

Offering Memorandum

Peaceful & Private Oasis

1900 Midway Avenue
Grants Pass, Josephine County, Oregon 97527



» **MOPG**
by John L. Scott

Only 8 minutes from Asante Medical Center and all that Grants Pass has to offer - yet once inside the gate, you feel like you have entered a park: a place to relax and play that is far away. Swim in the refreshing pool, fish your own pond network, enjoy the garden or put the irrigated farm area to work. Nothing will beat a fruitful day's work like lounging on the wraparound deck enjoying a serene emerald and aquamarine vista.

On the West Coast, water is the new Gold! Featuring a strong well, a large reservoir of water across three ponds, and irrigation rights from Grants Pass Irrigation District, 1900 Midway is rich in resources and offers all the water one could desire!

As you enter the fully fenced property, through one of the 2 access points, you get a profound sense of calm. This is a place where time seems to slow, the hum of modern life fades, and nature takes the lead. The property includes a beautiful southern inspired home set among the landscape, a cozy modern guest house, functional workshop, and multiple greenhouses - a functional retreat.

At the heart of the property are three tranquil, connecting ponds, one with an island—they reflect the sky, the trees and inspire the property's water-centric, riparian, self-sustaining garden design. Wildlife here is abundant - the osprey fish from the ponds summer and fall, herons, egrets, wood ducks, owls, songbirds and more call this sanctuary home; hobbyist birders will delight in the year-round diversity. Frogs bellow on summer evenings and the ponds feature blue gill, crappie, large mouth bass and catfish rolling in the water, ready for the angler.

Landscaping, Trees & Gardens

The Landscape is a transformative experience. 30 years in the making, the property's emerald surround is fully mature. The landscape has many distinct garden rooms and connecting pathways, 2 orchards, mature shade trees, drought tolerant shrubs, boxwood and laurel hedges, lawns & perennials - all providing year-round growth. Additionally, a 20' x 50' commercial greenhouse provides the opportunity to grow all year round, it is currently filled with specimen citrus from hardier zones. The "chicken cabin" is an eye catching coop to raise your own chickens in and enjoy fresh eggs each day.

The Main Residence

From the moment you arrive, the main home captures your attention with its charming, post century modern farmhouse feel, wraparound porch, redwood lap siding and picture-perfect views of the ponds. The house feels as though it has been placed within the landscape rather than upon it—an intentional design choice that enhances the overall feeling of sanctuary.

Inside, the light filled main living space greets you with 10' tall ceilings, and generous, light receiving windows frame garden and pond views. The heart of the

home is a spacious kitchen with a large “picnic table island” that encourages gathering and connection. There is ample room for cooking and conversation, a generous pantry/laundry room, directly adjacent, ensures an uncluttered feel for the main kitchen/ gathering area.

The main floor includes a guest bedroom and a beautifully appointed large bathroom with tile flooring. At the back of the home, the primary suite and “sunroom” enjoy peaceful views to the pond and landscape, with direct access to the wraparound deck—an ideal spot for quiet mornings and evenings. The en-suite bathroom is functional, bright, and elegant.

Upstairs the two adjoining breezy, light-filled rooms currently serve as a guest room & office/design studio. Potential for a third bathroom would create a second level mini suite. Below the main floor, accessed from the back of the house, is a 1225 square foot basement with floor to ceiling storage shelving and separate firewood storage room. Well equipment, water heater, and electrical service are all easily accessed from within.

Every element of the home has been designed with thought and care, offering comfort, beauty, and a true sense of belonging in the natural world.

The Guest House

Nearby, yet distinctly separate from the main home, is the charming guest cottage. This converted shop/studio now serves as a cozy 2 story secondary dwelling.

The main level features an open living space, kitchen with abundant, marble topped counter space, gas range, and undercounter storage. Generous natural light is welcomed throughout the space & the main level includes a separate pantry and laundry room.

Upstairs, the bedroom and ensuite bath offer views of the ponds and surrounding property—giving the room an elevated treehouse feeling. An ideal retreat for guests or highly sought after supplemental income generator.

A Living Masterpiece

Everything about this oasis has been designed to foster peace, creativity, and a connection with nature, home, and self. The moment you arrive, the property invites you to breathe deeper, move slower, and experience each moment fully. This is not just a place to live—it’s a place to thrive. Whether you are looking for a full-time retreat, a creative homestead, or a rare piece of “lifestyle” property close to town, 1900 Midway offers the opportunity to live in harmony with the land and to enjoy a depth of privacy that is increasingly hard to find.

Property Identification

The property has a physical address of 1900 Midway Avenue, Grants Pass, Oregon 97527. It is made up of 1 tax lot and 1 account number as shown below.

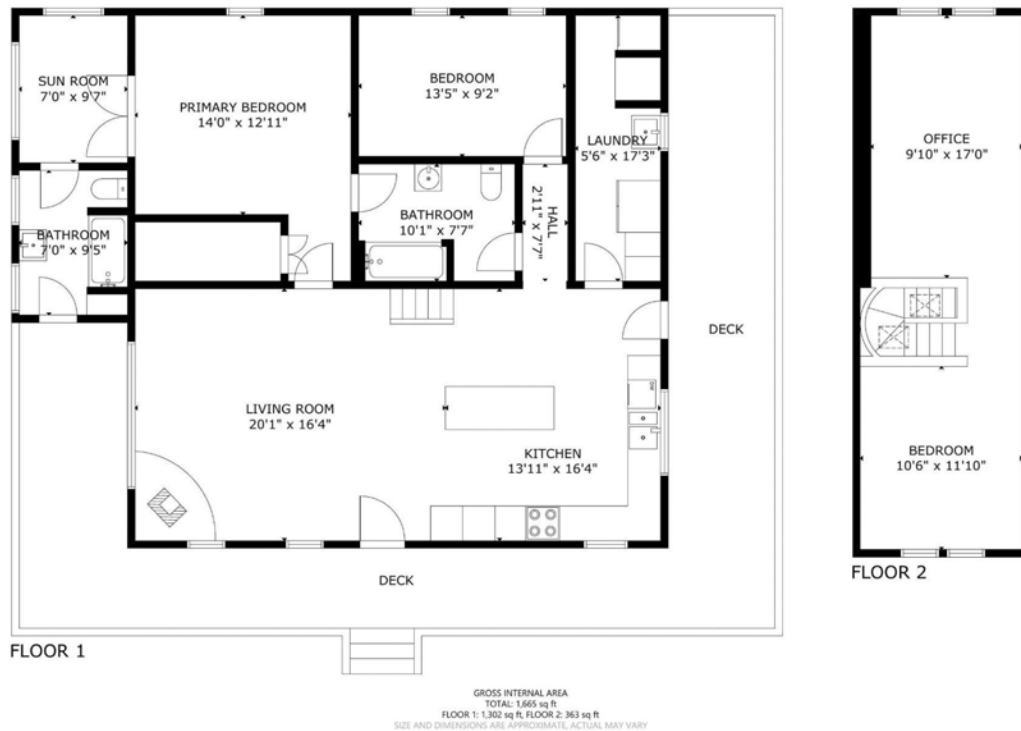
Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
36S	6W	28	1301	R320456	<u>4.79</u>	RR-5
				Total	4.79	

