

# 3727 Old Siskiyou Highway

Large Acreage Homesite Opportunity with Mountain + Lake Views



Ashland, Jackson County, Oregon

Chris Martin - Ashley Lacer - Alex Larson - Shannon Forrest

541.660.5111

[Team@MOPG.com](mailto:Team@MOPG.com)



LANDLEADER

**MOPG**  
*by John L. Scott*

## Remarks

Perched above the scenic Ashland valley, this remarkable 58.91 acre property at 3727 Old Siskiyou Highway offers sweeping panoramic views across rolling hills, oak woodlands, and the sparkling waters of nearby Emigrant Lake. The land unfolds across a beautiful mix of open grassy slopes, mature oak stands, and pockets of conifer forest that create a private and peaceful setting with dramatic vantage points in nearly every direction. From the property, the views stretch across the valley floor and surrounding mountain ranges, capturing the natural beauty that defines Southern Oregon. Despite its secluded feel, the property remains conveniently located just minutes from downtown Ashland, offering the rare combination of privacy, scale, and accessibility.

Zoned WR (Woodland Resource), the property presents exceptional potential for a future rural estate, recreational retreat, or legacy holding. A well is already located on site, providing an important step toward future use. A homesite approval was previously obtained for the property, and both a well and septic system have been installed. While these improvements provide a strong foundation for future residential use, buyers are advised to perform their own due diligence with Jackson County regarding homesite feasibility, current regulations, and any additional requirements related to development or building plans.

Beyond its development possibilities, the property offers a landscape well suited for recreation, exploration, and quiet enjoyment of the outdoors. Wildlife frequently moves through the area, and the varied terrain provides opportunities for hiking, horseback riding, wildlife watching, and simply enjoying the peace and solitude of a large private holding. The open meadows and oak savanna landscapes reflect the classic beauty of the Rogue Valley foothills, while the elevated setting captures long sunrises, dramatic sunsets, and ever changing seasonal colors across the valley below.

Life in the Rogue Valley blends outdoor recreation, agriculture, and relaxed rural living. Residents enjoy easy access to hiking, mountain biking, rafting, fishing, and skiing, with destinations like the Rogue River, Mount Ashland Ski Area, and miles of public lands nearby. The region is also known for its wineries, scenic farmland, and vibrant network of farmers markets, orchards, and vineyards.

Just minutes away, Ashland is one of Southern Oregon's most beloved communities. Home to the Oregon Shakespeare Festival, the town offers a lively arts scene, exceptional dining, boutique shopping, galleries, and coffee shops. Lithia Park provides miles of trails and gardens in the heart of town, while Southern Oregon University contributes to the area's creative energy.

Properties offering this level of privacy, views, and proximity to Ashland are increasingly rare. Whether envisioned as a future homesite, recreational retreat, or long-term investment, this property presents a unique opportunity to own a special piece of the Ashland hillside.

# Aerial Map



## Property Identification

The property has a physical address of 3727 Old Siskiyou Highway, Ashland, Oregon 97520. It is made up of 1 parcel and 1 tax lot as shown in the table below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
40S	2E	9	300	10654974	<u>58.91</u>	WR
				<b>Total</b>	<b>58.91</b>	

## Property Details

<b>Access:</b>	Access is a paved driveway from Old Siskiyou Highway
<b>Present Land Use:</b>	Vacant land
<b>2025 Taxes:</b>	\$1,275.11
<b>Zoning:</b>	WR (Woodlot Resource)
<b>Elevations:</b>	+/- 2,720' - 3,040' above sea level
<b>Topography:</b>	Sloped
<b>Live Water:</b>	+/-82' of frontage along Hill Creek
<b>Domestic Water:</b>	2 on site domestic wells 1 GPM (JACK_63575) 4.5 GPM (JACK_64215)
<b>Sanitation:</b>	Standard septic system - installed 2018 (See DEQ file)
<b>Electric/Power:</b>	Available at the property line - extensive conduit is run throughout the property ready for wiring.
<b>Homesite:</b>	Applied for, and was previously approved with conditions (buyer to complete due diligence)

## Locational Attributes

Ashland sits at the southern edge of Oregon, just minutes north of the California border along Interstate 5. This corridor connects the region directly to Medford and Grants Pass to the north and to Redding and the greater Sacramento Valley to the south. From Ashland, Highway 66 climbs east toward Klamath Falls and Upper Klamath Lake, while Highway 99 and Interstate 5 provide quick access to the Rogue Valley International–Medford Airport. The Oregon coast is reachable via Highway 199 through Grants Pass, and Crater Lake National Park lies within a scenic drive to the northeast.

This strategic positioning places Ashland at a natural crossroads between Oregon and California — close enough to major West Coast markets for accessibility, yet far enough removed to retain its small-town character and mountain setting.

Ashland and the surrounding border region are known for their outdoor lifestyle and cultural depth. The area is framed by the Siskiyou Mountains to the south and the Cascade Range to the east, creating a dramatic landscape of forested peaks, open meadows, and year-round creeks. Emigrant Lake, Howard Prairie Lake, Hyatt Lake, and Fish Lake provide boating and fishing opportunities, while the Rogue and Applegate Rivers draw anglers and whitewater enthusiasts from across the West Coast. The Pacific Crest Trail crosses the nearby high country, and thousands of acres of public land — including the Cascade–Siskiyou National Monument — offer hiking, horseback riding, hunting, and backcountry exploration.

Ashland itself is widely recognized for the Oregon Shakespeare Festival, Southern Oregon University, and a vibrant downtown filled with local restaurants, galleries, and boutique shops. Lithia Park, with its miles of trails and natural springs, anchors the community's connection to the outdoors. The region enjoys a Mediterranean climate with warm, dry summers, colorful autumns, and generally mild winters at valley elevations, while nearby higher elevations offer snow sports at Mt. Ashland Ski Area.

Historically, timber, cattle, and orchard crops shaped the economy of the Rogue Valley and surrounding Siskiyou region. Pear orchards were once a dominant agricultural driver, and forestry remains an important part of the broader regional identity. Over the past two decades, viticulture has expanded significantly, with the Rogue Valley and Applegate Valley American Viticultural Areas gaining recognition for their ability to produce a wide range of high-quality varietals. Today, vineyards, small farms, and ranches share the landscape with conserved forestland and recreation-based tourism.

The Ashland region offers a rare combination of accessibility, natural beauty, economic diversity, and cultural vibrancy — a place where mountain landscapes, working lands, and community life intersect.

## 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.

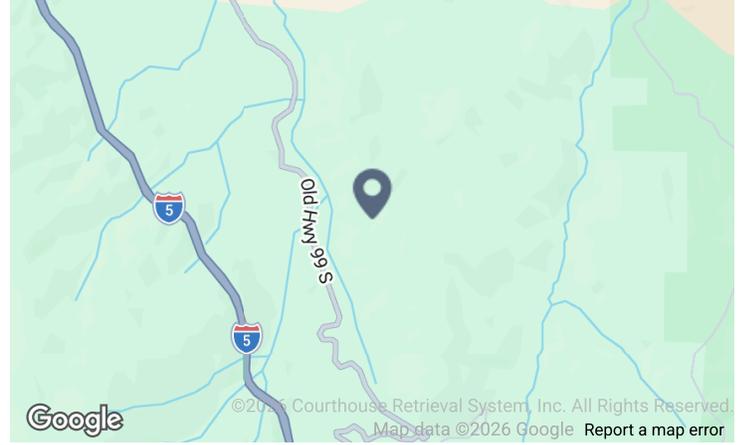
*Sources: Greg Jones, <https://www.linfield.edu/wine/greg-jones.html> and Sperling's Best Places.*

## Notice of Disclosures

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. John L. Scott/Martin Outdoor Property Group assumes no liability for inaccuracy contained herein. The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of the Sender or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession.

# Exhibit A

(Property Information)



**LOCATION**

<b>Property Address</b>	3727 Siskiyou Hwy Ashland, OR 97520
<b>Subdivision</b>	
<b>County</b>	Jackson County, OR

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	1-0654974
<b>Alternate Parcel ID</b>	402E090000300
<b>Account Number</b>	402E0900 00300
<b>District/Ward</b>	0502
<b>2020 Census Trct/BIK</b>	25/1
<b>Assessor Roll Year</b>	2025

**PROPERTY SUMMARY**

<b>Property Type</b>	Open Space
<b>Land Use</b>	Vacant Land
<b>Improvement Type</b>	
<b>Square Feet</b>	

**CURRENT OWNER**

<b>Name</b>	Bunker Edward Crystal
<b>Mailing Address</b>	3721 Old Highway 99 S Ashland, OR 97520-9770

**SCHOOL ZONE INFORMATION**

<b>Bellview Elementary School</b>	6.1 mi
Elementary: K to 5	Distance
<b>Ashland Middle School</b>	7.5 mi
Middle: 6 to 8	Distance
<b>Ashland High School</b>	7.9 mi
High: 9 to 12	Distance

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2025	<b>Assessment Year</b>	2025
<b>Appraised Land</b>	\$264,070	<b>Assessed Land</b>	\$91,730
<b>Appraised Improvements</b>		<b>Assessed Improvements</b>	
<b>Total Tax Appraisal</b>	\$264,070	<b>Total Assessment</b>	\$91,730
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
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2025	\$1,275.11
2024	\$1,222.88
2023	\$1,204.08
2022	\$1,116.79
2021	\$973.52
2020	\$971.19
2019	\$928.54

**PROPERTY CHARACTERISTICS: BUILDING**

No Buildings were found for this parcel.

**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

No extra features were found for this parcel.

