

424 Genverna Glen

Rural Property - 10 acres across two lots - Build a family compound!



424 Genverna Glen
Grants Pass, Josephine County, Oregon

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541.660.5111
Team@MOPG.com



MOPG
by John L. Scott

Remarks

Rural Living with convenient access to town

424 Genverna Glen sits in a *beautiful rural corridor near Grants Pass* — blending **quiet country living with regional outdoor recreation and community access**. Creek frontage and two parcels make it especially appealing for folks who value *space, privacy, and nature-oriented lifestyles* while still being part of a connected community.

Improvements & Infrastructure

This offering presents a classic diamond-in-the-rough opportunity to a buyer with some vision for a property with privacy and potential for multiple dwellings.

Where this property truly stands out is in the established infrastructure:

- Graveled driveway installed from the road to the interior building site
- Flat, usable building pad already developed
- Public power on site
- Private well installed
- Septic system in place

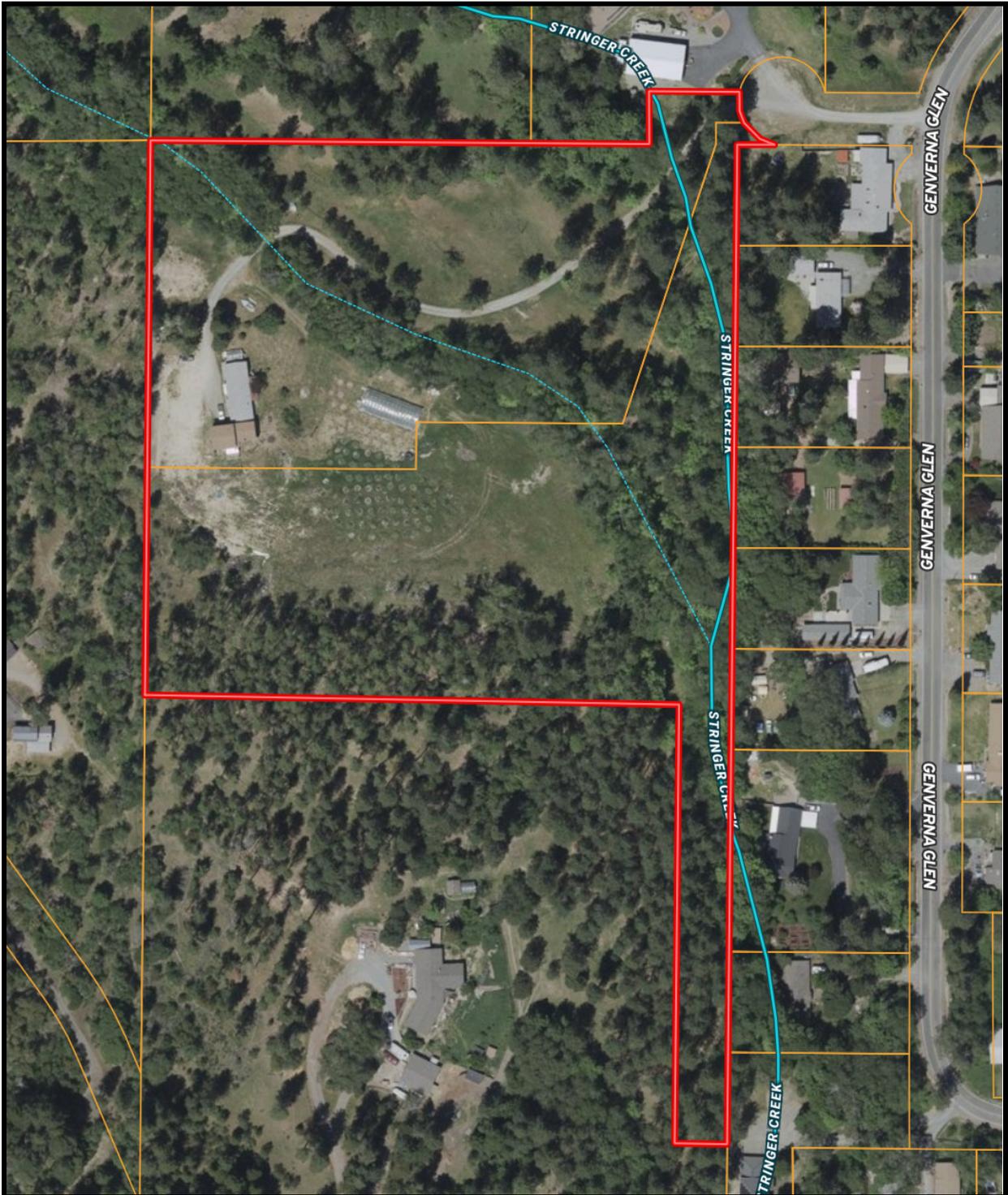
For buyers looking to build new, the groundwork has largely been done. Access, utilities, and site preparation — often some of the most time-consuming and costly early steps in rural development — are already established.

Development or Multi-Family Potential

Comprising two Residential parcels, this property presents compelling flexibility for future development. With two lots, there is the potential for a primary dwelling on each parcel, and an ADU residence associated with each home.

This creates the possibility for a thoughtfully designed multi-generational compound, income-producing guest accommodations, or a legacy property that balances privacy with shared gathering space. Few rural properties offer this level of optionality combined with established access, utilities, and creek frontage, making this an exceptional opportunity!

Aerial Map



Property Identification

The property has two physical addresses: 424 Genverna Glen & 125 Tori Lane, Grants Pass, Oregon 97527. It is made up of 2 tax lots and 2 account numbers as shown in the table below.

TRS & APNs						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
37S	6W	11D0	1125	R324728	4.86	RR5
37S	6W	11D0	1102	R324707	<u>5.78</u>	RR5
					10.64	

Property Details

Access:	Access is via private gated driveway off of Tori Lane
Present Land Use:	Rural Homesite
2025 Taxes:	\$2,244.03
Zoning:	RR-5 (Rural Residential - 5 Acre Minimum)
Elevations:	+/- 1,080' above sea level
Topography:	Level to Rolling
Live Water:	+/- 1,000' of frontage along Stringer Creek
Domestic Water:	Private Domestic Well - 9.5 GPM Avg (<i>2016 well flow</i>)
Sanitation:	Standard Septic Leachfield is N/NW of manufactured home
Electric/Power:	Standard Residential 200 Amp service
Internet:	Spectrum and StarLink available
Site Improvements:	The original manufactured home and a detached garage has begun renovations to become a primary dwelling. The property has been used for cannabis and benefits from open flat space for rolling lawns, gardens, or livestock pasture.

Home Characteristics

Gross Area:	1,536 SF Manufactured Home 1,440 SF Replacement Home
Number of Stories:	Single level manufactured home Two story Replacement Home
Year of Construction:	Manufactured Home - 1975 Replacement Home - 2017 remodel started on 1975 detached garage.
Bedrooms:	Manufactured - Two bedrooms Replacement Home - Two bedrooms
Bathrooms:	Manufactured - Two bathrooms Replacement Home - Two bathrooms
Foundation:	Manufactured - N/A Replacement Home - Slab
Roofing:	Composition
Heat/Air Conditioning:	Heat Pump



Locational Attributes

Grants Pass sits in the heart of Josephine County along Interstate 5, approximately 30 miles northwest of Medford and just over an hour north of the California border. Its location provides convenient regional access while maintaining a distinct small-town character. U.S. Highway 199 connects Grants Pass directly to the Oregon Coast and Crescent City, California, making coastal access both scenic and practical.

The city serves as the commercial and cultural hub of Josephine County, with historic downtown Grants Pass offering local dining, boutiques, and year-round community events. The Rogue River runs directly through town, defining both the landscape and lifestyle. This stretch of river is nationally known for salmon and steelhead fishing, whitewater rafting, and guided jet boat excursions.

Outdoor recreation is woven into daily life here. Residents and visitors enjoy immediate access to hiking and mountain biking trails, river recreation, camping, and public lands. The nearby Applegate Valley offers vineyards, scenic drives, and a quieter agricultural setting, while the Siskiyou Mountains provide forested terrain and backcountry opportunities. Oregon Caves National Monument lies roughly 45 minutes away, and the Rogue River corridor remains one of Southern Oregon's most defining natural assets.

Historically, timber and ranching anchored the local economy, and agriculture continues to play an important role. In addition to cattle and hay production, the region has expanded into wine grapes and specialty crops, with the Applegate Valley AVA gaining recognition for quality and diversity of varieties. Grants Pass benefits from this blend of working land, recreation, and growing agritourism.

Climate

Grants Pass enjoys a warm-summer Mediterranean climate influenced by both inland valley conditions and marine air moving inland from the Pacific. Surrounded by mountains, the area experiences distinct seasonal variation while maintaining relatively mild winters compared to much of Oregon.

Summer days are typically warm to hot and dry, with July average high temperatures ranging from the mid-80s to low 90s. It is common for daytime temperatures to exceed 90°F during peak summer months. Evenings generally cool down comfortably due to elevation and valley air movement.

Winters are cool and wetter, with January average lows hovering in the low 30s. Freezing temperatures are common during winter mornings, though extended periods of severe cold are rare. Snowfall in town is limited—averaging only a few inches annually—while surrounding higher elevations receive more consistent accumulation.

Josephine County averages approximately 36 inches of rainfall per year, with the majority occurring between late fall and early spring. The region enjoys roughly 190+ sunny days annually, contributing to strong growing conditions and a long outdoor recreation season. Elevation shifts and varied topography within short distances create microclimates, particularly between the Rogue River corridor and the surrounding foothills, supporting diverse agricultural production throughout the area.

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Exhibit A

(Property Information)



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

424 Genverna Glen

Parcel #: R324728

Map & Taxlot #: 37-06-11-D0-001125-00

County: Josephine

OWNER

Sunny Family Rev Trust

DATE PREPARED

Date: 11/12/2024

PREPARED BY

baspacio@firstam.com



First American Title

Customer Service Department

541.476.6884

dkkelley@firstam.com

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First American Title™

Customer Service Department
541.476.6884
dkkelley@firstam.com
Date: 11/12/2024

OWNERSHIP INFORMATION

Owner: Sunny Family Rev Trust
CoOwner:

Parcel #: R324728
Ref Parcel #: 37-06-11-D0-
001125-00

Site: 424 Gerverna Glen Grants Pass OR 97527
Mail: 4907 Fairfield Cir S Memphis TN 38117

TRS: 37S / 06W / 11 / SE
County: Josephine

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 361000 Block: 3006
Neighborhood: 0190
School Dist: Three Rivers
Impr Type:
Subdiv/Plat:
Land Use: 641 - Forest - Unzoned farm land - Improved
(typical of class)
Std Land Use: OTHR - Other
Zoning: Josephine County-RR5 - Rural Residential 5 Acre
Lat/Lon: 42.364831 / -123.375758
Watershed: Lower Applegate River
Legal: P.P. 1993-110, PARCEL 1, ACRES 4.86,
POTENTIAL ADD'L TAX LIAB