Property Details

Access:	Access via two entrances from paved Midway Avenue
Present Land Use:	Rural residence and hobby farm
2025 Taxes:	\$2,419.64
Zoning:	RR-5 (Rural Residential)
Elevations:	+/-960' to +/-980' above sea level
Topography:	Mostly level
Live Water:	(3) ponds totalling +/-0.5 surface acres
Water Rights:	Irrigation rights through GPID
In-Ground Pool:	16' x 32' pool
Domestic Water:	30+ GPM domestic well (JOSE_17637)
Sanitation:	Standard septic system - pumping system
Additional Notes:	Greenhouse, utility building, garden shed, extensive landscaping, organic garden area (+/-3/4 acre), orchard, and more

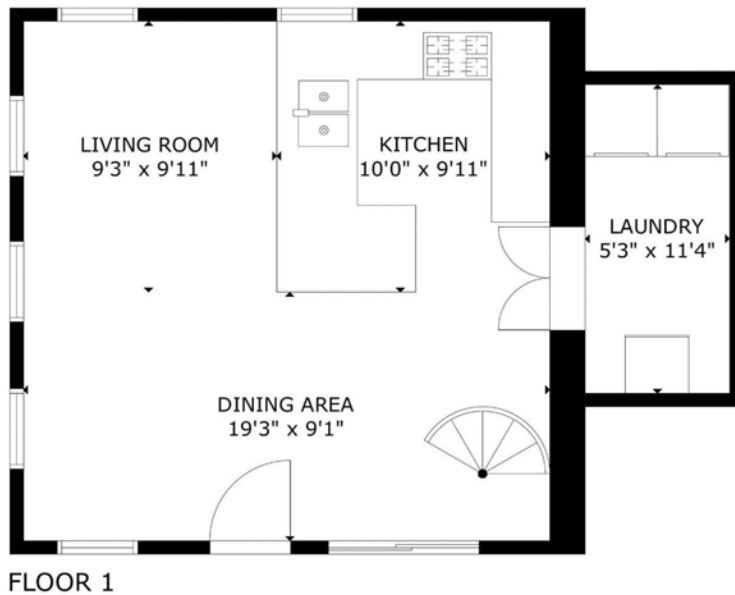
Main Home Details

Total Living Area:	1,751 SF - Main Floor: 1,401sf Second Floor: 350sf
Year Built:	1995
Bedrooms:	3
Bathrooms:	2
Decking:	Wraparound decking in front of home, 3 entrances
Construction:	Traditional wood-frame
Roof:	Composition shingle - newly done in 2025
Siding:	Redwood lap siding
Foundation:	Concrete block foundation with basement French drain around the perimeter
Heating/Cooling:	Heat pump Woodstove in the living room



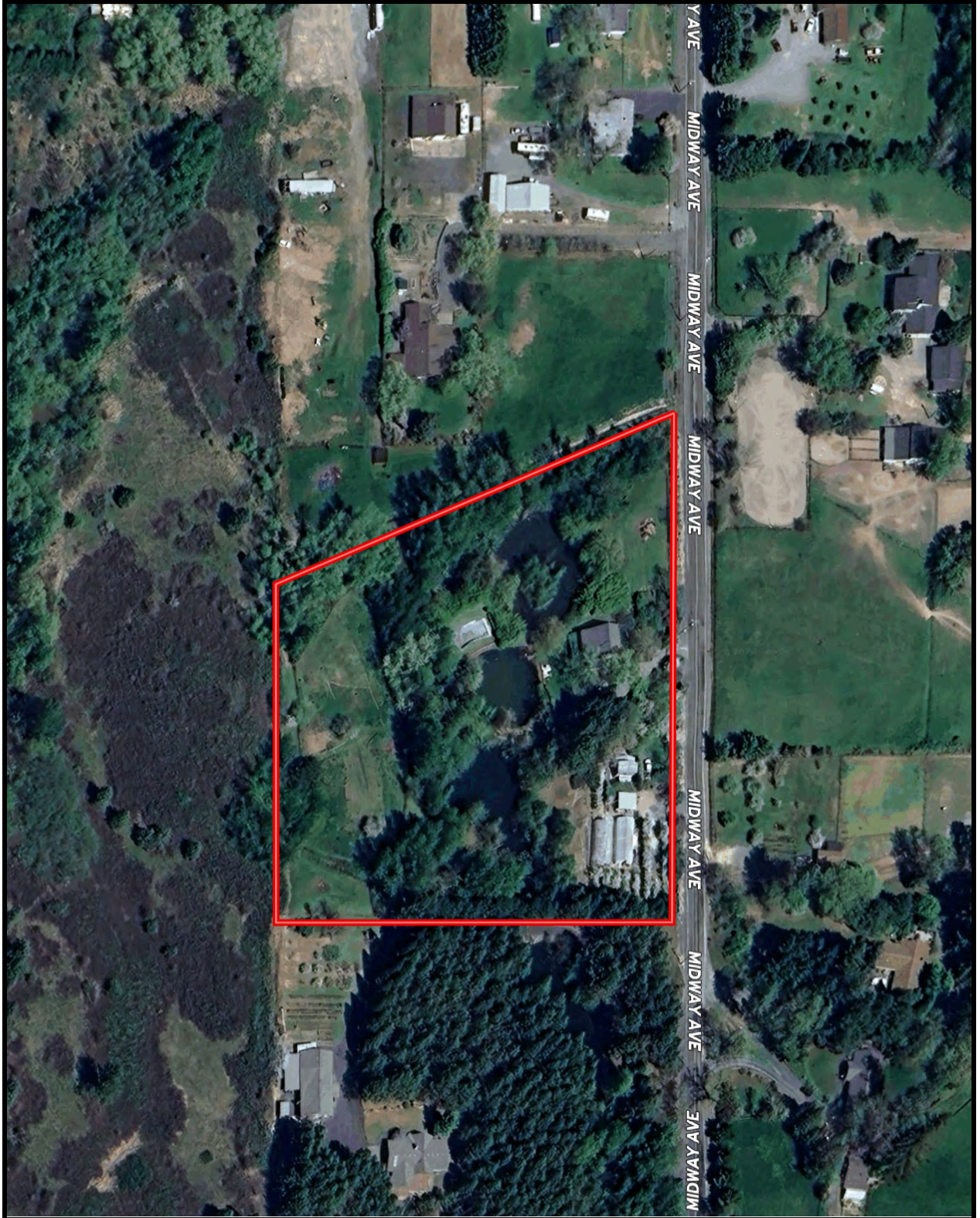
Guest House Details

Total Living Area:	702 sq ft (matterport floor plan)
Levels:	Two
Year Built:	Converted in 2021
Bedrooms:	1
Bathrooms:	1
Construction:	Wood-frame
Roof:	Composition shingle
Siding:	T1-11
Foundation:	Concrete perimeter
Heating/Cooling:	Mini-split



GROSS INTERNAL AREA
TOTAL: 611 sq ft
FLOOR 1: 441 sq ft, FLOOR 2: 170 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Aerial Map



Location

Nearest Towns

Ideally located within Grants Pass, the property benefits from close proximity to the city's core amenities while maintaining the relaxed pace and character that define the area. Grants Pass is known for its welcoming community, vibrant downtown, and easy access to everyday conveniences including local dining, boutique shopping, grocery options, and essential services. The historic downtown district offers a blend of charm and activity, with well kept streets, seasonal events, and a strong sense of local pride. The area is also supported by reliable healthcare facilities and a well established infrastructure, making it both practical and comfortable for full time living or a second home. Altogether, Grants Pass delivers a balanced lifestyle with a strong community feel, dependable amenities, and a setting that supports both ease of living and long term enjoyment.