**PROPERTY CHARACTERISTICS: LOT**

<b>Land Use</b>	Vacant Land	<b>Lot Dimensions</b>	
<b>Block/Lot</b>		<b>Lot Square Feet</b>	2,566,120
<b>Latitude/Longitude</b>	42.108299°/-122.594248°	<b>Acreage</b>	58.91

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

<b>Gas Source</b>		<b>Road Type</b>	
<b>Electric Source</b>		<b>Topography</b>	
<b>Water Source</b>		<b>District Trend</b>	
<b>Sewer Source</b>		<b>Special School District 1</b>	
<b>Zoning Code</b>	WR	<b>Special School District 2</b>	
<b>Owner Type</b>			

**LEGAL DESCRIPTION**

<b>Subdivision</b>		<b>Plat Book/Page</b>	
<b>Block/Lot</b>		<b>District/Ward</b>	0502
<b>Description</b>			

**INTERNET ACCESS**

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Starlink	MOBILE WIRELESS	No	220 Mbps	
Rogue Broadband	FIXED WIRELESS	No	200 Mbps	
FireServe	FIXED WIRELESS	No	100 Mbps	

# Septic

(Property Information)



# Installation Permit - Residential - New

Certificate of Satisfactory Completion  
248-18-000646-PRMT

DEQ Medford Office  
221 Stewart Avenue  
Suite 201  
Medford, OR 97501  
541-776-6010  
OnsiteMedford@deq.state.or.us  
Website: oregon.gov/deq

**Date Certificate Issued:** 11/15/2018  
**Work Description:** STANDARD INSTALLATION PERMIT

<p><b>Applicant:</b> Robert A. Conley Construction <b>Address:</b> 711 Medford Center, #316 Medford OR 97504-6772 <b>Phone:</b> (541) 840-1670 <b>Email:</b> Robertc1959@msn.com</p>	<p><b>Primary Contractor:</b> Robert A. Conley Construction <b>Installer License:</b> 38563 <b>Address:</b> 711 Medford Center, #316 Medford OR 97504-6772 <b>Phone:</b> (541) 840-1670 <b>Email:</b> Robertc1959@msn.com</p>
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<p><b>Owner:</b> BEN SCICLUNA <b>Address:</b> 1030 147TH PLACE, NE BELLEVUE WA 98007</p>	<p><b>Property Address:</b> 3727 Siskiyou Hwy, Ashland, OR</p>
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**Parcel:** 402E09300 - Primary      Township: 40S      Range: 2E      Section: 9

<b>Lot Size:</b>	N/A	<b>Water Supply:</b>	Well
<b>Zoning:</b>	N/A	<b>City/County/UGB:</b>	N/A
<b>Land Use Approval:</b>	N/A		

**Category of Construction:** Single Family Dwelling

	Existing	Proposed
<b>Use of Structure:</b>	N/A	4 BEDROOM SFR
<b>Number of Bedrooms:</b>	N/A	4

**System Specifications**

<b>Type:</b>	Standard	<b>Proposed Flow:</b>	450 gpd.
<b>Max Peak Design Flow:</b>	450 gpd.	<b>Min Dosing Tank Volume:</b>	N/A
<b>Min Septic Tank Volume:</b>	1000 gal.		

**Drain Field Specifications**

<b>Drain Field Type:</b>	Standard	<b>System Distribution Type:</b>	Serial
<b>Drainfield Sizing:</b>	N/A	<b>Distribution Method:</b>	Serial
<b>Media Type:</b>	EZ-Flow 1202H	<b>Media Depth:</b>	N/A
<b>Trench Length:</b>	380 linear ft.	<b>Rock Above Pipe:</b>	N/A
<b>Max Depth:</b>	30 in.	<b>Undisturbed Soil Between Trenches:</b>	8 ft.
<b>Min Depth:</b>	24 in.	<b>Capping Fills-Min Depth of Fill Material:</b>	N/A

**Date Certificate Issued:** 11/15/2018  
**Work Description:** STANDARD INSTALLATION PERMIT

**Conditions of Approval**

Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the Conditions of Approval above.

1. In accordance with Oregon Revised Statute 454,665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
2. Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
3. The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic, livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
4. This onsite wastewater treatment system that be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
5. This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.
6. Unless otherwise required by the agent, the system installer must backfill (cover) this system within 10 days after the issuance of this Certificate of Satisfactory Completion.

**Certificate of Satisfactory Completion**

**System Inspection:** No      **Operation of Law - 7 Days Notice:** No      **Pre-Cover Inspection Waived Per 340-071:** Yes  
**Comments:** N/A

Marty Easter

Onsite Wastewater Specialist

**CALL BEFORE YOU DIG...IT'S THE LAW**

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

## Final Inspection Request and Notice - Septic ID: 248-18-000646-PRMT

Pursuant to the requirements within ORS 454.665, OAR 340-071-0170 and OAR 340-071-0175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed and prior to backfilling or covering the installation. The Department (or Agent) has 7 days to perform an inspection of the completed construction/installation following the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion is issued. Please complete sections 1 through 4 on the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

**SECTION 1: Owner/Permittee Information:**

Name: BEN SCICLUNA

Twnshp: 40S      Range: 2E      Sect: 9  
 Lot: 300

Property 3727 SISKIYOU HWY, ASHLAND, OR  
 Address:

**SECTION 2: System Component Specifications:**

A. Tanks/Pumps	System Type:			Water tight verification*
Tanks(1)	Volume: 1000	Compartments: 1	Manufacturer: Infiltrator Plastic	Date: 10/30/19
Tanks(2)	Volume:	Compartments:	Manufacturer:	Date:
Pump(s)	HP:	Model/Manuf. NA	Float(s)Type(1):	Model/Manuf.
			Float(s)Type(2):	Model/Manuf.

**B. Piping**

Effluent Sewer (tank to drainfield)	Yes <input checked="" type="checkbox"/>	No	Diameter: 4"	ASTM#/Other: 3034	Length: 100'
Pressure Transport Pipe	Yes	No	Diameter:	ASTM#/Other:	Length:

**C. Secondary Treatment Unit:**

Sand Filter**	Yes	No <input checked="" type="checkbox"/>	Type:	Container Dimensions:	
Underdrain pipe	Diameter:		ASTM#/Other:	Length:	
Manifold piping	Diameter:		ASTM#/Other:	Length:.	
Internal Pump	HP:		Model/Manufacturer		
Floats(1)	Type:		Model/Manufacturer		
Floats(2)	Type:		Model/Manufacturer		
ATT	Yes	No <input checked="" type="checkbox"/>	Model:		
Certified Maint.	Provider Name:				
Operation and Maint.	Contract Received?		Yes	No	

**D. Drainfield Media**

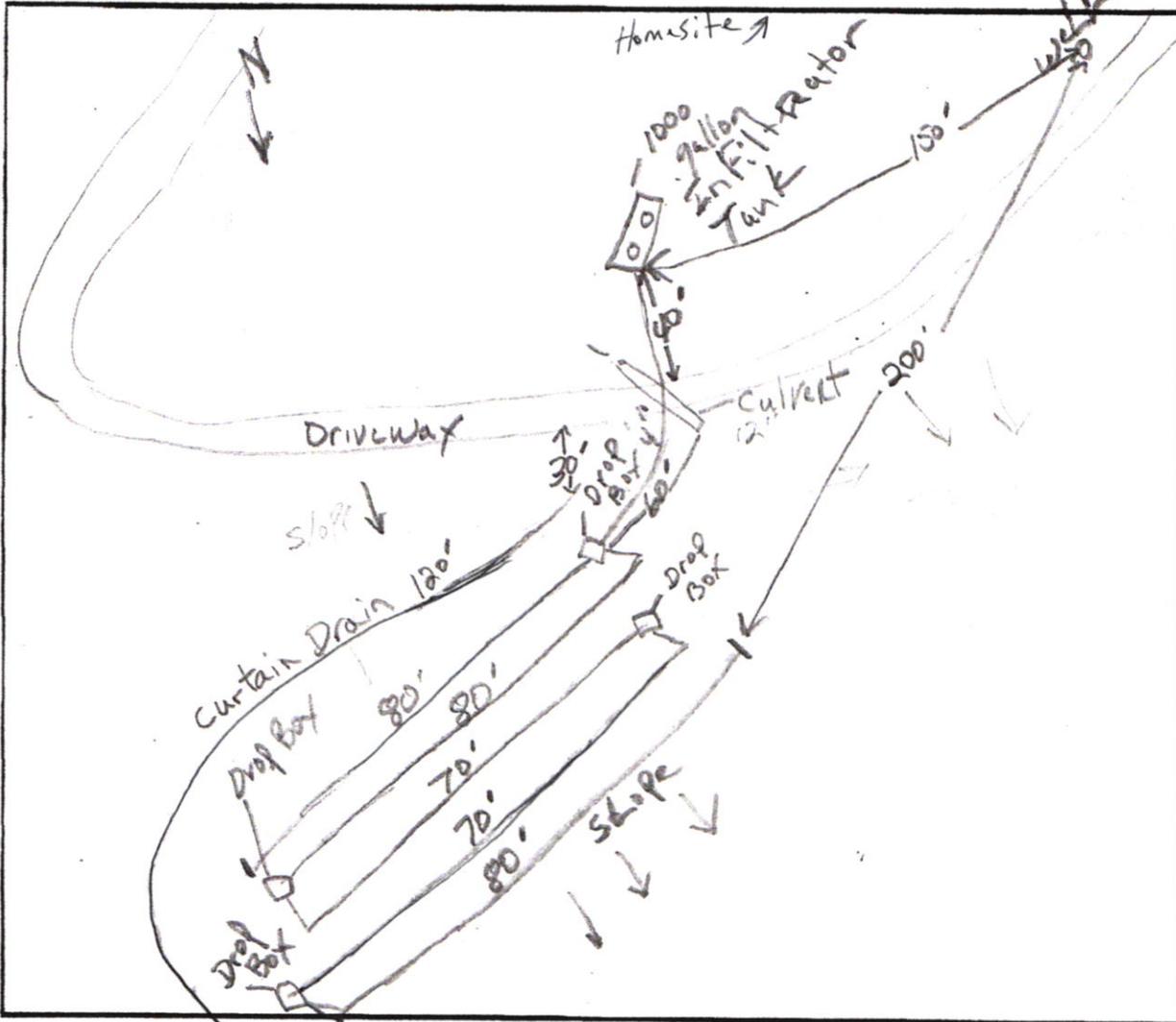
Type	(Gravel, Pipe or alternative?) Eazy Flow 380'				
Distribution Box	Yes	No	One on Each Line For OverFlows		
Drop Box	Yes <input checked="" type="checkbox"/>	No			
Distribution Pipe	Yes	No	Diameter:	ASTM#/Other:	Length:

Comment \_\_\_\_\_

\*All Tanks(s) were tested for water-tightness after installation and passed in accordance with OAR 340-073-0025(3)  
 \*\*Attach sieve analysis for Underdrain Media and Filter Sand

**SECTION 3 - As Built Plan**

AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH. Show locations of all wells within 200 feet of the system. Show system setback distances from property lines, structures, wells, streams, etc.



**SECTION 4 - Construction was performed by (Signature Required)**

I certify that the information provided on both pages of this document is correct and that the construction of this system was in accordance with the permit and the rules regulating the construction of onsite wastewater treatment systems (OAR Chapter 340, Divisions 71 and 73).

Owner/Permittee or Certified Installer w/Certification#:	Print Name: <b>Robert Conley</b>
Licensed Installer: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	License#: <b>62596</b> Certification#: <b>38563</b>
Owner/ Certified Installer: Signature: <b>Robert Conley</b>	Date: <b>11/10/18</b> Phone#: <b>541-840-1670</b>

**SECTION 5 - Office Use Only:**

Notice Accepted	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date: <b>11/15/18</b>	Installer/Owner (Permittee) Notified:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date: <b>11/15/18</b>
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If No, Reason for Non Acceptance: \_\_\_\_\_

Comment: \_\_\_\_\_





















# Septic Permit

## Installation Permit - Residential - New

### 248-18-000646-PRMT

DEQ Medford Office  
221 Stewart Avenue  
Suite 201  
Medford, OR 97501  
541-776-6010  
OnsiteMedford@deq.state.or.us  
Website: oregon.gov/deq

<b>Date issued:</b> 8/22/18	<b>Expiration date:</b> 8/22/19
<b>Work description:</b> STANDARD INSTALLATION PERMIT	

<b>Applicant:</b> Robert A. Conley Construction <b>Address:</b> 711 Medford Center, #316 Medford OR 97504-6772 <b>Phone:</b> (541) 840-1670 <b>Email:</b> Robertc1959@msn.com	<b>Primary contractor:</b> Robert A. Conley Construction <b>Installer License:</b> 38563 <b>Address:</b> 711 Medford Center, #316 Medford OR 97504-6772 <b>Phone:</b> (541) 840-1670 <b>Email:</b> Robertc1959@msn.com
<b>Business License:</b> N/A	

<b>Owner:</b> BEN SCICLUNA <b>Address:</b> 1030 147TH PLACE, NE BELLEVUE WA 98007 <b>Parcel:</b> 402E09300 - Primary	<b>Property address:</b> 3727 Siskiyou Hwy, Ashland, OR  Township: 40S Range: 2E Section: 9
<b>Lot size:</b> N/A <b>Zoning:</b> N/A <b>Land use approval:</b> N/A <b>Action:</b> New <b>System failing:</b> N/A <b>Comments:</b> N/A	<b>Water supply:</b> Well <b>City/County/UGB:</b> N/A <b>County:</b> Jackson <b>Type of application:</b> Construction Permit - Residential <b>Septic tank last pumped:</b> N/A

**Category of construction:** Single Family Dwelling

	Existing	Proposed
<b>Use of structure:</b>	N/A	4 BEDROOM SFR
<b>Number of bedrooms:</b>	N/A	4

**System Specifications**

<b>Type:</b>	Standard	<b>ATT description:</b>	N/A
<b>Max peak design flow:</b>	450 gpd.	<b>Proposed flow:</b>	450 gpd.
<b>Min septic tank volume:</b>	1000 gal.	<b>Min dosing tank volume:</b>	N/A

**Drain Field Specifications**

<b>Drain field type:</b>	Standard	<b>System distribution Ttpe:</b>	Serial
<b>Drainfield sizing:</b>	125 linear ft.	<b>Distribution method:</b>	Serial
<b>Media type:</b>	Other - Indicate Product/Manufacturer	<b>Media depth:</b>	N/A
<b>Media type description:</b>	EZ-Flow 1202H	<b>Rock above pipe:</b>	N/A
<b>Trench length:</b>	380 linear ft.	<b>Undisturbed soil between trenches:</b>	8 ft.
<b>Max depth:</b>	30 in.	<b>Capping fills-min depth of fill material:</b>	N/A
<b>Min depth:</b>	24 in.		

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

**Date issued:** 8/22/18**Expiration date:** 8/22/19**Work description:** STANDARD INSTALLATION PERMIT**Conditions of approval**

- 1.The system must be installed by the property owner or a licensed sewage disposal business (installer).
- 2.Vehicular traffic and livestock must be restricted from the system area.
- 3.All roof drains must be directed away from the system
- 4.All tanks must be tested for watertightness and have a water-tight riser to the ground surface. Twenty- inch minimum diameter if less than 36-in deep. Thirty-inch minimum diameter if greater than 36-in deep. Maintain access to septic tank for pumping and service.
- 5.Meet all required setbacks
- 6.The system must be installed in the area approved during the site evaluation and in accordance with the construction plan approved by the agent, including any changes made by the agent.
- 7.All work is to conform to OAR 340, Division 71 and 73. Make no changes in system location or specifications without approval by the agent.
- 8.For product approval information and manufacturer installation requirements see DEQ website at: <http://www.oregon.gov/deq/Residential/Pages/Onsite.aspx>
- 9.An anti-buoyancy device is required for the septic tank(s) and must be installed as per the manufacturer installation guidelines.
- 10.A minimum 18-gauge, green-jacketed tracer wire or green color-coded metallic tape must be placed on top of the effluent sewer or pressure transport pipe from tank to drainfield.
- 11.Effluent sewer. The effluent sewer must extend at least 5 feet beyond the septic tank before connecting to the distribution unit. It must be installed with a minimum fall of 4 inches per 100 feet and at least 2 inches of fall from one end of the pipe to the other. In addition, there must be a minimum difference of 8 inches between the invert of the septic tank outlet and either the invert of the header to the distribution pipe of the highest lateral in a serial distribution field or the invert of the header pipe to the distribution pipes of an equal distribution absorption field.
- 12.Header pipe from Distribution or Drop Box must be minimum 4-ft length, level, and bedded.
- 13.Each drainfield trench must be level within a tolerance of plus or minus 1-inch.
- 14.Serial distribution, each trench bottom to be level and on contour. Use Drop box(es).
- 15.Groundwater Interceptor, Curtain Drain required: Minimum trench width 12-inches. Minimum perf pipe diameter 4-inches; must meet the requirements in OAR 340-073-0060(4); and must be installed at least 2 inches above the bottom and along the full length of the trench with a minimum of 10 inches of drain media cover The curtain drain must be filled with drain media to within 12 inches of the ground surface with filter fabric placed over the media. The outlet pipe(s) must be rigid smooth-wall, solid PVC pipe meeting or exceeding ASTM Standard D-3034 with a minimum diameter of 4 inches. A flap gate or rodent guard must be installed. The curtain drain must extend at least 6 inches into the layer that limits effective soil depth or to a depth adequate to effectively dewater the site.
- 16.A pre-cover inspection of the installed absorption facility (prior to backfill) is required.
- 17.A final inspection request and notice (FIRN) form including a detailed and accurate as-built plan of the constructed system and a list of all materials used in the construction of the system must be completed and submitted prior to requesting a final inspection.
- 18.Photos of the septic system components must be submitted along with the FIRN.

**Date issued:** 8/22/18**Expiration date:** 8/22/19**Work description:** STANDARD INSTALLATION PERMIT

This Construction-Installation Permit authorizes the property owner to construct an onsite wastewater system specified above.

Rules, Approved Material Listing; and Database of Licensed Installers can be accessed at:  
<http://www.deq.state.or.us/wq/onsite/onsite.htm>

General Conditions And Requirements For All Permits:

Onsite Construction-Installation Permits are valid for one year from the date of issuance. The expiration date is noted on this permit. Renewal of a permit may be granted if an application for permit renewal is received before the permit expiration date. Reinstatement of a permit may be granted if an application for permit reinstatement is received within one year after the permit expiration date. Transfer of a permit from the permittee to another person may be granted if an application for permit transfer is received before the permit expiration date and no other changes to the permit are necessary.

**Installation Requirements:** The drainfield must be installed in undisturbed native soil. No alterations of the natural site conditions such as soil removal or filling, or slope/topography alterations within the approval areas for both the initial and replacement systems are allowed, unless otherwise authorized by the Agent. Do not install system when soil moisture, high groundwater, adverse weather, or other conditions that could affect the quality of installation or reliability of the system are present. If such conditions are present and there is a need for sewage disposal at the site, the septic tank can be utilized as a temporary holding tank as outlined in 340-071-0160(9).