ASSESSMENT AND TAXATION

Market Land: \$239,660.00
Market Impr: \$196,620.00
Market Total: \$436,280.00 (2024)
% Improved: 45.00%
Assessed Total: \$271,620.00 (2024)
Levy Code: 05
Tax: \$1,683.40 (2022)
Millage Rate: 6.3163
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 1,440 SqFt	Year Built: 1975
Baths, Total: 2	First Floor: 1,008 SqFt	Eff Year Built:
Baths, Full: 2	Second Floor: 0 SqFt	Lot Size Ac: 4.86 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 211,702 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
Cooling:	Attic Unfin: 0 SqFt	Roof Shape: CSMED
Heating: FA.AC	Attic Total: 0 SqFt	Ext Walls: MET - Metal
Building Style: 962 - Mfs Class 6 Double Wide	Garage: 0 SqFt	Const Type:

IMPROVEMENT: 1 - Mfd. Home

Year Built: 1975	Total SqFt: 0
Bedrooms: 2	Finished SqFt: 0
Bath Total: 2	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: R324728

Condition:
Unfinished SqFt: 0
Carport SqFt: 0
Heat Type: FA.AC
Ext. Wall:
Foundation: M.PIER

IMPROVEMENT: 2 - Residential**PARCEL ID: R324728**

Year Built: 1975	Total SqFt: 1,440	Condition:
Bedrooms: 1	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 2	1st Floor SqFt: 1,008	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 432	Heat Type: FA
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: R324728**

Year Built: 1986	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: R324728**

Year Built: 1986	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 - Farm Building**PARCEL ID: R324728**

Year Built: 0	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
SUNNY FAMILY TRUST	04/03/2017	4339		Deed		Conv/Unk
NEZAKATGOO, NOSTRATOLLAH & ZARE, FERESHTEH	03/29/2017	17-004158	\$292,000.00	Personal Representative		
LOWE,JOHN	09/05/2007	0000017457		Quit Claim	\$337,500.00	FHA
JOHN LOWE	09/05/2007	17457		Deed	\$337,500.00	FHA
LOWE,JOHN & SALLY	09/20/2005	0000021803		Deed Of Trust	\$65,000.00	Conv/Unk
LOWE,JOHN & SALLY	07/26/2005	0000016756		Deed		Conv/Unk
JOHN LOWE	07/26/2005	16756		Deed		Conv/Unk
FAZZI,BETTY L	12/15/2004	0000028877		Deed Of Trust	\$10,000.00	Conventional
BETTY L FAZZI		8825	\$146,500.00	Deed		Conv/Unk

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JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2024 Real Market Value
R324728	SUNNY FAMILY REVOCABLE TRUST	424 GENVERNA GLEN, GRANTS PASS, OR 97527	\$436,280

Property Page: Property Details ▼

2025 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	P.P. 1993-110, PARCEL 1, ACRES 4.86, POTENTIAL ADD'L TAX LIAB
Alternate Account Number	-
Neighborhood	0190 Demaray
Map Number	37-06-11-D0-001125-00
Property Use	641-Forestland By Application; Improved
Levy Code Area	05
Zoning	RR5

RELATED PROPERTIES

Linked Properties [M201848](#)

2025 OWNER INFORMATION

Owner Name	SUNNY FAMILY REVOCABLE TRUST
Mailing Address	4907 FAIRFIELD CIR S MEMPHIS, TN 38117

Improvement #1	Improvement Type	Beds
<input type="checkbox"/> -	Mfd. Home	2

IMPROVEMENT DETAILS					
MH Home ID#	198276	MH Make	SILVERCREST	MH Serial#	GE68240S5151UX
MH XPlate#		MH Model	CHALET	MH HUD#	
Description	old MH as GP BLDG	Misc Info	MH DETITLED		

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MFG STRUCT/AS GP BLDG	CLASS 4	1975	1,526	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles
	Baths	M2BA	Heat/AC	FA.AC	Fireplaces
	Flooring	-	Foundation	M.PIER	Int Finish
			Ext Finish	LAPMTL	
2	MFG HOME DBL-WIDE SKIRT	MFG HOME CLASS 6	1975	176	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles
	Baths	-	Heat/AC	-	Fireplaces
	Flooring	-	Foundation	MMTL	Int Finish
			Ext Finish	-	

Improvement #2	Improvement Type	Beds
<input type="checkbox"/> -	Residential	1

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN.AREA	CLASS 3	1975	1,008	Details
	Eff Yr Built	2014	Adjustment %	-	Roof Styles
	Baths	2BA	Heat/AC	FA	Fireplaces
	Flooring	CC	Foundation	CC	Int Finish
			Ext Finish	T111	
2	2ND FLOOR	CLASS 3	1975	432	Details
	Eff Yr Built	2014	Adjustment %	-	Roof Styles
	Baths	-	Heat/AC	FA	Fireplaces
	Flooring	-	Foundation	-	Int Finish
			Ext Finish	-	

Improvement #3	Improvement Type	Beds
<input type="checkbox"/> -	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	DECK PLYWOOD	-	1986	266	Details
	Eff Yr Built	1986	Adjustment %	-	Roof Styles
	Baths	-	Heat/AC	-	Fireplaces
	Flooring	-	Foundation	-	Int Finish
			Ext Finish	-	
2	ROOF COVER PREFAB ALUM.	-	1986	266	Details
	Eff Yr Built	1986	Adjustment %	-	Roof Styles
	Baths	-	Heat/AC	-	Fireplaces
	Flooring	-	Foundation	-	Int Finish
			Ext Finish	-	

Improvement #4	Improvement Type	Beds
<input type="checkbox"/> -	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	CONCRETE FLAT WORK	-	1986	180	^ Details
	Eff Yr Built	1986	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
			Ext Finish	-	

Improvement #5	Improvement Type	Beds
-	Farm Building	0

2024 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	1.00 Acres
L2	401 Tract; Residential; Improved	1.79 Acres
L3	641 Forest-Designated by Appl-Improved	2.07 Acres
L4	OSD On-Site Development	-
L5	LS Landscaping	-
TOTALS		211701.60 Sq. ft / 4.86 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2024	\$196,620	\$239,660	\$436,280	\$190	\$271,620
2023	\$181,270	\$232,700	\$413,970	\$190	\$263,720

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	LOWE, JOHN & LOWE, SALLY	LOWE, JOHN & LOWE, SALLY	05-026252	-	MH De-Titled
	NEZAKATGOO, NOSTRATOLLAH & ZARE, FERESHTEH	SUNNY FAMILY REVOCABLE TRUST	17-004339	-	Bargain & Sale
3/29/2017	LOWE, JOHN	NEZAKATGOO, NOSTRATOLLAH & ZARE, FERESHTEH	17-004158	\$292,000	Personal Representative
	LOWE, JOHN & LOWE, SALLY	LOWE, JOHN	07-017457	-	Bargain & Sale
	FAZZI, BETTY L	LOWE, JOHN & LOWE, SALLY	05-016756	-	Personal Representative
	HAZELTON, WAYNE & FAZZI, BETTY L	FAZZI, BETTY L	98-8825	-	Death Certificate



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

125 Tori Ln

Parcel #: R324707

Map & Taxlot #: 37-06-11-D0-001102-00

County: Josephine

OWNER

Sunny Family Rev Trust

DATE PREPARED

Date: 11/12/2024

PREPARED BY

baspacio@firstam.com



First American Title

Customer Service Department

541.476.6884

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Customer Service Department
541.476.6884
dkkelley@firstam.com
Date: 11/12/2024

OWNERSHIP INFORMATION

Owner: Sunny Family Rev Trust
CoOwner:

Parcel #: R324707
Ref Parcel #: 37-06-11-D0-
001102-00

Site: 125 Tori Ln Grants Pass OR 97527
Mail: 4907 Fairfield Cir S Memphis TN 38117

TRS: 37S / 06W / 11 / SE
County: Josephine

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 361000 Block: 3006
Neighborhood: 0190
School Dist: Three Rivers
Impr Type:
Subdiv/Plat:
Land Use: 640 - Forest - Unzoned farm land - Vacant
Std Land Use: AMSC - Agricultural Misc
Zoning: Josephine County-RR5 - Rural Residential 5 Acre
Lat/Lon: 42.363893 / -123.375329
Watershed: Lower Applegate River
Legal: P.P. 1993-110, PARCEL 2, ACRES 5.78,
POTENTIAL ADD'L TAX LIAB

ASSESSMENT AND TAXATION

Market Land: \$219,480.00
Market Impr: \$0.00
Market Total: \$219,480.00 (2024)
% Improved: 0.00%
Assessed Total: \$15,020.00 (2024)
Levy Code: 05
Tax: \$108.25 (2022)
Millage Rate: 6.3163
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

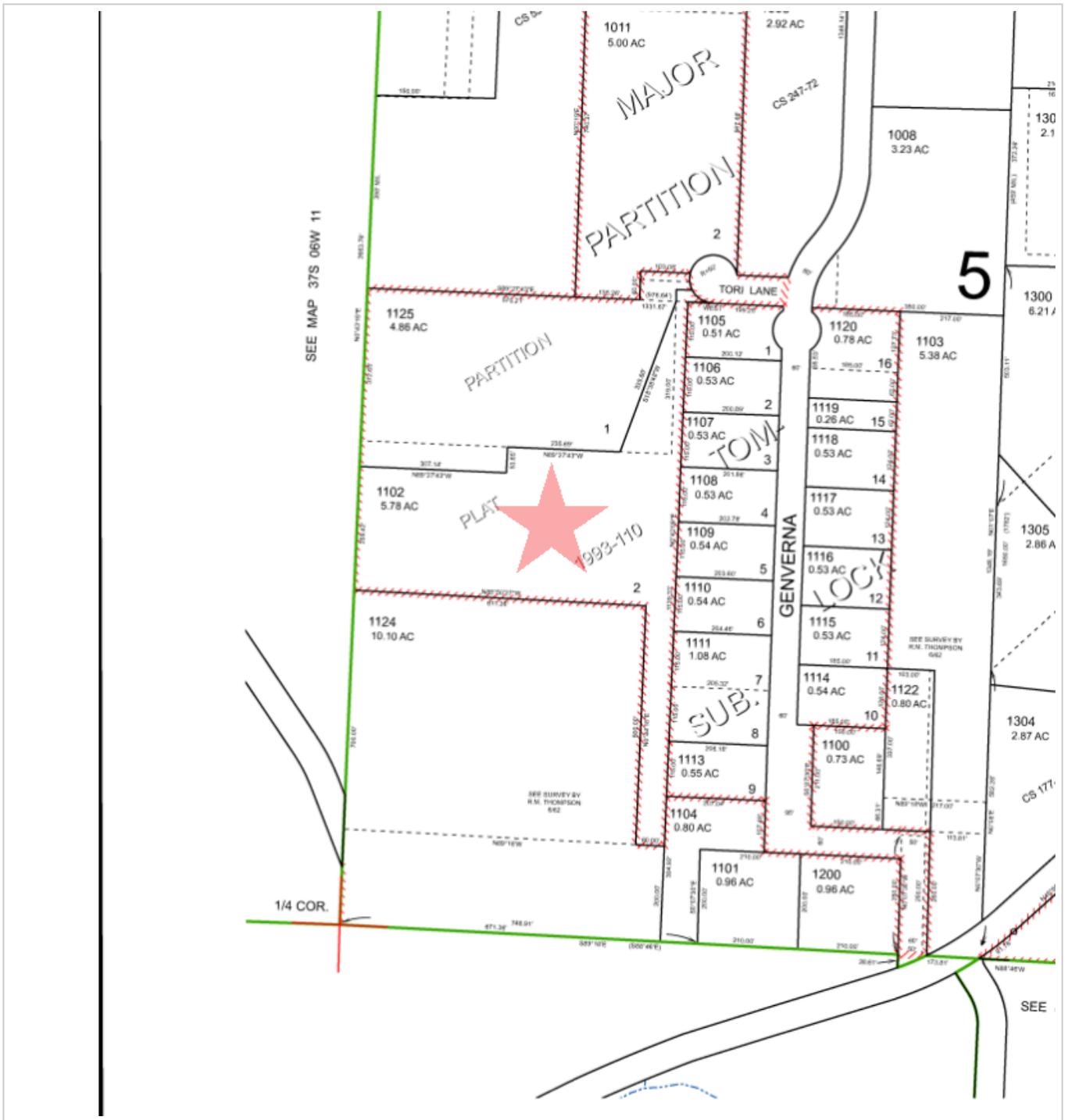
Bedrooms: 0	Total SqFt: 0 SqFt	Year Built: 0
Baths, Total: 0	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 5.78 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 251,777 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories:	Basement Total: 0 SqFt	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
SUNNY	03/29/2017	4158	\$292,000.00	Deed	\$243,451.00	Conventional
LOWE,JOHN & SALLY	07/26/2005	0000016756		Deed		Conv/Unk
JOHN LOWE	07/26/2005	16756		Deed		Conv/Unk