The Rogue Valley

Medford, Ashland, Jacksonville, and Grants Pass anchor a four-season lifestyle: wine country, river recreation, trail systems, and a lively arts scene. Jacksonville's Britt Music & Arts Festival and Ashland's theater culture complement Medford's shopping, healthcare, and services. The Valley balances a small-town feel with practical convenience.

Rogue Valley International—Medford Airport (MFR)

MFR offers the ease of a small airport with multiple daily nonstops to major West Coast hubs and reliable connections to national gateways. Quick check-ins, on-site rentals, and straightforward access make travel simple for business or leisure.

Climate

At roughly 1,050 to 1,100 feet in elevation, the property sits on the lower valley floor of Grants Pass, where a milder Southern Oregon climate supports comfortable year round living. Winters are generally cool and crisp with limited snowfall, while summers are warm and dry, with afternoon temperatures often climbing into the 80s and 90s. Even so, the setting benefits from the pattern of cooler evening temperatures that helps create a more balanced day to day experience. Annual precipitation is moderate and falls primarily from late fall through early spring, while the summer season is characteristically dry. Overall, the location offers a highly livable climate defined by four distinct seasons, strong usability, and the everyday comfort that makes Grants Pass so appealing.

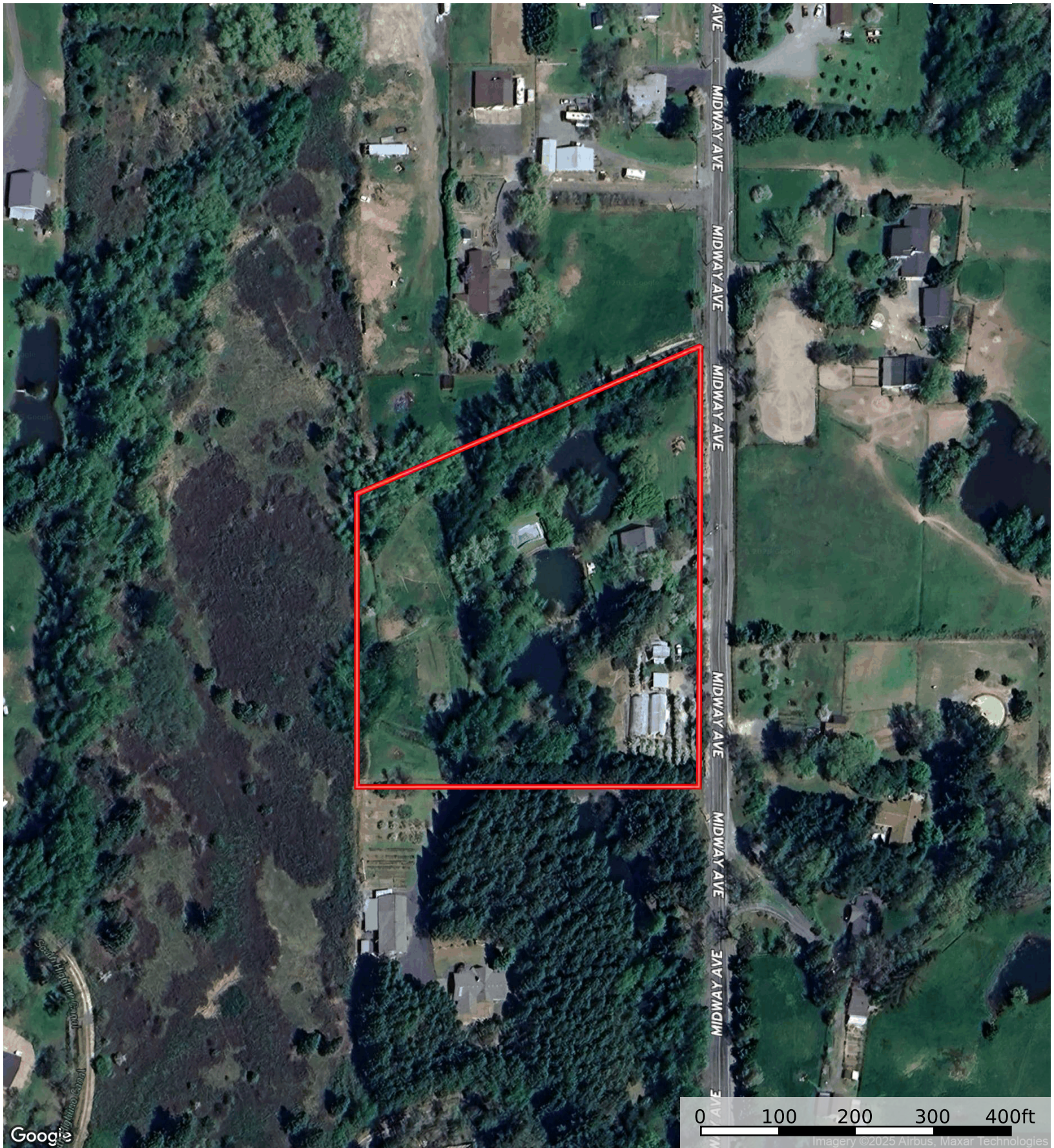
Destination	Approx. Drive
Grants Pass - city	~6 miles
Medford Airport (MFR)	~31 miles
Jacksonville - city	~33 miles
Providence Medford Medical Center	~34 miles
Medford - city	~35 miles
Ashland - city	~46 miles
Lost Creek Lake	~56 miles
Willow Lake	~64 miles
Mt. Ashland Ski Area	~67 miles
Lake of the Woods	~73 miles
Brookings (Oregon Coast)	~92 miles
Crater Lake – Rim Village	~102 miles
Bend – city	~196 miles
Portland – city	~250 miles
San Francisco, CA	~396 miles

