

7499 HIGHWAY 238

JACKSONVILLE, OREGON

» **MOPG**
by John L. Scott



Remarks

Located in the heart of Southern Oregon's scenic Applegate Valley, this exceptional estate offers a unique blend of natural beauty, privacy, and modern luxury. Situated less than a mile from the quaint town of Ruch and 8 miles from the historic charm of Jacksonville, this 40.97-acre property boasts gently rolling topography, panoramic views, and ample usable space. The property offers versatility and ample room for open pasture, with approximately 10 acres ready now, making it ideal for horses, livestock, or just enjoying the beautiful setting.

Home

A harmonious blend of contemporary design and high end finishes, the custom estate home has been recently remodeled with attention to detail at every turn. The light-filled, two-story floor plan is centered around an exceptional chef's kitchen, which has been fully updated with professional-grade appliances, quartz countertops, custom cabinetry, and sleek modern finishes. The open-concept layout flows effortlessly into the main living area - with plentiful windows, doors to the outside entertaining areas, and gas fireplace. The main level includes a formal dining room, private office, powder room, and even more expansive windows that frame the breathtaking views of the surrounding hills.

Upstairs, the primary suite is a luxurious retreat, complete with a beautiful spa-like bathroom with a marble shower and radiant-heated floors. The spacious walk-in closet and large windows that maximize the stunning setting complement the primary suite into a true place of relaxation. Two additional guest bedrooms, guest bathroom, second living area, and balcony round out the upstairs.

The list of recent upgrades is robust, including new HVAC, new prefinished white oak hardwood throughout, marble showers and floors in the bathrooms, new quartz countertops in the kitchen, new custom cabinetry, fresh exterior and interior paint, new solar powered entry gate, trenched charter/spectrum internet connection, expanded patios and walkways, hot tub, and more. The professional grade appliances include a sub-zero refrigerator, drawer dishwashers, and a Wolf microwave, while the lighting and plumbing fixtures feature either Restoration Hardware or Kohler. This home is truly turn-key!

At 1,650 feet above sea level, the property benefits from a climate that features four distinct seasons, with mild winters and warm, dry summers—perfect for

year-round outdoor enjoyment. The estate's custom home is a stunning blend of Mediterranean architecture and modern elegance. Surrounded by mature landscaping, sprawling lawns, and multiple patio spaces, the home seamlessly integrates indoor and outdoor living. The domestic well boasts over 50 gallons a minute based upon the last flow test.

Lifestyle

Beyond the property's boundaries, the Applegate Valley offers a lifestyle defined by natural beauty and recreation. The Applegate River and nearby Applegate Lake provide endless opportunities for outdoor adventures, from fishing and kayaking to hiking and camping. The Applegate Valley Wine Trail is a must, offering intimate tasting experiences, great food and events at great local wineries. A short drive brings you to Jacksonville, where historic charm runs deep and includes boutique shopping, fine dining, and the celebrated Britt Festival.

This estate is a rare opportunity to own a piece of Southern Oregon's vibrant wine country, complete with a turnkey luxury home and limitless potential for a fulfilling and tranquil lifestyle.

Applegate Valley

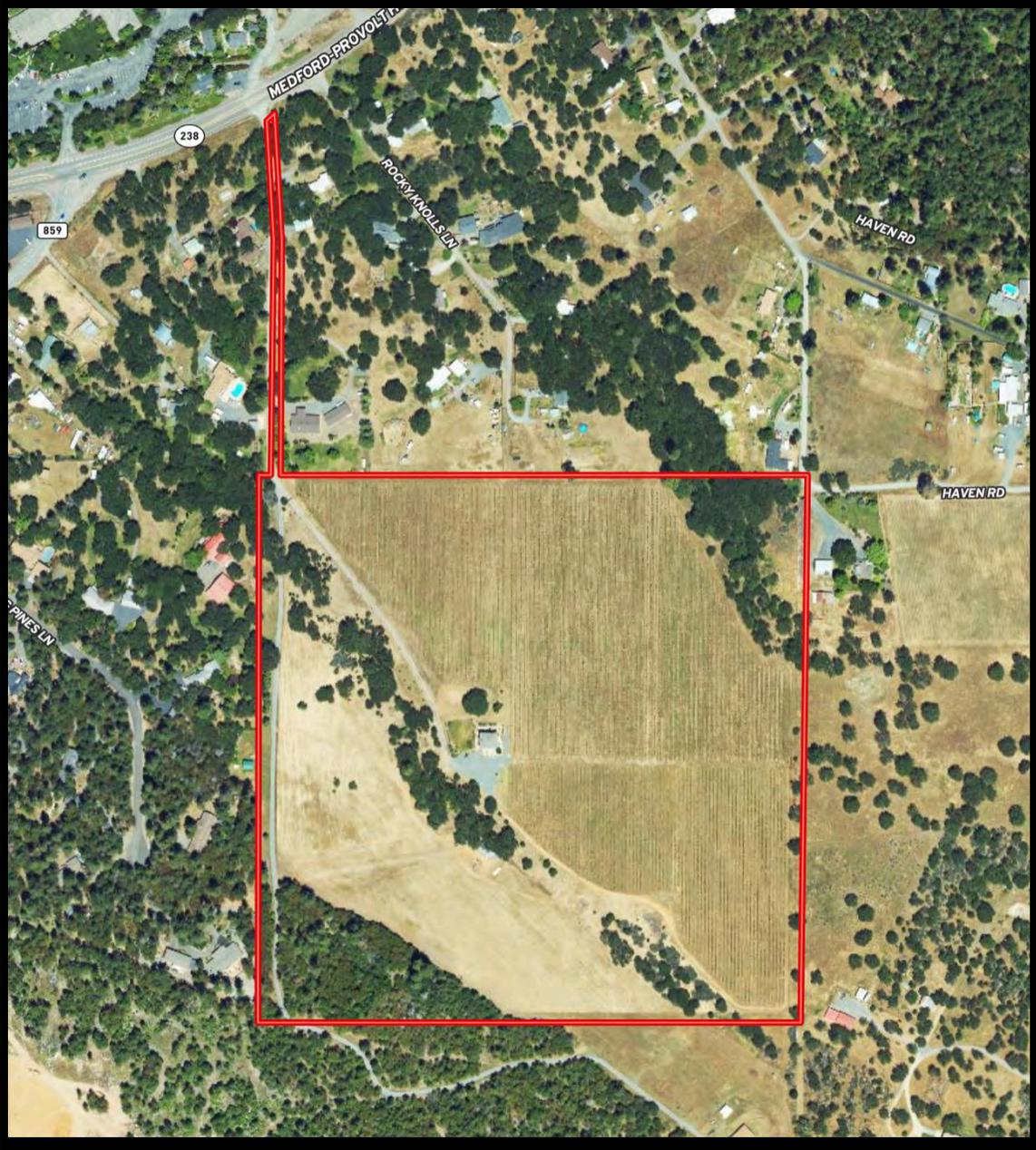
Nestled in the heart of Southern Oregon, the Applegate Valley is a haven of natural beauty and outdoor adventure. This picturesque region is framed by lush forests, rolling hills, and the serene Applegate River, which flows gracefully through the valley, offering excellent opportunities for fishing, kayaking, and swimming. Outdoor enthusiasts will also appreciate the nearby Applegate Lake, a stunning reservoir perfect for boating, hiking, and camping. The area is equally known for its thriving wine scene, with the Applegate Valley Wine Trail featuring a collection of boutique wineries that produce exceptional, small-batch wines. With its blend of scenic landscapes and recreational opportunities, the Applegate Valley offers a quintessential Pacific Northwest experience.

Jacksonville

Located just 8 miles from the property, the historic town of Jacksonville is a charming destination that effortlessly blends its rich Gold Rush heritage with modern amenities. Recognized as a National Historic Landmark, Jacksonville boasts beautifully preserved 19th-century architecture, quaint shops, and an array of fine

dining and casual eateries. The town is home to the renowned Britt Festival, a summer concert series that attracts top musical talent to its outdoor amphitheater. With its friendly community and vibrant cultural scene, Jacksonville provides a perfect balance of small-town charm and sophisticated living, making it a coveted destination in Southern Oregon.

Aerial Map



Property Details

The property has a physical address of 7499 Highway 238, Jacksonville, Oregon 97530. It is made up of 2 tax lots and 2 account numbers as shown below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
38S	3W	27A	2504	10474163	0.41	RR-2.5
38S	3W	27D	101	10642043	<u>40.56</u>	EFU
				Total	40.97	

Access:	Access is via a dirt/gravel driveway off of paved Highway 238
Present Land Use:	Private rural estate with vineyard and pasture
2025 Taxes:	\$3,879.40
Zoning:	EFU/RR-2.5 (Exclusive Farm Use/Rural Residential)
Elevations:	+/- 1,600' to +/-1,760' above sea level
Topography:	Gently sloping
Water Rights:	None at this time
Domestic Water:	55.2 GPM domestic well (Per flow test 7/30/21)
Sanitation:	Standard septic system
Electric/Power:	200-amp service for the home and separate 200 amp service for the shop
Internet:	Charter (direct line to the house)

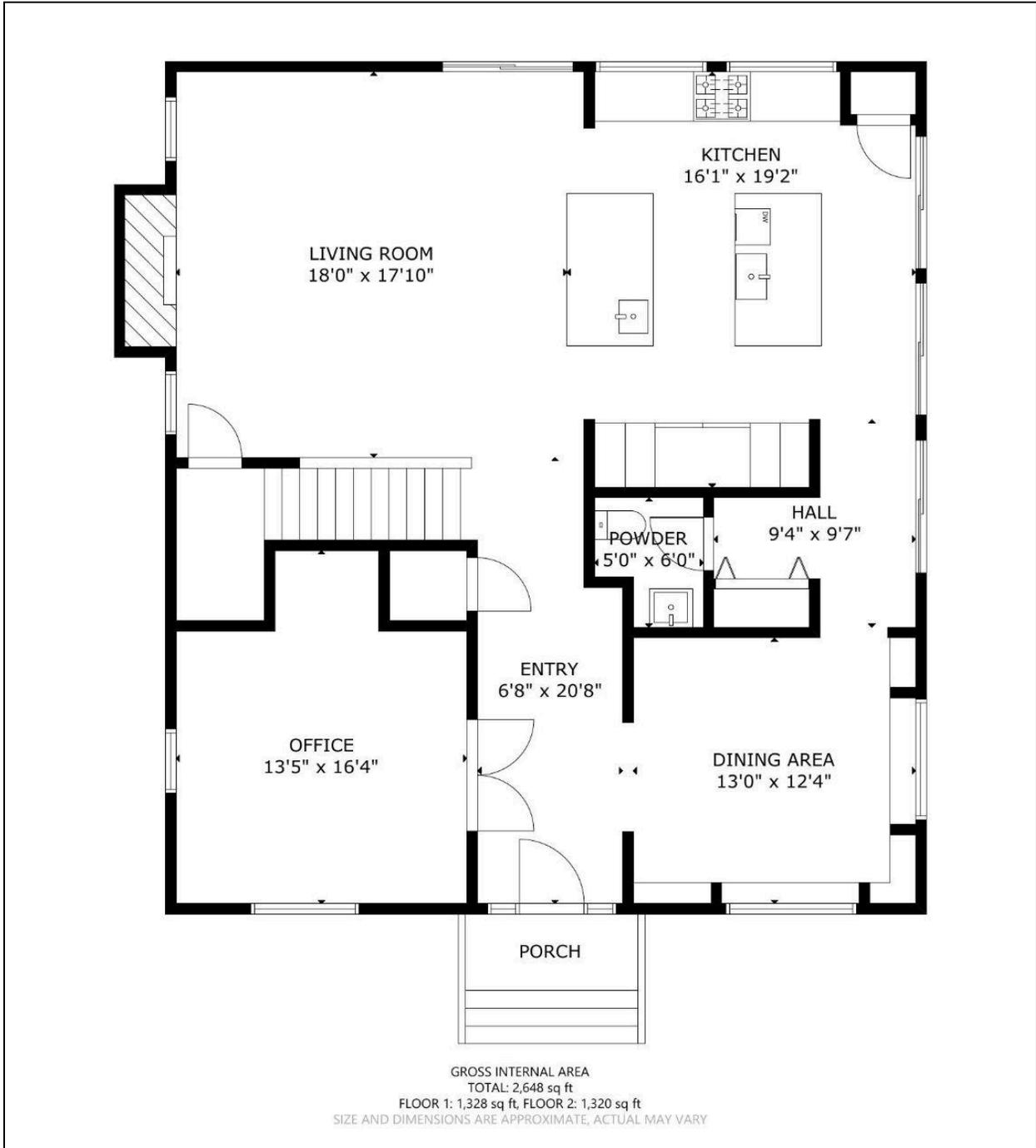
Main Home Characteristics

Gross Area:	2,384 square feet
Number of Stories:	Two story
Year of Construction:	1998 (county records)
Bedrooms:	Three bedrooms
Bathrooms:	Two full bathrooms and one half bathroom
Foundation:	Concrete perimeter
Flooring:	Hardwood, carpet and tile
Exterior Walls:	Stucco
Roofing:	Composition
Heat:	Heat pump with air handlers in attic
Additional Rooms:	Living room, dining room, kitchen, office, family room
Additional Notes:	Irrigated landscaping, heated floors in upstairs bathrooms

