

754 E California

Dual Living Luxury in Jacksonville



754 E California Street
Jacksonville, OR 97530

Chris Martin - Ashley Lacer - Alex Larson - Shannon Forrest

541.660.5111

Team@MOPG.com

MOPG
by **John L. Scott**

Remarks

Nestled in the heart of historic Jacksonville, this 3,190 SF residence, built in 2016, offers the perfect blend of refined craftsmanship, modern amenities, and breathtaking valley and mountain views. Great outdoor spaces with an impressive covered deck on the main level plus a large covered patio below. The fully fenced backyard provides privacy, security, and a serene retreat for entertaining or relaxing, while raised garden beds, timed sprinklers, and thoughtful landscaping complete the outdoor living experience.

Inside, the main level is a masterpiece of open-concept living. The light-filled great room features tall vaulted ceilings, exposed beams, and hardwood floors, anchored by a gas fireplace with custom tile surround. The adjoining dining area flows seamlessly into a beautifully appointed kitchen with granite countertops, solid wood soft-close cabinetry, stainless steel appliances, and abundant storage, creating a space that is both functional and stylish. The covered vaulted balcony extends the living space outdoors, offering panoramic views of the city, local vineyards, Roxy Anne Peak, and Mt. McLoughlin, perfect for morning coffee or sunset gatherings.

The main-level primary suite is a private sanctuary with access to deck, and an en-suite bath with a freestanding soaking tub, expansive tile shower and large walk-in closet providing both luxury and comfort. Adjacent to the primary suite, a dedicated office and guest half bath add functionality and convenience, making this level ideal for modern living, remote work, and entertaining guests.

The lower level of the home is impressive, featuring a private entrance, full kitchenette, and a secondary living space with epoxied concrete floors, perfect for guests, a home theater, or multigenerational living. Two additional bedrooms, a full guest bathroom with tile-surround and granite countertops, and a spacious storage/laundry room provide flexibility and comfort for family and visitors.

Jacksonville, Oregon, is renowned for its vibrant history, charming downtown, and thriving wine country. Residents enjoy easy access to boutique shopping, renowned restaurants, tasting rooms, and cultural attractions, all set against a backdrop of picturesque landscapes. Outdoor enthusiasts will appreciate nearby hiking trails, parks, and recreational opportunities, while the city's welcoming community and unique character make it one of Southern Oregon's most desirable places to live.

This exceptional Jacksonville home combines luxurious indoor living with thoughtfully designed outdoor spaces, including mature landscaping, rock-lined staircases, fully fenced backyard, and raised garden beds. With tall ceilings, quality finishes, versatile living areas across two levels, and stunning panoramic views, it is truly a one-of-a-kind property. Complete with a two-car garage and meticulous attention to detail throughout, this residence represents an extraordinary opportunity to own a home in Jacksonville, Oregon, that embodies both elegance and lifestyle.

Property Identification

The property has a physical address of 754 E California, Jacksonville, Oregon 97530. It is made up of 1 tax lot and 1 account number as shown in the table below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
37S	2W	32AC	2110	10986206	<u>0.29</u>	SFR-10
				Total	0.29	

Property Details

Access: Access is via shared paved easement

2025 Taxes: \$6,633.15

Zoning: Jacksonville SFR-10

Topography: Mixed

Domestic Water/ Sanitation: Public services

Electric/Power: Standard residential service

Internet: Spectrum

Home Details

Year Built: 2016

Size: 3,190 square feet

Levels: Two

Bedrooms: Three

Bathrooms: Two and a half

Main Level Rooms: Kitchen, great room w/dining, laundry room, office, half bathroom, and primary suite with covered balcony

