

# 375 Crickett Lane

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Pristine Builder's Home | View Lot | Spring Fed Water

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375 Crickett Lane  
Cave Junction, Oregon 97523

Chris Martin - Ashley Lacer - Alex Larson - Shannon Forrest  
541.660.5111 | [Team@MOPG.com](mailto:Team@MOPG.com)

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

## Remarks

Presenting 375 Crickett Lane, a true builder's home with immaculate attention to detail and pride of ownership, from the gated entry to the polished travertine tile to clear vertical grain woodwork, quality is apparent at every turn! The grounds are as particular as the home and the 5 acres are fenced and gated; the property features a pond and irrigation rights fed by a spring. The exquisite craftsman home sits atop a stately manicured hilltop that includes various shrubbery, flowering trees, and a sprawling lawn upon a stacked stone terrace. It overlooks the valley to the west and features absolutely breathtaking sunsets!

Located in the Illinois Valley just north of Cave Junction proper, Crickett Lane offers rural living in a gorgeous natural setting while also having easy access to Hwy 199 for trips to the Oregon Coast or for medical and professional services in Grants Pass and Medford. The property is the last on a dead end street past two gates, and backs up to BLM land that offers access to recreational land for hiking, hunting, and BLM even offers permits for harvesting firewood!

The landscaping around the home enchants the senses as you ascend the driveway, with a beautiful rock wall bordering the carefully planted flowers and fruit trees, and a concrete curb encloses the lawn. The landscaping is all irrigated from the pond below; this pond is fed by a spring on neighboring BLM land and the property enjoys water rights for up to 3.6 acres of irrigation. With ample parking space for cars, trucks, and even trailers, the driveway is large enough for plenty of vehicles or toys. The owner also has blueprints for a shop that could be built in the future.

Layed out with two bedrooms and one bath on each level, the home is well suited for multi-family or multi-generational living. There are private entrances on each level and the home features Rockwool sound-deadening insulation within all the walls including the floor/ceiling, so it truly provides privacy between the levels.

Entering the first floor you will find the space filled with natural light filtering through windows that surround the room. The entry is laid with a slate tile and transitions to a beautiful rustic hickory flooring throughout the space with matching trim. Split into two usable spaces, the floor features a living room and an area that would be well suited for a dining nook or bar area - this space is split by a custom bar top laid in amber onyx that is backlit and prepped with plumbing to become a future wet bar.

The living space features a gorgeous mountain range view to the west and a sliding glass door that exits to the full wraparound patio. The lower level includes two bedrooms: the first includes a large window to the west enjoying the view and both rooms are very well lit with recessed lighting as well as ceiling fans; all of the trim,

closet, and doors are of a high quality clear grained wood that offers a beautiful contrast. A well organized mechanical room, laundry, and full bath with tile shower and schist vanity round out the main floor.

Access to the main floor can be made through multiple exterior sliding glass doors on the wraparound deck, or from the interior stairs that lead from the downstairs living room to the kitchen. Walls of windows and glass doors wrap the kitchen and living space upstairs and offer magnificent views over the deck and to the mountains in the distance including an icon of the Illinois Valley, Eight Dollar Mountain.

This space is packed to the brim with finishes certain to please the discerning homeowner - it is nearly too much to mention. The kitchen alone includes endless features - underlit clear grain cabinetry, cosmos schist countertops, large format polished travertine tile floor and travertine backsplash, recessed and decorative pendant lighting, and the list goes on. Transitioning to the dining and living room you are met by custom hardwood floors, theater grade surround sound wired in-wall, recessed dimmable lighting, and nearly 180 degrees of view. Large sliding windows and an eight foot sliding glass door are encased in clear grain fir continuing to tie the whole house together.

Venturing down the hallway you will find two bedrooms and a full bath, each with solid core six-panel doors for quality, privacy, and longevity. This bathroom features beautiful travertine tile floors with a tiled base that leads to a luxurious walk in shower. The cabinetry in the bathroom is abundant and made to match the kitchen and is pristine in quality, topped in the schist stone with a beautiful top mounted sink. Moving on to the secondary bedroom you enjoy wood framed windows looking to the north for soft natural light; a ceiling fan, and large bifold closet make this a comfortable space.

The master bedroom rounds out the top floor and also includes high quality flooring, surround sound, a lighted closet with cedar shelving and in-wall safe, bedside lighting and a feeling of tranquility staring out to the big sky view. This space is the control center for the home, with bedside switches for security lighting and viewing of the surveillance system on the tv, there will be no surprises. An eight foot floor to ceiling glass door provides access to the wraparound deck and lets in the evening sunset while keeping the morning sun at bay.

As if the depth of detail on the interior wasn't enough, stepping outside on either level offers both a relaxing setting and the perfect opportunity for entertaining. The covered patio and deck are each approximately 2,200 square feet and have lighting and plenty of electrical outlets for any kind of decorations a buyer has in mind. There are even generator hookups on the bottom level for if the power goes out!

The amount of thought and energy put into the home is directly reflected on the land as well. The owner has installed seven foot perimeter fencing around the property providing both security as well as keeping wildlife out of the manicured landscaping. Gates have been installed to be able to enjoy the adjacent BLM that offers access to abundant recreation, hiking, and hunting for the outdoorsman and adventurer. A beautiful pond sits below the home and provides irrigation to the property. The pond is filled by both an extensive french drain around the home as well as water delivered from a certificated spring on neighboring BLM land.

The Illinois Valley is known for a mild climate and jaw dropping natural beauty including the Illinois River, an established and growing wine industry, and lush landscapes including the Kalmiopsis Wilderness. Furthermore, Southern Oregon is home to world renowned attractions such as the Rogue River, Crater Lake National Park, Pacific Ocean, and many more recreational opportunities. With a distinct four seasons, but mild winter, this climate is known as one of the most enjoyable in North America.

Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy luxury, privacy, a refreshing rural lifestyle, and a charming small-town culture.

## Aerial Map



## Property Identification

The property has a physical address of 375 Crickett Lane, Cave Junction, Oregon 97523. It is made up of 1 tax lot and 2 account numbers as summarized below.