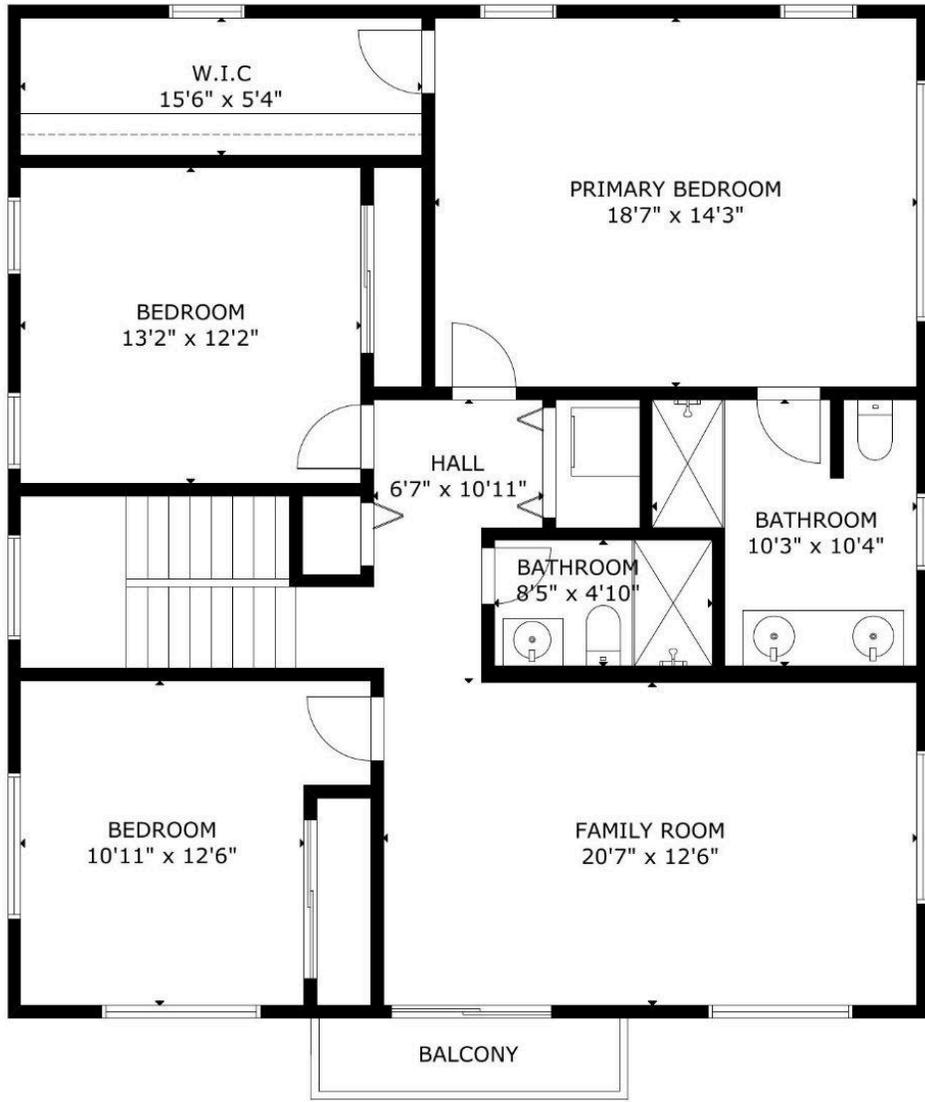
Shop Characteristics

Gross Area:	864 square feet (24' x 36')
Year of Construction:	Unknown
Foundation:	Concrete perimeter
Flooring:	Concrete
Exterior Walls:	Plywood
Roofing:	Composition

Home Floor Plan



LOWER LEVEL



GROSS INTERNAL AREA
TOTAL: 2,648 sq ft
FLOOR 1: 1,328 sq ft, FLOOR 2: 1,320 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

UPPER LEVEL

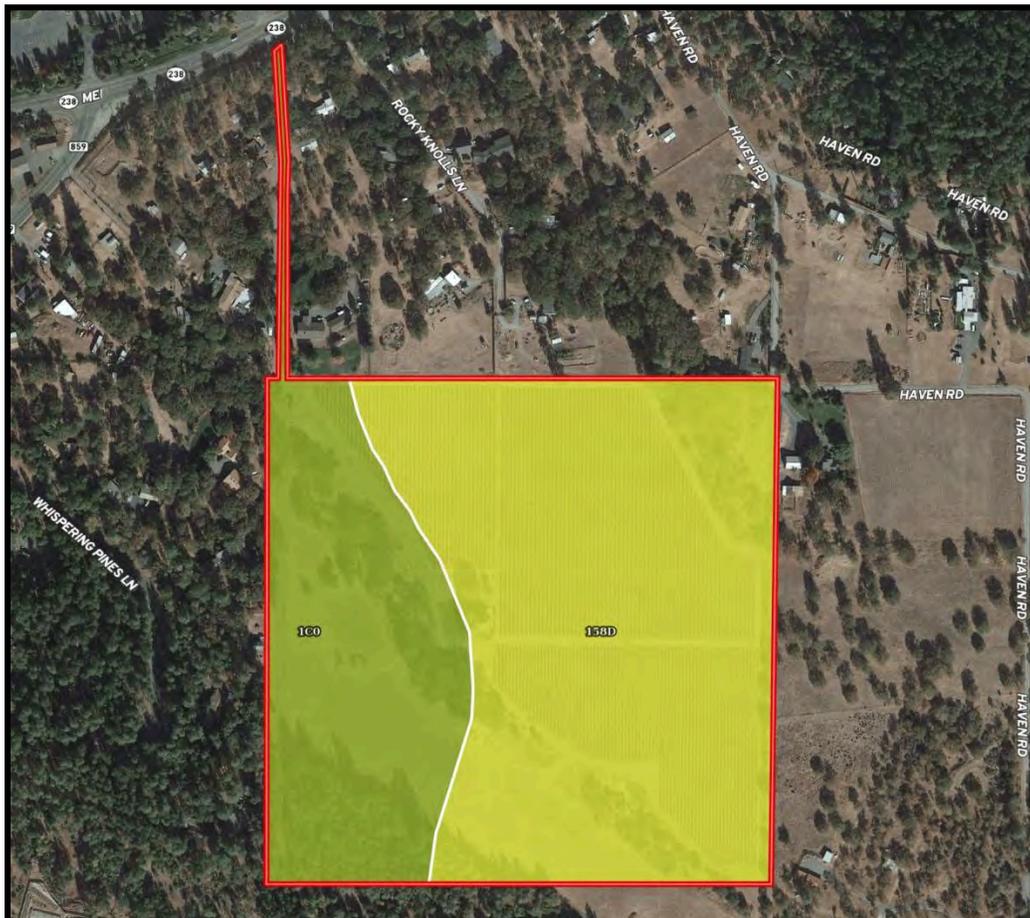
Vineyard Details

Age Planted: 1984-1999
Net Acreage: +/- 19 net acres
Varieties: Chardonnay, Merlot, Syrah, and Viogner
Rootstock: Self-rooted
Trellis: Vertical shoot positioning and lyre
Spacing: 9' x 4'

*Seller makes no warranty or guarantee about the viability of the vineyard

Soils

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
158D	Ruch gravelly silt loam, 7 to 20 percent slopes	27.39	66.97	0	52	4e
1C0	Abegg gravelly loam, 7 to 12 percent slopes, low precip	13.5	33.01	0	52	3s
TOTALS		40.89(*)	100%	-	51.99	3.67



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 (hemp) as well as permanent plantings (wine grapes). In more recent years, the area has begun to see increase in notoriety within the wine industry for the region's ability to grow many different varieties at a high quality.

Climate

From a climate perspective, Southern Oregon offers the most diverse growing conditions in Oregon and arguably in the United States. According to Dr. Greg Jones, a local expert climatologist, the maritime air masses that originate over the Pacific are cooled by the ocean currents offshore and moderate the climate of the region. The Rogue Valley has the higher elevations and, along with their general north-south trending 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 upper 80s to the lower 90s and January average minimum temperatures range from the upper 20s to the lower 30s. The growing season, defined by the median dates of the first and last 32 degree frost, varies from 138-174 days and growing season temperatures vary with an average from the upper 50s to the lower 60s. Precipitation varies from 18-60 inches across the region, with an average of just over 21 inches for the year, with less than 15% of it coming during the growing season.

<u>Jackson County</u> <u>Climate Averages</u>	
Rainfall:	25.9 inches
Snowfall:	6 inches
Precipitation:	108.8 days
Sunny Days:	196 days
July High:	88.9°
January Low:	30.6°
Source: Sperlings Best Places, Website	

Source: Greg Jones, <https://www.linfield.edu/wine/greg-jones.html>

Notice of Disclosure

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Exhibit A

(Property Information)



First American Title™

Jackson County Property Profile Information

Parcel #: 10642043

Tax Acct#: 383W27D000101

Owner: [REDACTED]

CoOwner: [REDACTED]

Site: **7499 Hwy 238**

Jacksonville OR 97530 - 9139

Mail: PO Box 1507

Jacksonville OR 97530

Land Use: 551 Farm - Exclusive Farm Use (EFU) - Impr

Std Land Use: 7001 - Farm land

Legal:

Twn/Rng/Sec: 38S / 03W / 27 / SE

ASSESSMENT & TAX INFORMATION

Market Total: **\$1,160,750.00**

Market Land: **\$717,150.00**

Market Impr: **\$443,600.00**

Assessment Year: **2025**

Assessed Total: **\$323,008.00**

Exemption:

2024 Taxes: **\$3,742.52**

Levy Code: 4946

Levy Rate: 0.0121

SALE & LOAN INFORMATION

Sale Date: 09/20/2021

Sale Amount: \$1,600,000.00

Document #: 39910

Deed Type: Warranty Deed

Loan Amount: [REDACTED] 0

Lender: [REDACTED] K

Loan Type: [REDACTED]

Interest Type: [REDACTED]

Title Co: FIRST AMERICAN

PROPERTY CHARACTERISTICS

Year Built: 1998

Bedrooms: 3

Bathrooms: 2.5

Total SF: 2,384 SqFt

Basement SF:

Lot Size: 40.56 Acres (1,766,793 SqFt)

Garage SF:

Heat Source: Heat Pump

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

School Dist: 549 Medford

Primary School: Ruch Outdoor Community School

Middle School: McLoughlin Middle School

High School: South Medford High School

Census: 3181 - 003002

Watershed: Middle Applegate River

Recreation:

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

IMPROVEMENT: 86630

PARCEL ID: 10642043

Improvement Use: 162

Improvement Desc: RESIDENCE Two
story

Year Built: 1998

% Complete:

Condition:

Eff Year Built: 1998

Total SqFt: 2,384

Bedrooms: 3

Roof Type:

Finished SqFt: 2,384

Bathrooms: 2.5

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt: 1,292

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt: 1,092

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:



First American Title™

Jackson County Property Profile Information

Parcel #: 10474163
Tax Acct#: 383W27A002504
Owner: [REDACTED]
CoOwner: [REDACTED]
Site: **Hwy 238**
OR 97530
Mail: PO Box 1507
Jacksonville OR 97530
Land Use: 541 Farm - Unzoned farm land - Improved (t
Std Land Use: 7001 - Farm land
Legal:
Twn/Rng/Sec: 38S / 03W / 27 / NE

ASSESSMENT & TAX INFORMATION

PROPERTY CHARACTERISTICS

<p>Market Total: \$9,880.00 Market Land: \$9,880.00 Market Impr: Assessment Year: 2025 Assessed Total: \$28.00 Exemption: 2024 Taxes: \$18.99 Levy Code: 4946 Levy Rate: 0.0121</p>	<p>Year Built: Bedrooms: Bathrooms: Total SF: Basement SF: Lot Size: 0.41 Acres (17,859 SqFt) Garage SF: Heat Source: Fireplace: Lot: Block: Plat/Subdiv: Zoning: County-RR-2.5 School Dist: 549 Medford Primary School: Ruch Outdoor Community School Middle School: McLoughlin Middle School High School: South Medford High School Census: 3181 - 003002 Watershed: Middle Applegate River Recreation:</p>
<p>SALE & LOAN INFORMATION</p> <p>Sale Date: 09/20/2021 Sale Amount: \$1,600,000.00 Document #: 2021-39910 Deed Type: 17 Loan Amount: Lender: Loan Type: Interest Type: Title Co:</p>	

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.