**Inspection Requirements:** The system installer and/or the permit holder must notify the permitting Agent when the construction, alteration, or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The permitting agent has 7 days to perform an inspection of the completed construction after the official notice date, unless the permitting agent elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of a completed Final Inspection Request and Notice form by the permitting agent establishes the official notice date of your request for the final inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion can be issued.

**System Backfill Requirements:** The system is to be backfilled or covered as follows:

- \* Only after the permitting agent has approved the construction installation,
- \* or the inspection has been waived
- \* or the Certificate of Satisfactory Completion (CSC) has been issued by operation of law (where the inspection has not been conducted within 7 days of notification of completed installation).

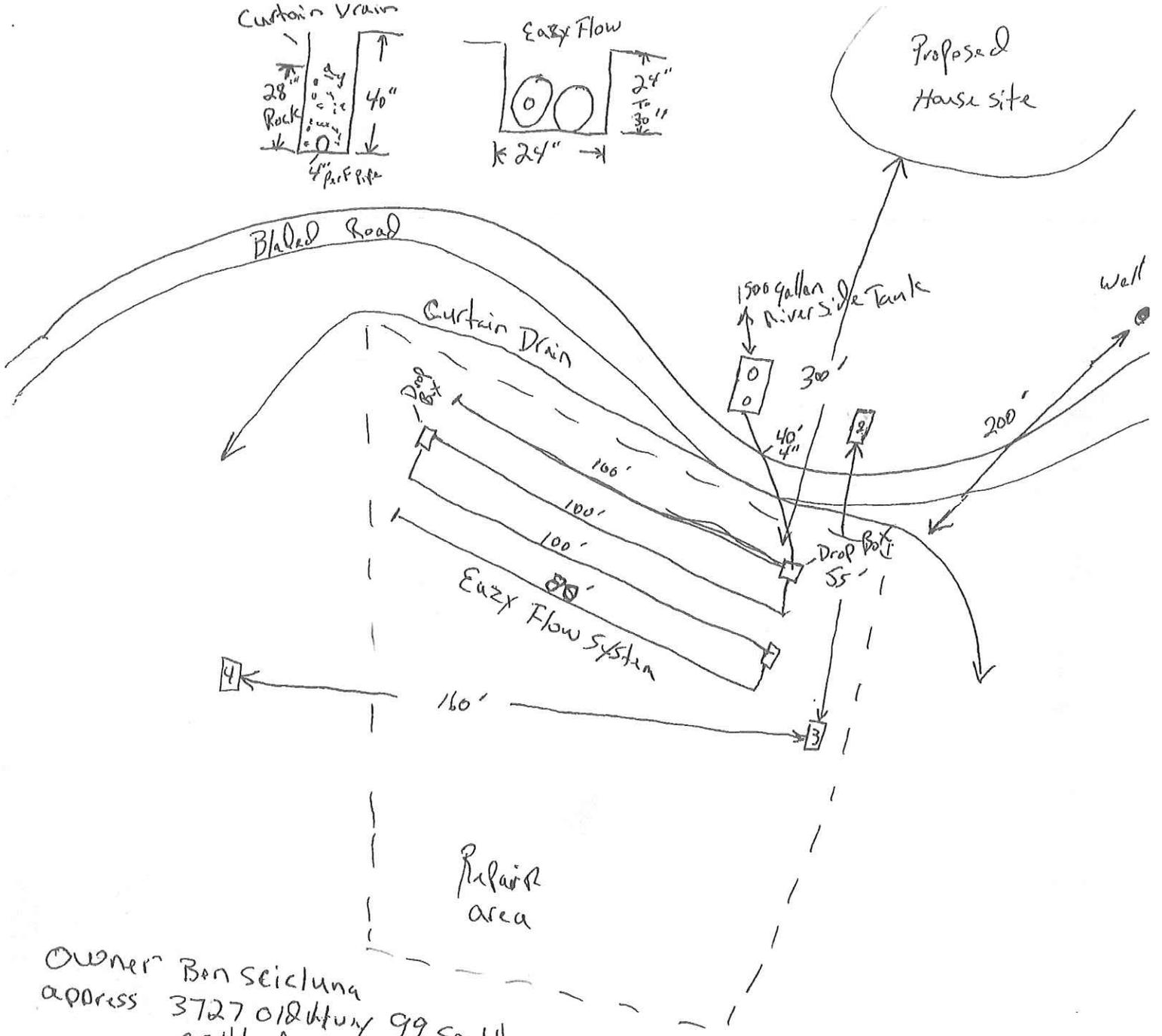
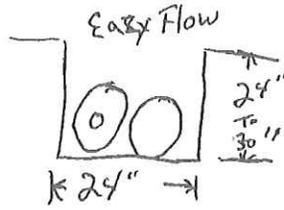
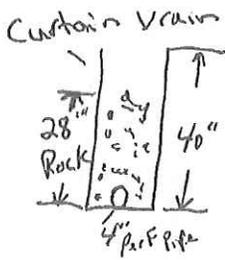
Unless otherwise required, it is the system installer's responsibility to backfill the system within 10 days after inspection and issuance of the CSC. Backfill must be carefully placed to prevent damage to the system. The backfill must be free of large stones, frozen clumps of earth, masonry, stumps, waste construction materials, or other materials that could damage the system. Be sure that the untreated building paper, filter fabric, or other material approved by the agent is completely covering all drain media where required prior to backfill. The system can be connected to and placed into service once it has been properly backfilled and the CSC has been issued.

**Initial and Replacement Areas — Protection:** The installed subsurface absorption field and designated replacement areas must be protected and kept free of development such as roadways, covering with asphalt or concrete, filling, cutting, or other soil modifications.

David Hurley

Onsite Wastewater Specialist

8/22/18

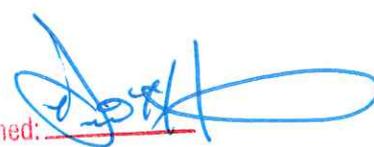


Owner Ben Seicluna  
address 3727 Oldbury 99 South  
Astland

Contractor Robert Conley  
Phone 541-840-1670  
Email RobertRCExcavating@gmail.com

PLAN APPROVED  
BY D.E.Q.

Date: 8/22/18

Signed: 



State of Oregon  
Department of  
Environmental  
Quality

# Application for Onsite Sewage Treatment System

Send this application to the appropriate DEQ office

For DEQ Use Only:		Date Stamp
Date received	8-8-2018	
Fee paid	#1,138.00	
Receipt number		
Application number	000646-	
Date of 1 <sup>st</sup> response		
Date of 2 <sup>nd</sup> response	PRMT	
Date of final response		
Date of completion		
Scanned	Data Entry	

## A. Property Owner Information

Ben Scicluna 1030 147th PINE Blvne wa 98007 425-698-1207  
Name Mailing Address (Street or PO Box, City, State, Zip Code) Phone Number

## B. Legal Property Description

40 2E 09 300  
Township Range Section Tax Lot Tax Account Number Acreage or Lot Size  
Jackson  
County Subdivision Name Skya Hwy, Ashland Block  
Property Address: 3727 Old Hwy 99 South Ashland One 97520  
Address City State Zip Code

Directions to Property: S

## C. Existing Facility / Proposed Facility / Water Information

<b>Existing Facility:</b>	<b>Proposed Facility:</b>	<b>Water Supply:</b>
<input checked="" type="checkbox"/> Single Family Residence	<input checked="" type="checkbox"/> Single Family Residence	<input type="checkbox"/> Public _____ Name
Number of Bedrooms _____	<u>4</u> Number of Bedrooms	<input checked="" type="checkbox"/> Private <u>well</u> Well, Spring, Shared
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	

## D. Type of Application

<input type="checkbox"/> Site Evaluation	<input type="checkbox"/> Renewal Permit	<input type="checkbox"/> Authorization Notice for:
<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Existing System Evaluation	<input type="checkbox"/> Connecting to an Existing System Not in Use
<input type="checkbox"/> Permit Repair	<input type="checkbox"/> Permit Transfer	<input 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.

Robert Conley 8/8/18  
Signature Date  
Robert Conley 541-840-1670 \_\_\_\_\_  
Applicant's Name - Please Print Legibly Applicant's Phone Number Applicant's E-mail Address  
6800 Sterling Creek Rd Jacksonvill, Ore 97530  
Applicant's Mailing Address

Applicant is the  Owner  Authorized Representative  Licensed Septic Installer  
 Authorization Attached Robert Conley  
Installer's Name



NOTICE AUTHORIZING REPRESENTATIVE

2

I, Ben Scicluna, have authorized Bob Conley to act as my  
(Property Owner/Print Name) (Authorized Representative/Print Name)

agent in performing the activities necessary to obtain all onsite wastewater treatment program services provided by the Department of Environmental Quality on the property described below in accordance with OAR chapter 340, division 071. I agree that any costs not satisfied by the Authorized Representative are my responsibility and I authorized DEQ agents to conduct required business activities on said property.