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Assessor Map



First American Title™

Parcel ID: R324707

Site Address: 125 Tori Ln

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JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2024 Real Market Value
R324707	SUNNY FAMILY REVOCABLE TRUST	125 TORI LN, GRANTS PASS, OR 97527	\$219,480

Property Page: Property Details ▼

2025 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	P.P. 1993-110, PARCEL 2, ACRES 5.78, POTENTIAL ADD'L TAX LIAB
Alternate Account Number	-
Neighborhood	0190 Demaray
Map Number	37-06-11-D0-001102-00
Property Use	640-Forestland By Application; Vacant
Levy Code Area	05
Zoning	RR5

RELATED PROPERTIES

Linked Properties -

2025 OWNER INFORMATION

Owner Name	SUNNY FAMILY REVOCABLE TRUST
Mailing Address	4907 FAIRFIELD CIR S MEMPHIS, TN 38117

2024 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	400 Tract; Residential; Vacant	1.29 Acres
L2	640 Forest-Designated by Appl-Vacant	4.49 Acres
TOTALS		251776.80 Sq. ft / 5.78 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2024	\$0	\$219,480	\$219,480	\$420	\$15,020
2023	\$0	\$214,050	\$214,050	\$410	\$14,590

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	NEZAKATGOO, NOSTRATOLLAH & ZARE, FERESHTEH	SUNNY FAMILY REVOCABLE TRUST	17-004339	-	Bargain & Sale
3/29/2017	LOWE, JOHN & LOWE, SALLY	NEZAKATGOO, NOSTRATOLLAH & ZARE, FERESHTEH	17-004158	\$292,000	Personal Representative
	FAZZI, BETTY L	LOWE, JOHN & LOWE, SALLY	05-016756	-	Personal Representative
	HAZELTON, WAYNE & FAZZI, BETTY L	FAZZI, BETTY L	98-8825	-	Death Certificate

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
M201848	LOWE, JOHN & LOWE, SALLY	424 GENVERNA GLEN, GRANTS PASS, OR 97527	-

Property Page: Property Details ▼

2026 GENERAL INFORMATION

Property Status	IMS Inactive MH on R Account
Property Type	Mfd Homes Real
Legal Description	MFD STRUCT SERIAL # GE68240S5151UX, X # 124909, Home ID 198276, REAL MS
Alternate Account Number	-
Neighborhood	-
Map Number	37-06-11-D0-001125-00
Property Use	4009-Mfd Home; Real; Rural
Levy Code Area	05
Zoning	-

RELATED PROPERTIES

Linked Properties [R324728](#)

2026 OWNER INFORMATION

Owner Name	LOWE, JOHN & LOWE, SALLY
Mailing Address	424 GENVERNA GLEN GRANTS PASS, OR 97527

2026 IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #1	Improvement Type	Beds
☰ -	Mfd. Home	0

IMPROVEMENT DETAILS		
MH Home ID#	MH Make	MH Serial#
MH XPlate#	MH Model	MH HUD#
Description	Misc Info	

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MFG HOME; DOUBLE-WIDE	MFG HOME CLASS 7	1975	1,536	⌵ Details
2	MFG HOME DBL- WIDE SKIRT	MFG HOME CLASS 7	1975	176	⌵ Details

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	LOWE, JOHN & LOWE, SALLY	LOWE, JOHN & LOWE, SALLY	05-026252	-	MH De-Titled
7/26/2005	FAZZI, BETTY LOUISE	LOWE, JOHN & LOWE, SALLY	050802201848	\$0	Bldg Codes Div
	HAZELTON, WAYNE & FAZZI, BETTY L	FAZZI, BETTY LOUISE	-	-	MH Title Transfer

WELL FLOW REPORT

Rogue Valley Pump Services, LLC
 3396 Redwood Ave.
 Grants Pass, Or. 97527



LICENSED
 BONDED
 INSURED
 CCB# 51215

PROFESSIONAL QUALITY SERVICE
 541-474-7877

NORTH VALLEY • CASCADE • CAPP'S • RVPS

TEST AUTHORIZED BY

BLACKBIRD REAL ESTATE
 190 GALICE RD
 MERLIN, OR 97532

TEST PERFORMED BY RUSS

DATE 11/29/2016

TEST ADDRESS 424 GENVERNA GLEN
 GRANTS PASS, OR 97526

AVERAGE GPM	9.5
GPM END OF TEST	9.5
TOTAL GALLONS PUMPED	2281.5

TEST DETAILS

TIME	STATIC	GPM
:00		
:15		9.67
:30		9.53
:45		9.50
1:00		9.50
1:15		9.50
1:30		9.50
1:45		9.50
2:00		9.50
2:15		9.50
2:30		9.50
2:45		9.47
3:00		9.50
3:15		9.50
3:30		9.43
3:45		9.50
4:00		9.50

WELL DEPTH	N/A	TEST PUMP	1 HP SUB
BEG. STATIC LEVEL		PUMP SETTING	N/A
ENDING STATIC LEVEL		BEGINNING METER READING	640.0
WELL SEALED	YES	ENDING METER READING	2921.5

THESE TEST RESULTS ARE GUARANTEED ON DATE OF TEST ONLY, WELLS CAN CHANGE WITH TIME OF YEAR

Date Issued: 7/9/19	Date Expiring: 7/8/20
Work Description: AUTHORIZATION NOTICE/RECORD REVIEW	

Note: This Notice does not guarantee satisfactory or continuous operation of the sewage system. Should the system fail, a repair permit from DEQ is required.

If you disagree with this report, you have the right to apply for an authorization notice denial review. The application for review must be submitted in writing within 45 days of the report issuance and be accompanied by the review fee in OAR 340-071-0140(3), Table 9C and any additional information DEQ needs to complete the review.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Marty Easter

Onsite Wastewater Specialist

7/9/19









State of Oregon
Department of
Environmental
Quality

Application for Onsite Sewage Treatment System

Department of Environmental Quality,
221 Stewart Ave., Ste. 201
Medford, OR 97501

Phone/TTY: (541) 776-6010
Fax: (541) 776-6262

Date Stamp:	For DEQ Use Only
	Date Received <u>7-1-19</u>
	Fee Paid <u>\$265.00</u>
	Receipt Number _____
	Application Number <u>000492</u>
	Date of 1st Response <u>FOUO</u>
	Date of 2nd Response _____
	Date of Final Response _____
Date of Completion _____	
Scanned _____	
Data Entry _____	

A. Property Owner Information

Sunny Family Trust 2116 Black Oak Dr. Memphis, TN, 38119 212-537-6794
Name Mailing Address (Street or PO Box, City, State, Zip Code) Phone Number

B. Legal Property Description

37 06 11-00 1125
Township Range Section Tax Lot Tax Account Number Acreage or Lot Size
Josephine
County Subdivision Name Lot Block
Property Address: 424 Gerverna Glen Grants Pass OR 97527
Address City State Zip Code
Directions to Property: Williams HWY, right on New Hope Rd. to Stringer Gap
left on Gerverna Glen

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:	Proposed Facility:	Water Supply:
<input type="checkbox"/> Single Family Residence	<input type="checkbox"/> Single Family Residence	<input type="checkbox"/> Public _____
<u>2</u> Number of Bedrooms	<u>1</u> Number of Bedrooms	Name _____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Private <u>Well</u>
		Well, Spring, Shared

D. Type of Application

<input type="checkbox"/> Site Evaluation	<input type="checkbox"/> Renewal Permit	<input checked="" type="checkbox"/> Authorization Notice for: <u>R/R</u>
<input type="checkbox"/> Construction Permit	<input type="checkbox"/> Existing System Evaluation	<input type="checkbox"/> Connecting to an Existing System Not in Use
<input type="checkbox"/> Repair Permit	<input type="checkbox"/> Permit Transfer	<input checked="" type="checkbox"/> Replacing a Mobile Home or House with Another Mobile Home or House
<input type="checkbox"/> Major <input type="checkbox"/> Minor	<input type="checkbox"/> Permit Reinstatement	<input type="checkbox"/> The Addition of One or More Bedrooms
<input type="checkbox"/> Alteration Permit		<input type="checkbox"/> Personal Hardship
<input type="checkbox"/> Major <input type="checkbox"/> Minor		<input type="checkbox"/> Temporary Housing
		<input type="checkbox"/> Other -- Please Specify _____

If the required fee and attachments are not included with this application, it will be returned to you as incomplete. Post a flag or sign with your name and address at the entrance to the property. Flag and number the test holes.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

C. Nezakat 7-1-2019
Signature Date
Cyrus Nezakat (Trustee) 212-537-6794 cyrusn@gmail.com
Applicant's Name -- Please Print Legibly Applicant's Phone Number Applicant's E-mail Address

Applicant's Mailing Address _____

Applicant is the Owner Authorized Representative Licensed Septic Installer
 Authorization Attached

Installer's Name _____



EXISTING SEPTIC SYSTEM DESCRIPTION

Please answer the following questions as completely as possible, and to the best of your knowledge.

- Your existing septic system consists of (check all that apply):

<input checked="" type="checkbox"/> Septic Tank	<input checked="" type="checkbox"/> Disposal Trenches	<input type="checkbox"/> Capping Fill	<input type="checkbox"/> Sandfilter
<input type="checkbox"/> Seepage Bed	<input type="checkbox"/> Cesspool or Pit	<input type="checkbox"/> Unknown	
<input type="checkbox"/> Other (Describe) _____			
- When was your septic system installed? 6/2/73 (Date) 3453 (Permit Number)
- Tank material: Concrete Steel Plastic or Fiberglass Unknown
- Septic tank volume (in gallons) 900
- When was the septic tank last pumped? 2017 Attach receipt if available.
- Number of disposal trenches 2
- Total length of disposal trenches (in feet) 170
- Do you propose to use the existing septic system? Yes No
- Is your septic system currently in use? Yes No If no, date of last use _____
- If the septic system currently serves a dwelling:
How many bedrooms are in the dwelling? 2 How many people occupy the dwelling? 2
- How many bedrooms will be in the proposed dwelling? 1 How many occupants? 2
- If the septic system serves a business:
How many total employees are there? _____
Type of business _____
- Is there a proposed change of use of your structure (home or business)? Yes No
If yes, please explain _____
- Provide a plot plan (sketch) on the reverse side of this form showing the best estimated or actual measurements that locate the existing septic tank and disposal trenches, property lines, easements, existing structures, driveways, and water supply. Indicate the direction of north. If you are proposing to replace the septic system, indicate the test hole location.