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

19-Mar-2026



Tax Account #	10642043	Lender Name	CLG - UMPQUA BANK
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4946
Situs Address	7499 HWY 238 MEDFORD/COUNTY OR	Interest To	Mar 19, 2026

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	\$3,859.15	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,742.52	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,594.40	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,482.20	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,487.51	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,404.55	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,321.39	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,210.49	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,139.49	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,053.40	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,956.47	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,788.74	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,386.08	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,349.46	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,505.64	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,945.87	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,135.32	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,627.98	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,488.78	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,179.22	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$92.70	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$77.75	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$118.47	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$132.14	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$114.69	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.90	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$104.41	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$105.84	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$75.08	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.38	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

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

19-Mar-2026



Tax Account #	10474163	Lender Name	CLG - UMPQUA BANK
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4946
Situs Address	HWY 238 MEDFORD/COUNTY OR	Interest To	Mar 19, 2026

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	\$20.25	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.99	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.97	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.97	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.97	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.97	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.96	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.95	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.95	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.95	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.95	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.95	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.93	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.93	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.93	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.94	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.92	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.82	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.15	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.13	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.09	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.10	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.77	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.77	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.78	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15.78	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.76	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.75	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.74	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.40	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



After recording return to:



Until a change is requested all tax statements shall be sent to the following address:



File No.: 7161-3785268 (RT)

Date: July 16, 2021

Jackson County Official Records **2021-039910**
R-WD
Stn=16 MORGANSS **09/20/2021 02:27:53 PM**
\$15.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$107.00**

THIS SPACE RES

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

STATUTORY WARRANTY DEED



following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.
2. The **2021-2022** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$1,600,000.00**. (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.



STATE OF Oregon)
County of Jackson)ss.
)

This instrument was acknowledged before me on this 20 day of Sept, 2021
by _____



[Handwritten Signature]
Notary Public for Oregon
My commission expires: 6/13/22

EXHIBIT A

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

PARCEL 1:

The Northeast Quarter of the Southeast Quarter of Section 27 in Township 38 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon. ALSO, any property in said Southeast Quarter acquired from Archie C. Pierce et ux, by Boundary Line Agreement recorded as Document No. 73-10175, Official Records of Jackson County, Oregon. EXCEPTING THEREFROM any property in said Southeast Quarter conveyed to Archie D. Pierce et ux, by Boundary Line Agreement recorded as Document No. 73-10175, Official Records of Jackson County, Oregon.

PARCEL 2:

Beginning at a point on the North line of tract described in Volume 510, Page 241, Jackson County, Oregon, Deed Records, said point being South 89° 22' 51" East, 23.36 feet from the Southwest corner of Government Lot 2 in Section 27, Township 38 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon; thence North 453.14 feet; thence North 1° 43' 50" East, 89.65 feet to the South line of tract described in Volume 516, Page 470, said Deed Records; thence East 20.00 feet; thence South 1° 43' 50" West, 89.65 feet; thence South 453.36 feet to the North line of said tract described in Volume 510, Page 241, said Deed Records; thence North 89° 22' 51" West, 20.00 feet to the point of beginning.

PARCEL 3:

Beginning at a point on the Southerly line of Highway 238 (as of 1970), said point being North 306.22 feet and West 570.66 feet from the Southwest corner of Donation Land Claim No. 42 in Township 38 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon; thence South 3° 11' 10" East, 297.65 feet; thence South 1° 43' 50" West, 9.03 feet to the South line of tract described in Volume 516, Page 470, Jackson County, Oregon, Deed Records; thence West, along said South line, 20.00 feet; thence North 1° 43' 50" East, 9.03 feet to a 1 inch iron pipe; thence North 3° 21' 45" East, 284.57 feet; thence North 56° 56' 50" East, 24.04 feet to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

Exhibit B

(Property Maps)

7499 Hwy 238
Oregon, AC +/-



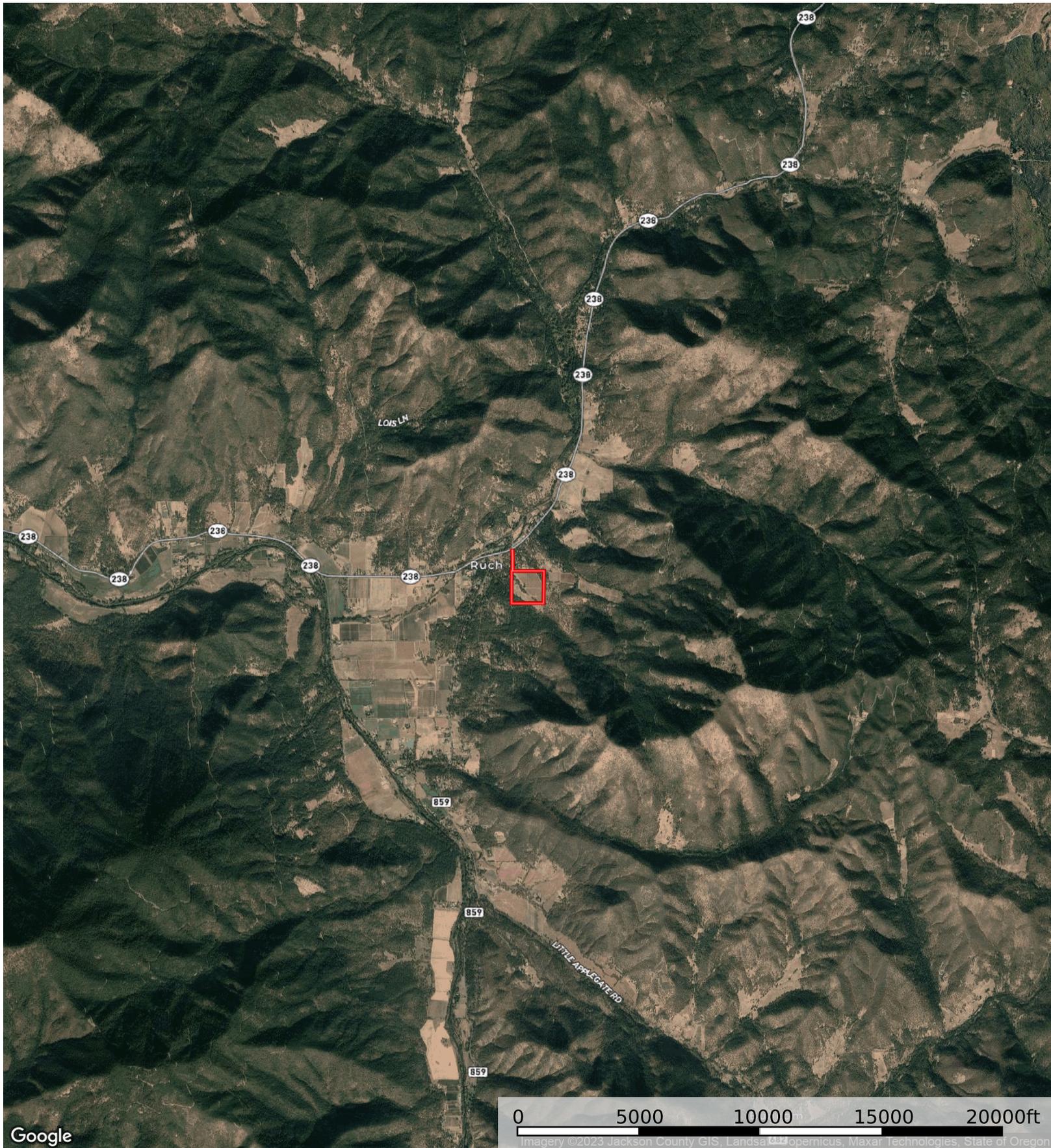
Google

Imagery ©2023 Jackson County GIS, Maxar Technologies, State of Oregon

Boundary

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

7499 Hwy 238
Oregon, AC +/-

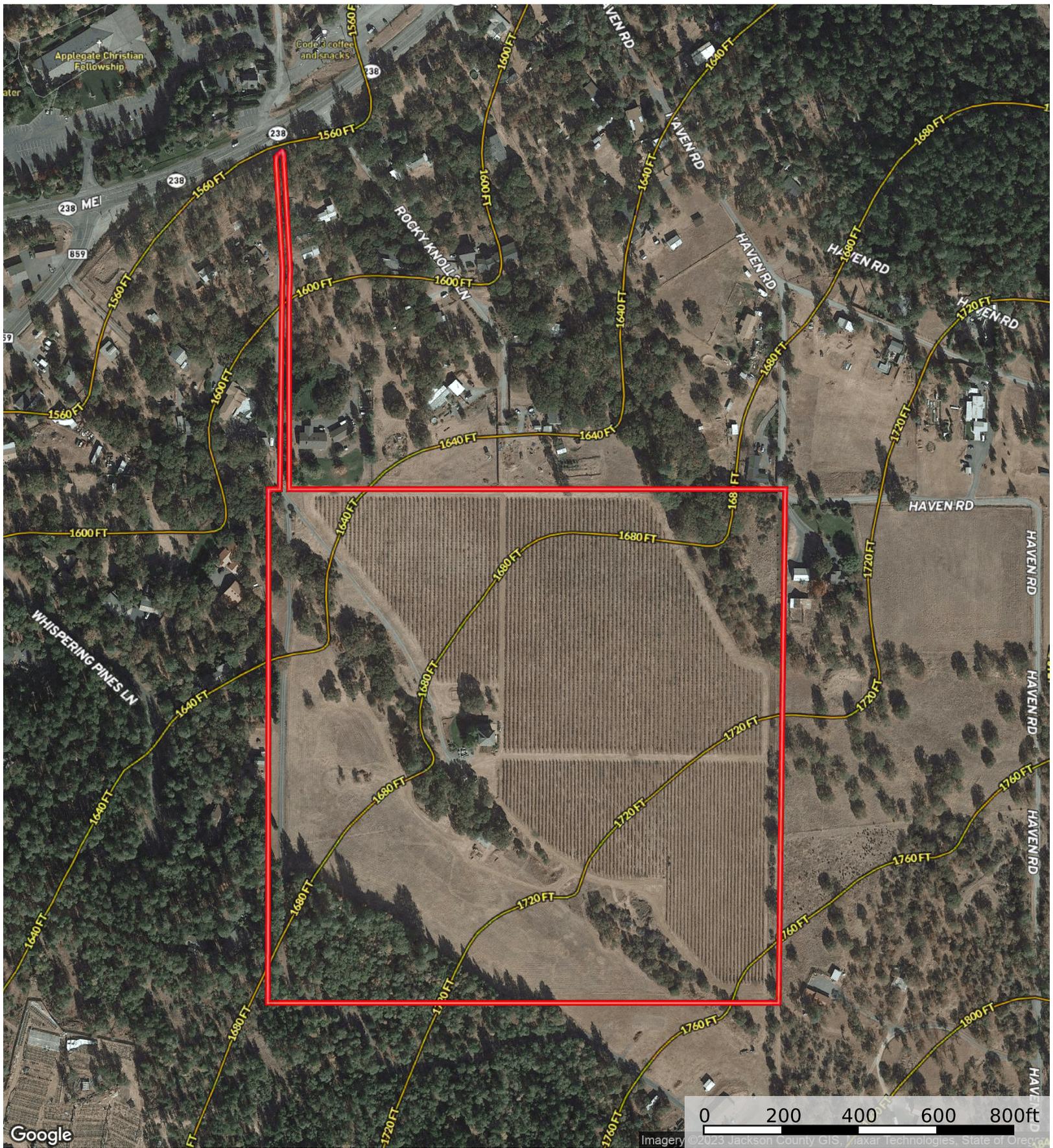


Google

0 5000 10000 15000 20000ft
Imagery ©2023 Jackson County GIS, Landsat, Copernicus, Maxar Technologies, State of Oregon