Township	Range	Section	Tax Lot	Account #	Acres
39S	8W	15	203	R329499	<u>5.00</u>
39S	8W	15	203	R3294992	<u>0.21</u>
				<b>Total</b>	<b>5.21</b>

## Property Details

<b>Access:</b>	Access is via a dirt/gravel driveway off of gravel Crickett Lane
<b>Present Land Use:</b>	Rural residence
<b>2025 Taxes:</b>	\$3,318.20
<b>Zoning:</b>	RR-5 (Rural Residential - 5 acre minimum)
<b>Elevations:</b>	+/-1,440' to +/-1,600' above sea level
<b>Topography:</b>	Level to rolling
<b>Water Rights:</b>	Irrigation for 3.60 acres (Certificate 64792) via spring and permitted pond
<b>Domestic Water:</b>	Gravity fed spring (Certificate 64792) 14,000 gallons of water storage On-site 0.50 GPM well (JOSE_57425)
<b>Sanitation:</b>	Standard septic system
<b>Electric/Power:</b>	Residential service supplied via aerial line and a generator hookup in place
<b>Internet:</b>	StarLink Available



## Main Home Characteristics

<b>Gross Area:</b>	2,400 square feet (county records)
<b>Number of Stories:</b>	Two
<b>Year of Construction:</b>	1975 remodeled from 2010 - 2013
<b>Bedrooms:</b>	Four
<b>Bathrooms:</b>	Two full
<b>Foundation:</b>	Concrete perimeter
<b>Flooring:</b>	Carpet, hardwood, stone, & tile
<b>Exterior Walls:</b>	Cedar tongue and groove
<b>Roofing:</b>	Composition
<b>Heat/Air Conditioning:</b>	Central heat and air conditioning via heat pump hydronic baseboard heat
<b>Site Improvements:</b>	Mature landscaping and lush lawn, stacked stone terrace, cement curb around lawn
<b>Additional Rooms:</b>	Mechanical/utility room



## Broad 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 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 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.

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

## Notice of Disclosures

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# Exhibit A

(Property Information)