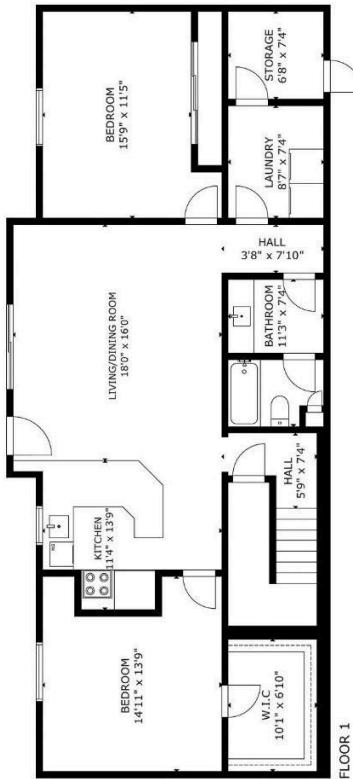
Lower Level Rooms: Two guest bedrooms, living room, kitchenette, full bathroom, laundry room, storage room (with crawlspace access), covered patio (please note that full oven is not a permitted use)

Garage:	Two-car garage that enters into main level and is fully finished
Interior Finishes:	Mostly hardwood and stained concrete floors (some carpet and tile as well), solid cabinets with soft close package, granite countertops, wet bar, custom lighting package throughout, vaulted ceilings with exposed beams, garden tub, tiled shower, walk-closets, lots of interior storage
Systems:	Instant hot water heater, central air conditioning, gas forced air
Exterior Notes:	Composition roofing with hardi-plank siding
Landscaping:	Front and rear sprinklers on timers, mature landscaping throughout, raised garden beds
Additional Notes:	Fully fenced (dark brown powder coated chain link) backyard, railroad ties with rock accent stairs along both sides of the home, large concrete patio off the basement level, large covered balcony off the main level with vaulted ceilings and ceiling fan

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 1,277 sq ft, FLOOR 2: 1,867 sq ft
EXCLUDED AREAS: GARAGE: 491 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Locational Attributes

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

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

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

Climate

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

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

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

Notice of Disclosures

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Exhibit A

(Property Information)



First American Title

Customer Service Department

541.776.4555

cservice@firstam.com

12/12/2025

OWNERSHIP INFORMATION

Owner: Caswell, Roger A Trustee Et Al

CoOwner:

Site: 754 E California St Jacksonville OR 97530

Mail: 754 E California St Jacksonville OR 97530

Parcel #: 10986206

Ref Parcel #: 372W32AC02110

TRS: 37S / 02W / 32 / NE

County: Jackson

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 001500 Block: 2008

Neighborhood:

School Dist: 549 Medford

Impr Type:

Subdiv/Plat:

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

Std Land Use: 1001 - Single Family Residential

Zoning: Jacksonville-SFR-10 - Single Family Residential - 10

Lat/Lon: 42.311049 / -122.959894

Watershed: Bear Creek

Legal:

ASSESSMENT AND TAXATION

Market Land: \$266,000.00

Market Impr: \$570,760.00

Market Total: \$836,760.00 (2025)

% Improved: 0.00%

Assessed Total: \$566,780.00 (2025)

Levy Code: 0101

Tax: \$6,590.87 (2024)

Millage Rate: 12.0446

Exemption: \$0.00

Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 3

Total SqFt: 3,190 SqFt

Year Built: 2016

Baths, Total: 2.5

First Floor: 1,886 SqFt

Eff Year Built:

Baths, Full: 0

Second Floor: 0 SqFt

Lot Size Ac: 0.29 Acres

Baths, Half: 0

Basement Fin: 1,304 SqFt

Lot Size SF: 12,632 SqFt

Total Units: 0

Basement Unfin: 0 SqFt

Lot Width: 0

Stories: 1

Basement Total: 1,304 SqFt

Lot Depth: 0

Fireplaces: 0

Attic Fin: 0 SqFt

Roof Material: Composition Shingle

Cooling: Yes

Attic Unfin: 0 SqFt

Roof Shape:

Heating:

Attic Total: 0 SqFt

Ext Walls:

Building Style:

Garage: Attached 506 SqFt

Const Type:

IMPROVEMENT: 140152 - 153 - RESIDENCE

One story with basement

Year Built: 2016

Total SqFt: 0

Condition:

Bedrooms: 3

Finished SqFt: 3,190

Unfinished SqFt: 0

Bath Total: 2.5

1st Floor SqFt: 1,886

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: 1304

Attic Unin SqFt: 0

Foundation:

Floor Dsc:

PARCEL ID: 10986206

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
JIM R WHITLOCK	04/11/2022	12022	\$122,000.00	Quit Claim Deed (non- arm's length)		Conv/Unk
CASWELL FAMILY TRUST	04/08/2022	11773	\$748,000.00	Warranty Deed	\$598,400.00	New Conv
CASWELL FAMILY TRUST	04/08/2022	11774		Stand Alone Mortgage	\$598,400.00	New Conv Mortgage

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.