 Boundary

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



Google

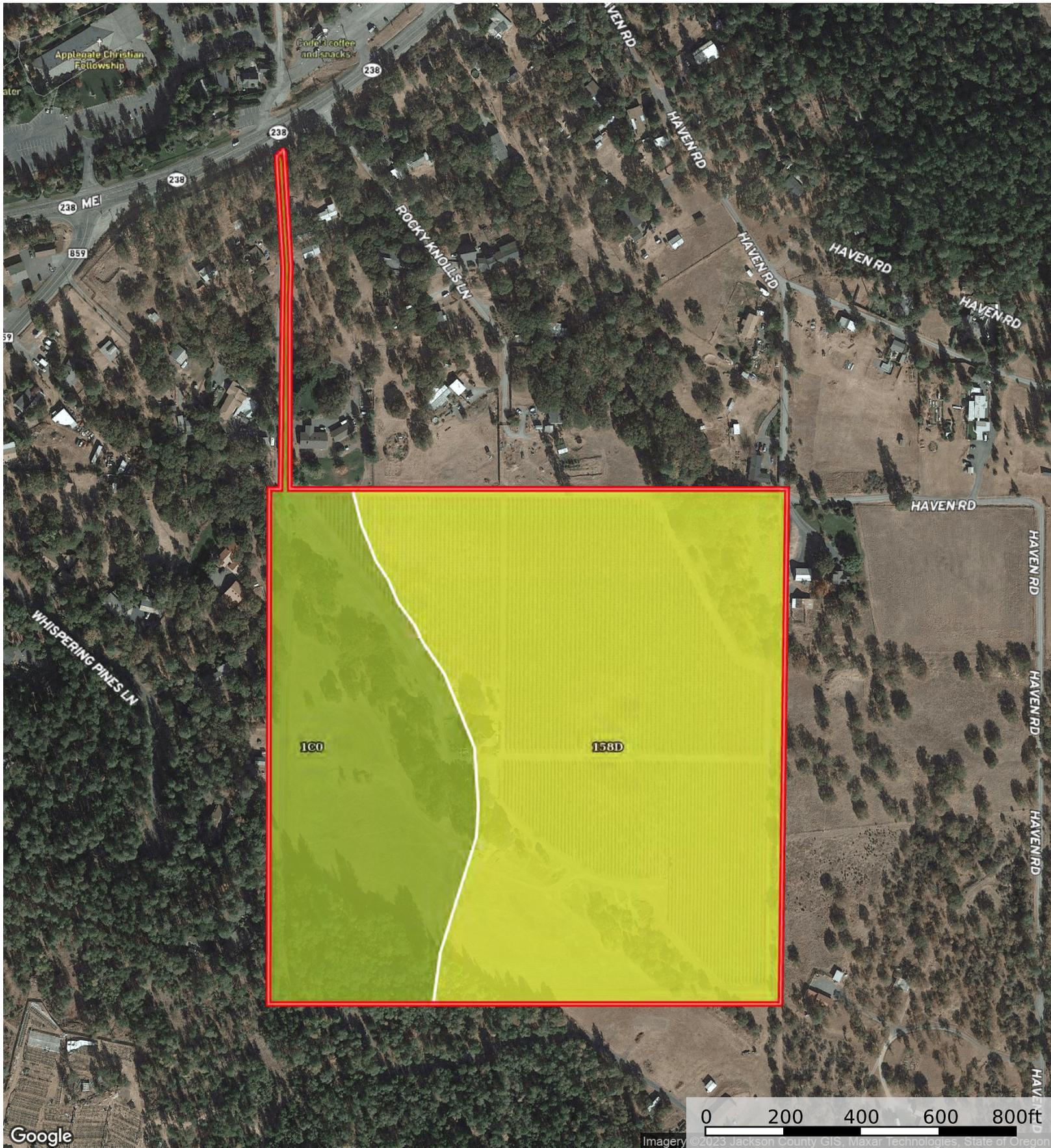
0 200 400 600 800ft
Imagery ©2023 Jackson County GIS, Maxar Technologies, State of Oregon

Boundary

7499 Hwy 238
Oregon, AC +/-



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



Google

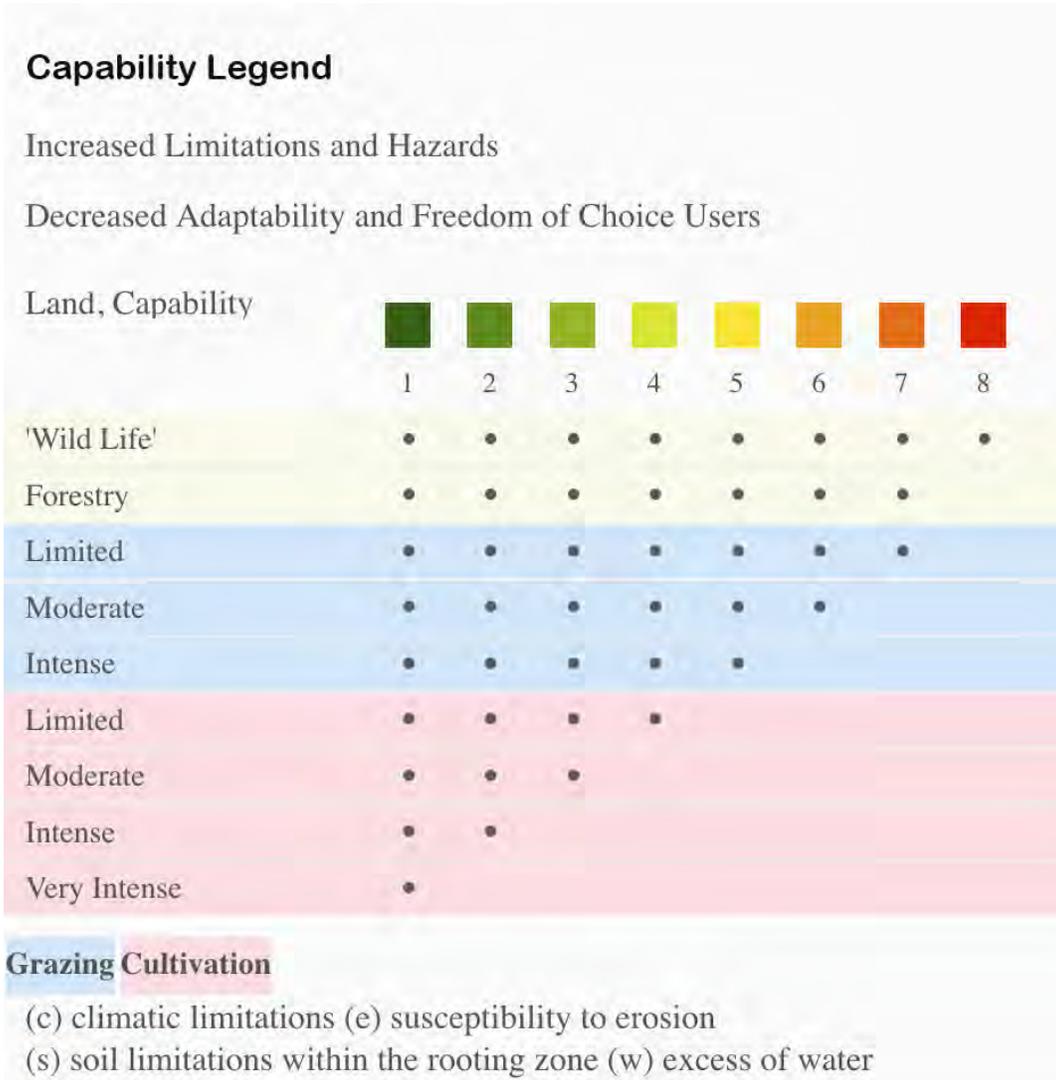
Imagery ©2023 Jackson County GIS, Maxar Technologies, State of Oregon

Boundary

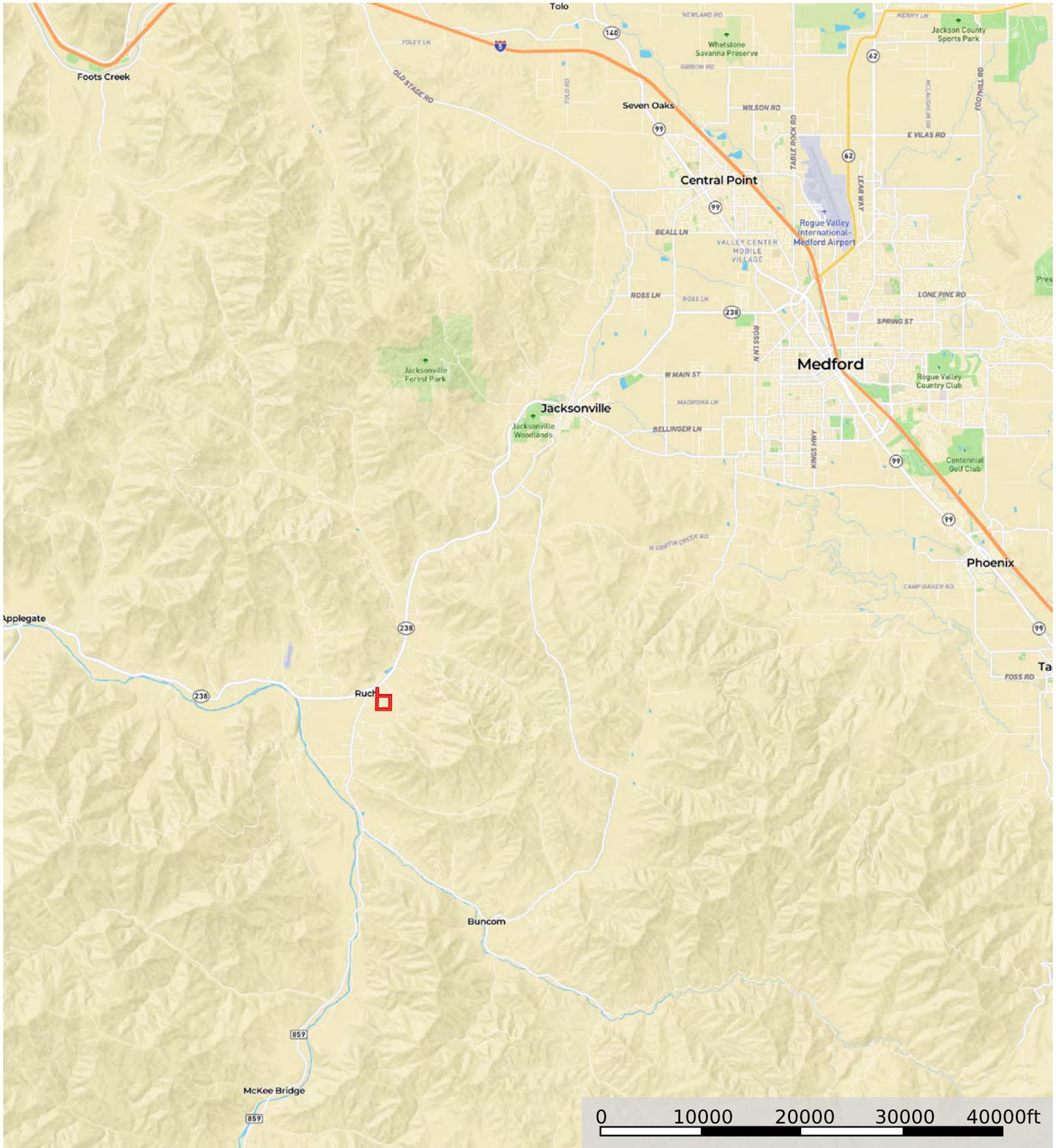
|  Boundary 40.89 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
158D	Ruch gravelly silt loam, 7 to 20 percent slopes	27.39	66.97	0	52	4e
1C0	Abegg gravelly loam, 7 to 12 percent slopes, low precip	13.5	33.01	0	52	3s
TOTALS		40.89(*)	100%	-	51.99	3.67

(*) 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.



7499 Hwy 238 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.: 7161-4219014
November 08, 2024

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:

7499 Highway 238, Jacksonville, OR 97530

2021 ALTA Owners Standard Coverage	Liability \$ 1,495,000.00	Premium \$ 2,843.00
2021 ALTA Owners Extended Coverage	Liability \$	Premium \$
2021 ALTA Lenders Standard Coverage	Liability \$	Premium \$
2021 ALTA Lenders Extended Coverage	Liability \$ TBD	Premium \$ TBD
Endorsement 9.10, 22 & 8.1		Premium \$ 100.00
Govt Service Charge		Cost \$
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 October 31, 2024 at 8:00 a.m., [title to the fee simple estate is vested in:](#)



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 2024-2025

Tax Amount	\$	3,742.52	
Unpaid Balance:	\$	3,742.52	, plus interest and penalties, if any
Code No.:		49-46	
Map & Tax Lot No.:		383W27D 101	
Property ID No.:		1-064204-3	

9. Taxes for the year 2024-2025
- | | | |
|--------------------|----|---|
| Tax Amount | \$ | 18.99 |
| Unpaid Balance: | \$ | 18.99 , plus interest and penalties, if any |
| Code No.: | | 49-16 |
| Map & Tax Lot No.: | | 383W27A 2504 |
| Property ID No.: | | 1-047416-3 |
10. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
11. The effect of the herein described property being within the boundaries of the Applegate Valley Irrigation District, organized pursuant to and with the powers vested in such irrigation district by virtue of the laws of the State of Oregon, as proclaimed and declared by Proclamation of the County Court of the State of Oregon, for the County of Josephine, recorded as Document No. [68-12013](#), Official Records of Jackson County, Oregon.
12. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
13. Easement, including terms and provisions contained therein:
Recording Information: [Volume 269, Page 252](#); [Volume 378, Page 351](#); [Volume 386, Page 409](#); [Volume 413, Page 11](#) and [Volume 413, Page 12](#)
(Affects Parcels 2 and 3)
In Favor of: California Oregon Power Company
For: transmission and distribution of electricity
14. Right of way, including terms and conditions contained therein:
Granted to: The Pacific Telephone and Telegraph Company
For: Right of way for pole, tower and wire line facilities, and rights in connection therewith
Recording Information: [Volume 413, Page 11](#) and [Volume 413, Page 12](#) (Affects Parcel 2 and 3)
15. Easement, including terms and provisions contained therein:
Recording Information: June 26, 1972 as Document No. [72-08233](#) (Affects Parcels 2 and 3)
For: road purposes
16. Easement, including terms and provisions contained therein:
Recording Information: June 25, 1979 as Document No. [79-12907](#) (Affects the West 60 feet of Parcel 1 and all of Parcels 2 and 3)
For: ingress and egress
17. Easement, including terms and provisions contained therein:
Recording Information: Document No. [81-21754](#)
In Favor of: Pacific Power and Light Company
For: transmission and distribution of electricity
18. Easement Agreement and the terms and conditions thereof:
- Between: [REDACTED]

And: Anthony Barbara Roth
Recording Information: April 12, 2005 as Document No. [2005-020266](#) (Affects Parcel 3)

19. Easement Agreement and the terms and conditions thereof:

Between: [REDACTED], husband and wife
And: Richard W. Smandra and Diane Smandra, husband and wife
Recording Information: August 18, 2017 as Document No. [2017-028529](#)

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

Grantor/Trustor: [REDACTED], as tenants by the entirety.
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., "MERS" solely as a nominee for Umpqua Bank, its successors and assigns
Trustee: First American Title Insurance Company
Amount: \$1,260,000.00
Recorded: September 20, 2021
Recording Information: Document No. [2021-039911](#)

21. Unrecorded leases or periodic tenancies, if any.

22. This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a County other than the County wherein the premises are situated and no liability is assumed if a Financing Statement is recorded in the Office of the County Clerk (Recorder) covering timber, fixtures or crops, on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system.