By my signature, I certify that the above information and the plot plan on the reverse side of this form are accurate and true to the best of my knowledge.

7-1-2019

(Date)

Signature of Property Owner or Legally Authorized Representative

DEQ use only: Record of existing system: Yes No Attached Date Issued _____
Permit Number _____ Certificate of Satisfactory Completion Issued: Yes No Initials _____
Other file information: _____

JOSEPHINE COUNTY PLANNING DIVISION - DEVELOPMENT PERMIT

PARCEL: 370611D0001125	PERMIT NUMBER: PL-2019-00660
SITUS: 424 Genverna Gln	ZONE: RR5
ACRES: 4.86	SCHOOL DISTRICT:

APPLICANT:	SUNNY FAM REV TRUST	APPLICANT PHONE #: 212-532-6794
APPLICANT ADDRESS:	2116 BLACK OAK DR MEMPHIS, TN 38119	
OWNER:	SUNNY FAM REV TRUST	
OWNER ADDRESS:	2116 BLACK OAK DR MEMPHIS, TN 38119	

SPECIAL REQUIREMENTS

- Erosion Hazard - Plan in File NA Reason: *outside*
- Stream Name Class 2 Stream 25 ft setback required. *unknown*
- Wetland - Division of State Lands Authorization in File NA Reason: *outside*

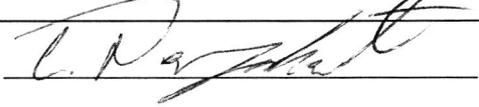
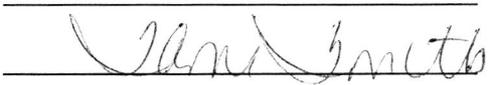
EXISTING STRUCTURES	PROPOSAL	SETBACKS										
Manufactured structure, Detached garage, Attached garage, Deck.	Conventional residence, 1 bedroom, 2 bath (garage conversion)	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Front Setback:</td><td style="border-bottom: 1px solid black;">30 ft.</td></tr> <tr><td>Side Setback:</td><td style="border-bottom: 1px solid black;">10 ft.</td></tr> <tr><td>Rear Setback:</td><td style="border-bottom: 1px solid black;">25 ft.</td></tr> <tr><td>Stream Setback:</td><td style="border-bottom: 1px solid black;">25 ft.</td></tr> <tr><td>Height:</td><td style="border-bottom: 1px solid black;">35 ft.</td></tr> </table>	Front Setback:	30 ft.	Side Setback:	10 ft.	Rear Setback:	25 ft.	Stream Setback:	25 ft.	Height:	35 ft.
Front Setback:	30 ft.											
Side Setback:	10 ft.											
Rear Setback:	25 ft.											
Stream Setback:	25 ft.											
Height:	35 ft.											

ADDITIONAL TERMS:

- This property is identified on the Statewide Wetlands Inventory. You must obtain any necessary state or federal permits before beginning your project. Josephine County is not liable for any delays in the processing of a state or federal permit.
- Fire Safety Plan must be implemented prior to issuing the Certificate of Occupancy.
- The existing manufactured dwelling must be removed from the property or converted to an accessory structure within 90 days of occupying the new dwelling.

ALL DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE DEQ CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES MANUAL, WHICH IS AVAILABLE ONLINE.

OTHER PERMITS REQUIRED: *ACCESS PERMIT REQUIRED FROM COUNTY PUBLIC WORKS DEPT OR STATE HIGHWAY DIVISION. ALL STRUCTURES APPROVED BY THIS PERMIT MUST ALSO BE AUTHORIZED BY SEPARATE PERMITS FROM THE DEPARTMENTS OF BUILDING SAFETY AND ENVIRONMENTAL QUALITY. FAILURE TO COMPLY WITH THE TERMS OF THIS PERMIT WILL RESULT IN REVOCATION. FALSIFICATION OF INFORMATION IS A VIOLATION OF STATE LAW.

SIGNATURE:		DATE:	<u>06-12-2019</u>
CONTRACTOR NAME:	_____	LICENSE#:	_____
APPROVED:		DATE:	<u>6-11-19</u>

NOTE: AUTHORIZED USES MUST BE UNDERWAY WITH ALL REQUIRED PERMITS WITHIN 1 YEAR FROM DATE OF ISSUANCE OF THIS PERMIT.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

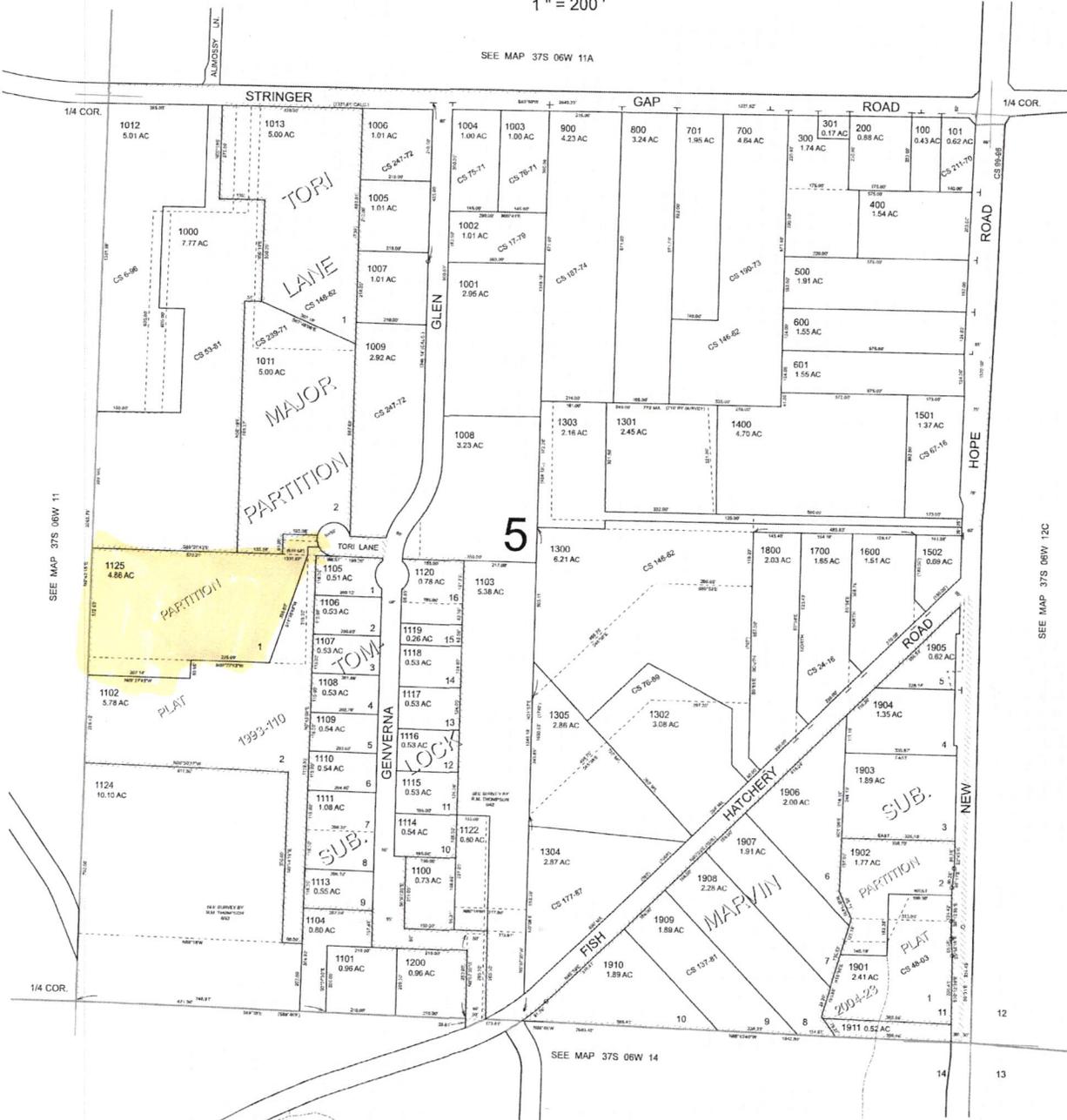


S.E. 1/4 SEC. 11 T.37S. R.6W. W.M.
JOSEPHINE COUNTY
1" = 200'

37 06 11D

SEE MAP 37S 06W 11A

- CANCELLED:
- 1500
- 1121
- 1090
- 1010
- 1990
- 1991
- 1112
- 1091
- 1092
- 1093
- 1094
- 1095
- 1390
- 1391
- 1392
- 1190
- 1191
- 401
- 1123



SEE MAP 37S 06W 11

SEE MAP 37S 06W 12C

SEE MAP 37S 06W 14

37 06 11D

APPLICATION FOR DOMESTIC SEWAGE DISPOSAL PERMIT

Josephine County Health Dept.

Permit No. L3455 ①

Expiration Date 11-1-73

424 GENVENNA GLEN

Street address of installation (If no street address, describe specific location) Back 1000 ac

Property Owner: Albert A. Monka Telephone: 9-0691 or

Mailing Address: 185 Pearl Drive G. Pass 9-9779
street city state

DESCRIPTION OF PROPERTY: Township 37 Range 6 Section 114 Subsection _____ Code _____
(attach copy of assessor's map)

Building site area in acres: 10.56 482 Name of Subdivision: _____

Tax Lot Number: 1100 1125 Dimensions of building site: Width _____ Depth _____

PROPOSED WATER SUPPLY: Individual - Well (drilled driven _____ dug _____) Surface _____ Spring _____
Public: City _____ Community System (name) _____

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM: new repair _____ privy _____
Installed by owner - yes no _____ If no, give name of person installing system _____

Have you any objection to having your application for a permit being made public? yes _____ no _____

BUILDING INFORMATION: Home _____ Mobile home Number of bedrooms 2

FHA or VA insured loan - yes _____ no Commercial (type): _____

Garbage disposal unit - yes _____ no Industrial (type): _____

SEPTIC TANK SYSTEM REPAIR INFORMATION:

Septic tank material: Steel _____ Concrete _____

Date installed: _____

Distribution box: Yes _____ No _____

Linear feet _____ Square Feet _____

Miscellaneous:

