improvement Type | | | Beds | |
|----------------|---------------------|------------------|------------|-------------|---------------------------|--|
| - | | Misc Imp | | | 0 | |
| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS | |
| 1 | LEAN-TO SHED BETTER | - | 1983 | 1,792 | ^ Details | |
| Eff Yr Built | 1983 | Adjustment % | - | Roof Styles | FIFG | |
| Baths | - | Heat/AC | - | Fireplaces | - | |
| Flooring | FCC | Foundation | CC | Int Finish | - | |
| | | Ext Finish | CCB | | | |
| 2 | LEAN-TO SHED | CLASS 4 | 1980 | 792 | ^ Details | |
| Eff Yr Built | 1980 | Adjustment % | - | Roof Styles | FGAL | |
| Baths | - | Heat/AC | - | Fireplaces | - | |
| Flooring | FCC | Foundation | FCC | Int Finish | - | |
| | | Ext Finish | - | | | |

| Improvement #5 | | Improvement Type | | | Beds | |
|----------------|--------------|------------------|------------|------|----------|--|
| - | | Misc Imp | | | 0 | |
| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS | |
| | | | | | | |

| | | | | | |
|--------------|-------------------------|--------------|------|-------------|---------------------------|
| 1 | GATE, MOTORIZED IRON | - | 1992 | 1 | ^ Details |
| Eff Yr Built | 1992 | Adjustment % | - | Roof Styles | - |
| Baths | - | Heat/AC | - | Fireplaces | - |
| Flooring | - | Foundation | - | Int Finish | - |
| | | Ext Finish | - | | |

| | | | | | |
|--------------|-------------------------|--------------|------|-------------|---------------------------|
| 2 | GATE, MOTORIZED IRON | - | 1992 | 1 | ^ Details |
| Eff Yr Built | 1992 | Adjustment % | - | Roof Styles | - |
| Baths | - | Heat/AC | - | Fireplaces | - |
| Flooring | - | Foundation | - | Int Finish | - |
| | | Ext Finish | - | | |

| | | |
|----------------|------------------|------|
| Improvement #6 | Improvement Type | Beds |
| - | Misc Imp | 0 |

| ID | SEGMENT TYPE | SEGMENT CLASS | YEAR BUILT | AREA | DETAILS |
|--------------|--------------------|---------------|------------|-------------|---------------------------|
| 1 | CONCRETE FLAT WORK | - | 1980 | 6,000 | ^ Details |
| Eff Yr Built | 1980 | Adjustment % | - | Roof Styles | - |
| Baths | - | Heat/AC | - | Fireplaces | - |
| Flooring | - | Foundation | - | Int Finish | - |
| | | Ext Finish | - | | |
| 2 | CONCRETE FLAT WORK | - | 2019 | 300 | ^ Details |
| Eff Yr Built | 2019 | Adjustment % | - | Roof Styles | - |
| Baths | - | Heat/AC | - | Fireplaces | - |
| Flooring | - | Foundation | - | Int Finish | - |
| | | Ext Finish | - | | |

2026 LAND SEGMENTS

| STATE CODE | SEGMENT TYPE | LAND SIZE |
|---------------|-------------------------------------------|----------------------------------------|
| L1 | 501 Farm-EFU-Not Receiving Sp Asmt/Imp | 51.83 Acres |
| L2 | IRR Irrigation | - |
| TOTALS | | 2257714.80 Sq. ft / 51.83 acres |

CERTIFIED / IN PROCESS VALUES

| YEAR | IMPROVEMENTS | LAND | RMV | SPECIAL USE | ASSESSED VALUE |
|-------------------|--------------|-----------|-----------|-------------|----------------|
| 2026 (In Process) | \$571,310 | \$229,110 | \$800,420 | \$0 | \$800,420 |
| 2025 | \$575,620 | \$229,110 | \$804,730 | \$0 | \$804,730 |

SALES HISTORY

| SALE DATE | SELLER | BUYER | INST # | SALE PRICE | INST TYPE |
|------------|----------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------|-------------|--------------------------|
| 4/17/2024 | DIMMICK FARMS LLC | TW & LJ 401K PLAN | 24-003769 | \$551,270 | Trustees Deed |
| | DIMMICK FARMS LLC | DIMMICK FARMS LLC | 24-ERR-008 | - | Trustees Deed |
| | GUTIERREZ, ALEJANDRO LEON & RODRIGUEZ, AGUSTIN | DIMMICK FARMS LLC | 19-002528 | - | Quitclaim |
| 2/22/2019 | BILLER, ROBIN G | GUTIERREZ, ALEJANDRO LEON & RODRIGUEZ, AGUSTIN | 19-002106 | \$1,099,000 | Warranty Deed |
| 11/22/2013 | NORTHWEST FARM CREDIT SERVICES | BILLER, ROBIN G | 13-016038 | \$350,000 | Special Warranty Deed |
| | LOWE, RODNEY & LOWE, ALYSON L | NORTHWEST FARM CREDIT SERVICES | 11-008274 | \$560,000 | Trustees Deed |
| 3/11/2002 | GALICE ROAD LLC | LOWE, RODNEY & LOWE, ALYSON L | 02-005540 | \$440,000 | Warranty Deed |
| 5/24/2001 | MANES, ROBERT & MANES, MONICA | GALICE ROAD LLC | 01-09200 | - | Trustees Deed |
| 6/30/1999 | GREEN RIVER CLINICAL PATHOLOGISTS PC PROFIT SHARING PLAN | MANES, ROBERT & MANES, MONICA | 99-14492 | \$145,000 | Warranty Deed |
| 11/25/1998 | AGUIAR TRUST, ANTHONY | GREEN RIVER CLINICAL PATHOLOGISTS PC PROFIT SHARING PLAN | 98-24202 | - | Trustees Deed |

| TOTAL TAXES DUE | |
|------------------|---------------|
| Current Year Due | \$0.00 |
| Past Years Due | \$0.00 |
| <hr/> | |
| Total Due | \$0.00 |

- see Events PATL for \$amt
- 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: [Details](#)

| TAXYEAR | TOTAL BILLED | AD VALOREM | SPECIAL ASMT | PRINCIPAL | INTEREST | DATE PAID | TOTAL OWED |
|----------------------|--------------|------------|--------------------------|------------|----------|-----------|------------|
| 2025 | \$5,913.83 | \$5,835.83 | \$78.00 | \$5,913.83 | \$0.00 | - | \$0.00 |
| 2024 | \$5,893.33 | \$5,789.62 | \$103.71 | \$5,893.33 | \$0.00 | - | \$0.00 |
| 2023 | \$4,973.74 | \$4,854.85 | \$118.89 | \$4,973.74 | \$0.00 | - | \$0.00 |
| 2022 | \$4,828.14 | \$4,752.12 | \$76.02 | \$4,828.14 | \$0.00 | - | \$0.00 |
| 2021 | \$4,694.05 | \$4,587.38 | \$106.67 | \$4,694.05 | \$0.00 | - | \$0.00 |
| 2020 | \$3,569.78 | \$3,389.99 | \$179.79 | \$3,569.78 | \$0.00 | - | \$0.00 |
| 2019 | \$2,153.59 | \$1,989.07 | \$164.52 | \$2,153.59 | \$0.00 | - | \$0.00 |
| 2018 | \$2,171.12 | \$2,014.94 | \$156.18 | \$2,171.12 | \$0.00 | - | \$0.00 |
| 2017 | \$1,946.94 | \$1,784.91 | \$162.03 | \$1,946.94 | \$0.00 | - | \$0.00 |
| 2016 | \$1,593.06 | \$1,438.26 | \$154.80 | \$1,593.06 | \$0.00 | - | \$0.00 |
| 2015 | \$1,541.04 | \$1,391.53 | \$149.51 | \$1,541.04 | \$0.00 | - | \$0.00 |
| 2014 | \$1,561.84 | \$1,420.87 | \$140.97 | \$1,561.84 | \$0.00 | - | \$0.00 |
| 2013 | \$1,489.19 | \$0.00 | \$0 | \$1,489.19 | \$0.00 | - | \$0.00 |
| 2012 | \$1,495.70 | \$0.00 | \$0 | \$1,495.70 | \$0.00 | - | \$0.00 |
| 2011 | \$929.84 | \$0.00 | \$0 | \$929.84 | \$0.00 | - | \$0.00 |
| 2010 | \$974.20 | \$0.00 | \$0 | \$974.20 | \$0.00 | - | \$0.00 |
| 2009 | \$825.31 | \$0.00 | \$0 | \$825.31 | \$0.00 | - | \$0.00 |
| 2008 | \$888.56 | \$0.00 | \$0 | \$888.56 | \$0.00 | - | \$0.00 |
| 2007 | \$871.27 | \$0.00 | \$0 | \$871.27 | \$0.00 | - | \$0.00 |
| 2006 | \$896.32 | \$0.00 | \$0 | \$896.32 | \$0.00 | - | \$0.00 |
| 2005 | \$920.27 | \$0.00 | \$0 | \$920.27 | \$0.00 | - | \$0.00 |
| 2004 | \$868.52 | \$0.00 | \$0 | \$868.52 | \$0.00 | - | \$0.00 |
| 2003 | \$892.21 | \$0.00 | \$0 | \$892.21 | \$0.00 | - | \$0.00 |
| 2002 | \$824.46 | \$0.00 | \$0 | \$824.46 | \$0.00 | - | \$0.00 |
| 2001 | \$786.72 | \$0.00 | \$0 | \$786.72 | \$0.00 | - | \$0.00 |
| 2000 | \$162.71 | \$0.00 | \$0 | \$162.71 | \$0.00 | - | \$0.00 |
| 1999 | \$145.90 | \$0.00 | \$0 | \$145.90 | \$0.00 | - | \$0.00 |
| 1998 | \$134.64 | \$0.00 | \$0 | \$134.64 | \$0.00 | - | \$0.00 |
| 1997 | \$143.60 | \$0.00 | \$0 | \$143.60 | \$0.00 | - | \$0.00 |
| 1996 | \$162.68 | \$0.00 | \$0 | \$162.68 | \$0.00 | - | \$0.00 |
| 1995 | \$151.96 | \$0.00 | \$0 | \$151.96 | \$0.00 | - | \$0.00 |