Disclosures

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

EXHIBIT SECTION A

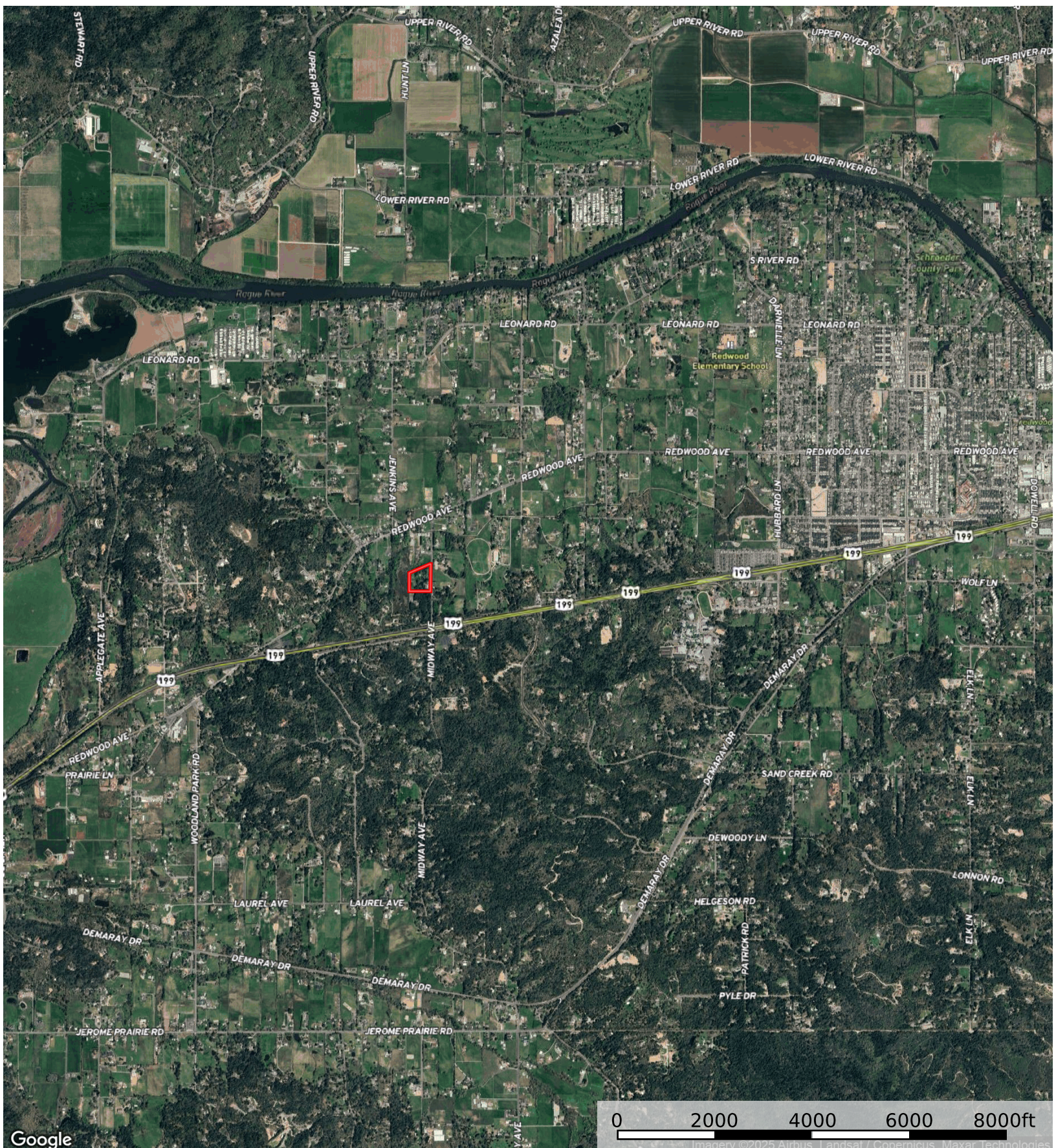
1900 Midway Ave, Grants Pass, OR, 97527
Oregon, AC +/-