375 Cricket Lane  
Oregon, AC +/-



0 100 200 300 400ft

 Boundary

# 375 Cricket Lane Oregon, AC +/-



 Boundary

375 Cricket Lane  
Oregon, AC +/-



 Boundary

# 375 Cricket Lane

Oregon, AC +/-



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

375 Cricket Lane  
Oregon, AC +/-

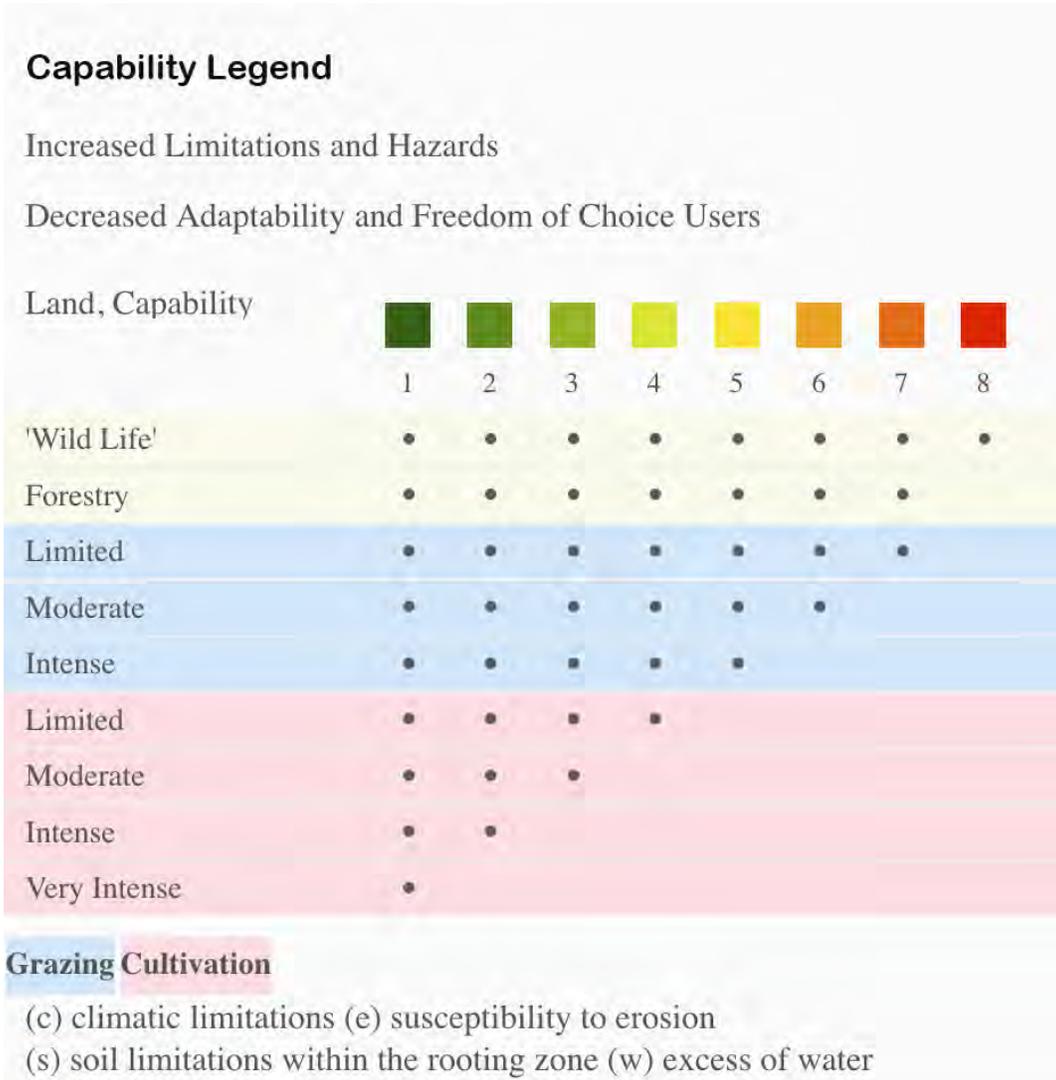


 Boundary

|  Boundary 5.15 ac

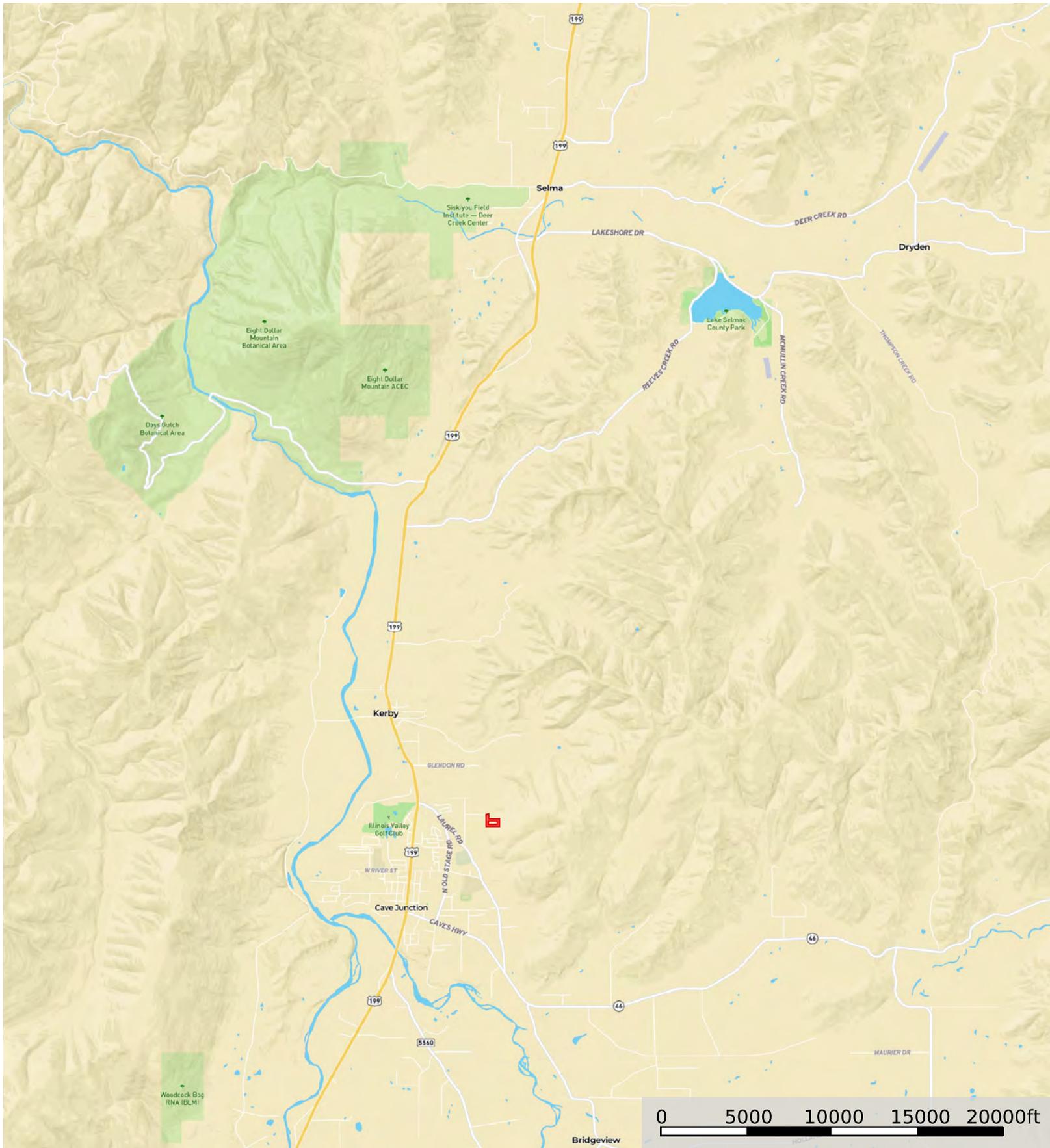
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
58F	Pearsoll-Rock outcrop complex, 20 to 60 percent slopes	2.94	57.09	0	3	7s
21F	Cornutt-Dubakella complex, 35 to 55 percent south slopes	2.21	42.91	0	12	6e
TOTALS		5.15(*)	100%	-	6.86	6.57

(\*) 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.



# 375 Cricket Lane

Oregon, AC +/-



 Boundary

# **Exhibit B**

(Property Maps)



**First American Title**

Customer Service Department  
541.476.6884  
dkkelley@firstam.com  
Date: 03/10/2026

**OWNERSHIP INFORMATION**

Owner: Carroll Living Trust, Jon A  
CoOwner:

Parcel #: R329499  
Ref Parcel #: 39-08-15-00-  
000203-00

Site: 375 Crickett Ln Cave Junction OR 97523  
Mail: 8171 Deer Creek Rd Selma OR 97538

TRS: 39S / 08W / 15  
County: Josephine

**PROPERTY DESCRIPTION**

Map Grid:  
Census Tract: 361602 Block: 1043  
Neighborhood: 1900  
School Dist: Three Rivers  
Impr Type:  
Subdiv/Plat:  
Land Use: 401 - Tract - Improved (typical of class)  
Std Land Use: 1001 - Single Family Residential  
Zoning: Cave Junction-RR5 - Rural Residential 5 Acre  
Lat/Lon: 42.177105 / -123.628272  
Watershed: Josephine Creek-Illinois River  
Legal: ACRES 5.21

**ASSESSMENT AND TAXATION**

Market Land: \$171,410.00  
Market Impr: \$436,630.00  
Market Total: \$608,040.00 (2026)  
% Improved: 72.00%  
Assessed Total: \$333,180.00 (2026)  
Levy Code: 07  
Tax: \$3,316.44 (2025)  
Millage Rate: 10.0120  
Exemption: \$0.00  
Exemption Type:

**MAIN PROPERTY CHARACTERISTICS**

Bedrooms: 3	Total SqFt: 2,400 SqFt	Year Built: 1975
Baths, Total: 2	First Floor: 1,200 SqFt	Eff Year Built: 2000
Baths, Full: 2	Second Floor: 0 SqFt	Lot Size Ac: 5.00 Acres
Baths, Half: 0	Basement Fin: 1,200 SqFt	Lot Size SF: 217,800 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 1	Basement Total: 1,200 SqFt	Lot Depth: 0
# Fireplaces: 1	Attic Fin: 0 SqFt	Roof Material: Composition Shingle
Cooling: Yes	Attic Unfin: 0 SqFt	Roof Shape: CSARCH
Heating: HP	Attic Total: 0 SqFt	Ext Walls: TG
Building Style: 141 - Sfr Class 4 Single Story	Garage: Detached 576 SqFt	Const Type:

**IMPROVEMENT: 1 - Residential**

Year Built: 1975	Total SqFt: 2,400
Bedrooms: 3	Finished SqFt: 0
Bath Total: 2	1st Floor SqFt: 1,200
Garage SqFt: 0	2nd Floor SqFt: 0
Basement Unfin SqFt: 0	Attic Fin SqFt: 0
Basement Fin SqFt: 1200	Attic Unin SqFt: 0
Floor Dsc:	

**PARCEL ID: R329499**

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

**IMPROVEMENT: 2 - Misc Imp****PARCEL ID: R329499**

Year Built: 2012	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation: M.PIER
Floor Dsc:		

**IMPROVEMENT: 3 - Misc Imp****PARCEL ID: R329499**

Year Built: 1986	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

**IMPROVEMENT: 4 - Misc Imp****PARCEL ID: R329499**

Year Built: 2014	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 0	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

**SALES AND LOAN INFORMATION**

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
JON A CARROLL LIVING TRUST	03/10/2023	2231		Bargain and Sale Deed		Conv/Unk
CARROLL, JON A	09/30/2010	10-012514	\$68,000.00	Special Warranty Deed		
MIGUEL A PEREZ	04/03/2006	6898		Stand Alone Mortgage	\$264,000.00	Neg Am