| TAXYEAR | RECEIPT NUMBER | TRANSACTION DATE | PAYMENT AMOUNT |
|----------------------|-----------------------------|------------------|----------------|
| 2025 | JOCO-217156 | 11-13-2025 | \$5,736.42 |
| 2024 | JOCO-199646 | 5-15-2025 | \$6,102.87 |
| 2023 | JOCO-112481 | 10-30-2023 | \$4,824.52 |
| 2022 | JOCO-64118 | 11-7-2022 | \$4,683.29 |
| 2021 | JOCO-50951 | 5-3-2022 | \$1,613.38 |
| 2021 | JOCO-50952 | 5-3-2022 | \$2,892.66 |
| 2021 | JOCO-43305 | 11-30-2021 | \$47.19 |
| 2021 | JOCO-43305 | 11-30-2021 | (\$47.19) |
| 2021 | JOCO-43898 | 11-30-2021 | \$47.19 |
| 2021 | JOCO-30540 | 11-15-2021 | \$47.19 |
| 2021 | JOCO-30540 | 11-15-2021 | (\$47.19) |
| 2020 | 1233801 | 11-13-2020 | \$3,462.69 |
| 2019 | 1199934 | 2-19-2020 | \$2,088.98 |
| 2019 | 1199935 | 2-19-2020 | \$93.33 |
| 2018 | 1151536 | 2-22-2019 | \$1,457.06 |
| 2018 | 1141194 | 11-20-2018 | \$723.71 |
| 2017 | 1106598 | 6-14-2018 | \$8.65 |
| 2017 | 1105896 | 5-22-2018 | \$648.98 |
| 2017 | 1101192 | 2-15-2018 | \$648.98 |
| 2017 | 1085224 | 11-21-2017 | \$648.98 |
| 2016 | 1056852 | 5-15-2017 | \$531.02 |
| 2016 | 1052945 | 2-15-2017 | \$531.02 |
| 2016 | 1048509 | 12-1-2016 | \$1,545.27 |
| 2016 | 1048509 | 12-1-2016 | (\$1,545.27) |
| 2016 | 1048509 | 12-1-2016 | \$531.02 |
| 2015 | 1009754 | 5-16-2016 | \$513.68 |
| 2015 | 1004753 | 2-9-2016 | \$513.68 |
| 2015 | 995555 | 11-16-2015 | \$513.68 |
| 2014 | 962145 | 5-15-2015 | \$520.61 |
| 2014 | 957417 | 2-17-2015 | \$521.26 |
| 2014 | 946390 | 11-17-2014 | \$520.00 |
| 2013 | 884407 | 11-7-2013 | \$1,444.51 |
| 2012 | 862579 | 4-26-2013 | \$498.56 |
| 2012 | 857794 | 2-4-2013 | \$1,017.09 |
| 2011 | 790849 | 11-14-2011 | \$1,993.04 |
| 2009 | 709524 | 5-14-2010 | \$275.10 |
| 2009 | 704883 | 2-17-2010 | \$275.10 |
| 2009 | 691328 | 11-17-2009 | \$275.11 |
| 2008 | 620184 | 11-7-2008 | \$861.90 |
| 2007 | 605779 | 5-16-2008 | \$290.42 |
| 2007 | 599535 | 2-12-2008 | \$290.42 |
| 2007 | 577573 | 11-14-2007 | \$290.43 |
| 2006 | 537131 | 11-16-2006 | \$869.43 |
| 2005 | 460324 | 10-28-2005 | \$892.66 |
| 2004 | 437779 | 11-18-2004 | \$842.46 |
| 2003 | 374823 | 11-13-2003 | \$865.44 |
| 2002 | 319604 | 11-12-2002 | \$799.73 |
| 2001 | 296053 | 3-12-2002 | \$527.98 |

| | | | |
|----------------------|------------------------|------------|----------|
| 2001 | 288265 | 11-26-2001 | \$262.24 |
| 2000 | 247019 | 7-13-2001 | \$173.56 |
| 1999 | 184948 | 12-15-1999 | \$146.55 |
| 1998 | 131105 | 11-25-1998 | \$729.26 |

After Recording Return to:
Joseph E. Kellerman
14 N. Central Ave., Suite 104
Medford, OR 97501

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| JOSEPHINE COUNTY OFFICIAL RECORDS | |
| RHIANNON HENKELS, COUNTY CLERK | 2024-003769 |
| DED-TSD | 04/17/2024 11:30 AM |
| Cnt=1 Pgs=3 Stn=4 LBOSS | |
| \$15.00 \$11.00 \$10.00 \$60.00 \$5.00 | \$101.00 |
| I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County. | |

Send Tax Statements to:
Tom Wimmer, Trustee of TW & LJ 401(K) Plan
c/o Greg Holt
3404 S. Pacific Hwy.
Medford, OR 97501

TRUSTEE'S DEED

THIS INDENTURE, made this 12th day of April, 2024, between JOSEPH E. KELLERMAN (hereinafter called Trustee) and Tom Wimmer, Trustee of TW & LJ 401(K) Plan (hereinafter called the Second Party).

WITNESSETH:

RECITALS:

Alejandro Leon Gutierrez and Agustin Rodriguez, not as tenants in common, but with rights of survivorship, as Grantor, executed and delivered to Mortgage Electronic Registration Systems, Inc. MERS solely as a nominee for Rogue Credit Union, its successors and assigns, as Beneficiary, a trust deed recorded on February 22, 2019 as document no. 2019-002107 of the Official Records of Josephine County, Oregon. In said trust deed, the real property therein and hereinafter described was conveyed by said Grantor to said Trustee to secure, among other things, the performance of certain obligations of the Grantor to the said Beneficiary. The said Grantor thereafter defaulted in its performance of the obligations secured by said trust deed as stated in the Notice of Default hereinafter mentioned and such default(s) still existed at the time of the sale hereinafter described.

The consideration is \$551,270.00.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the Beneficiary above-named, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the official records of said county on November 6, 2023 as instrument number 2023-010303 thereof, to which reference now is made.

After the recording of said Notice of Default, as aforesaid, the undersigned Trustee gave notice of the time for and place of sale of said real property as fixed by him and as required by law; copies of the Trustee's said Notice of Sale were timely mailed by U.S. Registered or Certified Mail to all persons entitled by law to such notice at their respective last known addresses; and the persons named in subsection 1 of Section 86.740 of Oregon Revised Statutes were timely served with or were timely given by mail said Notice of Sale, all as provided by law and at least 120 days before

the day the Trustee conducted said sale. Further, the Trustee published a copy of said Notice of Sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred at least twenty days prior to the date of such sale. The mailing, service and publication of said Notice of Sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of said county, said affidavits and proofs, together with the said Notice of Default and Election to Sell and the Trustee's Notice of Sale, being now referred to and incorporated in and made a part of this Trustee's Deed as fully as if set out herein verbatim. On the date of said Notice of Sale, the undersigned Trustee had no actual notice of any person, other than the persons named in said affidavits and proofs having or claiming a lien on or interest in said described real property subsequent to the interest of the Trustee in the trust deed.