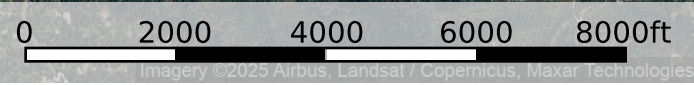
 Boundary

1900 Midway Ave, Grants Pass, OR, 97527

Oregon, AC +/-



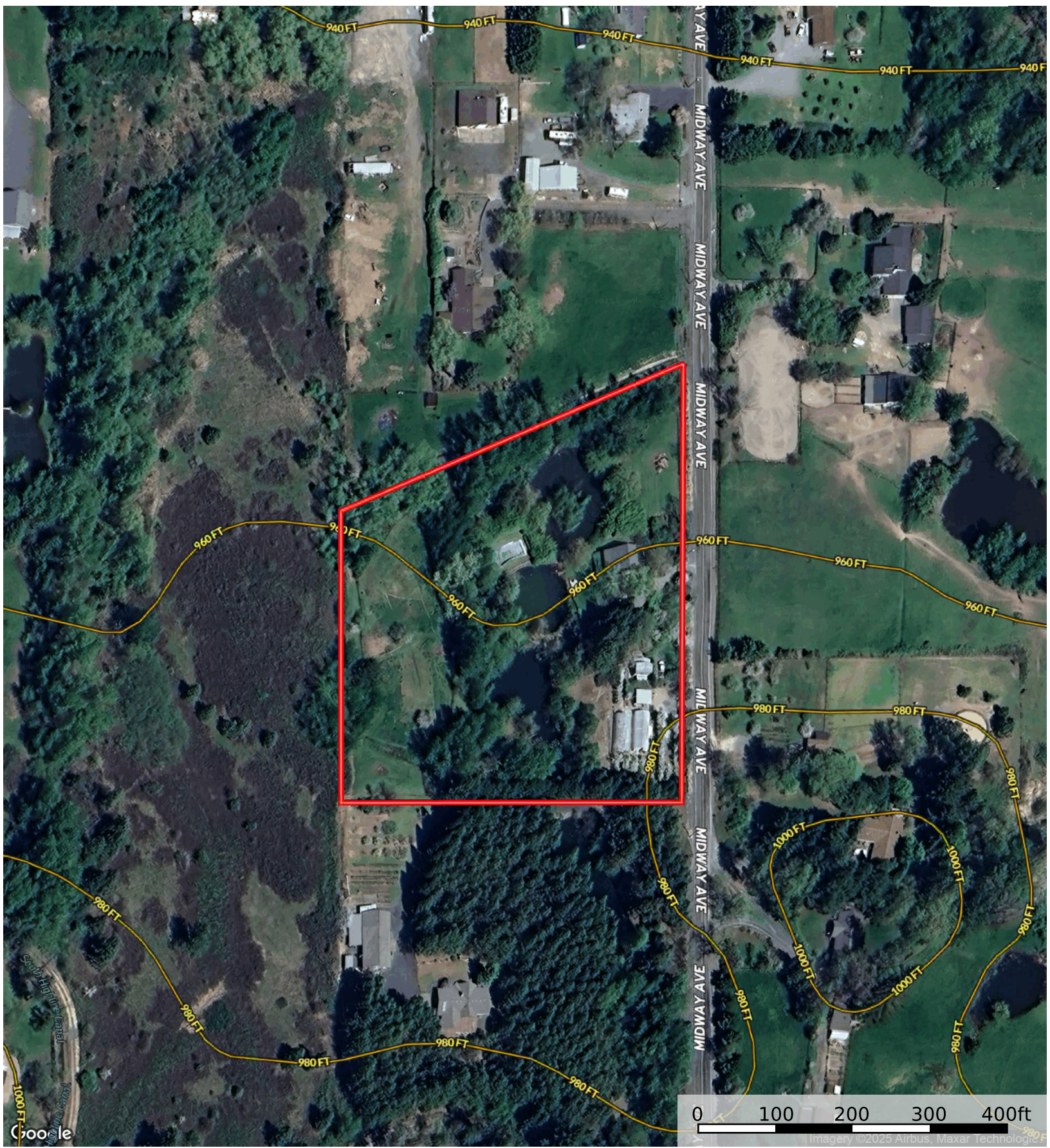
Google



 Boundary

1900 Midway Ave, Grants Pass, OR, 97527

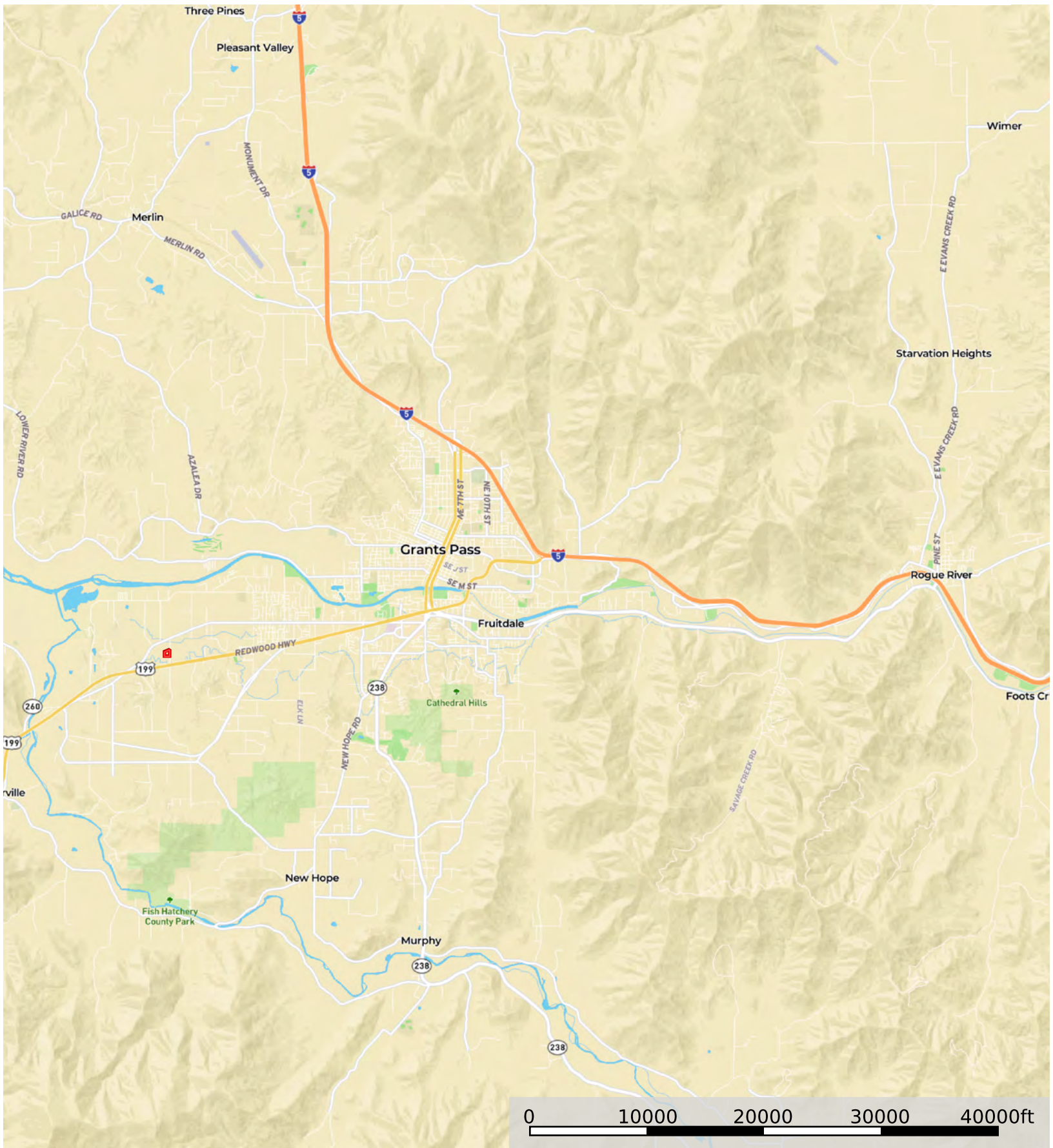
Oregon, AC +/-



 Boundary

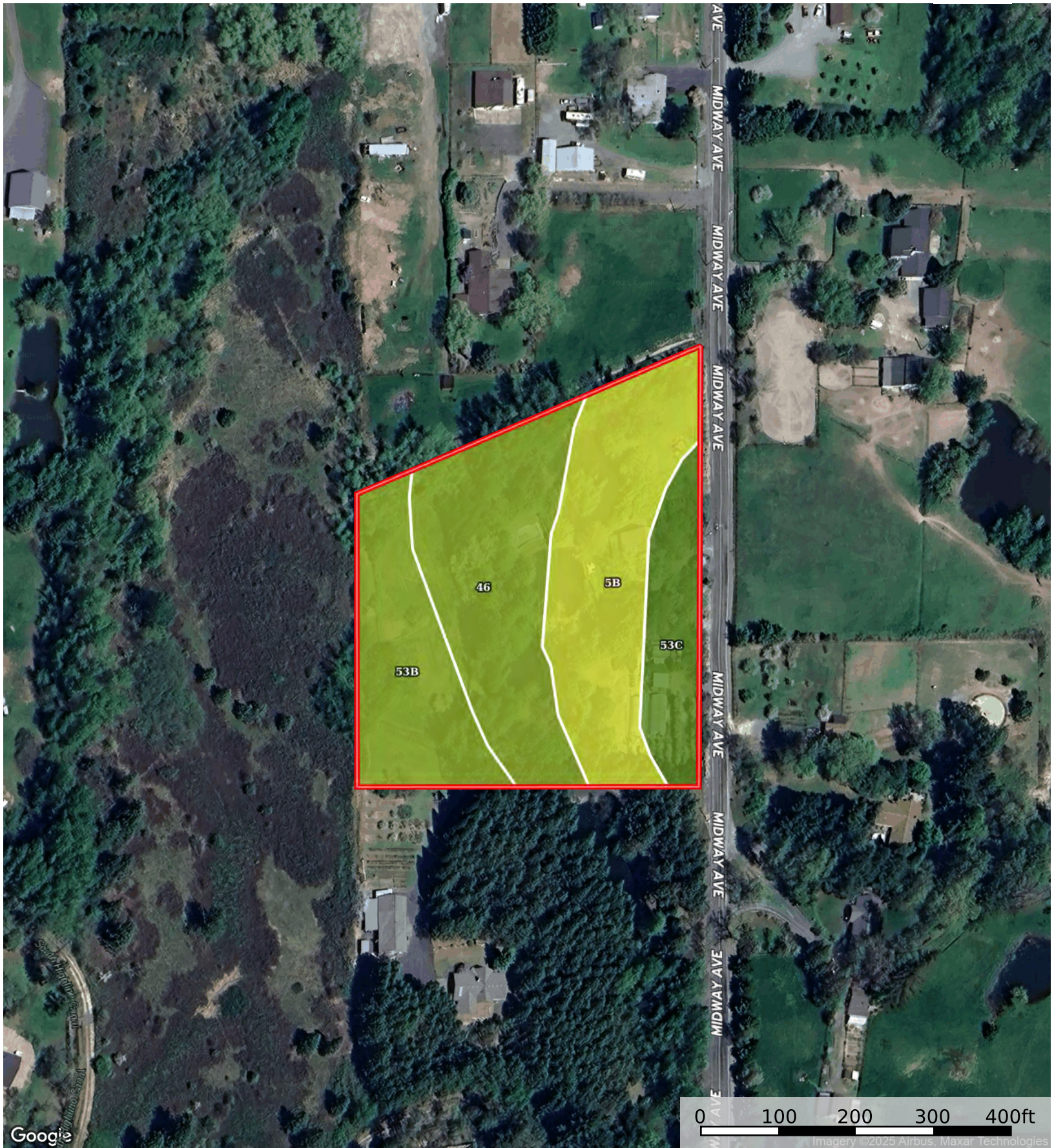
1900 Midway Ave, Grants Pass, OR, 97527

Oregon, AC +/-



 Boundary

1900 Midway Ave, Grants Pass, OR, 97527
Oregon, AC +/-



 Boundary

Boundary 4.78 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5B	Barron coarse sandy loam, 2 to 7 percent slopes	1.57	32.85	0	57	4e
46	Jerome sandy loam	1.54	32.22	0	54	3w
53B	Manita loam, 2 to 7 percent slopes, MLRA 5	1.05	21.97	0	73	3s
53C	Manita loam, 7 to 12 percent slopes	0.62	12.97	0	68	2e
TOTALS		4.78(*)	100%	-	60.97	3.2

(*) 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.



EXHIBIT SECTION B

Property Detail Report

1900 Midway Ave, Grants Pass, OR 97527-9131

APN: R320456

Josephine County Data as of: 04/07/2026

Owner Information

Owner Name:	Brooks Charles J / Brooks Kari	For Sale:	\$995,000
Vesting:	Individual(S) / Right Of Survivorship	Occupancy:	Owner Occupied
Mailing Address:	1900 Midway Ave, Grants Pass, OR 97527-9131		

Location Information

Legal Description:	Acres 4.79	County:	Josephine, OR		
APN:	R320456	Alternate APN:	3606280000130100	Census Tract / Block:	361100 / 3029
Munic / Twnshp:		Twnshp-Rng-Sec:	36S-6W-28	Legal Lot / Block:	1301 /
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:	Redwood	School District:	Three Rivers Josephine County School District	High School:	Hidden Valley High...
Elementary School:	Ft Vannoy Elementa...	Middle School:	Lincoln Savage Mid...		
Latitude:	42.41537	Longitude:	-123.41313		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/22/2019 / 11/27/2019	Price:		Transfer Doc #:	2019.15171
Buyer Name:	Brooks Charles J / Brooks Kari M	Seller Name:	Brooks Charles J Kari M	Deed Type:	Interfamily Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:				Title Company:	
Lender:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	1,401 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1995 / 1997
Living Area:	1,751 Sq. Ft.	Bedrooms:	2	Stories:	1
Total Adj. Area:		Baths (F / H):	2 /	Parking Type:	Detached
Above Grade:	1,401 Sq. Ft.	Pool:	Yes	Garage #:	2
Basement Area:		Fireplace:	Yes	Garage Area:	400 Sq. Ft.
Style:		Cooling:	Heat Pump	Porch Type:	
Foundation:	Concrete	Heating:	Heat Pump	Patio Type:	Deck
Quality:		Exterior Wall:		Roof Type:	
Condition:	Average	Construction Type:		Roof Material:	Composition

Site Information