- END OF EXCEPTIONS -

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

NOTE: According to the public 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

As of March 1, 2023 Jackson County recording fees are as follows:

Recording Fees:	\$	104.00	All Deeds 1st page
	\$	5.00	All Deeds for each additional page
	\$	121.00	All Other Document Types
	\$	5.00	All Other Document Types for each additional page

Additional Fees will be imposed by the County Clerk of a document presented for recording fails to meet the requirements established by ORS Chapter 205.

cc: Lender To Be Determined

,
cc: Chris Martin, Land Leader NW, LLC
3811 Crater Lake Highway, Medford, OR 97504

cc: , Additional Information Required

Exhibit "A"

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

PARCEL 1:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. ALSO, ANY PROPERTY IN SAID SOUTHEAST QUARTER ACQUIRED FROM ARCHIE C. PIERCE ET UX, BY BOUNDARY LINE AGREEMENT RECORDED AS DOCUMENT NO. [73-10175](#), OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. EXCEPTING THEREFROM ANY PROPERTY IN SAID SOUTHEAST QUARTER CONVEYED TO ARCHIE D. PIERCE ET UX, BY BOUNDARY LINE AGREEMENT RECORDED AS DOCUMENT NO. [73-10175](#), OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PARCEL 2:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT DESCRIBED IN [VOLUME 510, PAGE 241](#), JACKSON COUNTY, OREGON, DEED RECORDS, SAID POINT BEING SOUTH 89° 22' 51" EAST, 23.36 FEET FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 453.14 FEET; THENCE NORTH 1° 43' 50" EAST, 89.65 FEET TO THE SOUTH LINE OF TRACT DESCRIBED IN [VOLUME 516, PAGE 470](#), SAID DEED RECORDS; THENCE EAST 20.00 FEET; THENCE SOUTH 1° 43' 50" WEST, 89.65 FEET; THENCE SOUTH 453.36 FEET TO THE NORTH LINE OF SAID TRACT DESCRIBED IN [VOLUME 510, PAGE 241](#), SAID DEED RECORDS; THENCE NORTH 89° 22' 51" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF HIGHWAY 238 (AS OF 1970), SAID POINT BEING NORTH 306.22 FEET AND WEST 570.66 FEET FROM THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 42 IN TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 3° 11' 10" EAST, 297.65 FEET; THENCE SOUTH 1° 43' 50" WEST, 9.03 FEET TO THE SOUTH LINE OF TRACT DESCRIBED IN [VOLUME 516, PAGE 470](#), JACKSON COUNTY, OREGON, DEED RECORDS; THENCE WEST, ALONG SAID SOUTH LINE, 20.00 FEET; THENCE NORTH 1° 43' 50" EAST, 9.03 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 3° 21' 45" EAST, 284.57 FEET; THENCE NORTH 56° 56' 50" EAST, 24.04 FEET TO THE 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.

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

Rev. 07-01-21



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

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

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

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

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

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

How Long Do We Keep Your Information? We keep your 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 sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products 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 this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.

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



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 ("CCPA")**. All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

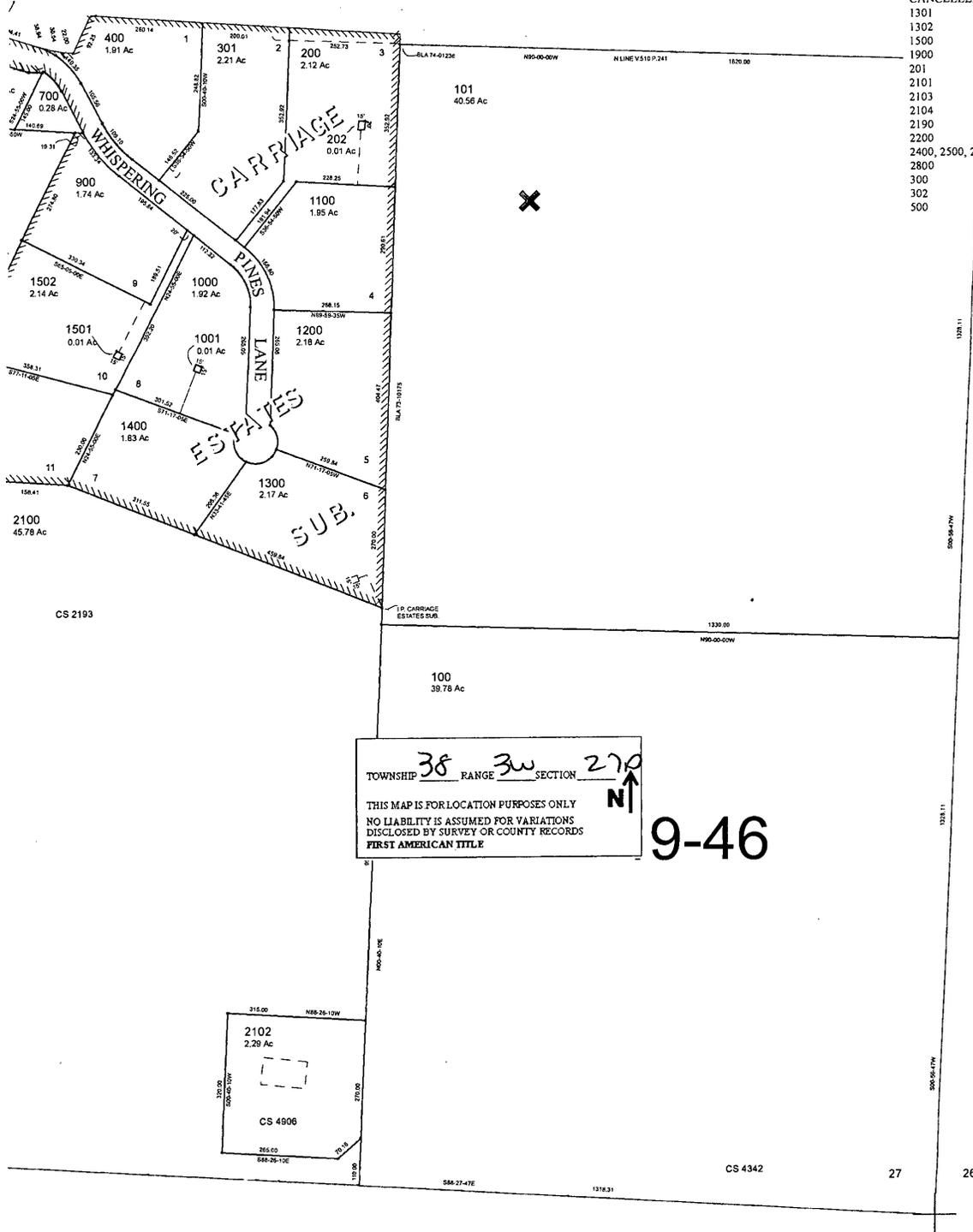
Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see **"What Information Do We Collect About You"** in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see **"How Do We Collect Your Information"**, **"How Do We Use Your Information"**, and **"How Do We Share Your Information"** in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see **"How Do We Use Your Information"** and **"How Do We Share Your Information"** in <https://www.firstam.com/privacy-policy>.



- CANCELLED TAX LOT NUMBERS
- 1301
 - 1302
 - 1500
 - 1900
 - 201
 - 2101
 - 2103
 - 2104
 - 2190
 - 2200
 - 2400, 2500, 2501, 2600, 2700 REMAPPED TC
 - 2800
 - 300
 - 302
 - 500

TOWNSHIP 38 RANGE 3w SECTION 27
 THIS MAP IS FOR LOCATION PURPOSES ONLY
 NO LIABILITY IS ASSUMED FOR VARIATIONS
 DISCLOSED BY SURVEY OR COUNTY RECORDS
 FIRST AMERICAN TITLE

9-46



SEE MAP 38 3W 34A

34 35

383W:
 NEW MAP August
 REV January 2

Exhibit D

(Well Info)

Hydro-Flow Inc.

P.O. Box 3849, Central Point, OR 97502
(541)772-4453 Fax (541)773-3481
CCB #110565

FLOW TEST REPORT

Job No: 10266

Prepared for: XXXXXXXXXX
Address: XXXXXXXXXX
Site Address: 7499 Hwy 238 Jacksonville, OR 97530
Technician: Nate Brooks
Pump Type: Submersible HP: 5
Well Diameter: 6 in
Draw Down Level: 56 ft 2 in
Recovery Level: 56 ft 0 in
Gallons Flowed: 13254.0 gallons
Test Type: 4-hour Flow Test

Time: 8:15 AM
Date: 7-30-21
Pump Depth: note 1. ft
Well Depth: note 2. ft
Static Level: 56 ft
Total Draw Down: 0 ft
Total Recovery: 0 ft
Average GPM: 55.2
Meter No: 8875930
2 in within: 15 min

- NOTES:
1. Unable to determine pump depth.
 2. Unable to determine well depth.

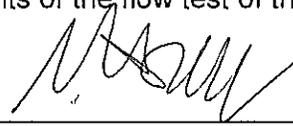
TIME	WATER LEVEL	METER READING	GAL/15 min	GPM
8:15 AM	56 ft 0 in	120730.0		
8:30 AM	56 ft 1 in	121561.0	831.0	55.40
8:45 AM	56 ft 1 in	122387.0	826.0	55.07
9:00 AM	56 ft 2 in	123217.0	830.0	55.33
9:15 AM	56 ft 2 in	124046.0	829.0	55.27
9:30 AM	56 ft 2 in	124875.0	829.0	55.27
9:45 AM	56 ft 2 in	125704.0	829.0	55.27
10:00 AM	56 ft 2 in	126532.0	828.0	55.20
10:15 AM	56 ft 2 in	127360.0	828.0	55.20
10:30 AM	56 ft 2 in	128188.0	828.0	55.20
10:45 AM	56 ft 2 in	129016.0	828.0	55.20
11:00 AM	56 ft 2 in	129844.0	828.0	55.20
11:15 AM	56 ft 2 in	130672.0	828.0	55.20
11:30 AM	56 ft 2 in	131500.0	828.0	55.20
11:45 AM	56 ft 2 in	132328.0	828.0	55.20
12:00 PM	56 ft 2 in	133156.0	828.0	55.20
12:15 PM	56 ft 2 in	133984.0	828.0	55.20

RECOVERY LEVEL READING

12:30 PM	56 ft 0 in	
----------	------------	--

I certify that the above report is true and accurate statement of the results of the flow test of the well at 7499 Hwy 238 Jacksonville, OR 97530

Conducted on 7-30-21


Authorized Signature



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

August 06, 2021

Hydro-Flow
Hydro-Flow Inc
P.O. Box 3849
Central Point, OR 97502
TEL: (541) 772-4453
FAX (541) 773-3481

RE: 7499 Hwy 238

Order No.: 21071479

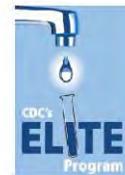
Dear Hydro-Flow:

Neilson Research Corporation received 1 sample(s) on 7/30/2021 for the analyses presented in the following report.