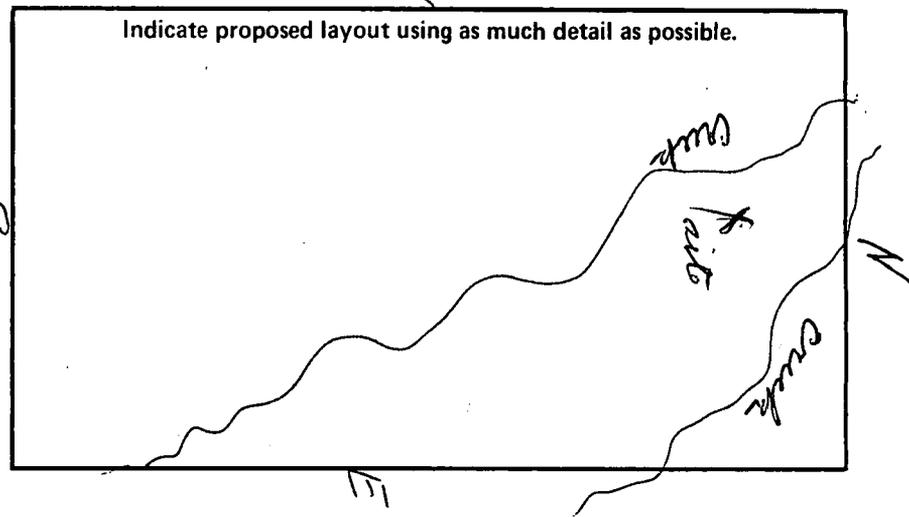
Depth to ground water _____

Topography (slope %) _____

Distance from water source _____

Date last pumped _____

Probable reason for failure _____



Fee Schedule: new system \$5.00 repair \$2.00 _____ hook up to existing system \$1.00 _____ privy \$1.00 _____

Permit Fee Paid \$ 5.00 check x Albert Monka
4-9-73 Signature of property owner

Checked by: NC 4-9-73
Clerk

Date Issued: 5-1-73

DO NOT WRITE BELOW THIS LINE

Domestic Sewage Disposal Permit: Approved Disapproved _____
Sanitarian John [Signature] date 4-30-73

Minimum septic tank capacity in gallons: 750
Trench: square feet 500 width 36" length 170' depth 18-36"
Seepage bed _____ square feet _____ width _____ length _____ depth _____
Seepage pit _____ square feet _____ width _____ length _____ depth _____
Dry Well _____ square feet _____ width _____ length _____ depth _____
Privy _____

SPECIAL INSTRUCTIONS: Drainfield must be located on high ground, out of swale areas.

MOBILE HOME EXTERIOR PLUMBING SHALL COMPLY WITH ORS 446.125 and OAR 44.490

Individual Sewage Disposal System Approved CDC 6/21/73
Sanitarian date

Mobile Home Plumbing Approved _____
Sanitarian date

RECORD OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM

To Be Completed By Installer:

Permit Issued to: Name ALBERT MONKA Installer's Name Hillwig
Mailing Address 185 Pearl Dr Permit Number 3453
Property Address

Total Number: Living units bedrooms baths basement: yes no

Water Supply: public system individual community

Septic Tank: distance from well 100 feet Material Concrete
total liquid capacity 900 gal. Inside length ft.
inside width ft. Inside depth ft.
liquid depth ft.

Tile Disposal Field (trench X or bed) Distribution Box? yes X no other

Length of trench or bed 170 ft.
Total linear feet 170 ft.
Width of trench or bed 3 ft.
Total square footage 500 ft.
Distance between tile lines 10 ft.
Type of rock filler material 1/2 round
Depth rock over tile 2 ft.
Depth rock beneath tile 6 ft.
Grade boards used: yes no X

Seepage Pit: depth width length
square feet lined(dry well) or gravel filled(pit)

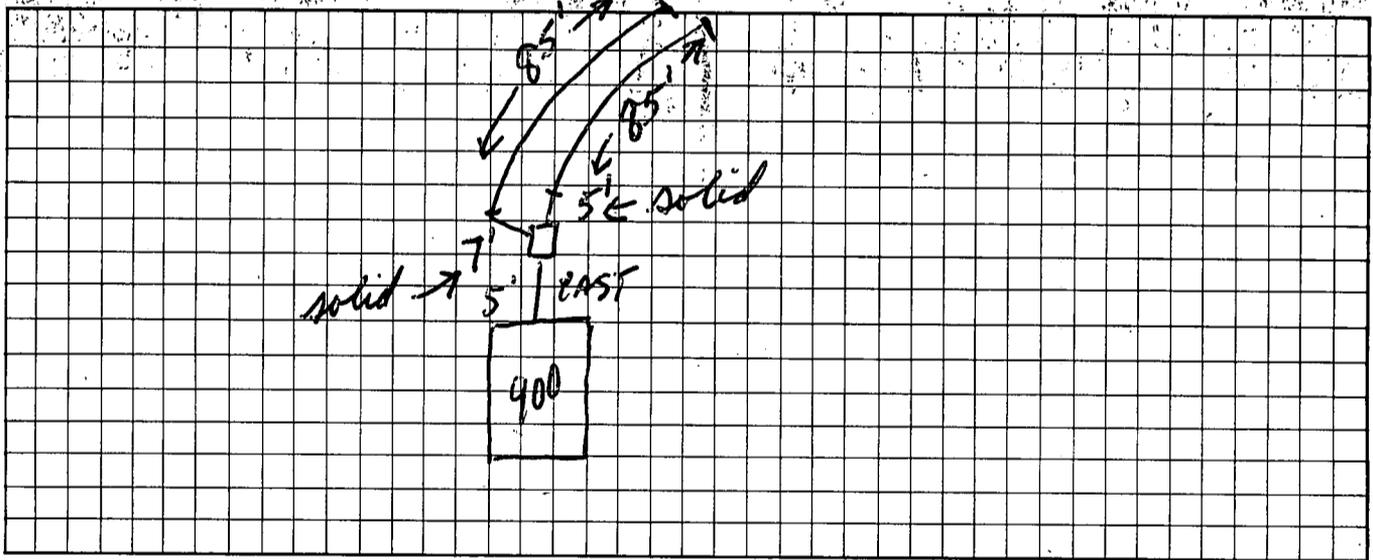
Privy: ground excavation: depth width length
cubic feet

Distance of well from subsurface disposal unit 100 ft.

Signature of Installer: Norman Hillwig DATE: June 21-73

DO NOT WRITE BELOW THIS LINE

SKETCH OF ACTUAL SYSTEM (Show cross section of dry well or seepage pit)



System meets all codes and apparently WILL function satisfactorily and is therefore APPROVED for occupancy. WILL NOT function satisfactorily and is therefore DISAPPROVED