PROPERTY IDENTIFICATION:

3727 Old Hwy 99 South Ashland OR, 97520  
(Property Situs or Road Address)

And described in the records of \_\_\_\_\_ County as:

Township 40 Range 2E Section 09 Map ID \_\_\_\_\_ Tax Lot #(s) 300

PROPERTY OWNER:

Printed Name: Ben Scicluna

Address: 1030 147th Pl NE

City, State, Zip: Bellevue, WA 98007

Phone: 425-698-1207 Email: bscicluna@outlook.com

Signature: [Handwritten Signature]

AUTHORIZED REPRESENTATIVE:

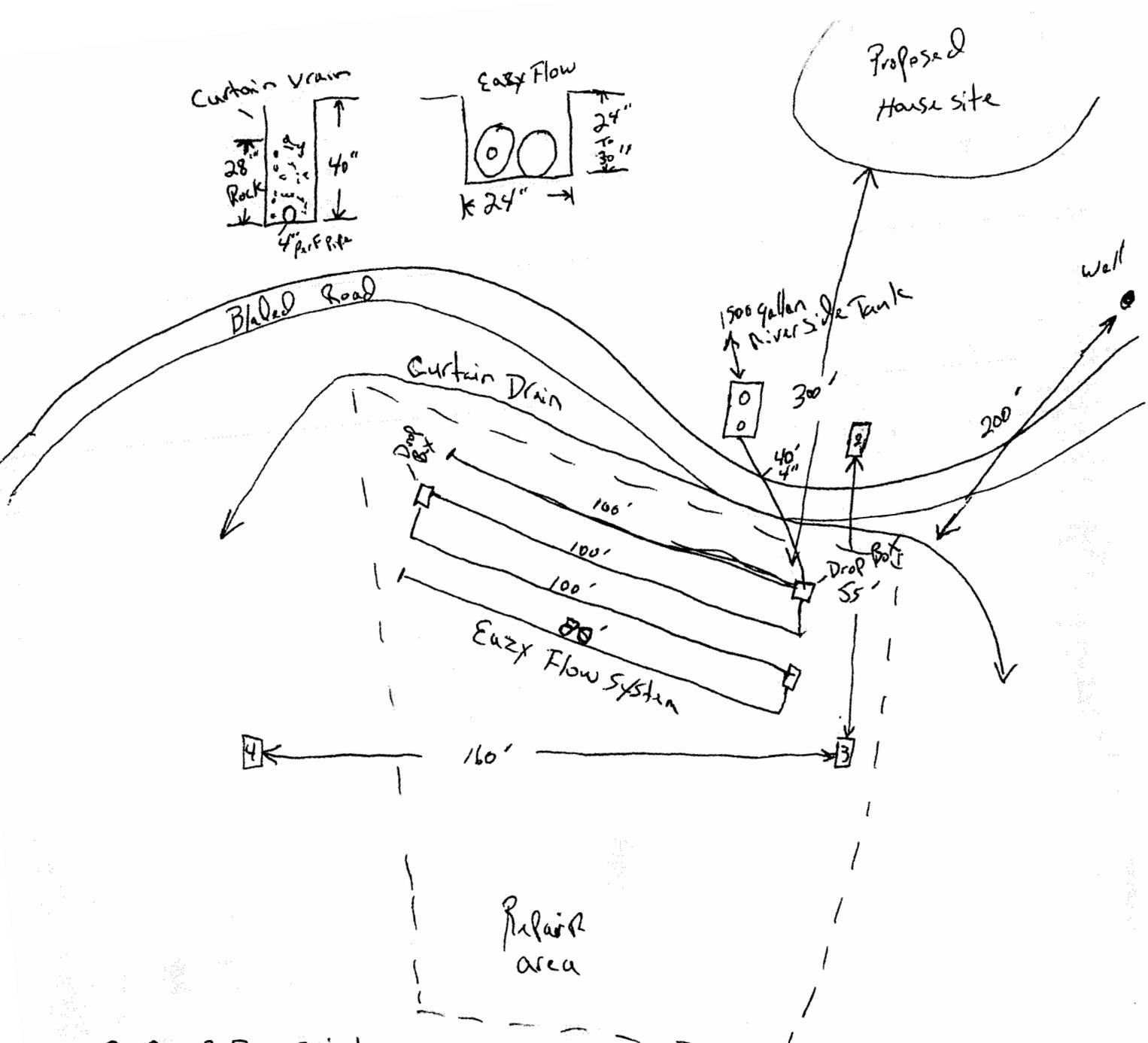
Printed Name: Robert Conley

Address: 6800 Shuling Creek Rd

City, State, Zip: Jacksonville OR 97530

Phone: 541-840-1670 Email: RobertRCExcavating@gmail.com

Signature: [Handwritten Signature]



Owner Ben Seicluna  
 address 3727 Oldbury 99 South  
 Ashland  
 Contractor Robert Conley  
 Phone 541-840 1670  
 Email Robert RC Excavating@gmail.com



# JACKSON COUNTY ZONING AUTHORIZATION

DEVELOPMENT SERVICES  
Planning Division  
10 South Oakdale Ave., Room 100  
Medford, OR 97501-2902  
Phone: 541-774-6907  
Fax: 541-774-6791

ZONING: **Woodland Resource**  
ADDRESS: **3727 SISKIYOU HWY**  
PRIMARY PARCEL #: **40-2E-09-300**  
CASE TYPE: **Forest Dwelling**  
ASSOCIATED LOTS:

RECORD #: **439-16-01351-ZON**  
PRINT DATE: **07/26/2018**  
LAST UPDATED: **08/30/2016**  
PROCESS TYPE: **Type II**

<u>Owners</u>	<u>Record Detail Description</u>
BAKER CHARLES 1524 VIA OTANA OCEANSIDE, CA 92056	FC seeking dwelling approval in WR zone

<u>Primary Contact</u>	<u>Contact Type</u>
O'Connor 823 Alder Creek Dr Medford, OR 97504	Applicant

**GENERAL ZIS INFORMATION:**

<u>STAFF</u>	<u>DATE</u>	<u>COMMENTS</u>
RITTIMDM	07/26/2018	All prior to septic permit conditions have been met. OK to issue required septic authorization and permits.

**OVERLAY DETAILS:**

<u>Applicable Overlay</u>	<u>Comments</u>

**STRUCTURE / SIZE DETAILS:**

<u>Item</u>	<u>Units</u>	<u>Proposed Size</u>	<u>Approved Size</u>	<u>Comments</u>

**HEIGHT / LOCATION DETAILS:**

<u>Items</u>	<u>Distance</u>	<u>Direction</u>	<u>Approved Height</u>	<u>Comments</u>



<u>Condition</u>	<u>Hold Level</u>	<u>Status</u>
Fire Safety (at Time of Permits)	Notice	Not Met

At the time of application for building permits, evidence must be provided to Planning demonstrating the proposed improvement will meet the following Fire Safety Standards as required by JCLDO Section 8.7.1:

1. Roof Coverings: All structures shall have Class A or B roofing according to Section 1504 of the State of Oregon Structural Specialty Code. This prohibits wood roofing of any type, including pressure treated wood shingle or shakes.

2. Slope: All new dwellings shall be sited on a slope less than 40 percent.

3. Chimneys: All chimneys for new dwellings, or other significant outbuildings, shall have a spark arrester.

(LDO Section 8.7.1)

Ongoing Conditions of Approval	Notice	Not Met
--------------------------------	--------	---------

A) Future accessory structures not located within the building envelope shall be reviewed through a Type 2 Departmental Administrative Review (DAR) application.

B) All native vegetation that is cleared for the dwelling and accessory structures be reclaimed pursuant to a plan prepared by an individual registered with the American Society of Landscape Architects, or other qualified landscape design professional, or professional forester with experience in reclaiming forest lands as determined by the County.

Expiration Date	Notice	Not Met
-----------------	--------	---------

This Decision will expire on August 29, 2020, unless development has been initiated, as defined in LDO Section 13.3.

Plan Approval	Notice	Not Met
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All plans must be reviewed and approved by planning staff prior to authorization of permits. Plans shall include elevation drawings that include earth tone color samples for all exterior building materials.

Forest Deed Declaration		Met
-------------------------	--	-----

Prior to issuance of permits, a Deed Declaration which acknowledges and accepts farm and forest activities on adjacent lands shall be recorded. The deed declaration must be signed in the presence of a notary public and taken to the County Clerk's Office for recording. After the Deed Declaration has been recorded, a copy must be returned to Development Services. (LDO Section 8.4.1 A)

Fire Safety Inspection	Notice	Not Met
------------------------	--------	---------



"Prior to issuance of building permits\*, Fire District #5 must inspect the property to verify that the Wildfire Safety Standards of Section 8.7.1 are in place. A Fire Safety Inspection must be requested and paid for at Development Services when all requirements have been met. An information sheet with a complete checklist of all requirements is available at Development Service or on-line on the Development Services page under ""Planning Guides.""

The following is a summary of the requirements that must be in place prior to the inspection request:

- A) A plot plan indicating the proposed structure(s) must be on record in the Planning Department.
- B) The proposed structure(s) must be staked out on the site.
- C) Address signs must be installed at the driveway entrance (visible from both directions) and at all forks in the drive, with directional arrows as needed.
- D) Driveway access to within 150' of all exterior first story walls of all buildings must be constructed to support a gross vehicle weight of 50,000 pounds and an occasional 60,000 pound load to accommodate heavy firefighting equipment. The driveway must terminate in an approved turnaround arrangement that meets the same load carrying capacity. A 22' fuelbreak including the driving surface is required along private accessways, driveways, private roads, and private access easements in accordance with Section 8.7.1(B)(1).

E) A 100-foot/150-foot fuelbreak must be developed and maintained around all new construction. If the 100-foot/150-foot fuelbreak extends onto an adjoining parcel(s), then either a fuelbreak easement(s) must be recorded and submitted or a fuelbreak reduction application must be approved by the County.

Warning: No understory vegetation or tree canopy may be removed in order to comply with the fuelbreak requirements of Section 8.7.1(B), which are superseded by the requirements of this Section within the area in which the riparian setback applies. Under circumstances where the approved use and or structure is found to be exempt from building permits, the conditions stated above must be met prior to initiating the approved use and/or prior to initiating construction of said structure.