Land Use:	SFR	Lot Area:	208,652 Sq. Ft.	Zoning:	RR5
State Use:	401 - Tract/Imp...	Lot Width / Depth:		# of Buildings:	1
County Use:	401 - Tract, Mis...	Usable Lot:	0	Res / Comm Units:	
Site Influence:		Acres:	4.79	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41033C0491E	Flood Map Date:	12/03/2009
Community Name:	Josephine County	Flood Panel #:	0491E	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$322,900	Market Total Value:	\$561,580
Tax Year:	2025	Land Value:		Market Land Value:	\$251,860
Tax Area:		Improvement Value:		Market Imprv Value:	\$309,720
Property Tax:	\$2,419.64	Improved %:	55.15%	Market Imprv %:	55.15%
Exemption:		Delinquent Year:			

29

28

SEE MAP 36S 06W 29A

SEE MAP
36S 06W 28B

RELOCATED

SEE MAP

REDWOOD

Hwy

REDWOOD

TIMBERIDGE RD

REDWOOD DRIVE

TIMBERIDGE

PARTITION
PLAT
187-112

PLAT
207-44

PARTITION
PLAT

2070-19
B

PARTITION
PLAT

2091-27

5

1200
3.13 AC

1203
1.65 AC

1300
5.11 AC

1301
5.71 AC

1500
3.00 AC

1601
5.40 AC

1600
4.85 AC

1201
3.75 AC

1202
1.87 AC

2900
2.16 AC

2800
3.01 AC

2702
2.39 AC

2701
2.39 AC

2600
2.00 AC

2500
3.00 AC

2402
1.90 AC

2401
3.14 AC

2000
1.00 AC

1900
0.70 AC

2102
3.87 AC

2100
4.16 AC

2200
3.89 AC

2201
4.19 AC

1800
1.00 AC

1701
3.84 AC

1700
27.05 AC

405
6.50 AC

400
5.00 AC

301
1.30 AC

1100
14.50 AC

1001
2.01 AC

1000
1.15 AC

902
1.15 AC

901
0.69 AC

904
0.64 AC

903
0.69 AC

1002
1.12 AC

800
0.80 AC

1401
2.59 AC

700
5.12 AC

600
1.14 AC

501
4.00 AC

800
1.41 AC

700
5.12 AC

600
1.14 AC

401
17.12 AC

302
5.00 AC

300
11.05 AC

200
2.35 AC

403
5.26 AC

402
1.10 AC

100
5.76 AC

200
2.35 AC

301
1.30 AC

405
6.50 AC

400
5.00 AC

301
1.30 AC

1701
3.84 AC

1700
27.05 AC

1800
1.00 AC

2100
4.16 AC

2200
3.89 AC

2201
4.19 AC

2401
3.14 AC

SEE MAP 36S 05W 27B

36S 06W 27

2700



RECORDING REQUESTED BY:



744 NE 7th Street
Grants Pass, OR 97526

GRANTOR'S NAME:
Charles J. Brooks and Kari M. Brooks

GRANTEE'S NAME:
Charles J. Brooks, Kari M. Brooks & Mari S. Morsell

AFTER RECORDING RETURN TO:
Charles J. Brooks and Kari M. Brooks and Mari S. Morsell, not as tenants in common, but with the rights of survivorship
1900 Midway Ave
Grants Pass, OR 97527

SEND TAX STATEMENTS TO:
Charles J. Brooks and Kari M. Brooks
1900 Midway Ave
Grants Pass, OR 97527

R320456 and 36-06-28-00001301
1900 Midway Ave, Grants Pass, OR 97527

JOSEPHINE COUNTY OFFICIAL RECORDS	
RHIANNON HENKELS, COUNTY CLERK	2019-015171
DED-BSD	11/27/2019 11:05 AM
Cnt=1 Pgs=2 Stn=3 JJOHNSON	
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00	\$96.00
I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.	