Pursuant to Affidavit of Postponement of Trustee's Sale and Notice Thereof recorded on April 9, 2024 as document no. 2024-003476 of the Official Records of Josephine County, Oregon, the undersigned Trustee gave notice of the postponement of Trustee's Sale of the real property on March 25, 2024 by public proclamation resetting the sale to March 26, 2024. Then on March 26, 2024, the undersigned Trustee gave public proclamation and mailed notice of the postponement of Trustee's Sale of the real property and reset the sale to April 12, 2024, which was at least 15 days after the previous sale date. The Trustee's Sale was reset for Friday, April 12, 2024 at 10:00 a.m. outside of the public entrance to the Josephine County Courthouse, 500 NW 6th Street, Grants Pass, Oregon, 97526, Josephine County, Oregon, and true written copies of notice of postponement of Trustee's Sale postponing sale from March 26, 2024 to April 12, 2024 was mailed via both first-class and certified mail with return receipt requested to all persons entitled by law to such notice at their respective last known addresses.

On April 12, 2024 the undersigned Trustee, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon him by said trust deed, sold said real property in one parcel at public auction to the said Second Party for the sum of \$551,270.00, being the highest bidder and best bidder at such sale and said sum being the highest and best bid for said property. The true and actual consideration paid for this transfer is the sum last stated in terms of dollars.

NOW, THEREFORE, in consideration of \$551,270.00 paid by the Second Party, and by the authority vested in said Trustee by the laws of the State of Oregon and by said trust deed, the Trustee does hereby convey unto the Second Party all interest which the Grantor had or had the power to convey at the time of Grantor's execution of said trust deed, together with any interest the said Grantor or its successors-in-interest acquired after the execution of said trust deed in and to the following described real property:

2275 Galice Road, Merlin, OR 97532

PARCEL 1 OF PARTITION PLAT NO. 1999-97, IN JOSEPHINE COUNTY,
OREGON.

TO HAVE AND TO HOLD the same unto the Second Party, its heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; the word "grantor" includes any successor-in-interest to the grantor, as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

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 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.

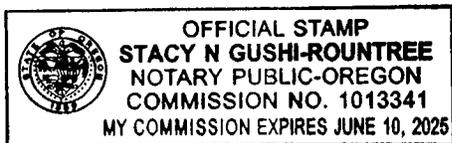
IN WITNESS WHEREOF, the undersigned Trustee has hereunto set his hand.

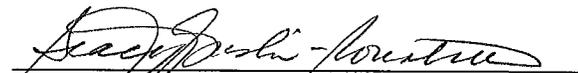


Joseph E. Kellerman
Successor Trustee

STATE OF OREGON)
) ss
County of Jackson)

On this 17th day of April, 2024, personally appeared before me the above-named Joseph E. Kellerman as Successor Trustee and acknowledged the foregoing Trustee's Deed to be his voluntary act and deed.




Notary Public for Oregon
My Commission Expires: June 10, 2025



ACCURATE WELL TESTING

106 NW 'F' St. #357

Grants Pass, OR 97526

G.P. 541-479-7272 - MED. 541-772-9878

OWNER: EON FRIESEN

E-mail: eon@accuratewell.com

WELL FLOW REPORT

CCB#204240 LIC#CPI115

| | | |
|----------------------------------------------------------|-----------------------|----------|
| TEST ORDERED BY | DATE | 1/7/2025 |
| NATE ECKHARDT | AVERAGE G.P.M. | 1.5 |
| ACTIVE PROPERTY SERVICE | TOTAL GALLONS FLOWED | 360 |
| 2650 BULLOCK RD. | G.P.M. AT END OF TEST | 0.1 |
| MEDFORD, OR. 97504 | WELL DEPTH | Unknown |
| 541-660-6262 | STATIC WATER LEVEL | 6' |
| nate@activeps.com | TOTAL DRAWDOWN | 180' |
| TEST LOCATION | TECHNICIAN | EF |
| 2275 GALICE RED - DAIRY BARN WELL | | |

NO WELL ID # TAG

1/2HP SUB PUMP FILLS 2000 GALLON IN GROUND STORAGE TANK

WATER LEVEL AT PUMP @ 58MIN

| TIME | G.P.M. | WATER LEVEL | TIME | G.P.M. | WATER LEVEL |
|------|--------|-------------|------|--------|-------------|
| 0:00 | 8.1 | 6' | | | |
| 0:15 | 7.9 | 105' | 2:15 | 0.1 | 186' |
| 0:30 | 6.6 | 151' | 2:30 | 0.1 | 186' |
| 0:45 | 5.5 | 186' | 2:45 | 0.1 | 186' |
| 1:00 | 2 | 186' | 3:00 | 0.1 | 186' |
| 1:15 | 0.5 | 186' | 3:15 | 0.1 | 186' |
| 1:30 | 0.1 | 186' | 3:30 | 0.1 | 186' |
| 1:45 | 0.1 | 186' | 3:45 | 0.1 | 186' |
| 2:00 | 0.1 | 186' | 4:00 | 0.1 | 186' |



ACCURATE WELL TESTING

106 NW 'F' St. #357

Grants Pass, OR 97526

G.P. 541-479-7272 - MED. 541-772-9878

OWNER: EON FRIESEN

E-mail: eon@accuratewell.com

WELL FLOW REPORT

CCB#204240 LIC#CPI115

| | | |
|----------------------------------------------------------|------------------------------------------|-----------|
| TEST ORDERED BY | DATE | 1/22/2025 |
| NATE ECKHARDT | AVERAGE G.P.M. | 1.9 |
| ACTIVE PROPERTY SERVICE | TOTAL GALLONS FLOWED | 460 |
| 2650 BULLOCK RD. | G.P.M. AT END OF TEST | 0.6 |
| MEDFORD, OR. 97504 | WELL DEPTH | 800' |
| 541-660-6262 | STATIC WATER LEVEL | 7' |
| nate@activeps.com | TOTAL DRAWDOWN | Unknown |
| | TECHNICIAN | EF |
| TEST LOCATION | 2275 GALICE RED - MAIN HOUSE WELL | |

WELL ID # L-52128 / COULD NOT GET SOUNDER PAST 258' FOR WATER LEVEL READINGS
 SUB PUMP FILLS 2000 GALLON IN GROUND STORAGE TANK NEAR HOUSE
 WATER LEVEL AT PUMP @ 52MIN / WELL LOCATED NEAR GALICE RD NORTH OF DRIVEWAY

| TIME | G.P.M. | WATER LEVEL | TIME | G.P.M. | WATER LEVEL |
|------|--------|-------------|------|--------|-------------|
| 0:00 | 9.1 | 7' | | | |
| 0:15 | 8.2 | 102' | 2:15 | 0.6 | * |
| 0:30 | 7.1 | 190' | 2:30 | 0.6 | * |
| 0:45 | 6.4 | 258' | 2:45 | 0.6 | * |
| 1:00 | 5.4 | * | 3:00 | 0.6 | * |
| 1:15 | 0.8 | * | 3:15 | 0.6 | * |
| 1:30 | 0.6 | * | 3:30 | 0.6 | * |
| 1:45 | 0.6 | * | 3:45 | 0.6 | * |
| 2:00 | 0.6 | * | 4:00 | 0.6 | * |



Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

February 25, 2026

Eon Friesen
Accurate Well
106 NW F St #357
Grants Pass, OR 97526
TEL: (541) 659-7272
FAX

RE: 2275 Galice Road

Order No.: 26020846

Dear Eon Friesen:

Neilson Research Corporation received 1 sample(s) on 2/20/2026 for the analyses presented in the following report.

The results relate only to the parameters tested or to the sample as received by the laboratory. This report shall not be reproduced except in full, without the written approval of Neilson Research Corporation. If you have any questions regarding these test results, please feel free to call.

Sincerely,
Neilson Research Corporation

Tamra Schmedemann
Director of Project Management
245 S Grape St
Medford, OR 97501





Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Case Narrative

WO#: 26020846
Date: 2/25/2026

CLIENT: Accurate Well
Project: 2275 Galice Road

The analyses were performed according to the guidelines in the Neilson Research Corporation Quality Assurance Program. This report contains analytical results for the sample(s) as received by the laboratory.

Neilson Research Corporation certifies that this report is in compliance with the requirements of NELAP. No unusual difficulties were experienced during analysis of this batch except as noted below or qualified with data flags on the reports.