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

Sincerely,
Neilson Research Corporation

Tamra Schmedemann
Senior Project Manager
245 S Grape St
Medford, OR 97501



Original



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

Case Narrative

WO#: 21071479
Date: 8/6/2021

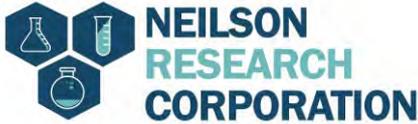
CLIENT: Hydro-Flow Inc

Project: 7499 Hwy 238

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

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

Original



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

Analytical Report

WO#: 21071479
 Date Reported: 8/6/2021

Hydro-Flow Inc
 P.O. Box 3849
 Central Point, OR 97502

Lab ID: 21071479-01
Collection Date: 7/30/2021 11:00:00 AM
Received Date: 7/30/2021 3:30:00 PM

Sample Information:
 7499 Hwy 238
 Jacksonville, OR 97530

Client Sample ID: HF #10266
Sample Collector: Nate
Matrix: DRINKING WATER
Source: Well-Raw
Sample Location: Flow Test Equipment

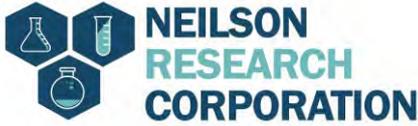
Top 35 Analysis TM

Analyses	Method	NELAP Status	Result	Qual	DF	RL	Units	EPA Limit	Date Analyzed	Analyst
Aluminum	E200.7	A	0.0275		1	0.0200	mg/L	0.0500-0.200	08/03/21 17:48	KMC
Antimony	E200.8	A	ND		1	0.000500	mg/L	0.00600	08/03/21 19:03	SJS
Arsenic	E200.8	A	0.00195		1	0.00100	mg/L	0.0100	08/03/21 19:03	SJS
Barium	E200.8	A	0.00386		1	0.000500	mg/L	2.00	08/03/21 19:03	SJS
Beryllium	E200.7	A	ND		1	0.000500	mg/L	0.00400	08/03/21 17:48	KMC
Boron	E200.7	A	0.0942		1	0.0500	mg/L		08/03/21 17:48	KMC
Cadmium	E200.8	A	ND		1	0.000100	mg/L	0.00500	08/03/21 19:03	SJS
Calcium	E200.7	A	57.0		1	1.00	mg/L		08/03/21 17:48	KMC
Chloride	E300.0	A	6.72		1	1.00	mg/L	250	07/31/21 2:00	KMC
Chromium	E200.8	A	ND		1	0.00200	mg/L	0.100	08/03/21 19:03	SJS
Copper	E200.8	A	0.00143		1	0.000500	mg/L	1.30	08/03/21 19:03	SJS
Fluoride	E300.0	A	ND		1	0.200	mg/L	4.00	07/31/21 2:00	KMC
Hardness, Total (As CaCO3)	A2340B	A	229		1	6.62	mg/L	250	08/03/21 17:48	KMC
Iron	E200.7	A	0.192		1	0.0150	mg/L	0.300	08/03/21 17:48	KMC
Lead	E200.8	A	0.000402		1	0.000100	mg/L	0.0150	08/03/21 19:03	SJS
Lithium	E200.7	A	ND		1	0.100	mg/L		08/03/21 17:48	KMC
Magnesium	E200.7	A	20.9		1	1.00	mg/L		08/03/21 17:48	KMC
Manganese	E200.7	A	ND		1	0.0200	mg/L	0.0500	08/03/21 17:48	KMC
Molybdenum	E200.8	A	0.00163		1	0.00100	mg/L		08/03/21 19:03	SJS
Nickel	E200.8	A	0.000580		1	0.000500	mg/L	0.100	08/03/21 19:03	SJS

QUALIFIERS	* Value exceeds Maximum Contaminant Level.	C1 Sample container temperature is out of limit as specified at testcode
	E Value above quantitation range	H Holding times for preparation or analysis exceeded
	J Analyte detected below quantitation limits	MI Recovery outside control limits due to Matrix Interference
	ND Not Detected at the Reporting Limit	PL Permit Limit
	R RPD outside accepted recovery limits	

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

Original



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

Analytical Report

WO#: 21071479
 Date Reported: 8/6/2021

Hydro-Flow Inc
 P.O. Box 3849
 Central Point, OR 97502

Lab ID: 21071479-01
Collection Date: 7/30/2021 11:00:00 AM
Received Date: 7/30/2021 3:30:00 PM

Sample Information:
 7499 Hwy 238
 Jacksonville, OR 97530

Client Sample ID: HF #10266
Sample Collector: Nate
Matrix: DRINKING WATER
Source: Well-Raw
Sample Location: Flow Test Equipment

Top 35 Analysis TM

Analyses	Method	NELAP Status	Result	Qual	DF	RL	Units	EPA Limit	Date Analyzed	Analyst
Nitrogen, Nitrate	E300.0	A	1.65		1	0.200	mg/L	10.0	07/31/21 2:00	KMC
Nitrogen, Nitrite	E300.0	A	ND		1	0.0500	mg/L	1.00	07/31/21 2:00	KMC
pH	A4500-H+B	A	7.61		1	0.10	pH Units	6.50-8.50	07/30/21 17:04	ITN
Potassium	E200.7	A	1.54		1	1.00	mg/L		08/03/21 17:48	KMC
Selenium	E200.8	A	0.00498		1	0.00100	mg/L	0.0500	08/03/21 19:03	SJS
Silica	E200.7	A	31.3		1	2.14	mg/L		08/03/21 17:48	KMC
Silver	E200.8	A	ND		1	0.000500	mg/L	0.100	08/03/21 19:03	SJS
Sodium	E200.7	A	12.8		1	1.00	mg/L	200	08/03/21 17:48	KMC
Specific Conductance	A2510B	A	424		1	1.00	µmhos/cm		07/30/21 17:04	ITN
Sulfate	E300.0	A	17.3		1	0.500	mg/L	250	07/31/21 2:00	KMC
Thallium	E200.8	A	ND		1	0.000500	mg/L	0.00200	08/03/21 19:03	SJS
Turbidity	A2130	A	0.470		1	0.100	NTU	1.00-5.00	07/30/21 17:15	RJC
Uranium	E200.8	A	0.000192		1	0.000100	mg/L	0.0300	08/03/21 19:03	SJS
Vanadium	E200.8	A	0.00657		1	0.00500	mg/L		08/03/21 19:03	SJS
Zinc	E200.7	A	ND		1	0.0500	mg/L	5.00	08/03/21 17:48	KMC

QUALIFIERS	* Value exceeds Maximum Contaminant Level.	C1 Sample container temperature is out of limit as specified at testcode
	E Value above quantitation range	H Holding times for preparation or analysis exceeded
	J Analyte detected below quantitation limits	MI Recovery outside control limits due to Matrix Interference
	ND Not Detected at the Reporting Limit	PL Permit Limit
	R RPD outside accepted recovery limits	

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

Original

Sample Log-In Check List

Client Name: **HydroFlow**

Work Order Number: **21071479**

RcptNo: **1**

Logged by: **Kalea Adams** **7/30/2021 3:30:00 PM**

Completed By: **Michelle Harsh** **8/2/2021 9:53:26 AM**

Reviewed By: **Dorie Maier** **8/6/2021 8:07:48 AM**

Michelle Harsh
DM

Chain of Custody

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

Log In

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

Samples were collected the same day and chilled.

7. Sample(s) in proper container(s)? Yes No
 8. Sufficient sample volume for indicated test(s)? Yes No
 9. Are samples (except VOA and ONG) properly preserved? Yes No
 10. Was preservative added to bottles? Yes No NA
 11. Is the headspace in the VOA vials less than 1/4 inch or 6 mm? Yes No HNO3 pH <2
 No VOA Vials
 12. Were any sample containers received broken? Yes No
 13. Does paperwork match bottle labels? Yes No
 (Note discrepancies on chain of custody)
 14. Are matrices correctly identified on Chain of Custody? Yes No
 15. Is it clear what analyses were requested? Yes No
 16. Were all holding times able to be met? Yes No
 (If no, notify customer for authorization.)

Special Handling (if applicable)

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

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

18. Additional remarks:
The sample submitted contained visible sediment.

Cooler Information

Cooler No	Temp °C	Condition	Seal Intact	Seal No	Seal Date	Signed By
1	11.6	Good				KA

Exhibit E

(Septic Info)



Existing System Evaluation Report for Onsite Wastewater Systems

State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit: <http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): [REDACTED] Telephone: _____

Site Address: 7499 Hwy 238 City: Jacksonville Zip Code: 97530

County: Jackson Lot Size: 40.56 Acres/Square Feet (circle units)

Legal Description: TWN:38 RNG:3W SEC:27D Tax Lot:101

Age of wastewater treatment system 23 (years) Is there a service contract for system components? No

Date the septic tank was last pumped Unknown (please attach receipt if available)

Number of people occupying dwelling _____ If unoccupied, for how long has it been vacant? _____

Was this section completed by the evaluator because owner or agent was unavailable? Evaluator

The above information is true and to the best of my knowledge.

Date (MM/DD/YYYY) Signature of Owner, or agent if present

Name of person performing evaluation (please print): _____

Certification:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Installer | <input type="checkbox"/> Professional Engineer |
| <input checked="" type="checkbox"/> Maintenance Provider | <input type="checkbox"/> Environmental Health Specialist |
| <input type="checkbox"/> National Association of Wastewater Technicians | <input type="checkbox"/> Waste Water Specialist |
| <input type="checkbox"/> Other: DEQ approved in writing (please describe) _____ | |

Certification Number: 36391

Business name A-Affordable Royal Flush Email aaroyalflush1@gmail.com

Business address P.O. Box 2868 White City, OR 97503 Phone 541-772-3389

Date of Evaluation: _____ (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

07-28-2021 _____
Date (MM/DD/YYYY) Signature of Qualified Septic System Evaluator

1. **General System Information**

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool |
| <input type="checkbox"/> Dosing Tank | <input checked="" type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input type="checkbox"/> Multi-compartment Tank | <input type="checkbox"/> Capping Fill |
| <input type="checkbox"/> Seepage Bed | <input type="checkbox"/> Sand Filter |
| <input type="checkbox"/> Other _____ | |

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system Yes No Unknown

- Permit Number(s) 15-0095-98N
- Year original septic system installed: 1998 (YYYY) No record of installation date
- Dates of subsequent repairs or alterations: _____ (YYYY)
- All plumbing fixtures are connected to the septic system Yes No Unknown

If you answered "No" or "unknown," please describe below:

- Additional Comments:

Septic tank is located 25-30 feet off left rear of home with risers at ground level.

2. **Overall Septic System Status**

- Discharge of sewage to the ground surface Yes No None observed
- Discharge of sewage to surface waters Yes No None observed
- Sewage backup into plumbing fixtures Yes No Unknown
- Additional Comments:

3. **Septic tank**

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation Yes No
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

- The septic tank material is:

Concrete

Steel

Plastic

Fiberglass

Other (explain) _____

Unknown

- Is the septic tank accessible? Yes No

- Septic tank volume in gallons 1,000

- Tank volume determined by: Check all that apply, add comments below as needed

Permit Records Measured Stamped on Tank Other

- Septic tank risers are at ground level Yes No

- Tank appears to be free from defects, leaking and signs of deterioration Yes No

If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

- Septic tank lid(s) is intact Yes No

- Septic tank baffles are intact: Inlet Yes No Outlet Yes No

- Baffle material - Inlet Plastic Concrete Metal Outlet Plastic Concrete Metal

Effluent filter is present Yes No

- Effluent filter is free of debris Yes No Not Applicable

- Liquid level in tank relative to invert of outlet At Above Below

If above or below invert outlet, please explain: _____

- Scum layer 0 (inches) Sludge layer 3 (inches)

- Scum and Sludge layer more than 35% of the total tank volume Yes No

Indicate where sludge measured from: Inlet Middle Outlet

- Additional Comments:

Lid is intact but missing the screws.

4. Dosing tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank Yes No

(If "No," skip the rest of section 4)

- At the time of this evaluation the power was on to test the pump(s): Yes No

- Dosing tank capacity _____ (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
 Permit Records Measured Stamped on Tank Other
- Dosing tank material _____
- Dosing tank appears to be watertight and in good condition Yes No
- Dosing tank lid is intact Yes No
- Electrical components are sealed and watertight Yes No
- Pump/ siphon is functional Yes No
- Type of Pump Demand dose Time dose
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- There is a high water alarm Yes No
- The high water alarm (audible and visual) is working Yes No Not Applicable
- Type of screen _____
- Screen is clean and free of debris Yes No - Screen cleaned for this evaluation Yes No
- Scum/ sludge present in Dosing tank Yes No
- **Scum** layer _____ (inches) **Sludge** layer _____ (inches)
- Additional Comments:

5. Soil absorption system

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system Yes No Unknown
- Was the soil absorption system part of the evaluation? Yes No See note below
If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

Visual Evaluation Only:

- Absorption distribution Equal Serial Pressure Equal via pressure
- Absorption lines construction material:
 Gravel and pipe Chamber Tile Polystyrene foam and pipe Other _____
- Absorption distribution unit(s): dropbox hydrosplitter equal distribution box
 Intact Damaged N/A
- Absorption distribution unit(s) are free of debris or solids Yes No N/A

- Locate all drain lines in soil absorption system Yes No
Total length of drain lines 450 (ft)
Lengths determined by Physically uncovering portions of system/probing Written records
 Fish tape Electronic locator camera
- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.
 Yes No

If you answered "No," please describe below:

Large oak tree in the center of the drain field area. May also have some flowers/planters with rail road tied on the upper section of drain field. There is a kids play area on the lower section of drain field lines.