470319064283

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Charles J. Brooks and Kari M. Brooks, as tenants by the entirety, Grantor, conveys to Charles J. Brooks and Kari M. Brooks and Mari S. Morsell, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, situated in the County of Josephine, State of Oregon,

A parcel of land lying in the Northeast Quarter of Section 28, Township 36 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, described as follows: Commencing at a point on the North boundary line of the right of way of the South Highline Canal of the Grants Pass Irrigation District which point is 2154 feet South and 1848 feet West of the Northeast corner of said Section 28; thence North 1216 feet to a point 915 feet South of the Southerly line of the Old Redwood Highway as now located and surveyed, being the true point of beginning herein; thence Southwesterly and parallel to the Southerly line of said Old Redwood Highway 487 feet; thence South 375 feet; thence East 450 feet, more or less, to the true point of beginning. EXCEPTING THEREFROM that portion lying within the boundaries of relocated Midway Avenue

The true consideration for this conveyance No Dollars And No/100 Dollars **(\$0.00)**. (See 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.

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/22/19

[Signature]
Charles J. Brooks

[Signature]
Kari M. Brooks

State of OREGON
County of JOSEPHINE

This instrument was acknowledged before me on 11-22-19 - by Charles J. Brooks and Kari M. Brooks.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8-25-20



JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R320456	BROOKS, CHARLES J & BROOKS, KARI M & MORSELL, MARI S	1900 MIDWAY AVE, GRANTS PASS, OR 97527	\$497,690

Property Page: Property Details ▼

2026 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 4.79
Alternate Account Number	-
Neighborhood	0195 Rural Redwood
Map Number	36-06-28-00-001301-00
Property Use	401-HBU Tract; Zone Res; Improved
Levy Code Area	05
Zoning	RR5

RELATED PROPERTIES

Linked Properties [P141928](#)

2026 OWNER INFORMATION

Owner Name	BROOKS, CHARLES J & BROOKS, KARI M & MORSELL, MARI S
Mailing Address	1900 MIDWAY AVE GRANTS PASS, OR 97527

Improvement #1		Improvement Type			Beds	
☐ -		Residential			2	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN.AREA	CLASS 3	1995	1,401	↗ Details	
	Eff Yr Built	1997	Adjustment %	-	Roof Styles	CSMED
	Baths	2BA	Heat/AC	HP	Fireplaces	WD.GS
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	NI		
2	ATTIC, PER CLASS	CLASS 3	1995	350	↗ Details	
	Eff Yr Built	1997	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	HP	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #2		Improvement Type			Beds	
☐ -		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	DECK COMPOSITE	-	2005	792	↗ Details	
	Eff Yr Built	2005	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	WOOD	Foundation	M.PIER	Int Finish	-
			Ext Finish	-		
2	ROOF COVER COMP SHINGLE	-	1995	792	↗ Details	
	Eff Yr Built	1995	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #3		Improvement Type			Beds	
☐ -		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	POOL	CLASS 2	2003	612	↗ Details	
	Eff Yr Built	2003	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		
2	POOL CONCRETE	-	2003	500	↗ Details	
	Eff Yr Built	2003	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #4		Improvement Type			Beds	
☐ -		Residential			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	

1	GARAGE DETACHED	CLASS 3	2016	400	Details
Eff Yr Built	2016	Adjustment %	-	Roof Styles	CSMED,GAB
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	CCS	Foundation	CC	Int Finish	UNF
		Ext Finish	T111		

Improvement #5	Improvement Type	Beds
-	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE SHED	CLASS 4	2016	320	Details
Eff Yr Built	2016	Adjustment %	-	Roof Styles	FBE
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FPLY	Foundation	FGP	Int Finish	-
		Ext Finish	FPLY		

Improvement #6	Improvement Type	Beds
-	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE BUILDING	CLASS 4	1994	960	Details
Eff Yr Built	1994	Adjustment %	-	Roof Styles	FGAL
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FDIRT	Foundation	FMS	Int Finish	-
		Ext Finish	FGAL		

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	1.00 Acres
L2	401 Tract; Residential; Improved	3.79 Acres
L3	OSD On-Site Development	-
L4	LS Landscaping	-
TOTALS		208652.40 Sq. ft / 4.79 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$283,780	\$213,910	\$497,690	\$0	\$332,580
2025	\$309,720	\$251,860	\$561,580	\$0	\$322,900

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	BROOKS, CHARLES J & BROOKS, KARI M	BROOKS, CHARLES J & BROOKS, KARI M & MORSELL, MARI S	19-015171	-	Bargain & Sale

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

- 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: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$2,419.64	\$2,341.64	\$78.00	\$2,419.64	\$0.00	-	\$0.00
2024	\$2,340.26	\$2,274.01	\$66.25	\$2,340.26	\$0.00	-	\$0.00
2023	\$1,973.08	\$1,906.83	\$66.25	\$1,973.08	\$0.00	-	\$0.00
2022	\$1,932.79	\$1,866.54	\$66.25	\$1,932.79	\$0.00	-	\$0.00
2021	\$1,868.11	\$1,801.86	\$66.25	\$1,868.11	\$0.00	-	\$0.00
2020	\$1,881.59	\$1,881.59	\$0	\$1,881.59	\$0.00	-	\$0.00
2019	\$1,804.15	\$1,804.15	\$0	\$1,804.15	\$0.00	-	\$0.00
2018	\$1,773.42	\$1,773.42	\$0	\$1,773.42	\$0.00	-	\$0.00
2017	\$1,773.15	\$1,773.15	\$0	\$1,773.15	\$0.00	-	\$0.00
2016	\$1,414.19	\$1,414.19	\$0	\$1,414.19	\$0.00	-	\$0.00
2015	\$1,363.31	\$1,363.31	\$0	\$1,363.31	\$0.00	-	\$0.00
2014	\$1,327.48	\$1,327.48	\$0	\$1,327.48	\$0.00	-	\$0.00
2013	\$1,274.17	\$0.00	\$0	\$1,274.17	\$0.00	-	\$0.00
2012	\$1,239.21	\$0.00	\$0	\$1,239.21	\$0.00	-	\$0.00
2011	\$1,194.83	\$0.00	\$0	\$1,194.83	\$0.00	-	\$0.00
2010	\$1,170.09	\$0.00	\$0	\$1,170.09	\$0.00	-	\$0.00
2009	\$1,135.86	\$0.00	\$0	\$1,135.86	\$0.00	-	\$0.00
2008	\$1,107.51	\$0.00	\$0	\$1,107.51	\$0.00	-	\$0.00
2007	\$1,081.17	\$0.00	\$0	\$1,081.17	\$0.00	-	\$0.00
2006	\$1,056.72	\$0.00	\$0	\$1,056.72	\$0.00	-	\$0.00
2005	\$980.44	\$0.00	\$0	\$980.44	\$0.00	-	\$0.00
2004	\$871.36	\$0.00	\$0	\$871.36	\$0.00	-	\$0.00
2003	\$859.17	\$0.00	\$0	\$859.17	\$0.00	-	\$0.00
2002	\$835.63	\$0.00	\$0	\$835.63	\$0.00	-	\$0.00
2001	\$816.37	\$0.00	\$0	\$816.37	\$0.00	-	\$0.00
2000	\$770.67	\$0.00	\$0	\$770.67	\$0.00	-	\$0.00
1999	\$703.35	\$0.00	\$0	\$703.35	\$0.00	-	\$0.00
1998	\$625.06	\$0.00	\$0	\$625.06	\$0.00	-	\$0.00
1997	\$607.65	\$0.00	\$0	\$607.65	\$0.00	-	\$0.00
1996	\$715.47	\$0.00	\$0	\$715.47	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-238781	11-17-2025	\$2,347.05
2024	JOCO-187618	11-19-2024	\$2,270.06
2023	JOCO-136278	11-15-2023	\$1,913.89
2022	JOCO-84280	11-17-2022	\$1,874.81
2021	JOCO-24721	11-10-2021	\$1,812.06
2020	1236711	11-13-2020	\$1,825.14
2019	1186127	11-14-2019	\$1,750.03
2018	1146364	11-16-2018	\$1,720.22
2017	1081961	11-16-2017	\$1,719.96
2016	1041289	11-15-2016	\$1,371.76
2015	994972	11-16-2015	\$1,322.41
2014	944894	11-17-2014	\$1,287.66
2013	897242	11-15-2013	\$1,235.94
2012	818648	10-15-2012	\$1,202.03
2011	772817	11-1-2011	\$1,158.99
2010	754593	2-7-2011	\$780.06
2010	726215	11-5-2010	\$390.03
2009	707931	5-4-2010	\$378.62
2009	702294	2-3-2010	\$378.62
2009	672919	11-5-2009	\$378.62
2008	615799	11-4-2008	\$1,074.28
2007	560738	10-26-2007	\$1,048.73
2006	551864	5-1-2007	\$352.24
2006	546872	2-2-2007	\$352.24
2006	511294	10-31-2006	\$352.24
2005	472969	11-10-2005	\$951.03
2004	419874	11-9-2004	\$845.22
2003	371675	11-12-2003	\$833.39
2002	326594	11-14-2002	\$810.56
2001	268399	11-13-2001	\$791.88
2000	228620	11-17-2000	\$747.55
1999	183432	11-23-1999	\$682.25
1998	101188	10-27-1998	\$606.31
1997	59963	12-9-1997	\$589.42
1996	30846	1-1-1938	\$715.47