Original



Neilson Research Corporation
 245 S Grape St
 Medford, OR 97501
 TEL: (541) 770-5678 FAX: (541) 770-2901
 Website: www.nrclabs.com

Analytical Report

WO#: 26020846
 Date Reported: 2/25/2026

CLIENT: Accurate Well
Lab ID: 26020846-01
Client Sample ID Real Estate Package
Project: 2275 Galice Road
Sample Location: UV Tap/Barn
Sample Address: 2275 Galice Road
 Merlin, OR 97532

Collection Date: 2/20/2026 2:30:00 PM
Received Date: 2/20/2026 3:36:00 PM
Matrix: DRINKING WATER
PWS #:
Source ID: WELL-TREATED
Sample Collector: EF
Residual Chlorine:

| Analyses | Method | NELAP Status | Result | Qual | Units | Date Analyzed/Analyst |
|--------------------------------------------|--------|--------------|--------|------|-------|-----------------------|
| REAL | | | | | | |
| TOTAL COLIFORM BACTERIA BY COLILERT | | | | | | |
| Total Coliform Bacteria | A9223B | A | Absent | | P/A | 02/20/26 17:51 JRL |
| E. Coli Bacteria | A9223B | A | Absent | | P/A | 02/20/26 17:51 JRL |

QUALIFIERS

- | | | | |
|----|-----------------------------------------------------------------------|----|----------------------------------------------------|
| CI | Sample container temperature is out of limit as specified at testcode | DF | Dilution Factor |
| E | Value above quantitation range | H | Holding times for preparation or analysis exceeded |
| MI | Recovery outside control limits due to Matrix Interference | ND | Not Detected at the Reporting Limit |
| RL | Reporting Limit | | |

Original

NELAP

NELAP A Accredited in accordance with NELAP ORELAP 100016, OR-028



Neilson Research Corporation
 245 S Grape St
 Medford, OR 97501
 TEL: (541) 770-5678 FAX: (541) 770-2901
 Website: www.nrclabs.com

Analytical Report

WO#: 26020846
 Date Reported: 2/25/2026

| | | | |
|--------------------------|--------------------------------------|---------------------------|----------------------|
| CLIENT: | Accurate Well | Collection Date: | 2/20/2026 2:30:00 PM |
| Lab ID: | 26020846-01 | Received Date: | 2/20/2026 3:36:00 PM |
| Client Sample ID: | Real Estate Package | Matrix: | DRINKING WATER |
| Project: | 2275 Galice Road | PWS #: | |
| Sample Location: | UV Tap/Barn | Source ID: | WELL-TREATED |
| Sample Address: | 2275 Galice Road Merlin, OR 97532 | Sample Collector: | EF |
| | | Residual Chlorine: | |

| Analyses | Method | NELAP Status | Result Qual | DF | RL Units | EPA Date Limit Analyzed | Analyst |
|-------------------|--------|--------------|-------------|----|--------------|-------------------------|---------|
| Nitrogen, Nitrate | E300.0 | A | ND | 1 | 0.200 mg/L | 10.0 02/20/26 20:16 | ERR |
| Arsenic | E200.8 | A | ND | 1 | 0.00100 mg/L | 0.0100 02/24/26 17:36 | PR |

QUALIFIERS

| | | | |
|----|-----------------------------------------------------------------------|----|----------------------------------------------------|
| CI | Sample container temperature is out of limit as specified at testcode | DF | Dilution Factor |
| E | Value above quantitation range | H | Holding times for preparation or analysis exceeded |
| MI | Recovery outside control limits due to Matrix Interference | ND | Not Detected at the Reporting Limit |
| RL | Reporting Limit | | |

Original

NELAP

NELAP A Accredited in accordance with NELAP ORELAP 100016, OR-028



Sample Log-In Check List

Client Name: AccurateWell Work Order Number: 26020846 RcptNo: 1

| | | | |
|---------------|-------------------|-----------------------|--------------------------|
| Logged by: | Danielle Garten | 2/20/2026 3:36:00 PM | <i>Danielle Garten</i> |
| Completed By: | Tamra Schmedemann | 2/25/2026 11:05:42 AM | <i>Tamra Schmedemann</i> |
| Reviewed By: | Tamra Schmedemann | 2/25/2026 11:05:45 AM | <i>Tamra Schmedemann</i> |

Chain of Custody

1. Is Chain of Custody complete? Yes No Not Present
 2. How was the sample delivered? Client

Log In

3. Coolers are present? Yes No NA
 4. Shipping container/cooler in good condition? Yes No
 Custody seals intact on shipping container/cooler? Yes No Not Present NA
 No. Seal Date: Signed By:
 5. Was an attempt made to cool the samples? Yes No NA
 6. Were all samples received at a temperature of >0° C to 6.0°C Yes No NA

Samples were collected the same day and chilled.

7. Sample(s) in proper container(s)? Yes No
 8. Sufficient sample volume for indicated test(s)? Yes No
 9. Are samples (except VOA and ONG) properly preserved? Yes No
 10. Was preservative added to bottles? Yes No NA
 11. Is the headspace in the VOA vials less than 1/4 inch or 6 mm? Yes No No VOA Vials
 12. Were any sample containers received broken? Yes No
 13. Does paperwork match bottle labels? Yes No
 (Note discrepancies on chain of custody)
 14. Are matrices correctly identified on Chain of Custody? Yes No
 15. Is it clear what analyses were requested? Yes No
 16. Were all holding times able to be met? Yes No
 (If no, notify customer for authorization.)

Special Handling (if applicable)

17. Was client notified of all discrepancies with this order? Yes No NA

| | | | |
|----------------------|----------------------|------|-------------------------------------------------------------------------------------------------------------------------------|
| Person Notified: | <input type="text"/> | Date | <input type="text"/> |
| By Whom: | <input type="text"/> | Via: | <input type="checkbox"/> eMail <input type="checkbox"/> Phone <input type="checkbox"/> Fax <input type="checkbox"/> In Person |
| Regarding: | <input type="text"/> | | |
| Client Instructions: | <input type="text"/> | | |

18. Additional remarks:

Cooler Information

| Cooler No | Temp °C | Condition | Seal Intact | Seal No | Seal Date | Signed By |
|-----------|---------|-----------|-------------|---------|-----------|-----------|
| 1 | 10.8 | Good | | | | DG |



Neilson Research Corporation
245 S Grape St
Medford, OR 97501
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Website: www.nrclabs.com

February 25, 2026

Eon Friesen
Accurate Well
106 NW F St #357
Grants Pass, OR 97526
TEL: (541) 659-7272
FAX

RE: 2275 Galice Road

Order No.: 26020848

Dear Eon Friesen:

Neilson Research Corporation received 1 sample(s) on 2/20/2026 for the analyses presented in the following report.

The results relate only to the parameters tested or to the sample as received by the laboratory. This report shall not be reproduced except in full, without the written approval of Neilson Research Corporation. If you have any questions regarding these test results, please feel free to call.

Sincerely,
Neilson Research Corporation

Tamra Schmedemann
Director of Project Management
245 S Grape St
Medford, OR 97501





Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Case Narrative

WO#: 26020848
Date: 2/25/2026

CLIENT: Accurate Well
Project: 2275 Galice Road

The analyses were performed according to the guidelines in the Neilson Research Corporation Quality Assurance Program. This report contains analytical results for the sample(s) as received by the laboratory.

Neilson Research Corporation certifies that this report is in compliance with the requirements of NELAP. No unusual difficulties were experienced during analysis of this batch except as noted below or qualified with data flags on the reports.

Original



Neilson Research Corporation
 245 S Grape St
 Medford, OR 97501
 TEL: (541) 770-5678 FAX: (541) 770-2901
 Website: www.nrclabs.com

Analytical Report

WO#: 26020848
 Date Reported: 2/25/2026

CLIENT: Accurate Well
Lab ID: 26020848-01
Client Sample ID Real Estate Package
Project: 2275 Galice Road
Sample Location: UV Tap/House
Sample Address: 2275 Galice Road
 Merlin, OR 97532

Collection Date: 2/20/2026 2:45:00 PM
Received Date: 2/20/2026 3:36:00 PM
Matrix: DRINKING WATER
PWS #:
Source ID: WELL-UV
Sample Collector: EF
Residual Chlorine:

| Analyses | Method | NELAP Status | Result | Qual | Units | Date Analyzed/Analyst |
|--------------------------------------------|--------|--------------|--------|------|-------|-----------------------|
| REAL | | | | | | |
| TOTAL COLIFORM BACTERIA BY COLILERT | | | | | | |
| Total Coliform Bacteria | A9223B | A | Absent | | P/A | 02/20/26 17:51 JRL |
| E. Coli Bacteria | A9223B | A | Absent | | P/A | 02/20/26 17:51 JRL |

QUALIFIERS

| | | | |
|----|-----------------------------------------------------------------------|----|----------------------------------------------------|
| CI | Sample container temperature is out of limit as specified at testcode | DF | Dilution Factor |
| E | Value above quantitation range | H | Holding times for preparation or analysis exceeded |
| MI | Recovery outside control limits due to Matrix Interference | ND | Not Detected at the Reporting Limit |
| RL | Reporting Limit | | |