Assessor Map



First American Title

Parcel ID: 10986206

Site Address: 754 E California St

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.

Aerial Map



First American Title

Parcel ID: 10986206

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

12-Dec-2025

CASWELL ROGER A TRUSTEE ET AL
754 E CALIFORNIA ST
JACKSONVILLE OR 97530

Tax Account #	10986206	Lender Name	CLG - UMPQUA BANK
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0101
Situs Address	754 E CALIFORNIA ST JACKSONVILLE OR 97530	Interest To	Dec 12, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,633.15	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,590.87	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,390.59	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,241.47	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,089.40	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,950.42	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,819.81	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,676.66	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,157.32	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,519.00	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,454.57	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,434.58	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,354.39	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,289.66	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.64	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,254.96	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,231.42	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,201.89	Nov 15, 2008
2008	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$80.00	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$481.80	Nov 15, 2007
Total		\$0.00	\$0.00	\$0.00	\$0.00		

RE-RECORDING COVER SHEET**Per ORS 205.234(2) and 205.244**

This cover sheet has been prepared
By the person presenting the attached
Instrument for recording. Any errors in this
cover sheet do not affect the transaction(s)
contained in the instrument itself.

Jackson County Official Records **2022-011773**
R-WD **04/08/2022 08:50:57 AM**
Stn=10 ALOUISB **\$15.00 \$10.00 \$11.00 \$11.00 \$60.00 \$107.00**

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

Christine Walker - County Clerk

AFTER RECORDING RETURN TO:

Roger A. Caswell, Trustee of the Caswell Family Trust
754 E. California Street
Jacksonville, OR 97530

****RE-RECORDED AT THE REQUEST OF:****TO CORRECT:** _____**PREVIOUSLY RECORDED AS:**
DOCUMENT NO. _____**1. NAME OF TRANSACTION:**

Statutory Warranty Deed

2. GRANTOR:

Jim R. Whitlock and Carmen D. Whitlock, as tenants by the entirety

3. GRANTEE:

Roger A. Caswell, Trustee of the Caswell Family Trust, under trust instrument
dated November 01, 2019, Amended February 05, 2020

CONSIDERATION: (IF APPLICABLE) \$ 748,000.00**LIEN AMOUNT: (IF APPLICABLE)** \$ _____**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO: (FOR CONVEYANCE DOCS)****NAME:** Roger A. Caswell, Trustee of the Caswell Family Trust**ADDRESS:** 754 E. California Street, Jacksonville, OR 97530****RECORDING COVER SHEET TO CLARIFY THE GRANTEE'S VESTING**



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Roger A. Caswell, Trustee of the
Caswell Family Trust
754 E California Street
Jacksonville, OR 97530

Until a change is requested all tax
statements shall be sent to the
following address:
Roger A. Caswell, Trustee of the
Caswell Family Trust
754 E California Street
Jacksonville, OR 97530

File No.: 7161-3829341 (SA)
Date: April 06, 2022

STATUTORY WARRANTY DEED

Jim R. Whitlock and Carmen D. Whitlock, as tenants by the entirety, Grantor, conveys and warrants to Roger A. Caswell, Trustee of the Caswell Family Trust, under trust instrument dated November 01, 2019, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

PARCEL 2, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY OREGON SURVEYOR AS NO. 19618, AND RECORDED AS PARTITION PLAT NO. P-30-2007 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

Subject to:

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

The true consideration for this conveyance is **\$748,000.00**. (Here comply with requirements of ORS 93.030)

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

Dated this 7th day of April, 2022.