Revised Plot Plan Met  
 Prior to issuance of building or septic permit, a revised site plan that shows the location of the dwelling and accessory structures within the building envelope must be submitted to the Planning Department.

ODFW Alternate Siting Plan Met  
 Prior to issuance of building permits, a copy of an approved ODFW alternate siting plan must be submitted to the Planning Department.

File 439-18-01066-ZON approved the elimination of this condition. DR

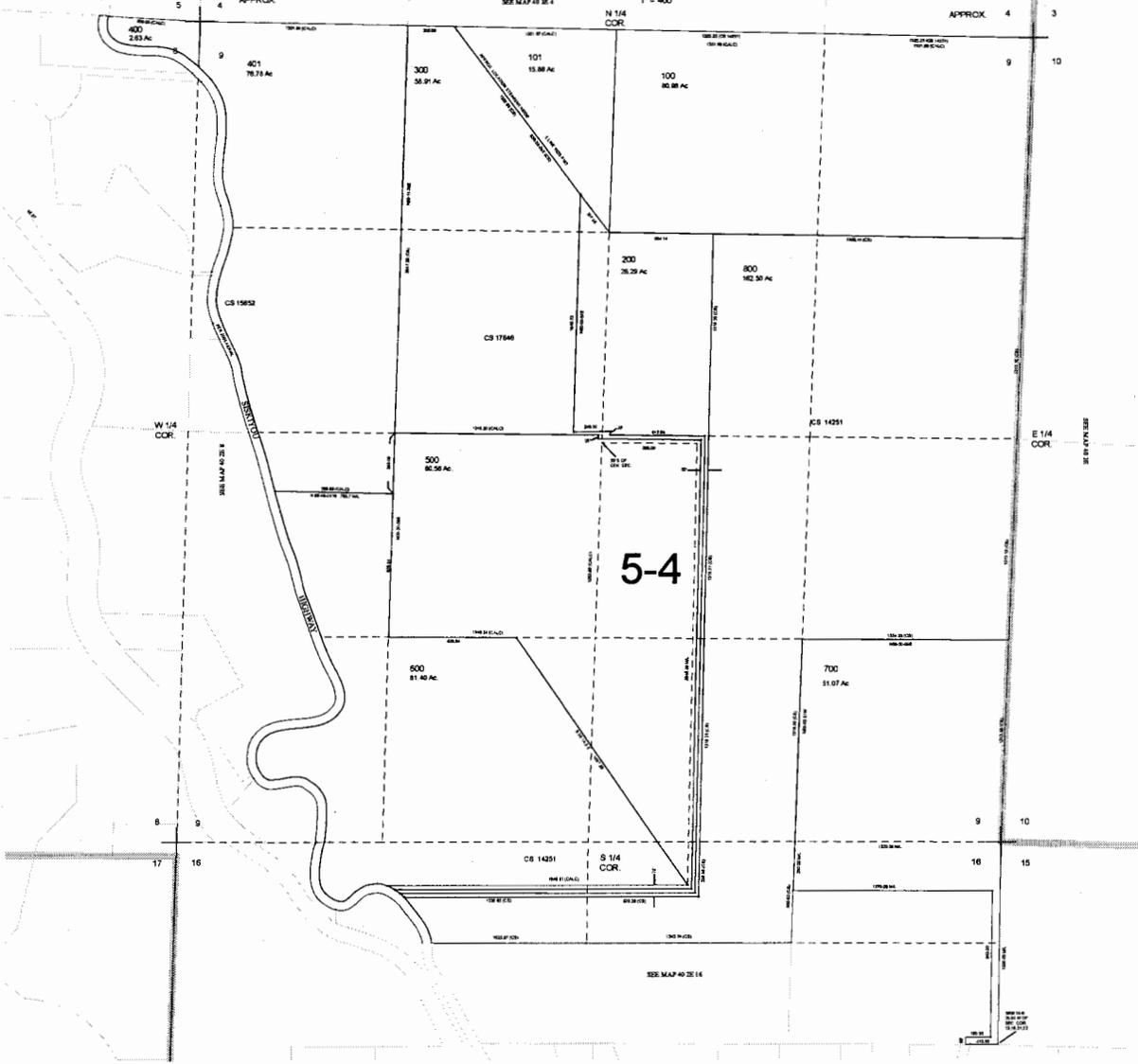
Building Envelope Notice      Not Met  
 Prior to issuance of permits, the proposed dwelling and any accessory structures shall be indicated on a plot plan within the building envelope which is 150' from the east property line, approximately 325' from the south property line, approximately 700' from the south property line, and approximately 1400' from the northeast property line, as depicted on the approved tentative plot plan.

**Assigned Staff: NALLDM**

FOR ASSESSMENT AND TAXATION ONLY

SECTION 9, T.40S., R.2E., W.M.  
JACKSON COUNTY

40 2E 09



CANCELLED TAX LOT NUMBERS

GIS DATA  
06/25/2014 10:56:43 AM V:\mgp\sp

40 2E 09  
NEW MAP JULY 16, 2010  
REV JUNE 20, 2014

# Well Log

(Property Information)

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

JACK 63575

9/21/2018

WELL I.D. LABEL# L 131478
START CARD # 1040462
ORIGINAL LOG #

(1) LAND OWNER

Owner Well I.D.
First Name BEN Last Name SCICLUNA
Company
Address 3727 OLD HWY 99
City ASHLAND State OR Zip 97520

(2) TYPE OF WORK

[X] New Well [ ] Deepening [ ] Conversion
[ ] Alteration (complete 2a & 10) [ ] Abandonment (complete 5a)

(2a) PRE-ALTERATION

Casing: Dia + From To Gauge Stl Plstc Wld Thrd
Material From To Amt sacks/lbs
Seal:

(3) DRILL METHOD

[X] Rotary Air [ ] Rotary Mud [ ] Cable [ ] Auger [ ] Cable Mud
[ ] Reverse Rotary [ ] Other

(4) PROPOSED USE

[X] Domestic [ ] Irrigation [ ] Community
[ ] Industrial/ Commercial [ ] Livestock [ ] Dewatering
[ ] Thermal [ ] Injection [ ] Other

(5) BORE HOLE CONSTRUCTION

Depth of Completed Well 600.00 ft. Special Standard [ ] (Attach copy)

Table with columns: Dia, From, To, Material, From, To, Amt, lbs. Includes rows for Bentonite Chips and Calculated amounts.

How was seal placed: Method [ ] A [ ] B [ ] C [ ] D [ ] E

[X] Other DRY POURED

Backfill placed from \_\_\_ ft. to \_\_\_ ft. Material

Filter pack from \_\_\_ ft. to \_\_\_ ft. Material Size

Explosives used: [ ] Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount Actual Amount

(6) CASING/LINER

Table with columns: Casing, Liner, Dia, +, From, To, Gauge, Stl, Plstc, Wld, Thrd. Includes rows for 6 inch and 4 inch casings.

Shoe [ ] Inside [X] Outside [ ] Other Location of shoe(s) 58

Temp casing [ ] Yes Dia From + To

(7) PERFORATIONS/SCREENS

Perforations Method SAWCUT

Screens Type Material

Table with columns: Perf/ Screen, Casing/ Screen, Dia, From, To, Scrn/slot width, Slot length, # of slots, Tele/ pipe size.

(8) WELL TESTS: Minimum testing time is 1 hour

[ ] Pump [ ] Bailer [X] Air [ ] Flowing Artesian

Table with columns: Yield gal/min, Drawdown, Drill stem/Pump depth, Duration (hr). Includes row with values 1, 600, 1.

Temperature 56 °F Lab analysis [ ] Yes By

Water quality concerns? [ ] Yes (describe below) TDS amount 400 ppm

Table with columns: From, To, Description, Amount, Units.

(9) LOCATION OF WELL (legal description)

County JACKSON Twp 40.00 S N/S Range 2.00 E E/W WM

Sec 9 SE 1/4 of the NW 1/4 Tax Lot 300

Tax Map Number Lot

Lat ' ' " or 42.10724400 DMS or DD

Long ' ' " or -122.59383000 DMS or DD

[X] Street address of well [ ] Nearest address

3727 OLD HWY 99 S ASHLAND, OR 97520

(10) STATIC WATER LEVEL

Table with columns: Date, SWL(psi), +, SWL(ft). Includes rows for Existing Well / Pre-Alteration and Completed Well.

Flowing Artesian? [ ] Dry Hole? [ ]

WATER BEARING ZONES

Depth water was first found 83.00

Table with columns: SWL Date, From, To, Est Flow, SWL(psi), +, SWL(ft). Includes row for 9/13/2018.

(11) WELL LOG

Ground Elevation

Table with columns: Material, From, To. Lists geological layers like TIGHT BROWN CLAY, BROWN BROWN GRAY BASALT, etc.

Date Started 9/12/2018 Completed 9/13/2018

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards.

License Number 1989 Date 9/14/2018

Signed GREG ELLIS (E-filed)

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above.

License Number 1835 Date 9/21/2018

Signed KEVIN GILL (E-filed)

Contact Info (optional) CLOUSER DRILLING INC.