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Std Land Use: 1001 - Single Family Residential  
Zoning: Cave Junction-RR5 - Rural Residential 5 Acre  
Lat/Lon: 42.177105 / -123.628272  
Watershed: Josephine Creek-Illinois River  
Legal: ACRES 0.00

### ASSESSMENT AND TAXATION

Market Land: \$1,360.00  
Market Impr: \$0.00  
Market Total: \$1,360.00 (2026)  
% Improved: 0.00%  
Assessed Total: \$0.00 (2026)  
Levy Code: 08  
Tax: \$1.76 (2025)  
Millage Rate: 7.6419  
Exemption:  
Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,200 SqFt	Year Built: 1975
Baths, Total:	First Floor: 1,200 SqFt	Eff Year Built: 1988
Baths, Full:	Second Floor:	Lot Size Ac: 0.21 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 9,148 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories: 1	Basement Total: 1,200 SqFt	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material: Composition Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
JON A CARROLL	09/30/2010	12514	\$68,000.00	Special Warranty Deed		Conv/Unk
JPMORGAN CHASE BANK NATIONAL ASSOCIATION	08/09/2010	9853	\$259,653.00	Trustee's Deed (Certificate of Title)		Conv/Unk
MIGUEL A PEREZ	03/18/2005	6157		Intrafamily Transfer & Dissolution	\$195,500.00	New Conv

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EXHIBIT "A"

LEGAL DESCRIPTION: 375 Crickett Lane, Selma, OR

PARCEL 1

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE NORTH ALONG THE EAST LINE THEREOF, 330 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 635 FEET, MORE OR LESS, TO A POINT 25 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH, PARALLEL WITH SAID WEST LINE, 280 FEET, MORE OR LESS, TO A POINT ON THE CUL-DE-SAC AT THE TERMINUS OF WALTERS DRIVE; THENCE WESTERLY, AROUND SAID CUL-DE-SAC TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER THEREOF; THENCE EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 660 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

# JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R329499	CARROLL LIVING TRUST, JON A	375 CRICKETT LN, CAVE JUNCTION, OR 97523	\$614,200

Property Page: Property Details ▼

## 2026 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 5.21
Alternate Account Number	-
Neighborhood	1900 Kerby
Map Number	39-08-15-00-000203-00
Property Use	401-HBU Tract; Zone Res; Improved
Levy Code Area	<a href="#">07</a>
Zoning	RR5

## RELATED PROPERTIES

Linked Properties [R3294992](#)

## 2026 OWNER INFORMATION

Owner Name	CARROLL LIVING TRUST, JON A
Mailing Address	8171 DEER CREEK RD SELMA, OR 97538

2026 IMPROVEMENTS

⌕ Expand/Collapse All

Improvement #1		Improvement Type				Bed
☰ -		Residential				3
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN.AREA	CLASS 5	1975	1,200	⌕ Details	
	Eff Yr Built	2000	Adjustment %	-	Roof Styles	CSARCH
	Baths	2BA	Heat/AC	HP	Fireplaces	ST.BK
	Flooring	STND	Foundation	CC	Int Finish	DW, PNLG
			Ext Finish	TG		
2	BASEMENT, LIV AREA PER CLASS	CLASS 5	1975	1,200	⌕ Details	
	Eff Yr Built	2000	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	HP	Fireplaces	-
	Flooring	CCS	Foundation	CC	Int Finish	DW
			Ext Finish	TG		

Improvement #2		Improvement Type				Bed
☰ -		Misc Imp				0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	DECK CEDAR	-	2012	1,584	⌕ Details	
	Eff Yr Built	2012	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	WOOD	Foundation	M.PIER	Int Finish	-
			Ext Finish	-		
2	ROOF COVER COMP SHINGLE	-	2012	1,584	⌕ Details	
	Eff Yr Built	2012	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #3		Improvement Type				Bed
☰ -		Misc Imp				0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	CONCRETE FLAT WORK	-	1986	594	⌕ Details	
	Eff Yr Built	1986	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #4		Improvement Type				Bed
☰ -		Misc Imp				0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GATE, MOTORIZED IRON	CLASS 2	2014	1	⌕ Details	
	Eff Yr Built	2014	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	1.00 Acres
L2	401 Tract; Residential; Improved	4.21 Acres
L3	OSD On-Site Development	-
L4	LS Landscaping	-
<b>TOTALS</b>		<b>226947.60 Sq. ft / 5.21 acres</b>

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$441,060	\$173,140	\$614,200	\$0	\$333,180
2025	\$437,810	\$168,660	\$606,470	\$0	\$323,250

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	CARROLL, JON A	CARROLL LIVING TRUST, JON A	<a href="#">23-002231</a>	-	Bargain & Sale
	CARROLL, JON A	CARROLL, JON A	17-BCC-27	-	BCC Order/Ordinance
	CARROLL, JON A	CARROLL, JON A	<a href="#">14-002471</a>	-	Easement
	CARROLL, JON A	CARROLL, JON A	CS 14-12	-	Survey
9/30/2010	JPMORGAN CHASE BANK NA	CARROLL, JON A	<a href="#">10-012514</a>	\$68,000	Special Warranty Deed
8/9/2010	PEREZ, KINA S & PEREZ, MIGUEL A	JPMORGAN CHASE BANK NA	<a href="#">10-009853</a>	\$259,653	Trustees Deed
	PEREZ, KINA S	PEREZ, KINA S & PEREZ, MIGUEL A	<a href="#">05-006157</a>	-	Deeds
12/30/2003	MORROW, GREGORY D	PEREZ, KINA S	<a href="#">03-031694</a>	\$175,000	Warranty Deed
	MORROW, GREGORY D & MORROW, TERESA L	MORROW, GREGORY D	-	-	Death Certificate

TOTAL TAXES DUE	
Current Year Due	\$3,375.40
Past Years Due	\$3,669.99
<hr/>	
<b>Total Due</b>	<b>\$7,045.39</b>

- This property has remaining taxes due from a prior year
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

