

# Offering Memorandum

Multiple Home Sites + Water Rights + Shop

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2373 & 2409 Pioneer Road  
Talent, Jackson County, Oregon 97540



» **MOPG**  
*by John L. Scott*

## *Welcome*

### **Multiple Homesite Opportunity**

Welcome to 2373 and 2409 Pioneer Road in Talent, Oregon, a rare offering with exceptional flexibility, usable ground, and future potential. Spanning 4.22 acres across three legal lots of record, this unique property includes two existing homes and valuable RR 2.5 zoning, creating the possibility for a third homesite. The two existing residences preserve the homesites but do not contribute significant value, making this an outstanding opportunity for buyers focused on land use, expansion potential, investment upside, or creating a multi residence setup in a highly desirable Southern Oregon setting.

### **Homesteading**

With 4.3 acres of water rights and a layout well suited for rural living, this property offers an excellent foundation for a homesteading lifestyle. Whether your vision includes gardens, small livestock, orchards, hobby farming, or simply more space and self sufficiency, the combination of acreage, water rights, and zoning opens the door to a wide range of possibilities.

### **Existing Improvements**

The property includes a range of existing improvements that may offer utility, storage, or future potential for the next owner. The main residence, originally built in 1949 and measuring approximately 1,864 square feet, is currently not habitable. While it remains on site and preserves the homesite, its condition is such that restoration potential is unknown and buyers are encouraged to complete their own due diligence regarding possible rehabilitation or replacement.

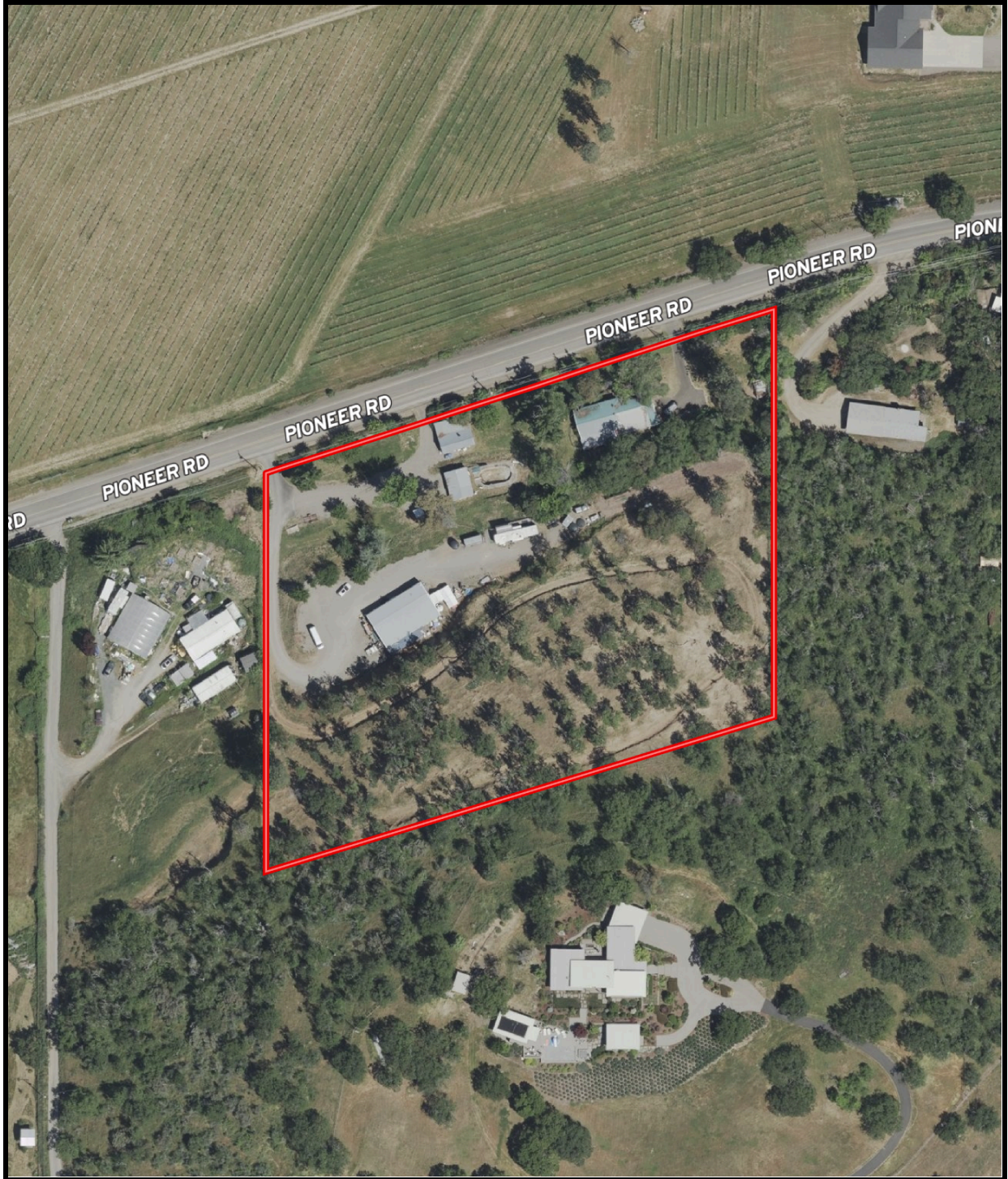
A second residence, built in 1940 and approximately 868 square feet, also remains on the property. This structure is considered to be at the end of its useful life and is not viewed as a candidate for restoration, though it continues to preserve an additional homesite.