Original

NELAP

NELAP A Accredited in accordance with NELAP ORELAP 100016, OR-028



Neilson Research Corporation
 245 S Grape St
 Medford, OR 97501
 TEL: (541) 770-5678 FAX: (541) 770-2901
 Website: www.nrclabs.com

Analytical Report

WO#: 26020848
 Date Reported: 2/25/2026

| | | | |
|--------------------------|--------------------------------------|---------------------------|----------------------|
| CLIENT: | Accurate Well | Collection Date: | 2/20/2026 2:45:00 PM |
| Lab ID: | 26020848-01 | Received Date: | 2/20/2026 3:36:00 PM |
| Client Sample ID: | Real Estate Package | Matrix: | DRINKING WATER |
| Project: | 2275 Galice Road | PWS #: | |
| Sample Location: | UV Tap/House | Source ID: | WELL-UV |
| Sample Address: | 2275 Galice Road Merlin, OR 97532 | Sample Collector: | EF |
| | | Residual Chlorine: | |

| Analyses | Method | NELAP Status | Result Qual | DF | RL Units | EPA Date Limit Analyzed | Analyst |
|-------------------|--------|--------------|-------------|----|--------------|-------------------------|---------|
| Nitrogen, Nitrate | E300.0 | A | ND | 1 | 0.200 mg/L | 10.0 02/20/26 20:30 | ERR |
| Arsenic | E200.8 | A | ND | 1 | 0.00100 mg/L | 0.0100 02/24/26 17:45 | PR |

QUALIFIERS

| | | | |
|----|-----------------------------------------------------------------------|----|----------------------------------------------------|
| CI | Sample container temperature is out of limit as specified at testcode | DF | Dilution Factor |
| E | Value above quantitation range | H | Holding times for preparation or analysis exceeded |
| MI | Recovery outside control limits due to Matrix Interference | ND | Not Detected at the Reporting Limit |
| RL | Reporting Limit | | |

Original

NELAP

NELAP A Accredited in accordance with NELAP ORELAP 100016, OR-028



Neilson Research Corporation
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 Medford, OR 97501
 TEL: (541) 770-5678 FAX: (541) 770-2901
 Website: www.nrclabs.com

Sample Receipt Checklist

Client Name: AccurateWell

Work Order Number 26020848

RcptNo: 1

Date and Time Received: 2/20/2026 3:36:00 PM

Received by: Danielle Garten

Completed by: *Tamra Schmedemann*

Reviewed by: *Tamra Schmedemann*

Completed Date: 2/25/2026 11:06:52 AM

Reviewed Date: 2/25/2026 11:06:54 AM

Carrier name: Client

- Chain of custody present? Yes No
- Chain of custody signed when relinquished and received? Yes No
- Chain of custody agrees with sample labels? Yes No Not Present
- Are matrices correctly identified on Chain of custody? Yes No
- Is it clear what analyses were requested? Yes No
- Custody seals intact on sample bottles? Yes No Not Present
- Samples in proper container/bottle? Yes No
- Were correct preservatives used and noted? Yes No NA
- Sample containers intact? Yes No
- Sufficient sample volume for indicated test? Yes No
- Were container labels complete (ID, Pres, Date)? Yes No
- All samples received within holding time? Yes No
- Was an attempt made to cool the samples? Yes No NA
- All samples received at a temp. of > 0° C to 6.0° C? Yes No NA
- Response when temperature is outside of range: Samples were collected the same day and chilled.
- Preservative added to bottles:
- Sample Temp. taken and recorded upon receipt? Yes No To °C
- Water - Were bubbles absent in VOC vials? Yes No No Vials
- Water - Was there Chlorine Present? Yes No NA
- Water - pH acceptable upon receipt? Yes No NA
- Are Samples considered acceptable? Yes No
- Custody Seals present? Yes No
- Traffic Report or Packing Lists present? Yes No
- Airbill or Sticker? Air Bill Sticker Not Present
- Airbill No:
- Sample Tags Present? Yes No
- Sample Tags Listed on COC? Yes No
- Tag Numbers:
- Sample Condition? Intact Broken Leaking

Case Number:

SDG:

SAS:

Adjusted? _____ Checked by _____

Any No and/or NA (not applicable) response must be detailed in the comments section below.



Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Sample Receipt Checklist

Client Contacted? Yes No NA Person Contacted: _____ Comments: _____
Contact Mode: Phone: Fax: Email: In Person: _____
Client Instructions: _____
Date Contacted: _____ Contacted By: _____
Regarding: _____
CorrectiveAction: _____

STATE OF OREGON
COUNTY OF JOSEPHINE
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

CONRAD O. NYSTROM
STAR ROUTE
MERLIN, OREGON 97532

confirms the right to use the waters of JUMP-OFF JOE CREEK, a tributary of ROGUE RIVER, for the purpose of IRRIGATING 58.0 ACRES.

The right has been confirmed by decree of the Circuit Court of the State of Oregon for JACKSON County. The decree is of record at Salem, in the Order Record of the WATER RESOURCES DIRECTOR, in Volume 4, at page 1. The date of priority is 1875.

The right is limited to not more than 0.829 CUBIC FOOT PER SECOND, IF AVAILABLE AT THE ORIGINAL POINT OF DIVERSION; SIMPKINS DITCH, SW 1/4 NE 1/4 SECTION 19, T 35 S, R 7 W, W.M.

The point of diversion is located as follows:

SE 1/4 SE 1/4, SECTION 13, T 35 S, R 7 W, W.M.; 10 FEET NORTH & 300 FEET WEST FROM SE CORNER OF SECTION 13.

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

SW 1/4 SW 1/4 20.0 ACRES
SECTION 18
TOWNSHIP 35 SOUTH, RANGE 6 WEST, W.M.

SW 1/4 SE 1/4 8.0 ACRES
SE 1/4 SE 1/4 30.0 ACRES
SECTION 13
TOWNSHIP 35 SOUTH, RANGE 7 WEST, W.M.

This certificate is issued to confirm a change in POINT OF DIVERSION approved by an order of the State Engineer entered JUNE 18, 1962, and also describes that portion of the water right NOT modified by an order of the Water Resources Director entered September 27, 1989, and supersedes certificate 16497, State Record of Water Right Certificates.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described and shall be subject to all other conditions and limitations contained in said decree.

WITNESS the signature of the Water Resources Director,
affixed this date NOVEMBER 13, 1989.

/s/ WILLIAM M. YOUNG

Water Resources Director

Recorded in State Record of Water Right Certificates numbered 62736

T-6229.BE

Exhibit B

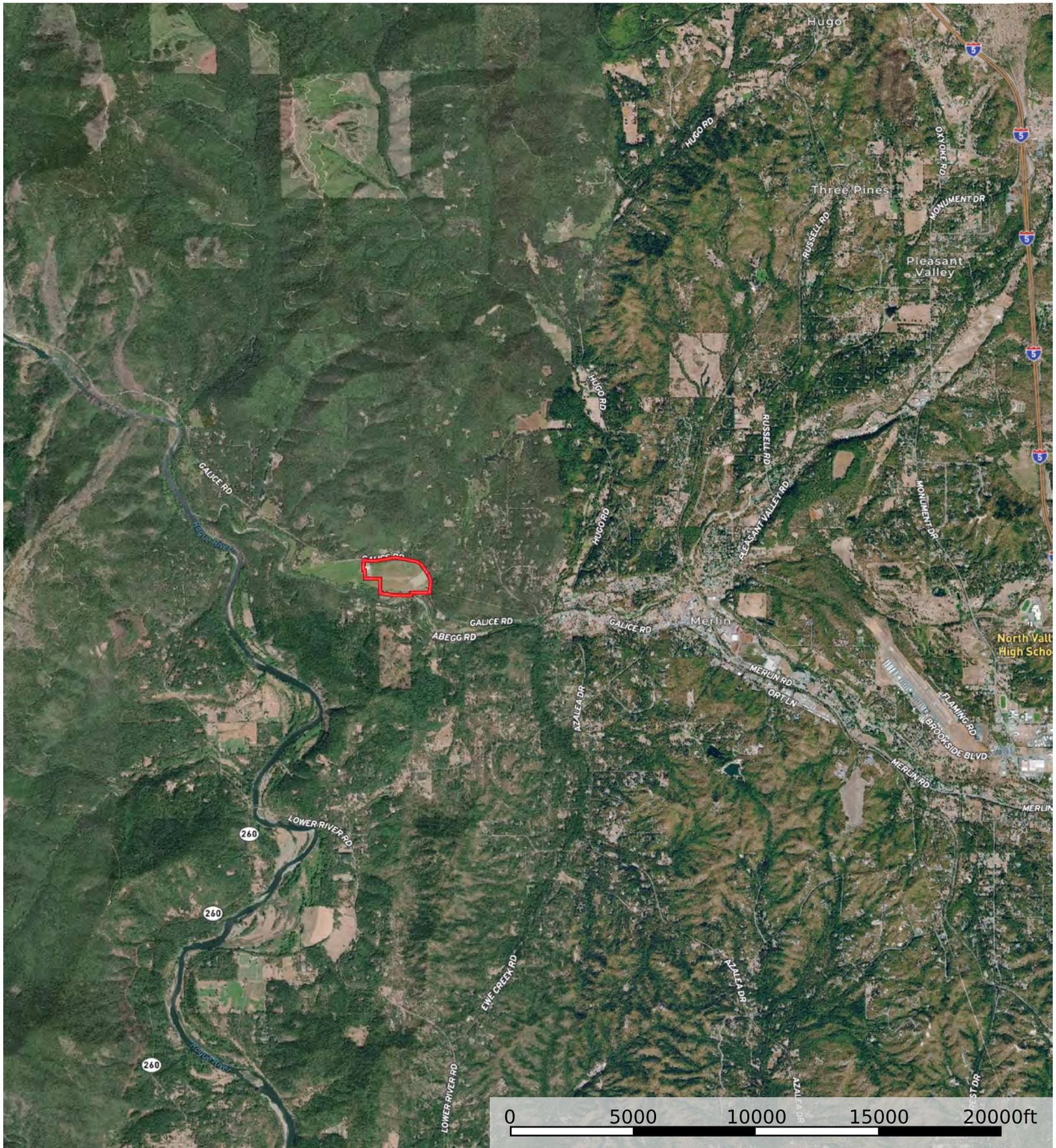
(Property Maps)