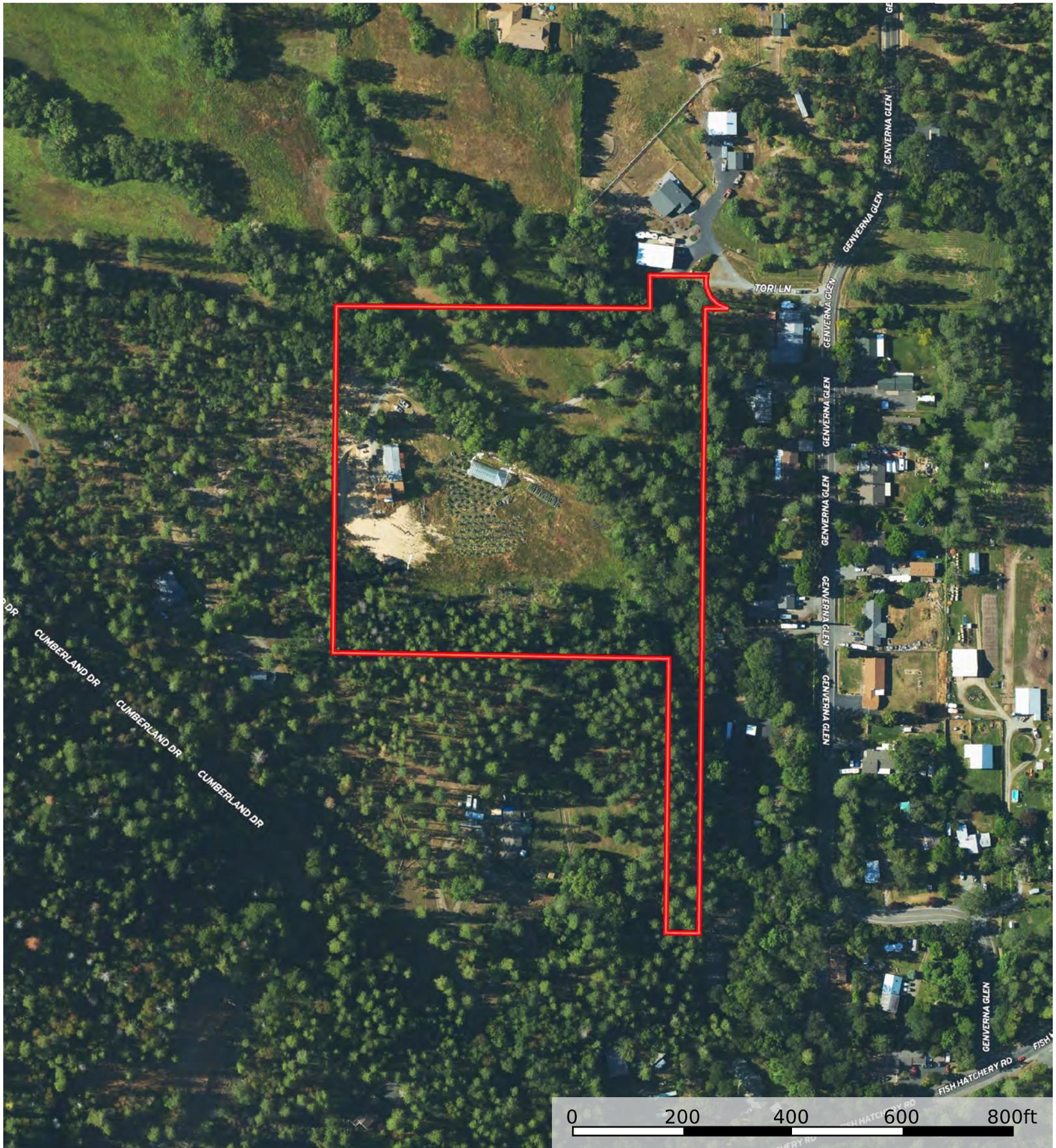
Remarks: CDE 6/21/73

Date: 6/21/73

JOSEPHINE COUNTY HEALTH DEPARTMENT
C. D. Costanzo
Sanitarian

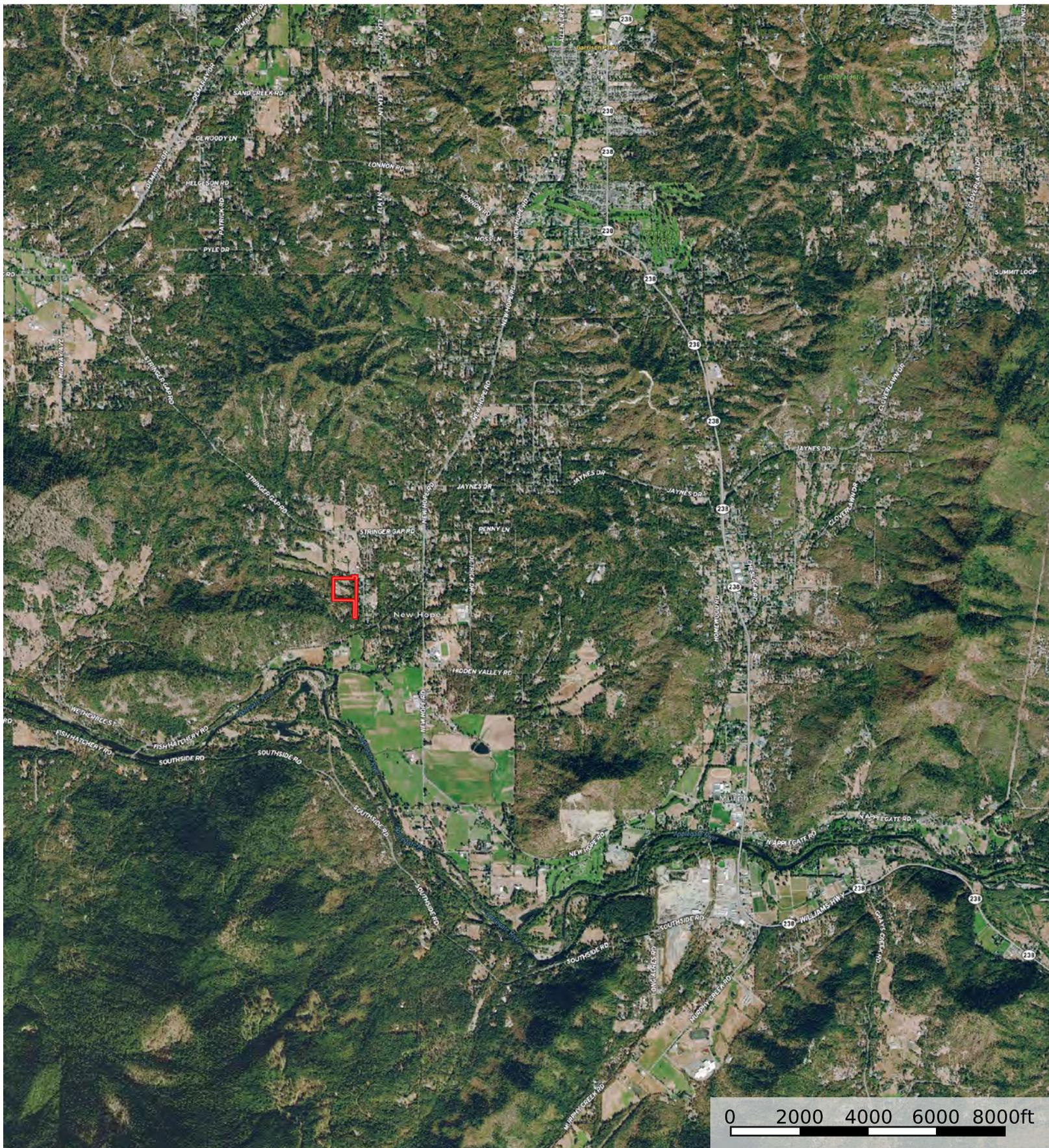
Exhibit B

(Property Maps)