# Exhibit B

(Property Maps)

# Bunker Properties

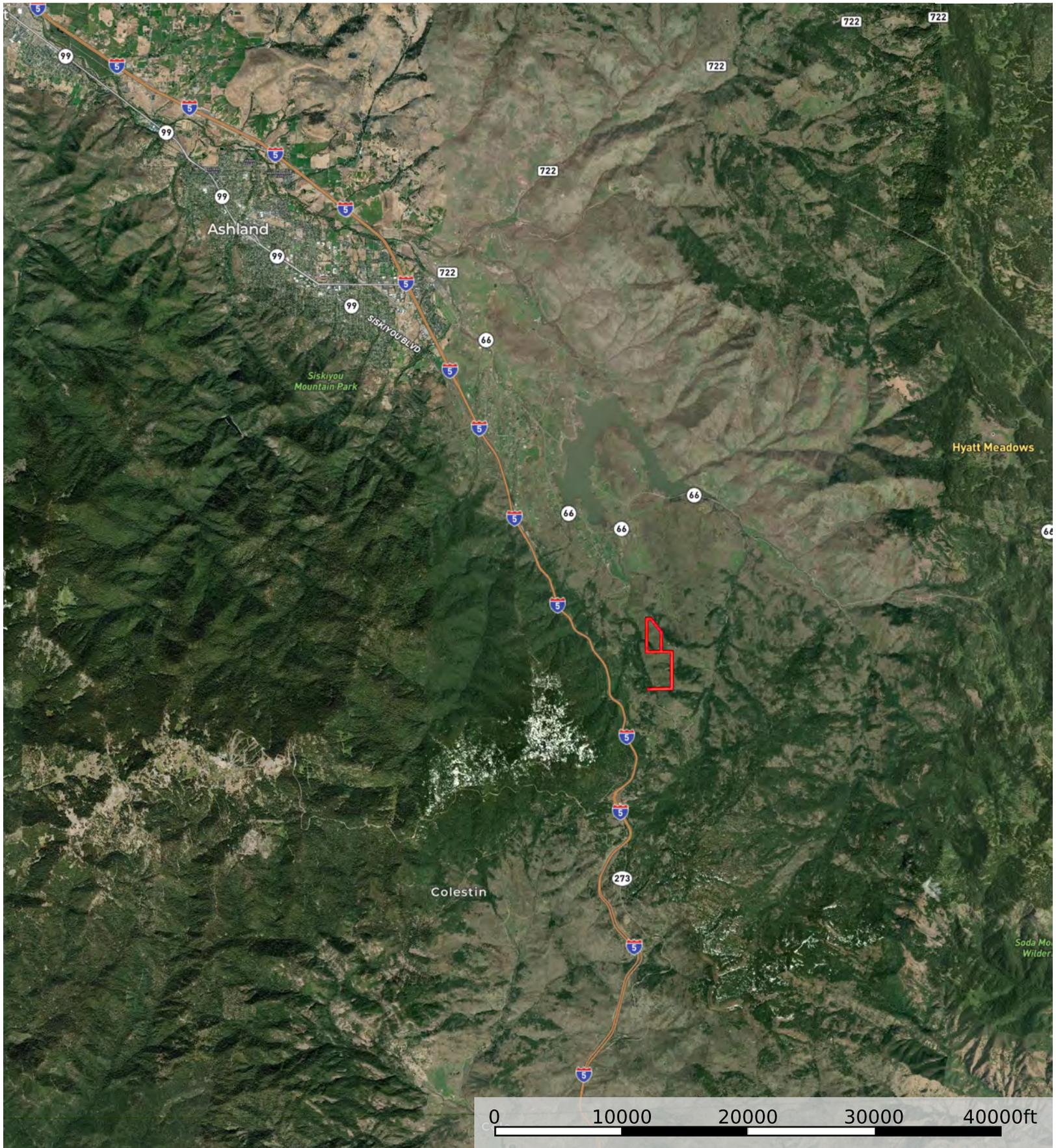
Oregon, AC +/-



 Boundary

# Bunker Properties

Oregon, AC +/-



 Boundary



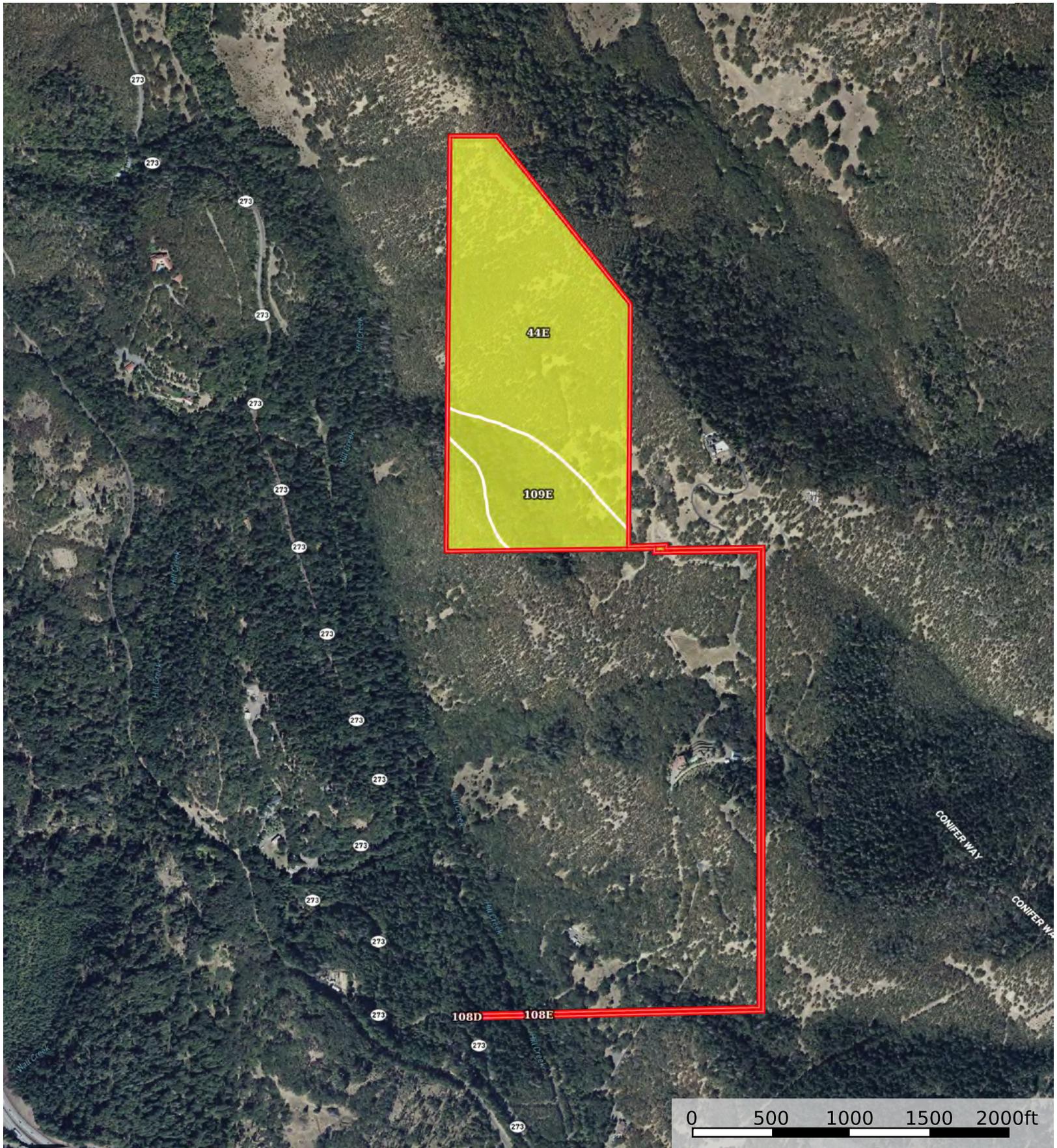
# Bunker Properties

Oregon, AC +/-



# Bunker Properties

Oregon, AC +/-



 Boundary

Boundary 62.45 ac

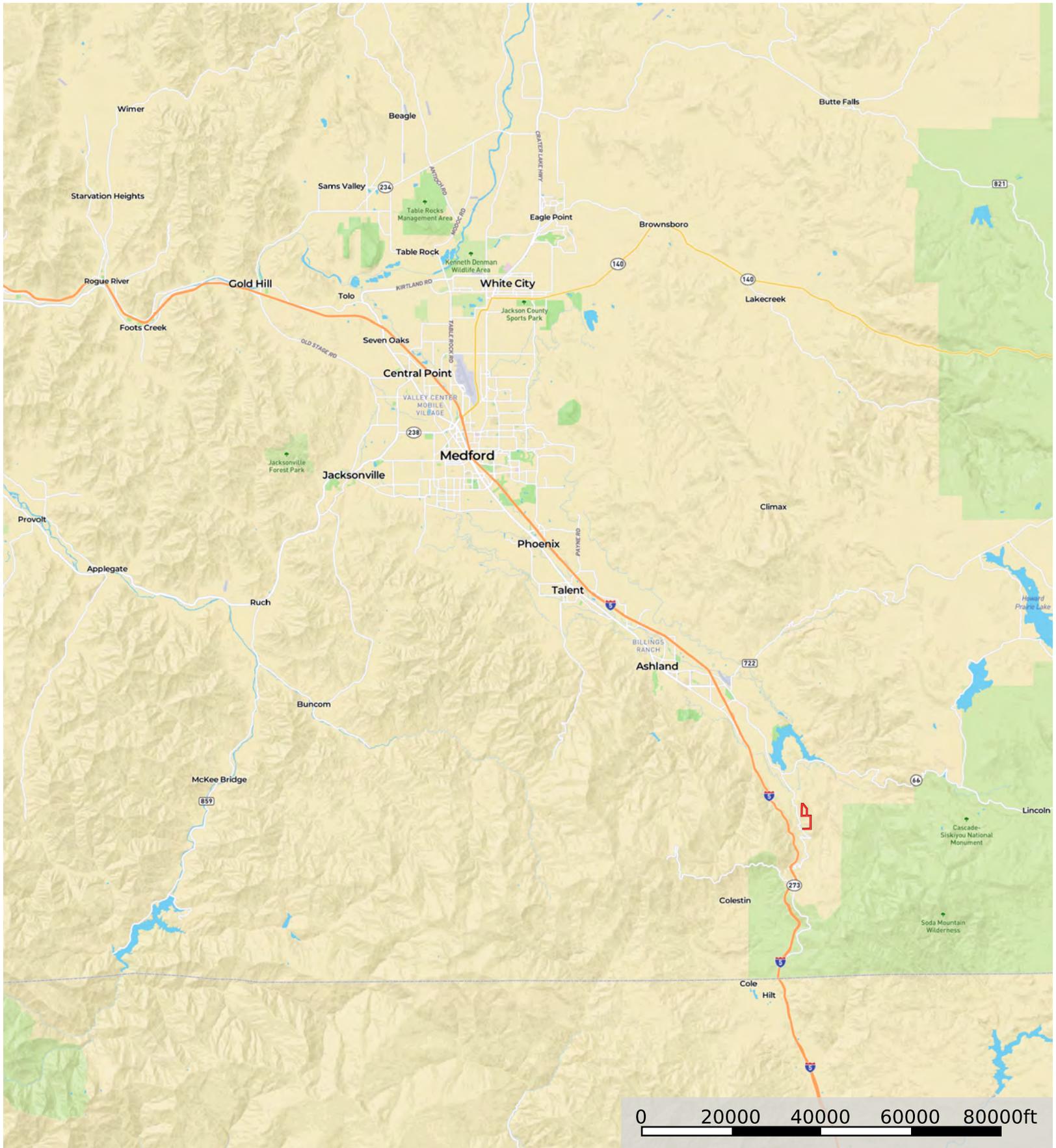
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
44E	Debenger-Brader loams, 15 to 40 percent slopes	49.26	78.87	0	41	4e
109E	Manita-Vannoy complex, 20 to 40 percent slopes	12.6	20.17	0	52	4e
108E	Manita loam, 20 to 35 percent slopes, MLRA 5	0.54	0.86	0	62	4e
108D	Manita loam, 7 to 20 percent slopes	0.05	0.08	0	64	4e
TOTALS		62.45(*)	100%	-	43.41	4.0

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



# Bunker Properties

Oregon, AC +/-



 Boundary

# 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.: 7161-4341296  
January 15, 2026

**FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:**

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

**FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:**

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

**Preliminary Title Report**

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

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

Situs Address as disclosed on Jackson County Tax Roll:

3727 Siskiyou Highway, Ashland, OR 97520

2021 ALTA Owners Standard Coverage	Liability \$	349,000.00	Premium \$	1,048.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	1,000.00	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	30.00
Other			Cost \$	

**Proposed Insured Lender: Lender To Be Determined**

**Proposed Borrower: TBD**

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

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

and as of January 08, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Edward Bunker and Crystal Bunker, tenants by the entirety

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

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

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

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

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
  - i. Satisfactory evidence that no construction liens will be filed; or
  - ii. Adequate security to protect against actual or potential construction liens;
  - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
8. Taxes for the year 2025-2026
 

Tax Amount	\$	1,275.11
Unpaid Balance:	\$	1,275.11 , plus interest and penalties, if any
Code No.:		0502
Map & Tax Lot No.:		402E09 300
Property ID No.:		<a href="#">1-065497-4</a>

## Taxes for the year 2024-2025

Unpaid Balance: \$ 1,222.88 , plus interest

## Taxes for the year 2023-2024

Unpaid Balance: \$ 1,204.08 , plus interest

9. Delinquent taxes may be subject to foreclosure proceedings by Jackson County. Additional amounts may also be owing in connection with the foreclosure process.
10. These premises are situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
11. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
12. The description of the excepted portion of the East Half of the Northwest Quarter of Section 9, Township 40 South, Range 2 East, is based on acreage, and not sufficiently definite to be accurately located of record. No liability is assumed for any interest, dispute or claim which may arise relative to the boundary lines.
13. Easement, including terms and provisions contained therein:  
Recording Information: [Volume 107, Page 124](#)  
In Favor of: Jackson County, Oregon  
For: A strip of land, 60 feet wide for road purposes
14. Easement, including terms and provisions contained therein:  
Recording Information: [Volume 109, Page 194](#)  
In Favor of: Jackson County, Oregon  
For: A strip of land 80 feet wide for road purposes
15. Easement, including terms and provisions contained therein:  
Recording Information: January 08, 1918 as [Volume 116, Page 429](#) and recorded March 13, 1947 as [Volume 280, Page 13](#)  
In Favor of: Pacific Telephone and Telegraph Company  
For: Right of way  
(Affects that part in Section 16 - Specific location not given)
16. Easement, including terms and provisions contained therein:  
Recording Information: [Volume 179, Page 67](#)  
In Favor of: California Oregon Power Company  
For: Transmission and distribution of electricity, and other purposes  
Affects: (Affects that part in Section 16 - Specific location not given)
17. Easement, including terms and provisions contained therein:  
Recording Information: February 16, 1955 as [Volume 406, Page 101](#)  
For: Erect, construct, operate and maintain a line of poles and wires (Specific location not given)

18. Easement, including terms and provisions contained therein:  
Recording Information: November 07, 1963 as [Volume 556, Page 225](#)  
In Favor of: Pacific Power & Light Company  
For: Transmission and distribution of electricity, and other purposes  
Affects: (Affects that part in Section 16 - Specific location not given)
  
19. Easement, including terms and provisions contained therein:  
Recording Information: October 23, 1991 as Document No. [91-25769](#)  
For: Ingress and egress over an existing roadway  