**TAX SUMMARY**

Effective Date: 3/10/2026 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
<a href="#">2025</a>	\$3,316.44	\$3,236.38	<a href="#">\$80.06</a>	\$3,316.44	\$58.96	-	\$3,375.40
<a href="#">2024</a>	\$3,209.26	\$3,142.70	<a href="#">\$66.56</a>	\$3,209.26	\$528.45	-	\$3,669.99
<a href="#">2023</a>	\$2,817.84	\$2,749.92	<a href="#">\$67.92</a>	\$2,817.84	\$0.00	-	\$0.00
<a href="#">2022</a>	\$2,816.07	\$2,749.82	<a href="#">\$66.25</a>	\$2,816.07	\$0.00	-	\$0.00
<a href="#">2021</a>	\$2,718.16	\$2,651.91	<a href="#">\$66.25</a>	\$2,718.16	\$0.00	-	\$0.00
2020	\$2,776.39	\$2,710.14	<a href="#">\$66.25</a>	\$2,776.39	\$0.00	-	\$0.00
2019	\$2,696.85	\$2,630.60	<a href="#">\$66.25</a>	\$2,696.85	\$0.00	-	\$0.00
2018	\$2,641.50	\$2,575.25	<a href="#">\$66.25</a>	\$2,641.50	\$0.00	-	\$0.00
2017	\$2,603.28	\$2,537.03	<a href="#">\$66.25</a>	\$2,603.28	\$0.00	-	\$0.00
2016	\$2,160.54	\$2,094.29	<a href="#">\$66.25</a>	\$2,160.54	\$0.00	-	\$0.00
2015	\$2,102.15	\$2,035.90	<a href="#">\$66.25</a>	\$2,102.15	\$0.00	-	\$0.00
2014	\$2,062.08	\$1,995.83	<a href="#">\$66.25</a>	\$2,062.08	\$0.00	-	\$0.00
2013	\$1,721.04	\$0.00	\$0	\$1,721.04	\$0.00	-	\$0.00
2012	\$1,452.48	\$0.00	\$0	\$1,452.48	\$0.00	-	\$0.00
2011	\$1,241.33	\$0.00	\$0	\$1,241.33	\$0.00	-	\$0.00
2010	\$1,275.49	\$0.00	\$0	\$1,275.49	\$0.00	-	\$0.00
2009	\$1,458.02	\$0.00	\$0	\$1,458.02	\$0.00	-	\$0.00
2008	\$1,452.53	\$0.00	\$0	\$1,452.53	\$0.00	-	\$0.00
2007	\$1,389.38	\$0.00	\$0	\$1,389.38	\$0.00	-	\$0.00
2006	\$1,362.90	\$0.00	\$0	\$1,362.90	\$0.00	-	\$0.00
2005	\$1,336.00	\$0.00	\$0	\$1,336.00	\$0.00	-	\$0.00
2004	\$1,316.12	\$0.00	\$0	\$1,316.12	\$0.00	-	\$0.00
2003	\$1,296.88	\$0.00	\$0	\$1,296.88	\$0.00	-	\$0.00
2002	\$1,184.24	\$0.00	\$0	\$1,184.24	\$0.00	-	\$0.00
2001	\$1,156.65	\$0.00	\$0	\$1,156.65	\$0.00	-	\$0.00
2000	\$1,060.81	\$0.00	\$0	\$1,060.81	\$0.00	-	\$0.00
1999	\$1,019.21	\$0.00	\$0	\$1,019.21	\$0.00	-	\$0.00
1998	\$931.66	\$0.00	\$0	\$931.66	\$0.00	-	\$0.00
1997	\$907.03	\$0.00	\$0	\$907.03	\$0.00	-	\$0.00
1996	\$1,047.67	\$0.00	\$0	\$1,047.67	\$0.00	-	\$0.00
1995	\$1,036.86	\$0.00	\$0	\$1,036.86	\$0.00	-	\$0.00

**PROPERTY FEES**

TAXYEAR	FEE TYPE	TOTAL BILLED	DATE PAID	TOTAL OWED
2023	PUBLISH FEE	\$576.00	9-23-2024	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
<a href="#">2024</a>	<a href="#">JOCO-243452</a>	12-9-2025	\$4,000.00
2022	<a href="#">JOCO-198265</a>	5-1-2025	\$2,000.00
<a href="#">2022</a>	<a href="#">JOCO-155281</a>	10-18-2024	\$4,000.00
<a href="#">2023</a>	<a href="#">JOCO-154348</a>	9-23-2024	\$2,998.92
<a href="#">2023</a>	<a href="#">JOCO-154348</a>	9-23-2024	(\$2,998.92)
<a href="#">2023</a>	<a href="#">JOCO-154349</a>	9-23-2024	\$2,998.92
2020	<a href="#">JOCO-116235</a>	11-3-2023	\$3,000.00
2020	<a href="#">JOCO-96126</a>	1-5-2023	(\$2,527.19)
2020	<a href="#">JOCO-96126</a>	12-20-2022	\$2,527.19
2019	<a href="#">JOCO-95979</a>	12-16-2022	\$2,527.19
<a href="#">2019</a>	<a href="#">1254947</a>	6-8-2021	\$2,000.00
2018	<a href="#">1205604</a>	6-23-2020	\$2,500.00
<a href="#">2017</a>	<a href="#">1102631</a>	3-29-2018	\$7,811.48
<a href="#">2015</a>	<a href="#">1053389</a>	2-21-2017	\$2,496.98
<a href="#">2014</a>	<a href="#">954636</a>	12-29-2014	\$998.60
2013	<a href="#">910819</a>	4-11-2014	\$1,200.89
2012	<a href="#">867662</a>	9-6-2013	\$509.99
2012	<a href="#">861896</a>	3-29-2013	\$1,013.51
2011	<a href="#">809797</a>	2-15-2012	\$1,257.88
2010	<a href="#">719173</a>	11-1-2010	\$1,237.23
2009	<a href="#">700431</a>	12-11-2009	\$1,458.02
2009	<a href="#">700432</a>	12-11-2009	\$6.48
2008	<a href="#">634548</a>	11-14-2008	\$1,408.95
2007	<a href="#">584611</a>	11-15-2007	\$1,347.70
2006	<a href="#">529858</a>	11-14-2006	\$1,322.01
2005	<a href="#">500230</a>	4-10-2006	\$1,406.67
2004	<a href="#">448405</a>	3-21-2005	\$1,357.07
2003	<a href="#">370235</a>	11-12-2003	\$1,257.97
2002	<a href="#">327052</a>	11-14-2002	\$1,148.71
2001	<a href="#">268704</a>	11-13-2001	\$1,121.95
2000	<a href="#">223138</a>	11-16-2000	\$1,028.99
1999	<a href="#">169888</a>	11-16-1999	\$988.63
1998	<a href="#">126656</a>	11-18-1998	\$903.71
<a href="#">1997</a>	<a href="#">97343</a>	9-14-1998	\$1,912.89
1996	<a href="#">96556</a>	7-24-1998	\$125.00
1996	<a href="#">95901</a>	6-30-1998	\$100.00
<a href="#">1996</a>	<a href="#">90306</a>	4-21-1998	\$200.00
1996	<a href="#">90307</a>	4-21-1998	\$2.86
1995	<a href="#">89147</a>	3-23-1998	\$125.00
1995	<a href="#">87736</a>	2-24-1998	\$75.00
1995	<a href="#">83800</a>	1-29-1998	\$100.00
1995	<a href="#">51869</a>	12-2-1997	\$100.00
1995	<a href="#">48027</a>	10-20-1997	\$75.00
1995	<a href="#">46075</a>	8-11-1997	\$100.00
1995	<a href="#">45777</a>	7-29-1997	\$100.00
1995	<a href="#">37597</a>	1-1-1938	\$469.87
1995	<a href="#">37599</a>	1-1-1938	\$0.62

# JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R3294992	CARROLL LIVING TRUST, JON A	375 CRICKETT LN, CAVE JUNCTION, OR 97523	<b>\$1,360</b>

Property Page: Property Details ▼

## 2026 GENERAL INFORMATION

Property Status	D Deleted Property
Property Type	Residential
Legal Description	ACRES 0.00
Alternate Account Number	-
Neighborhood	1900 Kerby
Map Number	39-08-15-00-000203-00
Property Use	401-HBU Tract; Zone Res; Improved
Levy Code Area	<u>08</u>
Zoning	RR5

## RELATED PROPERTIES

Linked Properties [R329499](#), [R329499](#)

## 2026 OWNER INFORMATION

Owner Name	CARROLL LIVING TRUST, JON A
Mailing Address	8171 DEER CREEK RD SELMA, OR 97538

## 2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	0.21 Acres
<b>TOTALS</b>		<b>9147.60 Sq. ft / 0.21 acres</b>

## CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$0	\$1,360	\$1,360	\$0	\$0
2025	\$0	\$1,310	\$1,310	\$0	\$230

## SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	CARROLL, JON A	CARROLL LIVING TRUST, JON A	<a href="#">23-002231</a>	-	Bargain & Sale
	CARROLL, JON A	CARROLL, JON A	17-BCC-27	-	BCC Order/Ordinance
9/30/2010	JPMORGAN CHASE BANK NA	CARROLL, JON A	<a href="#">10-012514</a>	\$68,000	Special Warranty Deed
8/9/2010	PEREZ, KINA S & PEREZ, MIGUEL A	JPMORGAN CHASE BANK NA	<a href="#">10-009853</a>	\$259,653	Trustees Deed
	PEREZ, KINA S	PEREZ, KINA S & PEREZ, MIGUEL A	<a href="#">05-006157</a>	-	Deeds
12/30/2003	MORROW, GREGORY D	PEREZ, KINA S	<a href="#">03-031694</a>	\$175,000	Warranty Deed
	MORROW, GREGORY D & MORROW, TERESA L	MORROW, GREGORY D	-	-	Death Certificate

TOTAL TAXES DUE	
Current Year Due	\$1.79
Past Years Due	\$0.00
<hr/>	
Total Due	\$1.79

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

**TAX SUMMARY**

Effective Date: **3/10/2026** [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
<a href="#">2025</a>	\$1.76	\$1.76	\$0	\$1.76	\$0.03	-	\$1.79
<a href="#">2024</a>	\$1.76	\$1.76	\$0	\$1.76	\$0.00	-	\$0.00
<a href="#">2023</a>	\$1.53	\$1.53	\$0	\$1.53	\$0.00	-	\$0.00
<a href="#">2022</a>	\$1.54	\$1.54	\$0	\$1.54	\$0.00	-	\$0.00
<a href="#">2021</a>	\$1.53	\$1.53	\$0	\$1.53	\$0.00	-	\$0.00
2020	\$1.64	\$1.64	\$0	\$1.64	\$0.00	-	\$0.00
2019	\$1.62	\$1.62	\$0	\$1.62	\$0.00	-	\$0.00
2018	\$1.64	\$1.64	\$0	\$1.64	\$0.00	-	\$0.00
2017	\$1.68	\$1.68	\$0	\$1.68	\$0.00	-	\$0.00
2016	\$1.38	\$1.38	\$0	\$1.38	\$0.00	-	\$0.00
2015	\$1.37	\$1.37	\$0	\$1.37	\$0.00	-	\$0.00
2014	\$1.39	\$1.39	\$0	\$1.39	\$0.00	-	\$0.00
2013	\$1.37	\$0.00	\$0	\$1.37	\$0.00	-	\$0.00
2012	\$1.37	\$0.00	\$0	\$1.37	\$0.00	-	\$0.00
2011	\$1.36	\$0.00	\$0	\$1.36	\$0.00	-	\$0.00
2010	\$1.37	\$0.00	\$0	\$1.37	\$0.00	-	\$0.00
2009	\$1.37	\$0.00	\$0	\$1.37	\$0.00	-	\$0.00
2008	\$1.38	\$0.00	\$0	\$1.38	\$0.00	-	\$0.00
2007	\$1.38	\$0.00	\$0	\$1.38	\$0.00	-	\$0.00
2006	\$1.39	\$0.00	\$0	\$1.39	\$0.00	-	\$0.00
2005	\$1.41	\$0.00	\$0	\$1.41	\$0.00	-	\$0.00
2004	\$1.42	\$0.00	\$0	\$1.42	\$0.00	-	\$0.00
2003	\$1.01	\$0.00	\$0	\$1.01	\$0.00	-	\$0.00
2002	\$0.88	\$0.00	\$0	\$0.88	\$0.00	-	\$0.00
2001	\$0.96	\$0.00	\$0	\$0.96	\$0.00	-	\$0.00
2000	\$0.81	\$0.00	\$0	\$0.81	\$0.00	-	\$0.00
1999	\$0.81	\$0.00	\$0	\$0.81	\$0.00	-	\$0.00
1998	\$1.22	\$0.00	\$0	\$1.22	\$0.00	-	\$0.00
1997	\$1.17	\$0.00	\$0	\$1.17	\$0.00	-	\$0.00