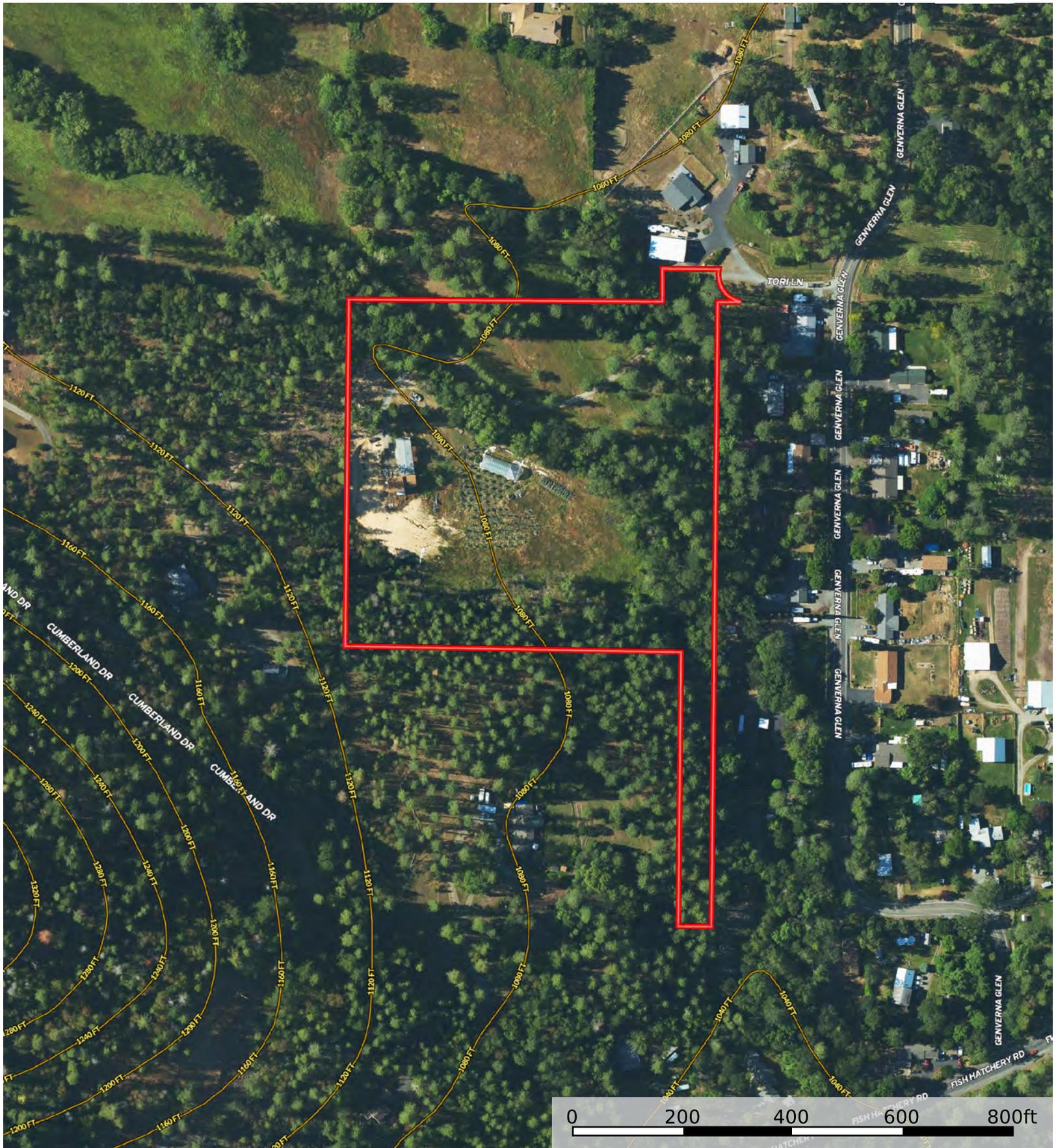
 Boundary

424 Genverna Glen/125 Tori Lane Oregon, AC +/-



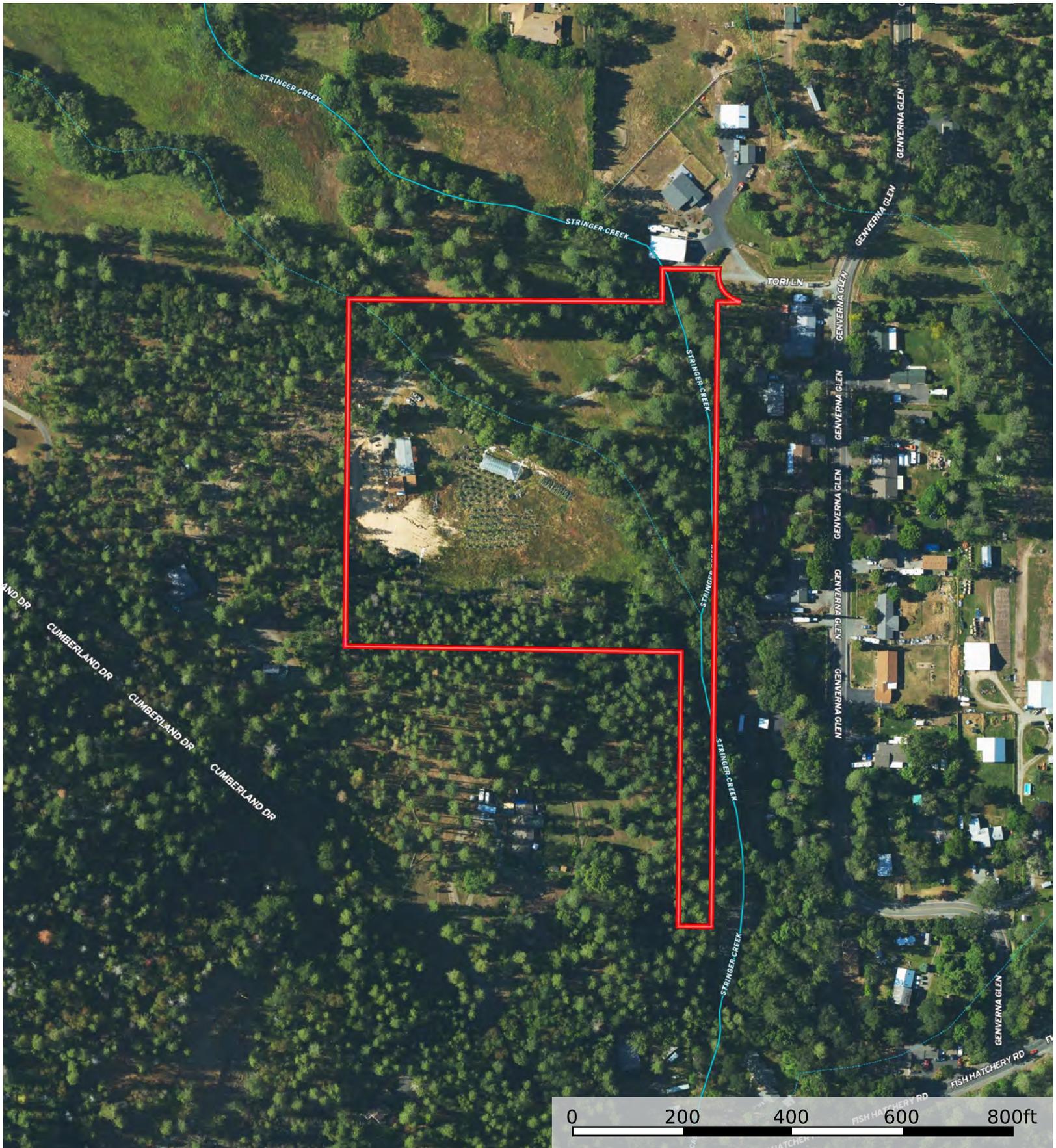
 Boundary

424 Genverna Glen/125 Tori Lane
Oregon, AC +/-



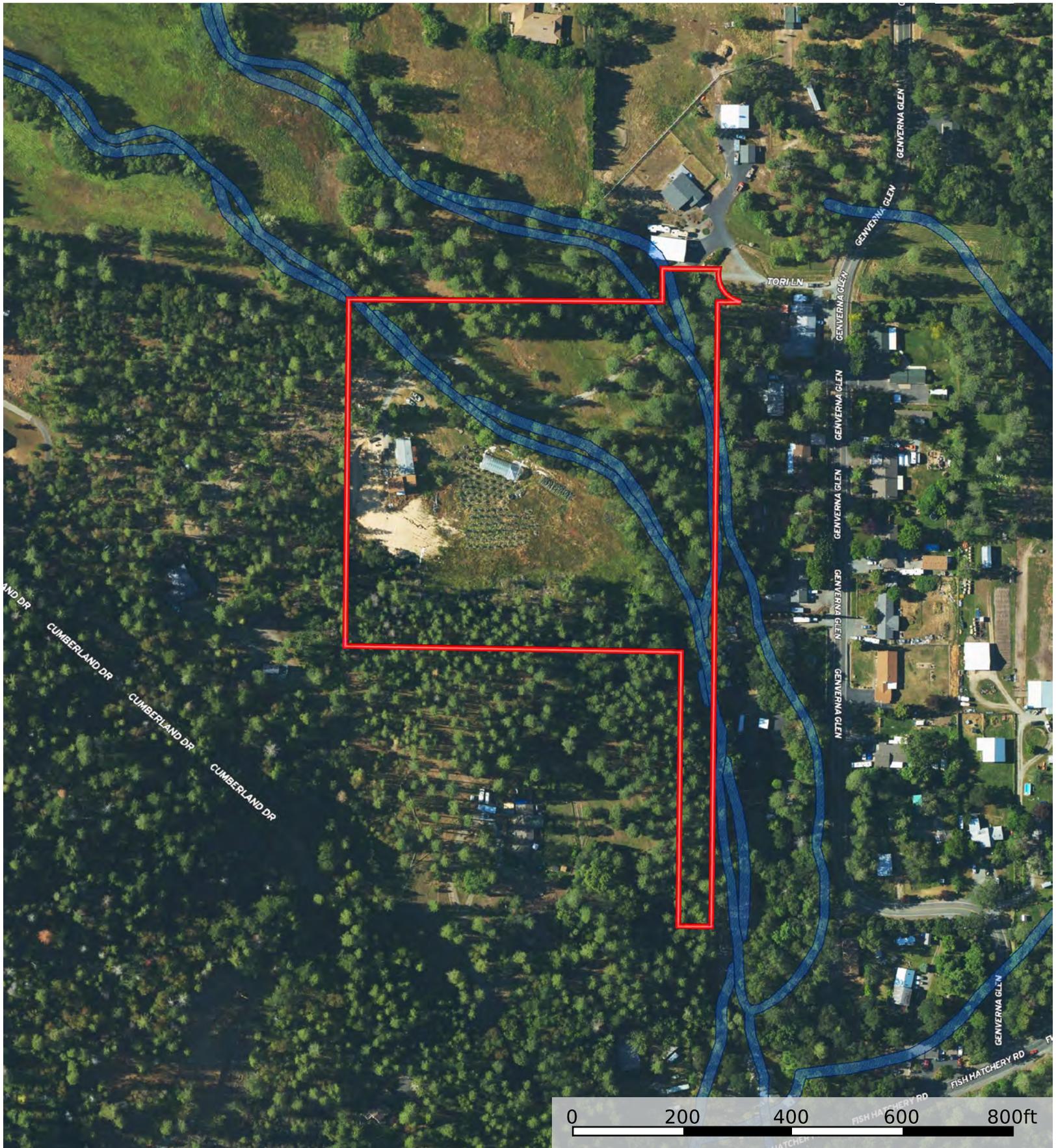
 Boundary

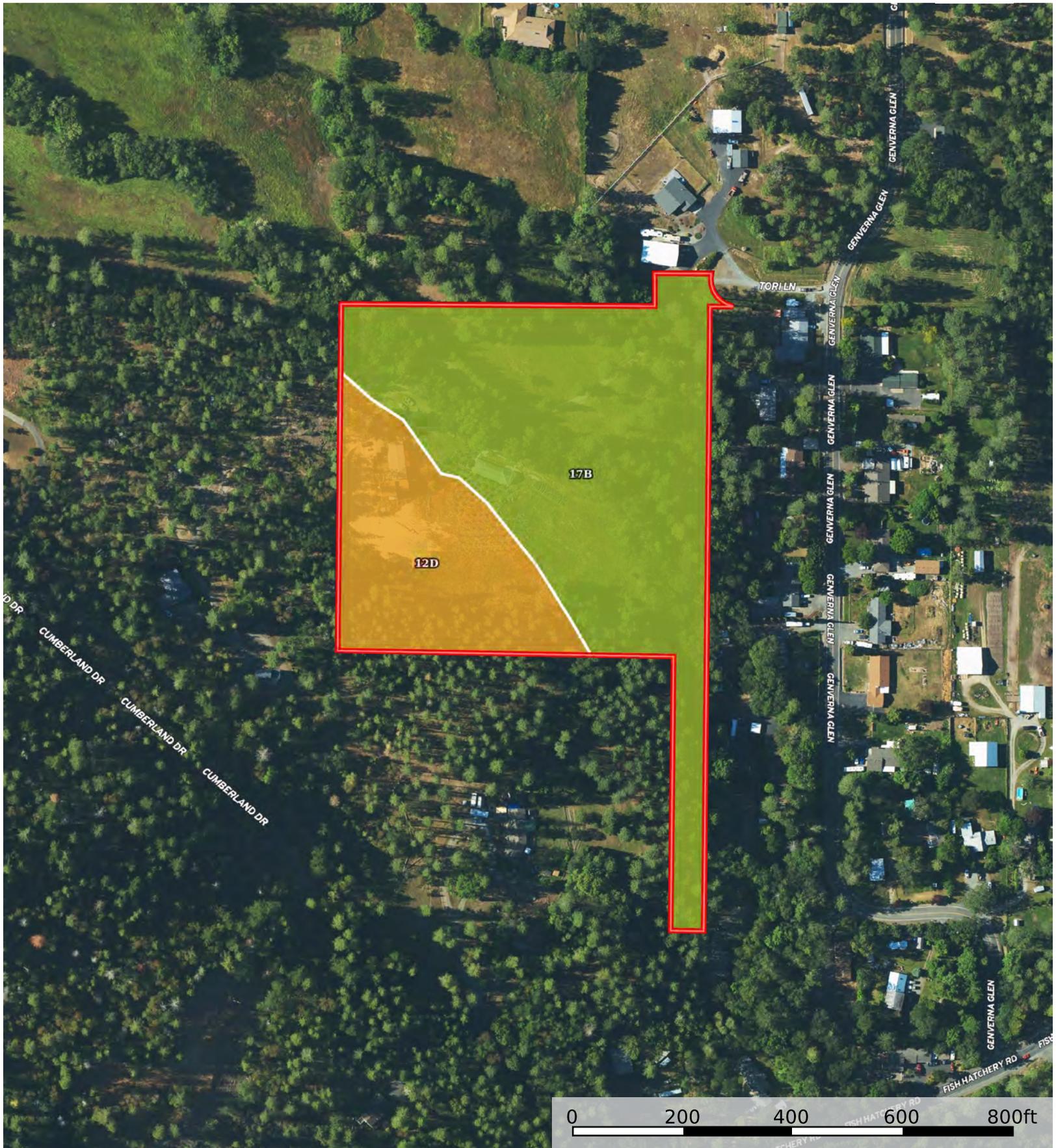
424 Genverna Glen/125 Tori Lane
Oregon, AC +/-