(Affects the flagpole strip, but specific location not given)
  
20. Easement, including terms and provisions contained therein:  
Recording Information: November 25, 2005 as Document No. [2005-071811](#)  
In Favor of: Qwest Corporation, a Colorado corporation  
For: Construct, modify, add to, maintain and remove such telecommunications facilities
  
21. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded July 11, 2018 as Document No. [2018-021803](#), Official Records of Jackson County, Oregon.
  
22. Easement, including terms and provisions contained therein:  
Recording Information: August 08, 2018 as Document No. [2018-024848](#)  
In Favor of: PacifiCorp, an Oregon corporation, its successors and assigns  
For: Underground Right of Way Easement  
Affects: 10 feet in width and 25 feet in length, more or less
  
23. Road Maintenance and Access Agreement, including terms and provisions thereof.  
Recorded: January 08, 2020 as Document No. [2020-000710](#)

- 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: An easement appurtenant to the herein described property for ingress and egress over an existing roadway, including the terms and provisions thereof, as set forth in instrument recorded in Document No. [91-25769](#), Official Records of Jackson County, Oregon.

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

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

**GARY LANEY**  
TITLE OFFICER  
glaney@firstam.com

**Recording Information**

For county recording requirements and fees visit

<https://jacksoncountyor.gov/departments/clerk/recording/index.php>

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

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

cc: Lender To Be Determined

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

**Exhibit "A"**

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

Commencing at the center quarter section corner of Section 9, Township 40 South, Range 2 East, of the Willamette Meridian in Jackson County, Oregon; thence South 88° 58' 48" West, along the East -West centerline of Section 9, a distance of 25.00 feet to the true Point of Beginning; thence continue South 88° 58' 48" West, along the East -West centerline, 1306.30 feet to the Southwest corner of the East Half of the Northwest Quarter of Section 9; thence North 00° 11' 36" East, along the West line of the East Half, 2647.23 feet to the Northwest corner thereof; thence North 89° 16' 43" East, along the North line of the East Half, 300.00 feet; thence South 38° 03' 55" East 1352.63 feet; thence South 00° 03' 54" West 1540.72 feet; North 88° 58' 48" East 240.00 feet; thence South 00° 03' 54" East 25.00 feet to a point on the East- West centerline of Section 9; thence North 88° 58' 48" East, along said East -West centerline, 590.65 feet to a point 25.00 feet West of the East line of the West Half of the West Half of the East Half of Section 9; thence South 00° 00' 02" West, along said East line, 2636.42 feet to a point on the North line of Section 16, said township and range; thence South 00° 23' 29" West, along the East line of the West Half of the West Half of the East Half of Section 16, a distance of 303.57 feet, said point being North 25.00 feet from the South line of the North Half of the North Half of the North Half of Section 16; thence South 88° 37' 53" West, parallel with said South line, 1907.00 feet, more or less, to a point on the Northeasterly line of Siskiyou highway (Old Highway 99); thence Northwesterly, along said Northeasterly line, to a point North 50.00 feet from said South line; thence North 88° 37' 53" East 1920.00 feet, more or less, to a point which is West 50.00 feet from the East line of the West Half of the West Half of the East Half of Section 16; thence North 00° 23' 29" East, parallel with said East line, 278.57 feet, more or less, to the South line of Section 9; thence North 00° 00' 02" East, parallel with the East line of the West Half of the West Half of the East Half, 2611.42 feet, more or less, to a point South 25.0 feet from the East -West centerline of Section 9; thence South 88° 58' 48" West, parallel with the East -West centerline, 640.65 feet, more or less, to a point which is South 00° 03' 54" West of the true Point of Beginning; thence North 00° 03' 54" East 25.00 feet to the true Point of Beginning.

NOTE: This Legal Description was created prior to January 01, 2008.



## **First American Title Insurance Company**

### **SCHEDULE OF EXCLUSIONS FROM COVERAGE**

#### **ALTA LOAN POLICY (07/01/21)**

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

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

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

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

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

**SCHEDULE OF STANDARD EXCEPTIONS**

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

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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, 2025

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.**

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**Contact Us:** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