**PROPERTY FEES**

TAXYEAR	FEE TYPE	TOTAL BILLED	DATE PAID	TOTAL OWED
2023	PUBLISH FEE	\$0.08	9-23-2024	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
<a href="#">2024</a>	<a href="#">JOCO-198266</a>	5-1-2025	\$3.65
2023	<a href="#">JOCO-154348</a>	9-23-2024	\$0.08
2023	<a href="#">JOCO-154348</a>	9-23-2024	(\$0.08)
2023	<a href="#">JOCO-154349</a>	9-23-2024	\$0.08
2022	<a href="#">JOCO-96127</a>	1-5-2023	(\$1.59)
2022	<a href="#">JOCO-96127</a>	12-20-2022	\$1.59
2022	<a href="#">JOCO-95980</a>	12-16-2022	\$1.59
2021	<a href="#">JOCO-50004</a>	3-18-2022	\$1.57
<a href="#">2020</a>	<a href="#">1254948</a>	6-8-2021	\$8.51
<a href="#">2016</a>	<a href="#">1053389</a>	2-21-2017	\$3.02
2014	<a href="#">954636</a>	12-29-2014	\$1.40
2013	<a href="#">910820</a>	4-11-2014	\$1.41
2012	<a href="#">861897</a>	3-29-2013	\$1.41
2011	<a href="#">809798</a>	2-15-2012	\$1.37
2010	<a href="#">763717</a>	7-8-2011	\$1.44
2009	<a href="#">700433</a>	12-11-2009	\$1.37
2008	<a href="#">633169</a>	11-14-2008	\$1.34
2007	<a href="#">583320</a>	11-15-2007	\$1.34
2006	<a href="#">528725</a>	11-14-2006	\$1.35
2005	<a href="#">495866</a>	2-2-2006	\$0.06
2005	<a href="#">495471</a>	1-26-2006	\$1.37
2004	<a href="#">418979</a>	11-9-2004	\$1.38
2003	<a href="#">370236</a>	11-12-2003	\$0.98
2002	<a href="#">327053</a>	11-14-2002	\$0.85
2001	<a href="#">268705</a>	11-13-2001	\$0.93
2000	<a href="#">223139</a>	11-16-2000	\$0.79
1999	<a href="#">169889</a>	11-16-1999	\$0.79
1998	<a href="#">145099</a>	8-24-1999	\$1.17

STATE OF OREGON  
COUNTY OF JOSEPHINE  
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

ROBERT L. WHITE  
P.O. BOX 25  
CAVE JUNCTION, OREGON 97523

confirms the right to use the waters of AN UNNAMED SPRING, a tributary of the ILLINOIS RIVER, for the purpose of DOMESTIC USE FOR ONE FAMILY AND THE IRRIGATION OF 3.6 ACRES.

The right has been perfected under Permit 39153. The date of priority is APRIL 29, 1974. The right is limited to not more than 0.077 CUBIC FOOT PER SECOND, BEING 0.005 CFS FOR DOMESTIC USE AND 0.072 CFS FOR IRRIGATION, or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

SE 1/4 NE 1/4, SECTION 15, T 39 S, R 8 W, W.M.; 350 FEET NORTH AND 650 FEET WEST FROM THE EAST 1/4 CORNER OF SECTION 15.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE FIFTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 3.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

The right shall conform to such reasonable rotation system as may be ordered by the proper state officer.

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

SW 1/4 NE 1/4 DOMESTIC AND 3.6 ACRES  
SECTION 15  
TOWNSHIP 39 SOUTH, RANGE 8 WEST, W.M.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed this date SEPTEMBER 28, 1990.

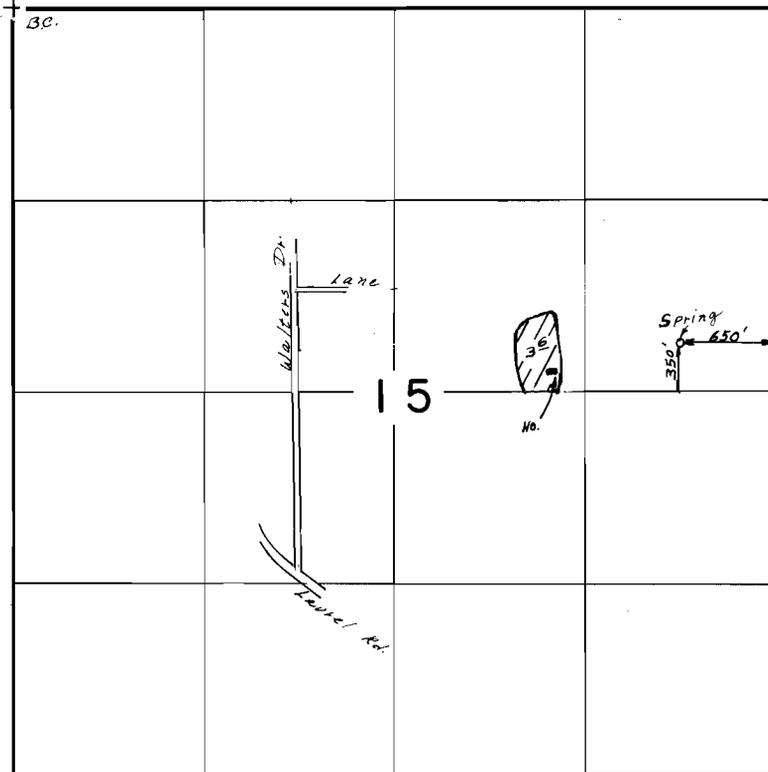
/s/ WILLIAM H. YOUNG

Water Resources Director

Recorded in State Record of Water Right Certificates numbered 64792.

51877.JW

T. 39 S., R. 8 W., W. M.



Scale: 1" = 1320'

**FINAL PROOF SURVEY**  
UNDER

Application No. 51877 Permit No. 39153...  
IN NAME OF

.....ROBERT L. WHITE.....

Surveyed MAY...17... 1988, by B...S.....JAMES...



# Exhibit C

(Preliminary Title Report)



**First American Title™**

*First American Title Insurance Company*

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

Order No.: 7161-4036933  
February 17, 2023

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LISA TATE, Escrow Officer/Closer  
Phone: (541)779-7250 - 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:

Vickie Davidson, Title Officer  
Phone: (541)476-6884 - Email: vdauidson@firstam.com

### Preliminary Title Report

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

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

Situs Address as disclosed on Josephine County Tax Roll:

375 Crickett Lane, Cave Junction, OR 97523

2021 ALTA Owners Standard Coverage	Liability \$	795,000.00	Premium \$	1,793.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement			Premium \$	
Govt Service Charge			Cost \$	
Other			Cost \$	

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 February 07, 2023 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Jon A. Carroll

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 to water or title to water, whether or not such rights are a matter of public record.