Jim R. Whitlock

Jim R. Whitlock

Carmen D. Whitlock

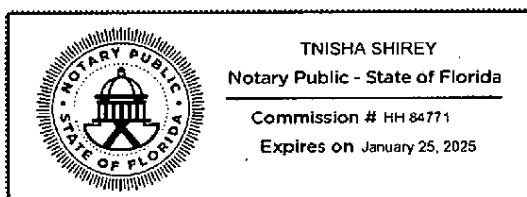
Carmen D. Whitlock

STATE OF Florida)
County of Hillsborough)
ss.

This instrument was acknowledged before me on this 7th day of April, 2022,
by **Jim R. Whitlock and Carmen D. Whitlock**. By means of Online Notarization.

By means of Online Notarization.

Notary Public for Florida
My commission expires: 01/25/2025



Notarized online using audio-video communication

Exhibit B

(Property Maps)

754 E California Street
Oregon, AC +/-



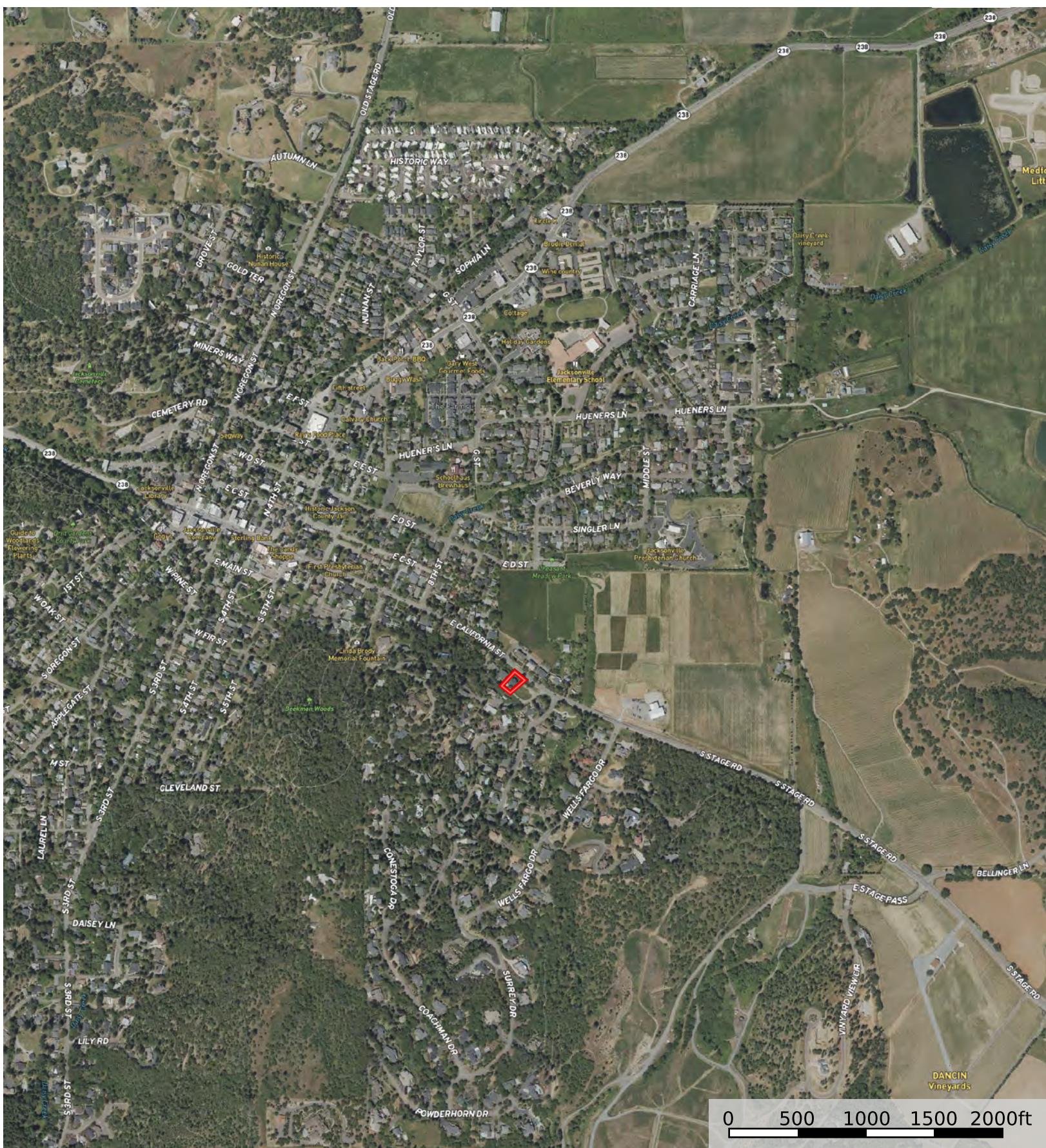
Boundary



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

754 E California Street

Oregon, AC +/-



Boundary



Boundary

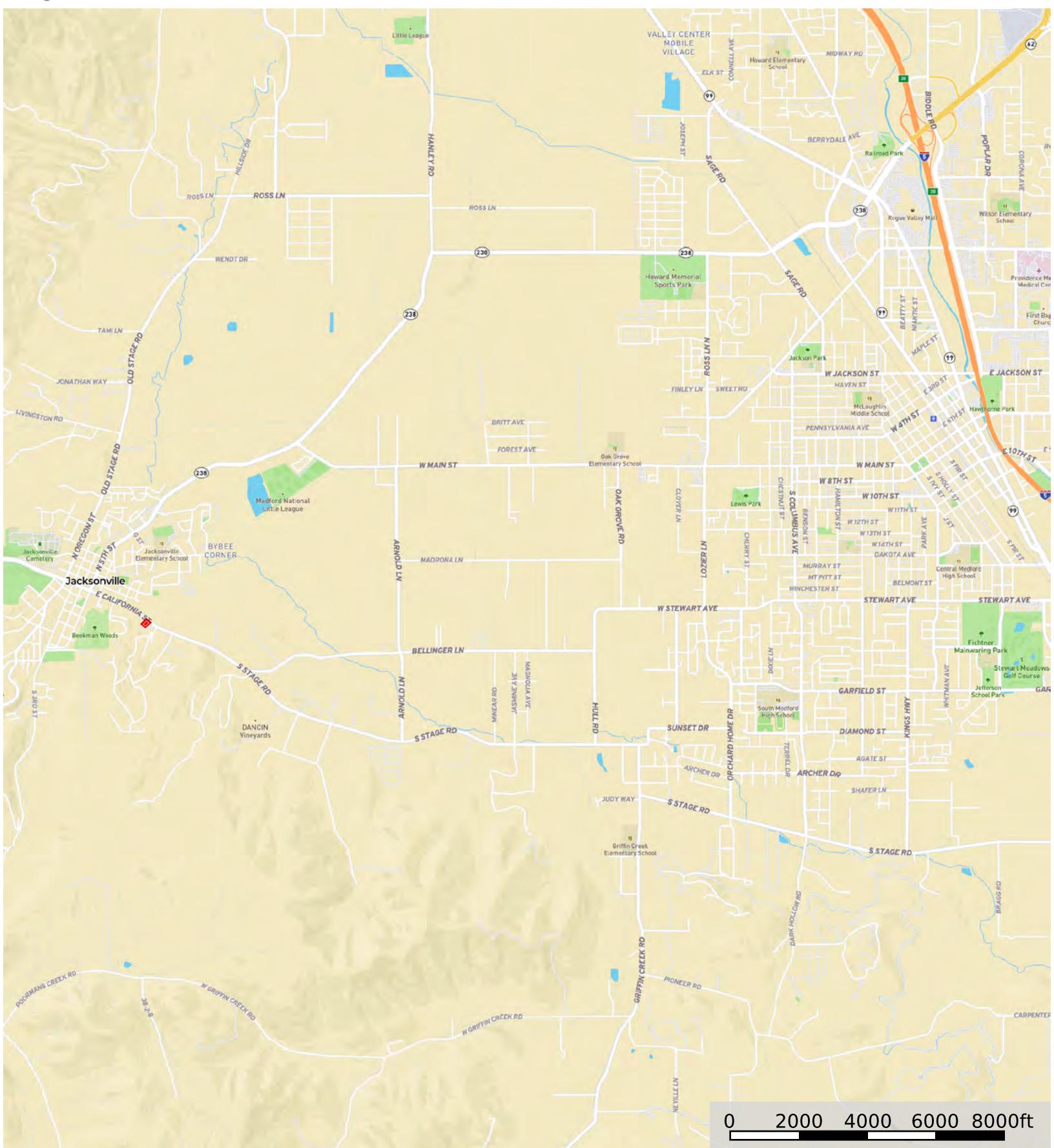
0 20 40 60 80ft



The information contained herein was obtained from sources deemed to be reliable.
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754 E California Street

Oregon, AC +/-



Boundary



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Exhibit C

(Preliminary Title Report)



First American Title™

First American Title Insurance Company

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

Order No.: 7161-4347391
February 05, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

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

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Mark Fliegel, Title Officer
Phone: (541)779-7250 - Email: mfliegel@firstam.com

Preliminary Title Report

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

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

Situs Address as disclosed on Jackson County Tax Roll:

754 East California Street, Jacksonville, OR 97530

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	\$	60.00
Other				Cost	\$	