Additional outbuildings include a small shed measuring approximately 20 by 26 feet and a larger 36 by 60 foot shop. The shop is in need of repair, but offers strong underlying utility with a concrete floor, insulation, and an existing half bathroom, with functionality to be verified by the buyer. For those seeking workspace, equipment storage, or agricultural support structures, these improvements may provide a valuable head start.

### **Southern Oregon Lifestyle**

Set in the heart of Talent, this property offers the charm of country style living with convenient access to the best of the Rogue Valley. Enjoy a lifestyle defined by open space, mountain views, local farms, and a strong sense of community, all while being just minutes from Ashland, Medford, and the region's endless recreation. From hiking, rafting, and fishing to wineries, local dining, and the Oregon Shakespeare Festival, Southern Oregon offers a pace of life that is both grounded and inspiring.

# Aerial Map



Property Description							
Township	Range	Section	Tax Lot	Account #	Acres	Zoning	2025 Taxes
38S	1W	17	5500	10031106	1.77	RR-2.5	\$2,510.74
38S	1W	17	5600	10031114	1.58	RR-2.5	\$2,203.65
38S	1W	17	5700	10031122	<u>0.87</u>	RR-2.5	<u>\$328.79</u>
				<b>Total</b>	<b>4.22</b>		<b>\$5,043.18</b>

**Address:** 2373 & 2409 Pioneer Road, Talent, OR 97540

**Zoning:** RR-2.5 (Rural Residential)

**Topography:** Gently sloping toward the South

**Elevation:** Between 1,740 ft to 1,860 ft

**Electric:** Standard residential service - 3 meters, 1 for the shop and 1 for each house

**Internet & Phone:** Spectrum

**Domestic Water:** On site well with UV filter and holding tank (per seller), no well log found

**Sanitation:** Two separate systems (condition unknown, newer risers installed)

**Water Rights:** Water rights are diverted through Goin Private Line via Talent Irrigation District for 4.3 irrigated acres

**Outside Features:** Great views of the vineyard, valley, and surrounding mountains

**Parking:** Gravel parking

### Residential Overview - Main House

<b>Year Built</b>	1949
<b>Approx. Square Footage</b>	1,864 sq ft
<b>Bedrooms</b>	3
<b>Baths</b>	1
<b>Other Notes</b>	No monetary value attributed beyond homesite preservation

### Residential Overview - Second House

<b>Year Built</b>	1940
<b>Approx. Square Footage</b>	868 sq ft
<b>Bedrooms</b>	2
<b>Baths</b>	1
<b>Other Notes</b>	No monetary value attributed beyond homesite preservation

### Residential Overview - Out-Buildings / Improvements

<b>Shed</b>	520SF, wood framed, composition roof
<b>Shop</b>	2,160 SF, wood framed, insulated, concrete floor, metal siding/roof, ½ bathroom

## Location

### Nearest Towns

Nestled in the heart of the Rogue Valley, Talent offers a distinctive blend of small town charm, rural character, and convenient access to the very best of Southern Oregon. Located just off Interstate 5, approximately four miles north of Ashland and seven miles south of Medford, Talent is known for its welcoming community, vibrant local identity, and easy connection to the region's outdoor recreation, wineries, farms, and cultural attractions. Residents enjoy nearby hiking in the Siskiyou Mountains, farm to table experiences, local parks and open space, and quick access to destinations like Ashland's theater scene and the broader Rogue Valley's year round lifestyle appeal.

### 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 1,800 feet in elevation, the property rests in a transitional foothill zone where the Rogue Valley floor meets the high Cascades. Winters are cool and crisp with occasional snow, while summers bring warm afternoons that often reach into the 80s and 90s, balanced by reliably cool evenings. Annual precipitation averages in the mid-20 inches, concentrated in the fall and winter months, while the summer season is typically dry.

<b>Destination</b>	<b>Approx. Drive</b>
Eagle Point - city	~5 miles
Lost Creek Lake	~27 miles
Willow Lake	~35 miles
Medford Airport (MFR)	~14 miles
Providence Medford Medical Center	~14 miles
Medford - city	~15 miles
Ashland - city	~24 miles
Lake of the Woods	~31 miles
Mt. Ashland Ski Area	~45 miles
Crater Lake – Rim Village	~74 miles
Brookings (Oregon Coast)	~90 miles
Bend – city	~167 miles
Portland – city	~280 miles
San Francisco, CA	~374 miles

## Disclosures

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# EXHIBIT SECTION A

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# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