- Absorption area appears to be **free** from surface water runoff and down spouts Yes No
- Evidence of ponding in absorption area or distribution unit(s) Yes No
- The soil absorption system replacement area assigned in the permit record appears to be intact:
 Yes No Replacement area not identified in permit record

If you answered "No," please explain below:

- Additional Comments:
Curtain drain installed around drain field to divert water run off. Recommend camera internal lines of drain field to determine condition, and if free from debris and or solids. We may need to dig to gain access. Written permission from property owner is required. See estimate.
Some round rock at ground level at lower end of drain field. Squirrels may have dug some holes in drain field.

6. Sand Filter System

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014 must** maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter Yes No
(If "No," skip the rest of section 6)
- Type of sand filter
 Intermittent
 Recirculating
 Bottomless
- Sand filter container appears free from defects, leaks and signs of deterioration: Yes No

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

Yes No

If you answered "No," please describe below:

- Sand filter appears to be **free** from surface water runoff and down spouts Yes No
- Evidence of ponding in/ on sand filter media surface Yes No
- Surface access to manifold and valves Yes No
- Monitoring ports are present Yes No
- Lateral lines flushed and equal distribution verified Yes No
- The sand filter has a pump Yes No
(If "No", skip the rest of section 6)
- Pump vault appears to be watertight and in good condition Yes No N/A
- Pump is functional Yes No
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- High water alarm in pump vault (audible and visual) is working Yes No
- Pump electrical components are sealed and watertight Yes No
- Additional Comments:

7. Alternative Treatment Technology System

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)** Yes No
(If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name _____
System ID number _____
Manufacturer name _____

- Previous two years of maintenance records are available Yes No
If you answered "No," please explain below:

- Previous two years of maintenance records are attached to this form Yes No
If you answered "No," please explain below:

- Additional Comments:

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

9. **Provide a Site Plan**

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:

10. **Disclaimer:**

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

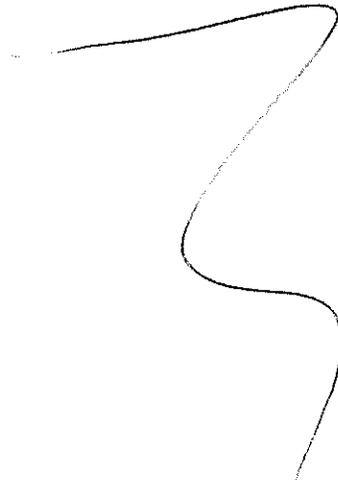
- 11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

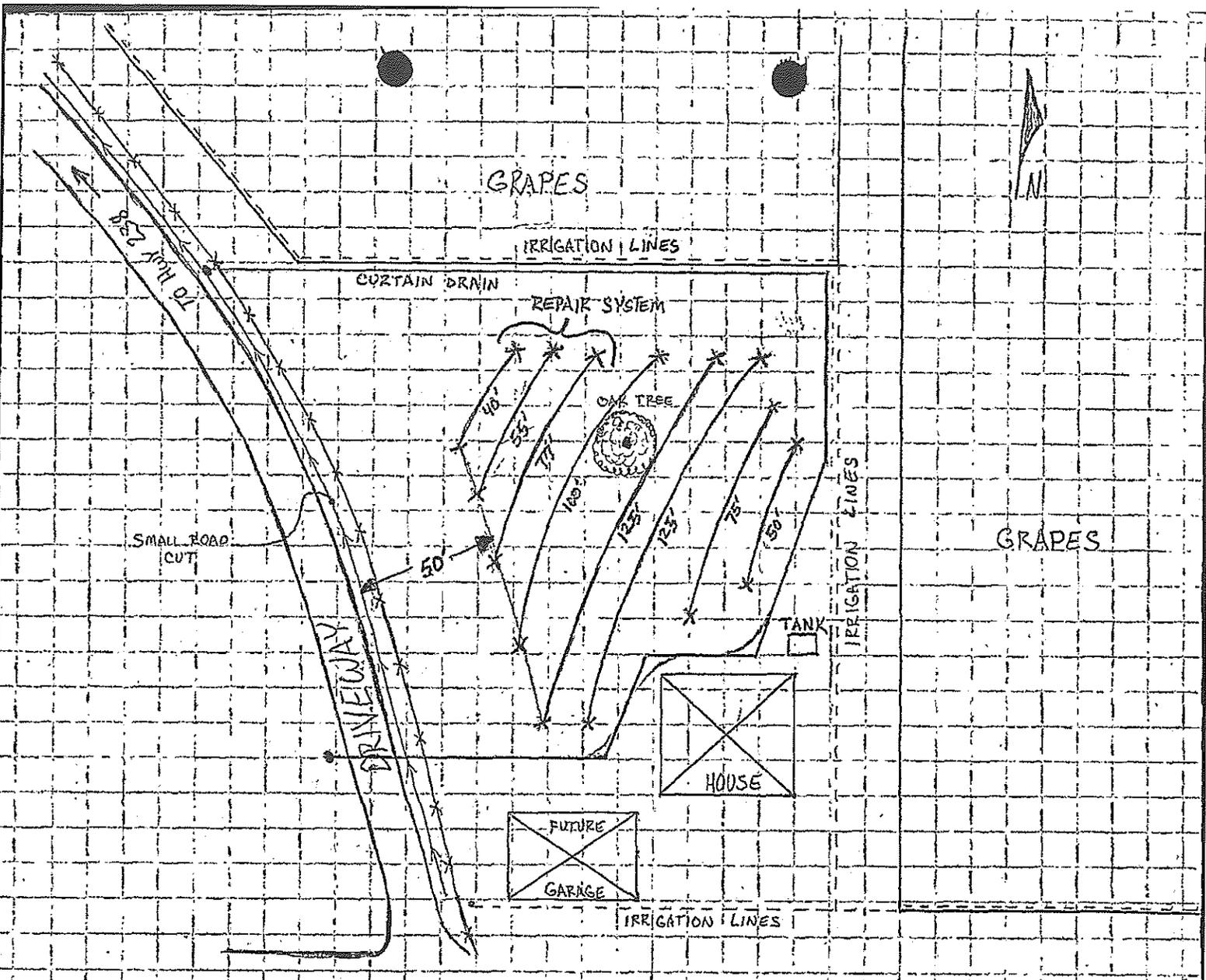
07-28-2021
Date


Signature of Qualified Septic System Evaluator

Provide a Site Plan in the space below: Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**

See Maps





OK for Septic Permit
 Stepping check repaired before installation
 5/10/93

SCALE: 1/4" = 10'

TWP 138 RANGE 3W
 SECT. 27D TAX LOT 10

By Leo Alawhina
 36330

FOR: GARRY L WOOD
 7499 HWY 238
 JACKSONVILLE, OR 97530
 PH # 899-8529

7/2/98
(Date Received)

FINAL INSPECTION REQUEST AND NOTICE

Pursuant to the requirements within ORS 454.665, OAR 340-71-170 and OAR 340-71-175, 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 (except for the backfilling or covering of the installation). The Department (or Agent) has 7 days to perform an inspection of the completed construction after the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled earlier. 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. Please complete all four sections of the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: BASIC INFORMATION.

Property Owner CARRY WOOD Permit Number 15-0095-28N County JACKSON
Township 38 ; Range 3W ; Section 270 ; Tax Lot 101 ; Tax Acct. # _____
Job Location 7479 JACKSON RAILWAY RUSE
Date System Construction Completed 6-29-98 ; Date Submitted to DEQ or Agent _____

SECTION 2: MATERIALS LIST. Identify and list all materials used in the system's construction.

- 1000 GAL Septic tank
- 450" OF 2729 PREF.
- 60' OF 2729 SOLID
- 7' LTRV FABRIC - 700'
- 4" FLEX PIPE PREF. 280'
- 4" SOLID FLEX — 120'
- 60 YARDS ROCK -
- DROP BOX
- 35" OF 3034

STATE OF OREGON

DEPARTMENT OF ENVIRONMENTAL QUALITY

CERTIFICATE OF SATISFACTORY COMPLETION

SUBSURFACE OR ALTERNATIVE SEWAGE SYSTEM

OWNER RAND KIOMAN

PERMIT NO. 15-338-81N

LOCATION 7499 Hwy 238

38-36-270-101

In accordance with Oregon Revised Statute 454.665 this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

10/23/11

Date

Lawrence D. Kellum

Sanitarian

County

FINAL INSPECTION

NAME: Kidman DATE: 8-11-81

ADDRESS: 7499 Hwy 238

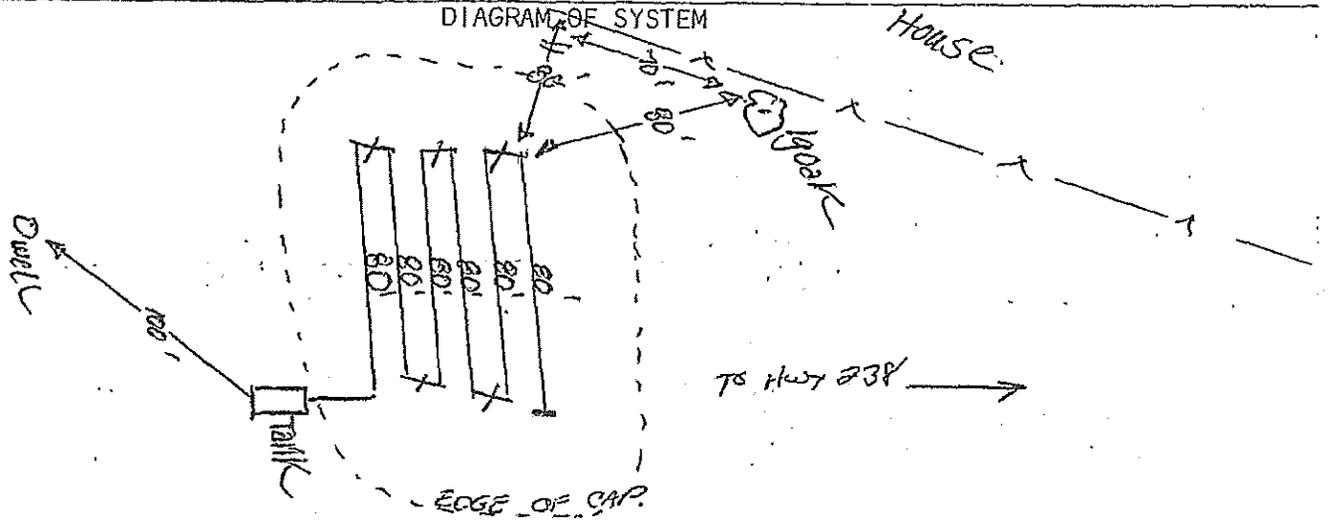
PERMIT #: 15-338-81W T. 38 R. 30 S. 270 T.L. 101

CHECK LIST

- | | |
|--|--|
| 1. Tightlines tight <u>OK</u> | 7. Grade of Drains <u>OK</u> |
| 2. Size of Tank <u>1250 Gall</u> | 8. Depth of Trenches <u>12-15"</u> |
| 3. Use of approved materials <u>OK</u> | 9. Width of Trenches <u>24"</u> |
| 4. Use of approved fittings <u>OK</u> | 10. Total length of lines <u>480</u> |
| 5. Gravel Depth <u>12-15"</u> | 11. Approved Sq. Footage <u>960</u> |
| 6. Distance between lines <u>10'</u> | 12. Distance from tank to house <u>N/A</u> |