Proposed Insured Lender: Lender To Be Determined

Proposed Borrower: TBD

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

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

and as of January 29, 2026 at 8:00 a.m., **title to the fee simple estate is vested in:**

Roger A. Caswell, Trustee of the Caswell Family Trust, under trust instrument dated November 01, 2019, amended February 05, 2020

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. City liens, if any, of the City of Jacksonville.
9. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
10. Easement as shown on the recorded plat/partition

For: Private Access
Affects: See plat for exact location

11. Road Maintenance Agreement, including terms and provisions thereof.
Recorded: April 30, 2007 as Document No. [2007-020513](#)

12. Building Site Improvement Agreement and the terms and conditions thereof:
Between: City of Jacksonville, a municipal corporation of the State of Oregon
And: Jim and Carmen Whitlock
Recording Information: July 31, 2008 as Document No. [2008-029200](#)

13. Easement, including terms and provisions contained therein:
Recording Information: June 08, 2012 as Document No. [2012-018236](#)
In Favor of: PacifiCorp, an Oregon Corporation, its successors and assigns
For: Underground electric distribution and communication lines

14. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Roger A. Caswell, as Trustee of The Caswell Family Trust, under Trust Instrument Dated 11/01/2019, Amended 02/05/2020
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., "MERS" solely as A nominee for Umpqua Bank, its successors and assigns
Trustee: First American Title Company
Amount: \$598,400.00
Recorded: April 08, 2022
Recording Information: Document No. [2022-011774](#)