2275 Galice Road
Oregon, AC +/-



 Boundary

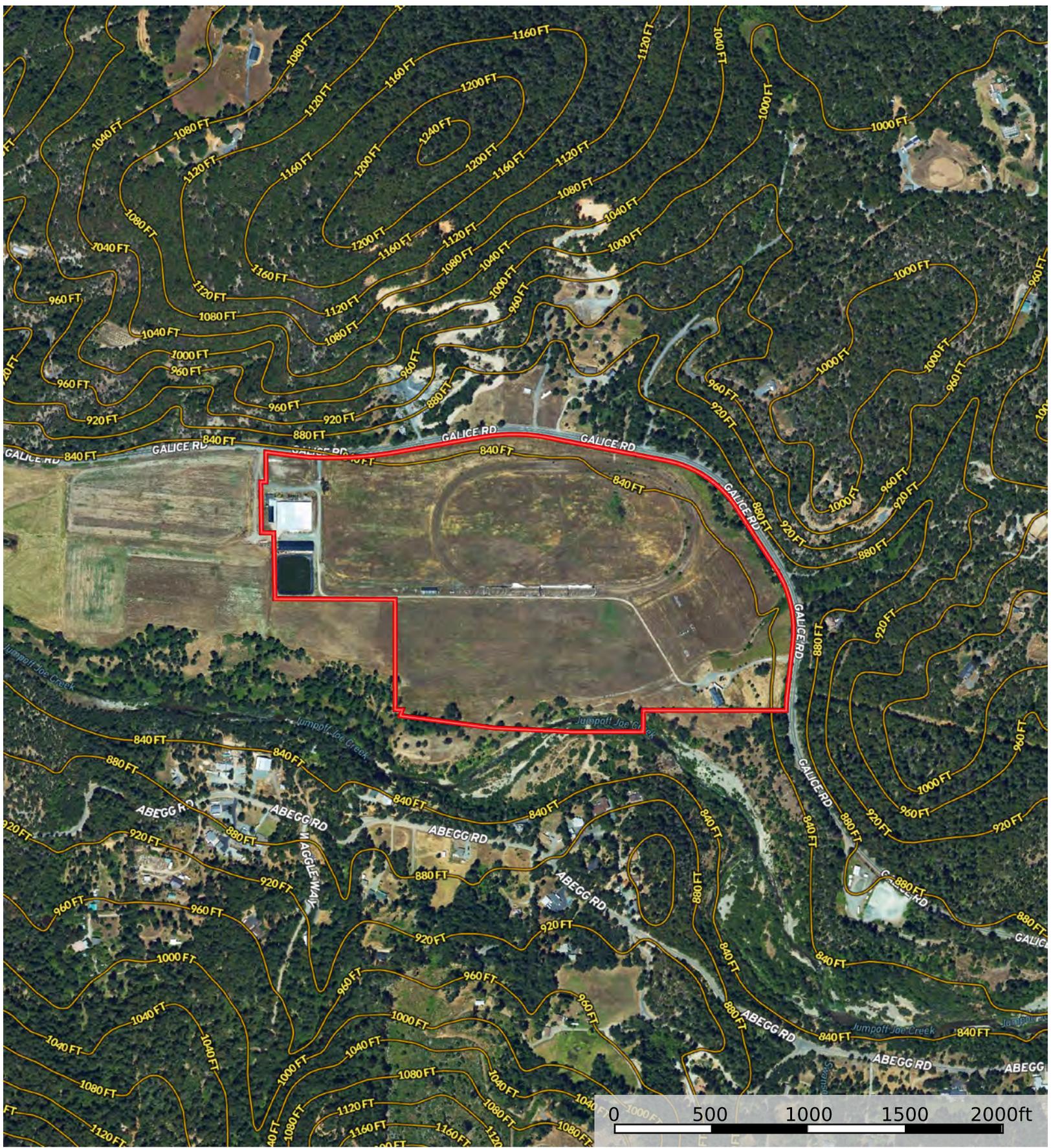
2275 Galice Road Oregon, AC +/-



 Boundary

2275 Galice Road

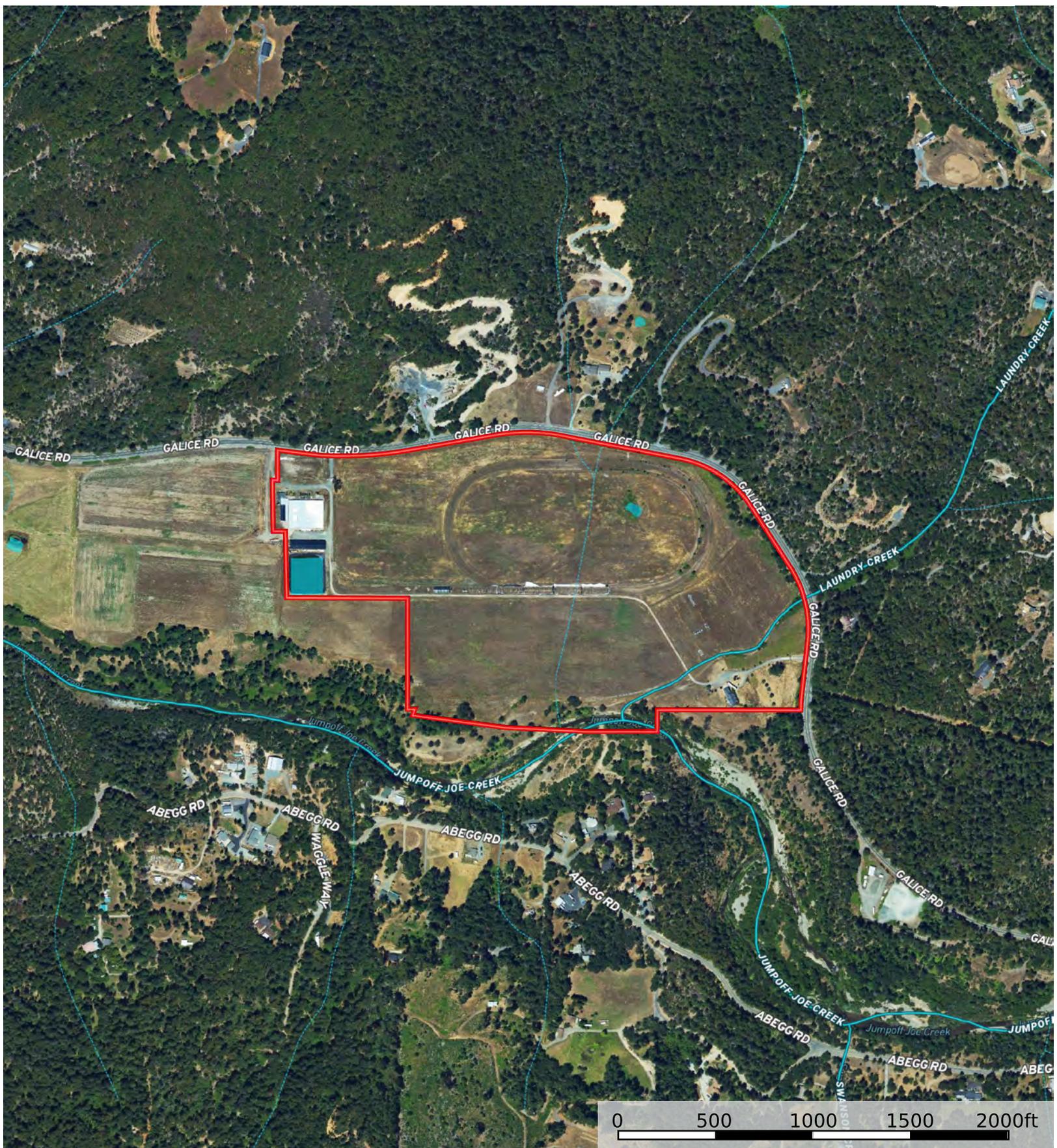
Oregon, AC +/-



 Boundary

2275 Galice Road

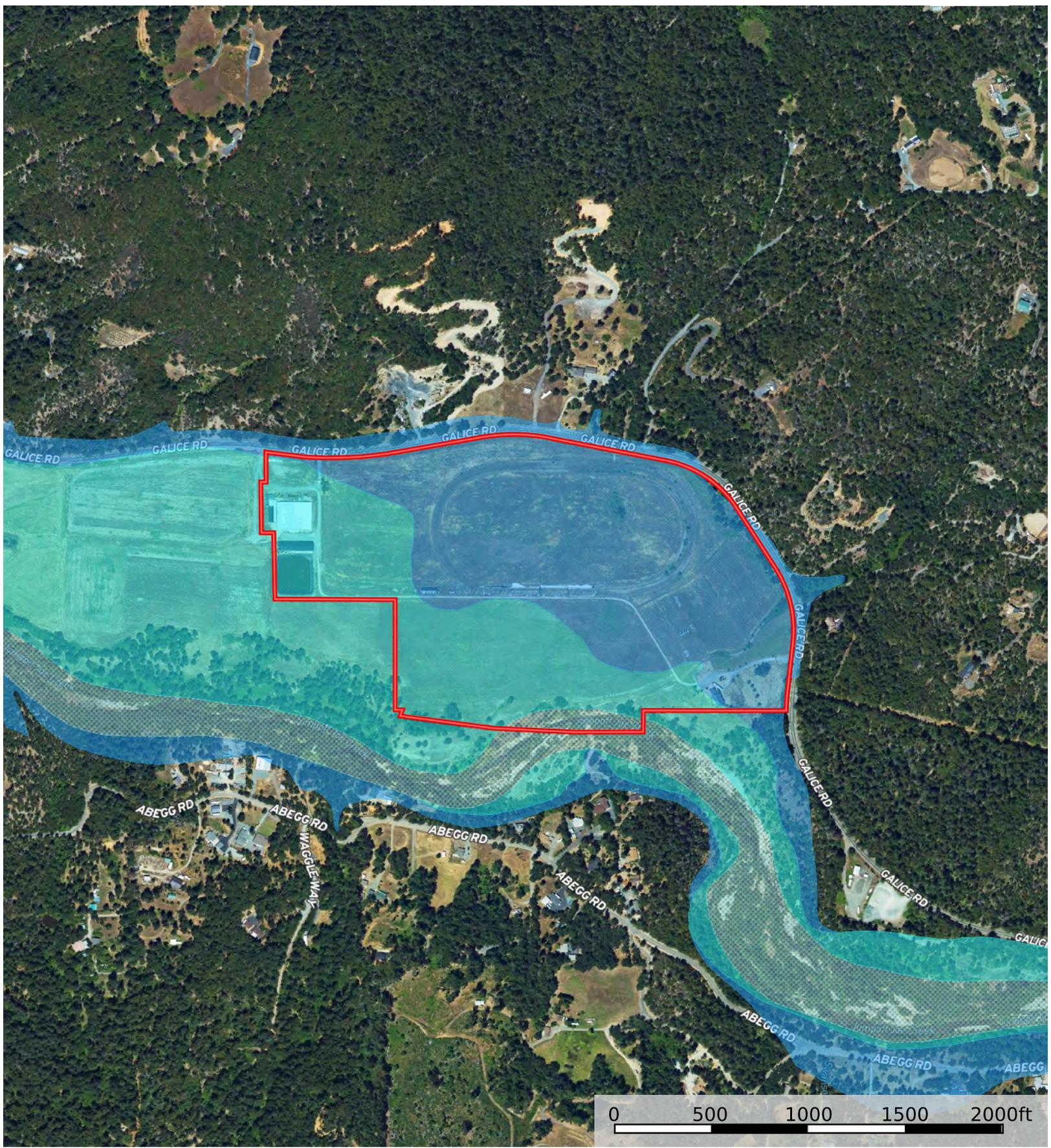
Oregon, AC +/-



2275 Galice Road
Oregon, AC +/-

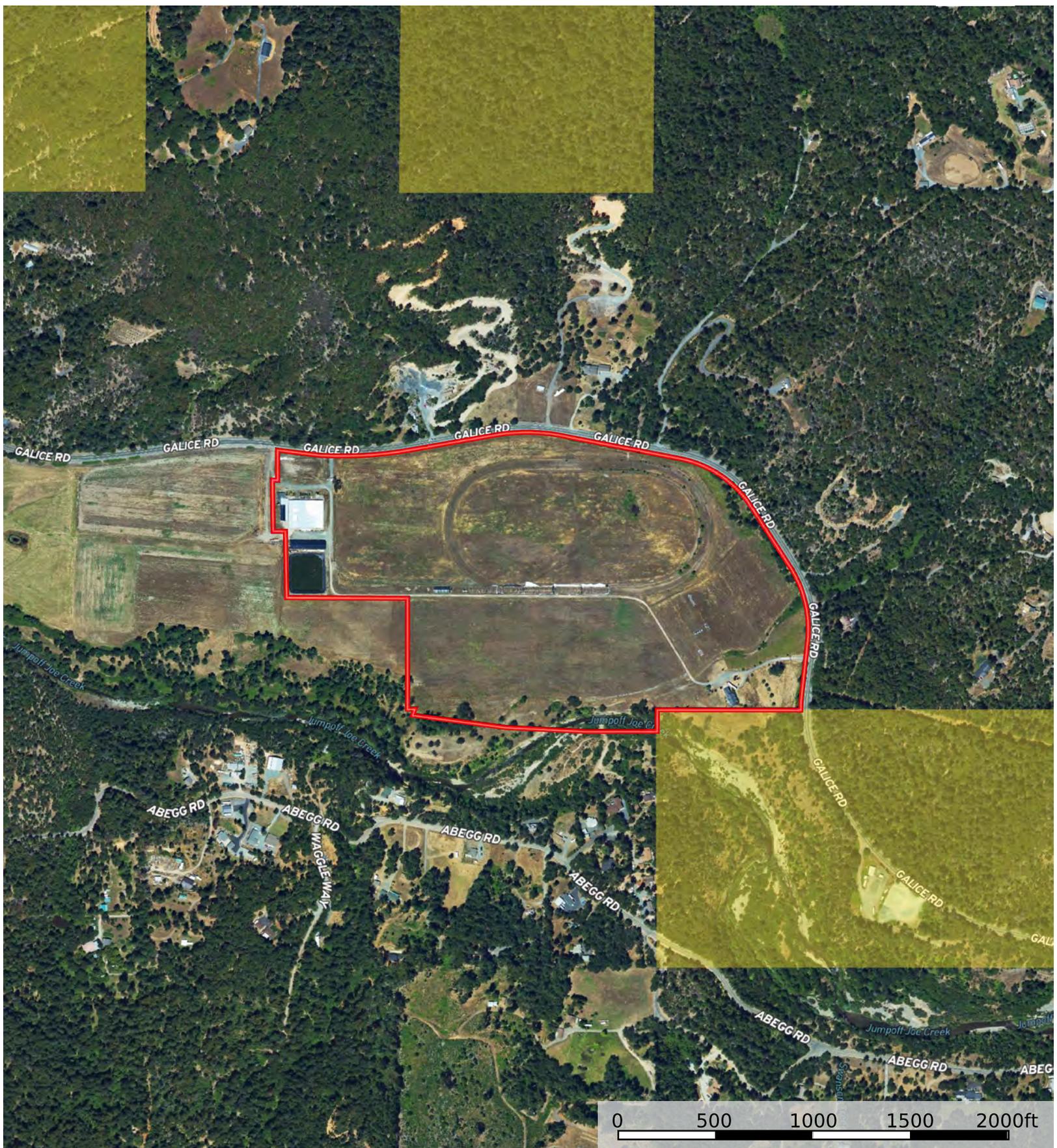


2275 Galice Road
Oregon, AC +/-



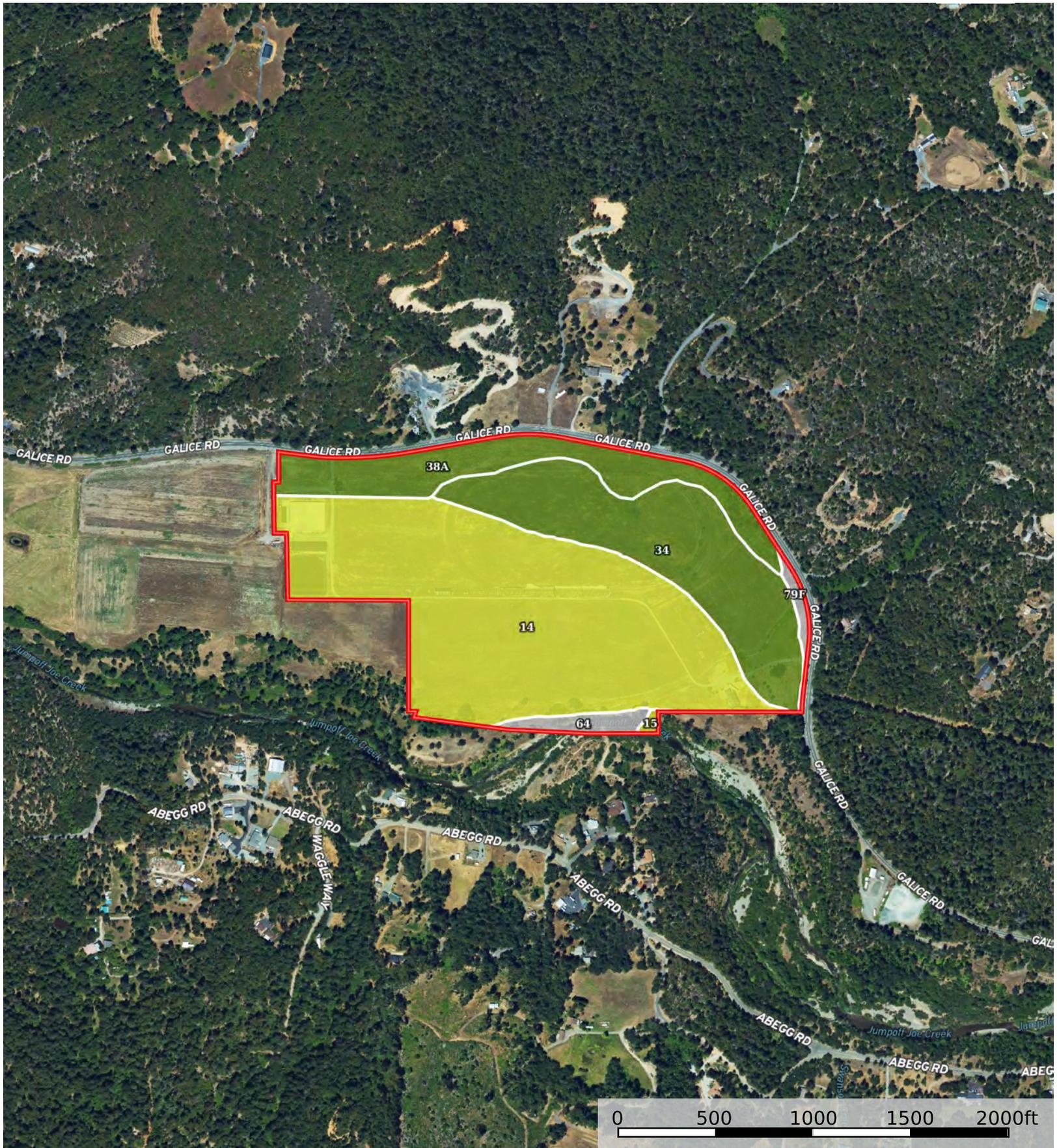
2275 Galice Road