-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

424 Genverna Glen/125 Tori Lane
Oregon, AC +/-



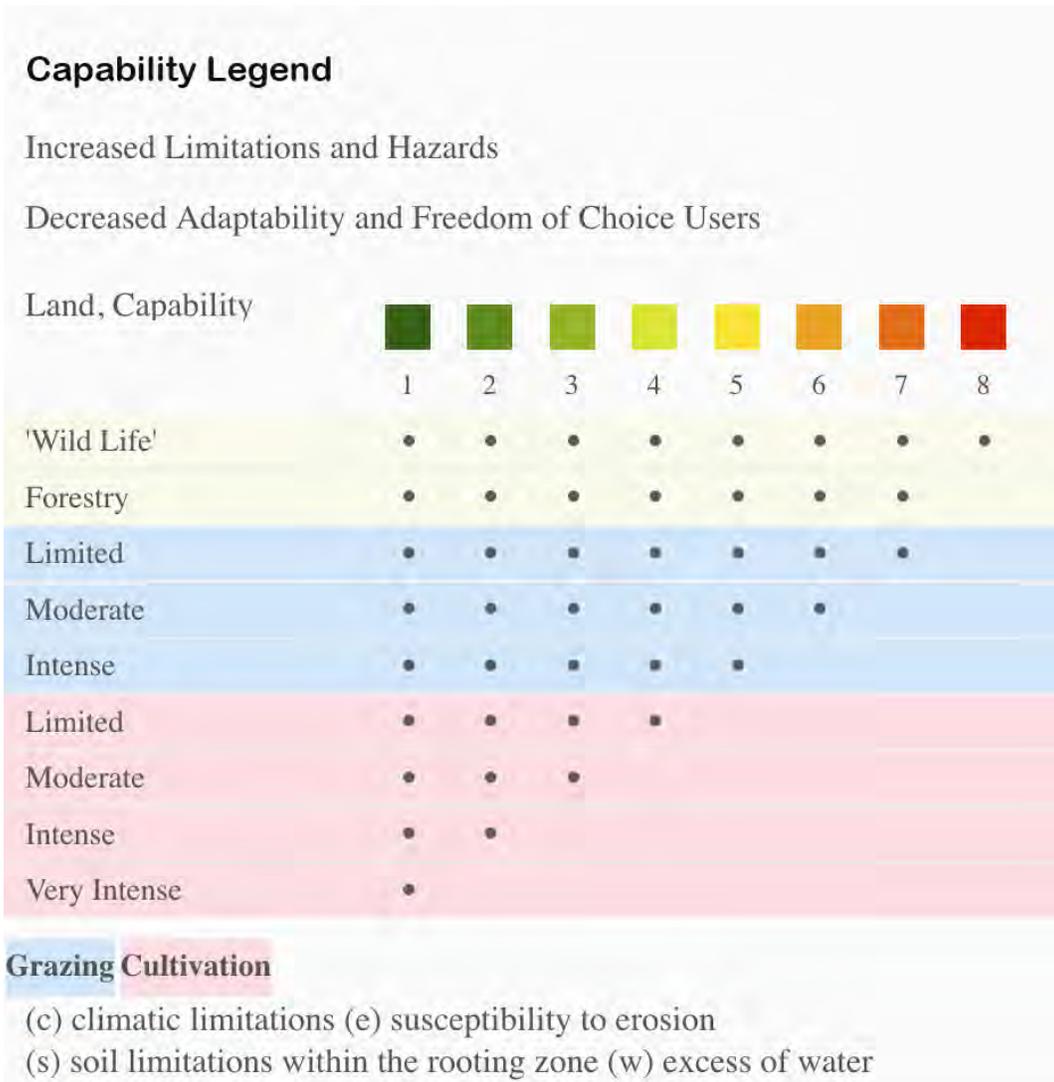


 Boundary

Boundary 10.62 ac

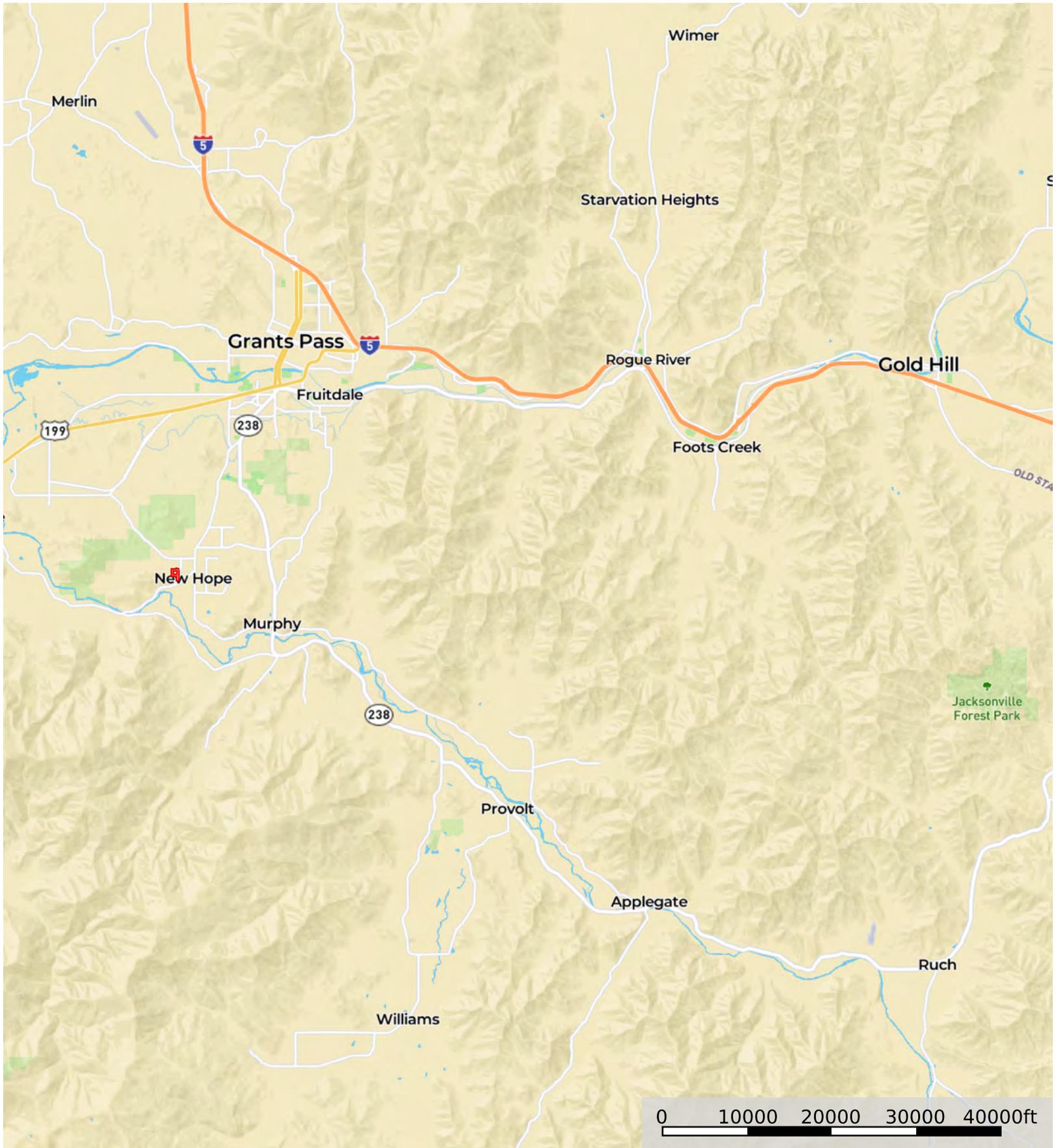
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
17B	Clawson sandy loam, 2 to 7 percent slopes	7.57	71.28	0	61	3w
12D	Brockman cobbly clay loam, 7 to 20 percent slopes	3.05	28.72	0	57	6e
TOTALS		10.62(*)	100%	-	59.85	3.86

(*) 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.



424 Genverna Glen/125 Tori Lane

Oregon, AC +/-



 Boundary

Exhibit C

(Preliminary Title Report)



First American Title™

First American Title Insurance Company

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

Order No.: 7151-4343307
January 28, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

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

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Diane T. Davis, Title Officer
Phone: (541)842-5457 - Email: didavis@firstam.com

Preliminary Title Report

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

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

Situs Address as disclosed on Josephine County Tax Roll:

125 Tori Ln and 424 Genverna Glen, Grants Pass, OR 97527

2021 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$	TBD
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined

Proposed Borrower: TBD

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of January 23, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Nosratollah Nezakatgoo and Fereshteh Zare, Trustees of The Sunny Family Revocable Trust
dated March 8, 2017

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

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

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
 8. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land pursuant to O.R.S. 321.358 to 321.372. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land assessment.

9. Right of way for ditches granted Murphy Ditch Company by deed recorded April 01, 1982 as [Volume 24, Page 227](#), Deed Records, the interest of Murphy Ditch Company has now passed to and is held of record by Murphy Ditch Association, an incorporated cooperative association.
10. Easement, including terms and provisions contained therein:
 Recording Information: July 24, 1933 as [Volume 75, Page 525](#), Deed Records; October 14, 1947 as [Volume 135, Page 60](#), Deed Records; November 13, 1947 as [Volume 135, Page 472](#), Deed Records and October 04, 1963 as [Volume 231, Page 260](#), Deed Records
 In Favor of: California Oregon Power Company
 For: Right of way
11. Easement, including terms and provisions contained therein:
 Recording Information: July 17, 1973 as [Volume 292, Page 192](#), Deed Records
 For: Road purposes and covenants set forth therein
12. Easement, including terms and provisions contained therein:
 Recording Information: December 11, 1989 as Document No. [89-19292](#)
 In Favor of: Pacific Power and Light Company
 For: Right of way
13. Easement, including terms and provisions contained therein:
 Recording Information: November 29, 1990 as Document No. [90-20419](#)
 In Favor of: Pacific Power and Light Company
 For: Right of way
14. Agricultural Structure Use Covenant, including terms and provisions thereof.
 Recorded: February 11, 2020 as Document No. [2020-002146](#)
 (Affects Parcel 1)
15. Unrecorded leases or periodic tenancies, if any.
16. The Company will require a Certification of Trust from the vestees named herein, providing information about the The Sunny Family Revocable Trust dated March 8, 2017 and confirming the powers of the trustees and the continuing existence of the trust.

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against TBD that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

NOTE: Taxes for the year 2025-2026 PAID IN FULL

Tax Amount: \$2,107.43
 Map No.: 37-06-11-D0-001125 (Parcel 1)
 Property ID: [R324728](#)
 Tax Code No.: 05

NOTE: Taxes for the year 2025-2026 PAID IN FULL

Tax Amount: \$136.60
 Map No.: 37-06-11-D0-001102 (Parcel 2)
 Property ID: [R324707](#)
 Tax Code No.: 05

NOTE: An application to Exempt Mobile Home from Registration and Titling was recorded November 08, 2005, as Document No. [2005-026252](#) of Josephine County Official Records. (Affects Parcel 1)

NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Timber on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows: NONE

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

DIANE T. DAVIS
TITLE OFFICER
didavis@firstam.com

Recording Information

For county recording requirements and fees visit

https://www.josephinecounty.gov/government/county_clerk__recorder/recording/index.php

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

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

cc: Alex Larson, John L Scott Real Estate
871 Medford Center, Medford, OR 97504

Exhibit "A"

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

Parcels 1 and 2 of PARTITION PLAT NO. [1993-110](#) located in Section 11, Township 37 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.



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International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

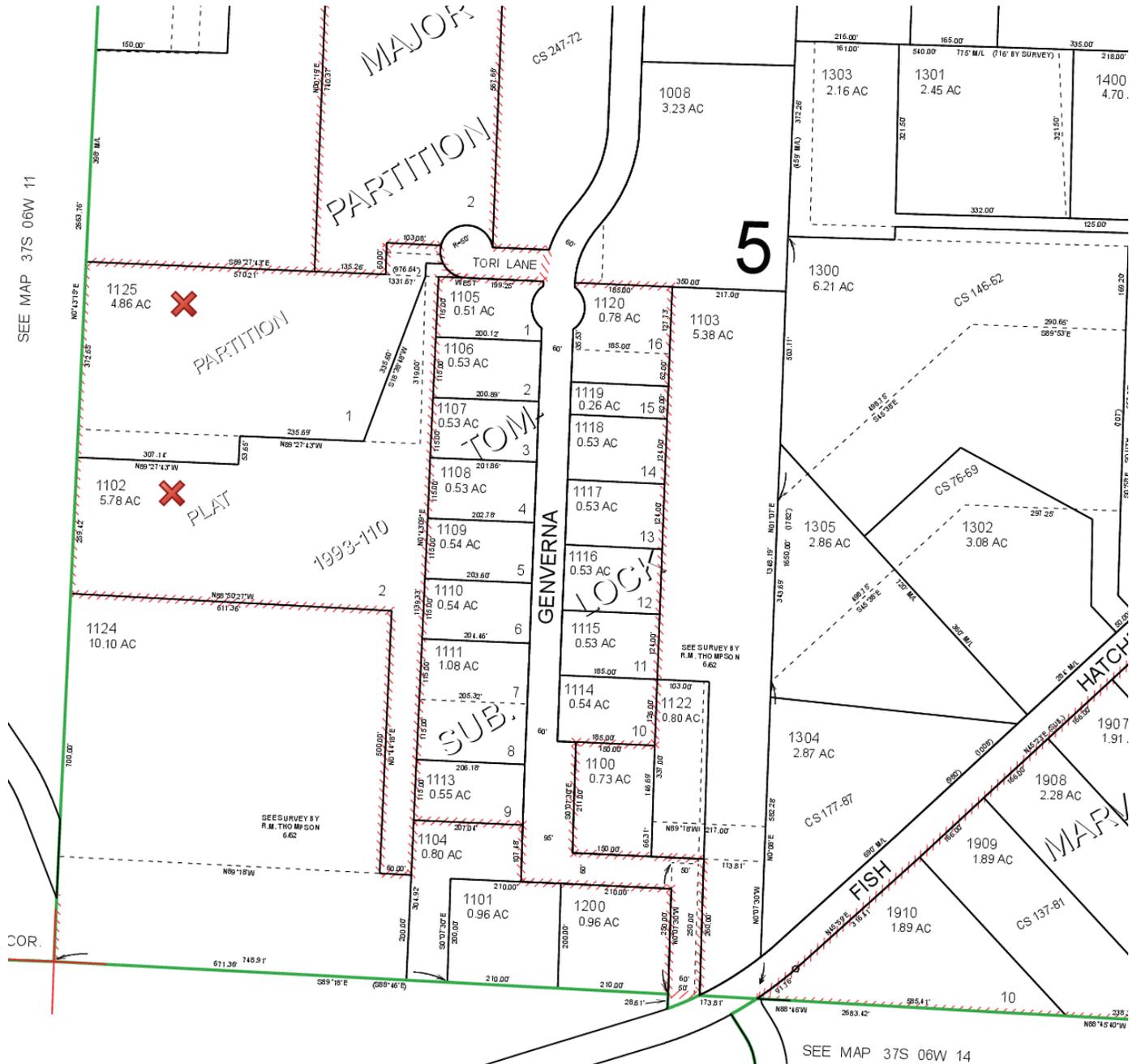
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Township 37 Range 6W Section 11D
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SEE MAP 37S 06W 11

SEE MAP 37S 06W 14