EXHIBIT SECTION C



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem Oregon 97301
(503) 986-0900
www.wrd.state.or.us

Application for Well ID Number

Do not complete if the well already has a Well I.D Number.

I. OWNER INFORMATION

Current Owner Name (please print): CHARLES BROOKS
Mailing Address: 1900 MIDWAY AVE
City: GRANITE PASS State: OREGON Zip: 97527
Mailing Address (to send Well I.D.): 1900 MIDWAY AVE
City: GRANITE PASS State: OREGON Zip: 97527

II. WELL INFORMATION (Do not complete this section if the well report is attached.)

Township: 36 (North/South) Range: 6 (East/West) Section: 28
Tax Lot: 1301 County: Josephine NW 1/4 NE 1/4
Street Address of Well: 1900 Midway City: Granite Pass
Owner at time the well was constructed, (if known): Charles Brooks
If the property had a different street address in the past: _____

III. GENERAL WELL INFORMATION (Do not complete this section if the well report is attached) Attached

Use of Well (domestic, irrigation, commercial, industrial, monitoring): _____
Date Well Constructed: _____ Total Well Depth: _____ Casing Diameter: _____
Other Information: _____

SUBMITTED BY (please print): Charles Brooks
PHONE: _____ FAX: _____

Send application to Oregon Water Resources Department; 725 Summer St NE, Suite A; Salem, Oregon 97301-1266; fax (503) 986-0902. Applications are processed and Well I.D. Numbers are mailed every Wednesday.

For Official Use Only by the Oregon Water Resources Department.
Received Date: 12-28-09 Well Log Number: JOSE 17637 Well Identification #: 103321

EXHIBIT SECTION D



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.: 7161-4287381
July 09, 2025

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:

Jessica Keith, Title Officer
Phone: (541)476-6884 - Email: jjkeith@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:

1900 Midway Avenue, Grants Pass, OR 97527

2021 ALTA Owners Standard Coverage	Liability \$	995,000.00	Premium \$	2,093.00
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 \$	30.00
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined

Proposed Borrower: TBD

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

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

and as of July 01, 2025 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Charles J. Brooks and Kari M. Brooks and Mari S. Morsell, not as tenants in common, but with the rights of survivorship

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 fiscal year 2025-2026 a lien due, but not yet payable
 9. These premises are situated in the Grants Pass Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

10. City liens, if any, of the City of Grants Pass.
11. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
12. Right of way, including terms and conditions contained therein:
For: irrigation ditch
Recording Information: [Volume 65, Page 164](#), Deed Records
13. Right of way, including terms and conditions contained therein:
Granted to: California Oregon Power Company
Recording Information: [Volume 82, Page 579](#), Deed Records
14. By instrument recorded in [Volume 209, Page 569](#), Deed Records, all access to the relocated Redwood Highway from the herein described property has been relinquished.
15. Easement, including terms and provisions contained therein:
Recording Information: November 06, 1989 as Document No. [89-17366](#)
For: pipeline
16. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Charles J. Brooks and Kari M. Brooks and Mari S. Morsell, not as tenants in common, but with the rights of survivorship
Grantee/Beneficiary: First Community Credit Union
Trustee: Ticor Title
Amount: \$300,000.00
Recorded: November 27, 2019
Recording Information: Document No. [2019-015172](#)
17. Unrecorded leases or periodic tenancies, if any.

- 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 2024-2025 PAID IN FULL

Tax Amount: \$2,340.26
Map No.: 36-06-28-00-001301
Property ID: [R320456](#)
Tax Code No.: 05

NOTE: An easement appurtenant to the herein described property for installation, use, maintenance and repair of an underground irrigation pipeline, including the terms and provisions thereof, as set forth in instrument recorded Document No. [89-17366](#), Official Records of Josephine County, Oregon.

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!

JESSICA KEITH
TITLE OFFICER
jjkeith@firstam.com

Recording Information

For county recording requirements and fees visit
https://www.josephinecounty.gov/government/county_clerk_recorder/recording/index.php

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

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

cc: Lender To Be Determined

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:

A parcel of land lying in the Northeast Quarter of Section 28, Township 36 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, described as follows: Commencing at a point on the North boundary line of the right of way of the South Highline Canal of the Grants Pass Irrigation District which point is 2154 feet South and 1848 feet West of the Northeast corner of said Section 28; thence North 1216 feet to a point 915 feet South of the Southerly line of the Old Redwood Highway as now located and surveyed, being the true Point of Beginning herein; thence Southwesterly and parallel to the Southerly line of said Old Redwood Highway 487 feet; thence South 375 feet; thence East 450 feet, more or less, to a point South of the Point of Beginning herein; thence North 555 feet, more or less, to the true Point of Beginning. Less and except that portion lying within the boundaries of relocated Midway Avenue.

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.

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

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2024

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