7. Taxes for the year 2022-2023

Tax Amount	\$	2,816.07
Unpaid Balance:	\$	2,816.07, plus interest and penalties, if any
Code No.:		07
Map & Tax Lot No.:		39-08-15 TL 203
Property ID No.:		R329499

Taxes for the year 2021-2022

Unpaid Balance:	\$	2,718.16, plus interest
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Taxes for the year 2020-2021

Unpaid Balance:	\$	2,776.39, plus interest
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8. Easement, including terms and provisions contained therein:  
Recording Information: [Volume 309, Page 721](#), Deed Records  
In Favor of: Pacific Power and Light Company  
For: Right of way  
Affects: 20 feet wide
9. Deed of Trust and the terms and conditions thereof.  
Grantor/Trustor: Jon A. Carroll  
Grantee/Beneficiary: Paul C. Craig and Barbara J. Craig, husband and wife  
Trustee: Ticor Title  
Amount: \$40,000.00  
Recorded: February 15, 2012  
Recording Information: Document No. [2012-001645](#)
- Modification and/or amendment by instrument:  
Recording Information: October 01, 2012 as Document No. [2012-012685](#)
- Modification and/or amendment by instrument:  
Recording Information: March 27, 2013 as Document No. [2013-004214](#)
- Modification and/or amendment by instrument:  
Recording Information: September 05, 2013 as Document No. [2013-012400](#)
- Modification and/or amendment by instrument:  
Recording Information: April 10, 2014 as Document No. [2014-003337](#)
- Modification and/or amendment by instrument:  
Recording Information: May 15, 2018 as Document No. [2018-006104](#)
- Modification and/or amendment by instrument:  
Recording Information: June 07, 2019 as Document No. [2019-006659](#)

- END OF EXCEPTIONS -

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

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$1.54  
Map No.: 39-08-15 TL 203  
Property ID: R3294992  
Tax Code No.: 08

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!  
VICKIE DAVIDSON  
TITLE OFFICER  
vdauidson@firstam.com

RECORDING INFORMATION

As of June 4, 2018 Josephine County recording fees are as follows:

Recording Fees:   \$ 96.00 indexing fee per document (first page)  
                      \$  5.00 for each additional page

Additional fees will be imposed by the county clerk if a document presented for recording fails to meet the requirements established by ORS Chapter 205.

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

## Exhibit "A"

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

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE NORTH ALONG THE EAST LINE THEREOF, 330 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 635 FEET, MORE OR LESS, TO A POINT 25 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH, PARALLEL WITH SAID WEST LINE, 280 FEET, MORE OR LESS, TO A POINT ON THE CUL-DE-SAC AT THE TERMINUS OF WALTERS DRIVE; THENCE WESTERLY, AROUND SAID CUL-DE-SAC TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER THEREOF; THENCE EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 660 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

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](mailto: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](http://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](http://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](http://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](http://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>.

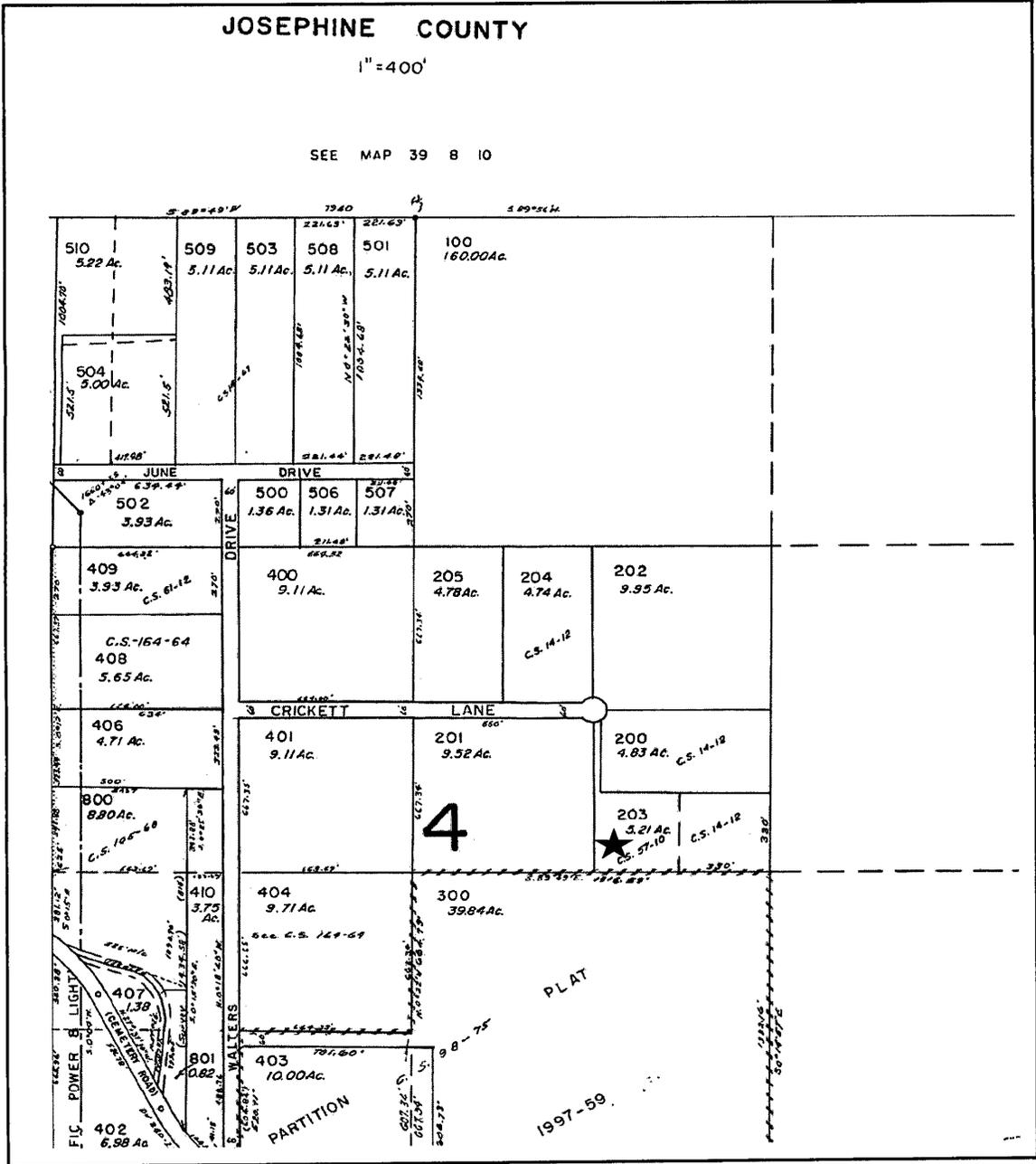


# FIRST AMERICAN TITLE

## JOSEPHINE COUNTY

1" = 400'

SEE MAP 39 B 10



TOWNSHIP 39 RANGE 8 SECTION 15

THIS SKETCH IS FOR LOCATION PURPOSES ONLY. NUMBERS ON SKETCH ARE COMPANY NUMBERS AND NO LIABILITY IS ASSUMED FOR VARIATIONS DISCLOSED BY SURVEY FOR COUNTY RECORDS.