Diversion Ditch Required: Yes No Distance from Well 100'
 Installer's Name: SEIF

DIAGRAM OF SYSTEM



REMARKS

OK To cap

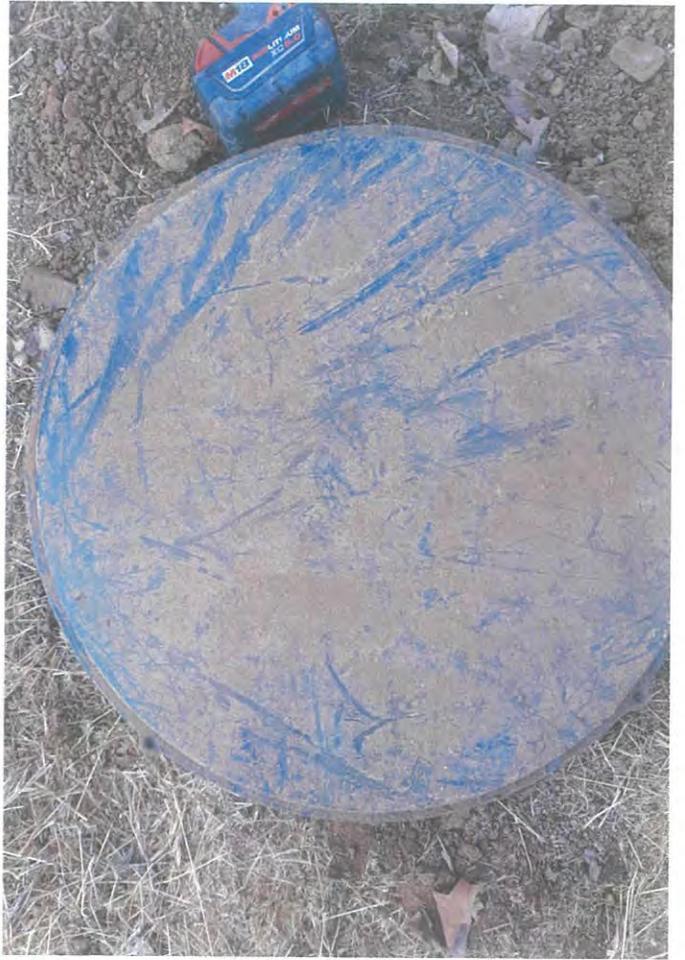
cap approved from 2 sources OK 8-11-81

cap OK OK 10/23/81

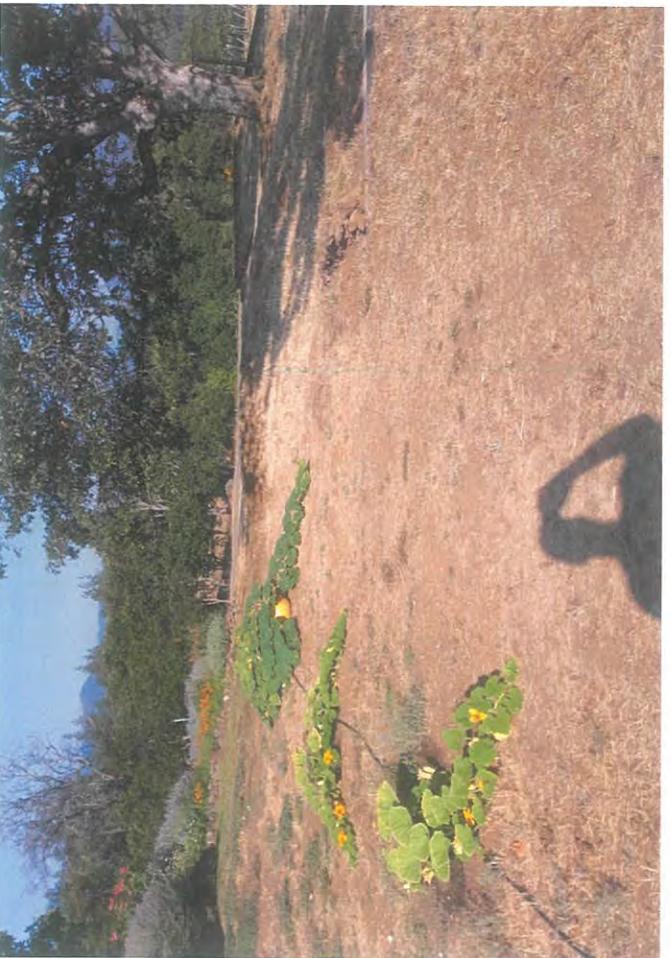
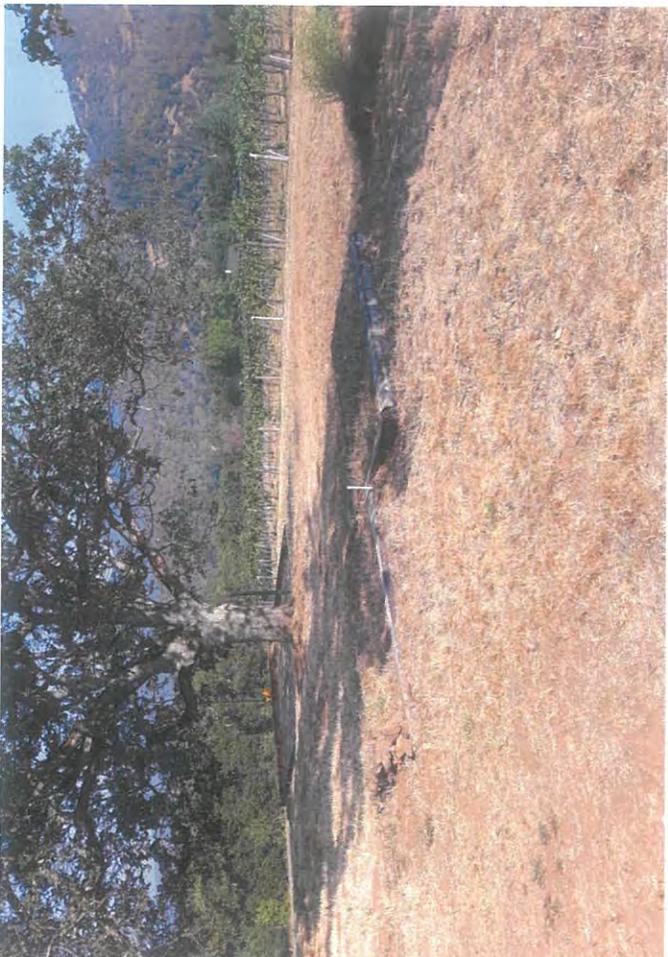
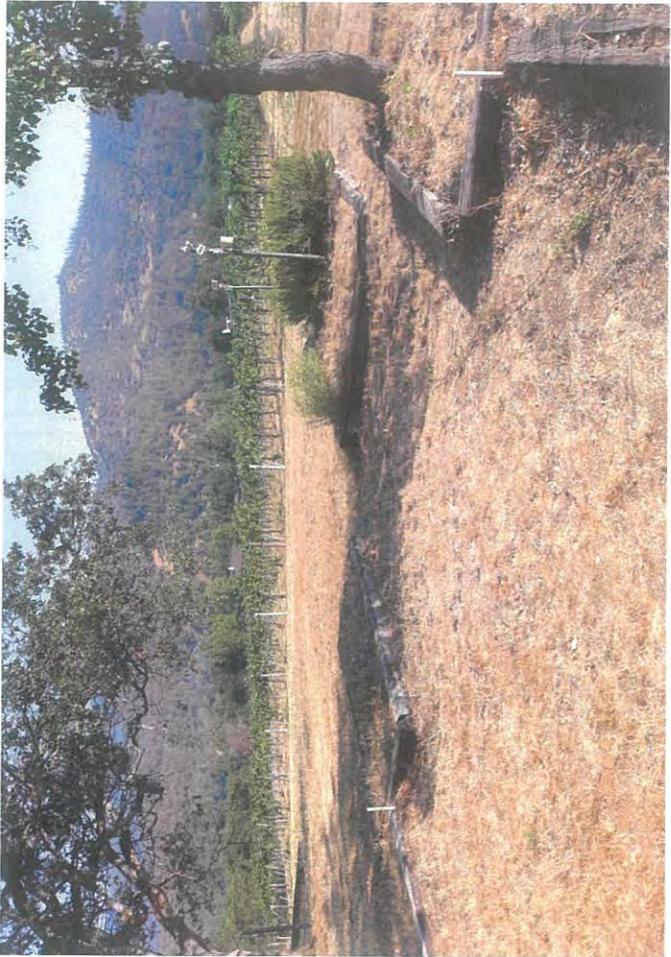
Sanitarian: D. Bellant



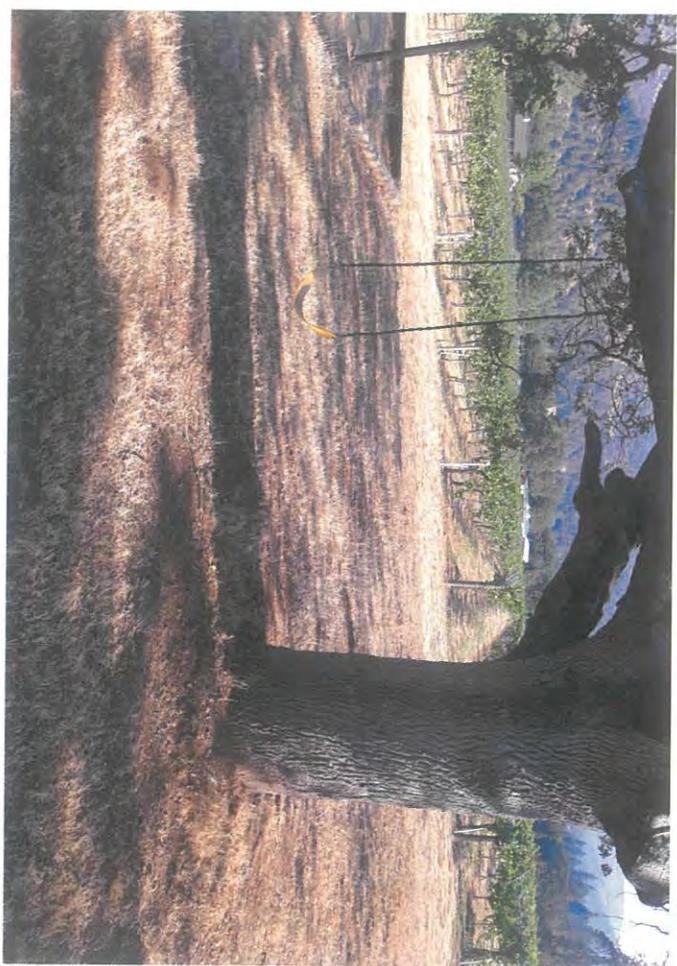
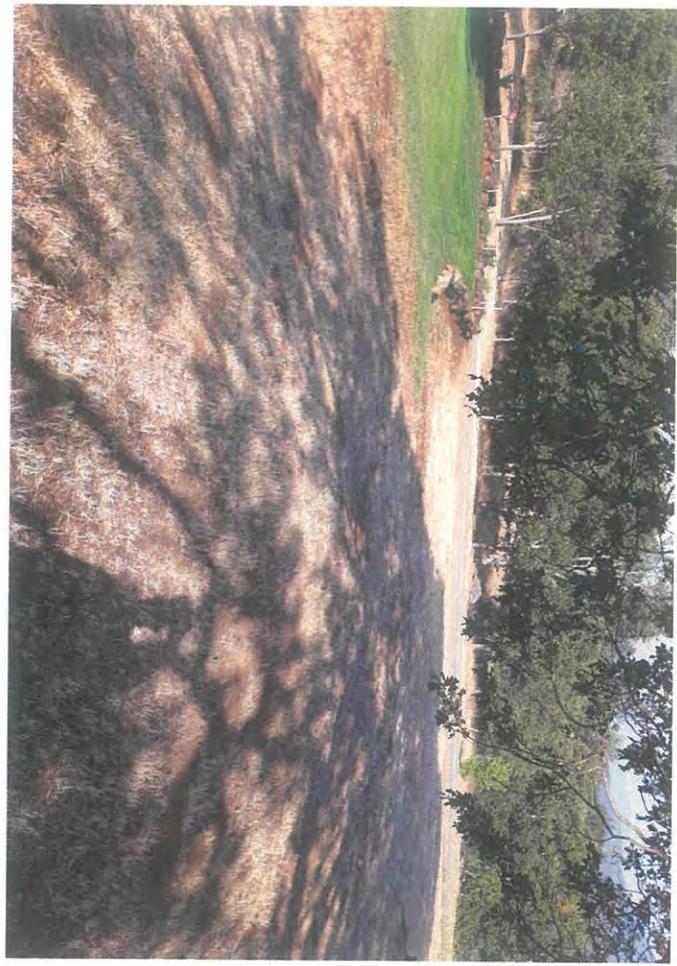
7499 HWY 738
837 KMH 664L



7499 Hwy 238
Q27 Amv 664L



7499 Hwy 238



7499 Hwy 238

A Royal Flush Beats

A-Affordable Royal Flush



PO Box 2868
White City, OR 97503
(541) 772-3389/ (541) 479-6935
Fax: (541) 830-0617
DEQ #36391

A Full House Anytime

Estimate

Name / Address
██████████ 7499 Hwy 238 Jacksonville, OR 97530
Service Address:
7499 Hwy 238

Date	Estimate #
7/29/2021	24649

Description	Qty	Rate	Total
<p>Dig to Camera Internal Lines of Drain Field</p> <p>We hereby give permission for A-Affordable Royal Flush to dig to gain access so the camera/scope of internal lines of the drainfield/leach lines can be performed. A-Affordable Royal Flush is not responsible for any landscaping, sprinkler lines or any other buried utilities unknown to A-Affordable Royal Flush. All access points/lines will be recovered unless otherwise stated by the property owners.</p>		350.00	350.00

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done only upon customers written approval. The cost will become an extra charge over and above the estimate. This is to include, but not limited to: hidden damages that are uncovered during the course of the job and additional work required by local inspectors.

All elements of this agreement are contingent upon accidents or delays beyond our control. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems arise after the work has started.

Acceptance of Proposal: The above prices, specificatoinns and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date _____

Technician _____
Date _____

Total \$350.00