Oregon, AC +/-



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

2275 Galice Road
Oregon, AC +/-



 Boundary

Boundary 72.95 ac

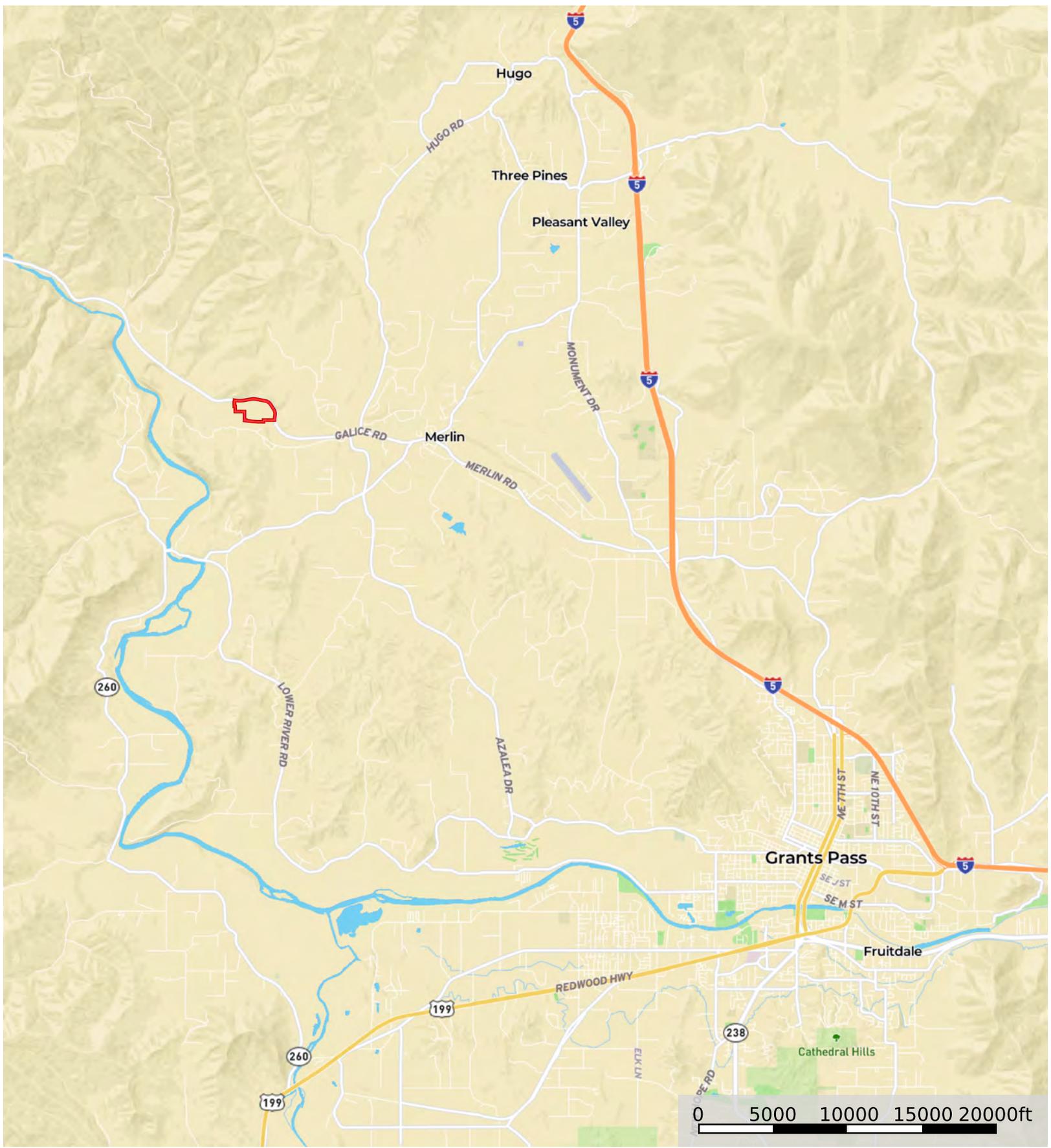
| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|-------------------------------------------------------------------|----------|-------|-----|-------|------|
| 14 | Camas gravelly sandy loam | 41.43 | 56.79 | 0 | 48 | 4w |
| 34 | Evans loam | 18.4 | 25.22 | 0 | 87 | 2w |
| 38A | Foehlin gravelly loam, 0 to 3 percent slopes, high precip, MLRA 5 | 10.66 | 14.61 | 0 | 78 | 2s |
| 64 | Riverwash | 1.51 | 2.07 | 0 | - | - |
| 79F | Vannoy-Voorhies complex, 35 to 55 percent south slopes, MLRA 5 | 0.72 | 0.99 | 0 | 32 | - |
| 15 | Camas-Newberg complex | 0.23 | 0.32 | 0 | 58 | 4w |
| TOTALS | | 72.95(*) | 100% | - | 61.1 | 3.18 |

(*) 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.



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