15. The Company will require a Certification of Trust from the vestees named herein, providing information about the Roger A. Caswell, Trustee of the Caswell Family Trust, under trust instrument dated November 01, 2019, amended February 05, 2020 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: We find no judgments or United States Internal Revenue liens against Debra Casewell

NOTE: Taxes for the year 2025-2026 PAID IN FULL
Tax Amount: \$6,633.15
Map No.: 372W32AC 2110
Property ID: [1-098620-6](#)
Tax Code No.: 0101

NOTE: An easement appurtenant to the herein described property for private access, including the terms and provisions thereof, as set forth on Partition Plat filed May 11, 2007 as Partition Plat [P-30-2007](#), Official Records of Jackson County, Oregon.

NOTE: According to the public records, there has been no conveyance of the land within a period of 24 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!

MARK FLIEGEL
TITLE OFFICER
mfliegel@firstam.com

Recording Information

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

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

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

cc: Lender To Be Determined

cc: Chris Martin, John L Scott Real Estate
871 Medford Center, Medford, OR 97504

Exhibit "A"

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

Parcel 2, as shown on the partition plat filed in the Office of the Jackson County Oregon surveyor as No. [19618](#), and recorded as partition Plat No. [P-30-2007](#) of "record of partition plats" in Jackson 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.



Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

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

Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

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