2373 Pioneer Rd

**Parcel #:** 10031106

**Map & Taxlot #:** 381W170005500

**County:** Jackson

**OWNER**

Glenda J Reynolds Trust

**DATE PREPARED**

02/24/2026

**PREPARED BY**

lrking@firstam.com



*First American Title*

Customer Service Department

541.776.4555

[cservice@firstam.com](mailto:cservice@firstam.com)

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**First American Title™**

**Jackson County Property Profile Information**

Parcel #: 10031106

Tax Acct#: 381W170005500

Owner: **Glenda J Reynolds Trust**

CoOwner:

Site: **2373 Pioneer Rd**

**Talent OR 97540 - 6715**

Mail: 2900 Rogue River Dr

Eagle Point OR 97524 - 7743

Land Use: 401 Tract - Improved (typical of class)

Std Land Use: 2000 - Commercial (General)

Legal:

Twn/Rng/Sec: 38S / 01W / 17

**ASSESSMENT & TAX INFORMATION**

Market Total: **\$309,860.00**

Market Land: **\$200,260.00**

Market Impr: **\$109,600.00**

Assessment Year: **2025**

Assessed Total: **\$190,360.00**

Exemption:

2024 Taxes: **\$2,444.88**

Levy Code: 0408

Levy Rate: 12.8700

**SALE & LOAN INFORMATION**

Sale Date: 02/10/2026

Sale Amount: \$287,740.00

Document #: 2912

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co: FIRST AMERICAN TITLE

**PROPERTY CHARACTERISTICS**

Year Built: 1949

Bedrooms: 3

Bathrooms: 1

Total SF: 1,864 SqFt

Basement SF:

Lot Size: 1.77 Acres (77,101 SqFt)

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-RR-2.5

School Dist: 4 Phoenix-Talent

Primary School: Phoenix Elementary School

Middle School: Talent Middle School

High School: Phoenix High School

Census: 1033 - 001602

Watershed: Bear Creek

Recreation:

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

**IMPROVEMENT: 11767**

**PARCEL ID: 10031106**

Improvement Use: 121

Improvement Desc: RESIDENCE One  
story

Year Built: 1949

% Complete:

Condition:

Eff Year Built: 1949

Total SqFt: 1,864

Bedrooms: 3

Roof Type:

Finished SqFt: 1,864

Bathrooms:

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt: 1,864

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt:

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:



**First American Title™**

**Jackson County Property Profile Information**

Parcel #: 10031114  
Tax Acct#: 381W170005600  
Owner: **Glenda J Reynolds Trust**  
CoOwner:  
Site: **2409 Pioneer Rd**  
**Talent OR 97540 - 6716**  
Mail: 2900 Rogue River Dr  
Eagle Point OR 97524 - 7743  
Land Use: 401 Tract - Improved (typical of class)  
Std Land Use: 2000 - Commercial (General)  
Legal:  
Twn/Rng/Sec: 38S / 01W / 17

**ASSESSMENT & TAX INFORMATION**

Market Total: **\$304,930.00**  
Market Land: **\$195,250.00**  
Market Impr: **\$109,680.00**  
Assessment Year: **2025**  
Assessed Total: **\$166,330.00**  
Exemption:  
2024 Taxes: **\$2,144.62**  
Levy Code: 0408  
Levy Rate: 12.8700

**SALE & LOAN INFORMATION**

Sale Date: 02/10/2026  
Sale Amount: \$287,740.00  
Document #: 2912  
Deed Type: Deed  
Loan Amount:  
Lender:  
Loan Type:  
Interest Type:  
Title Co: FIRST AMERICAN TITLE

**PROPERTY CHARACTERISTICS**

Year Built: 1940  
Bedrooms: 2  
Bathrooms: 1  
Total SF: 868 SqFt  
Basement SF:  
Lot Size: 1.58 Acres (68,824 SqFt)  
Garage SF:  
Heat Source:  
Fireplace:  
Lot:  
Block:  
Plat/Subdiv:  
Zoning: County-RR-2.5  
School Dist: 4 Phoenix-Talent  
Primary School: Phoenix Elementary School  
Middle School: Talent Middle School  
High School: Phoenix High School  
Census: 1033 - 001602  
Watershed: Bear Creek  
Recreation:

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**IMPROVEMENT: 11766**

**PARCEL ID: 10031114**

Improvement Use: 111	Improvement Desc: RESIDENCE One story	Year Built: 1940
% Complete:	Condition:	Eff Year Built: 1940
Total SqFt: 868	Bedrooms: 2	Roof Type:
Finished SqFt: 868	Bathrooms:	Roof Mat:
Unfinished SqFt:		Garage SqFt:
1st Floor SqFt: 868	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unfin SqFt:	Heat Type:



**First American Title™**

**Jackson County Property Profile Information**

Parcel #: 10031122  
Tax Acct#: 381W170005700  
Owner: **Glenda J Reynolds Trust**  
CoOwner:  
Site: **2409 Pioneer Rd**  
**Talent OR 97540 - 6716**  
Mail: 2900 Rogue River Dr  
Eagle Point OR 97524 - 7743  
Land Use: 401 Tract - Improved (typical of class)  
Std Land Use: 2000 - Commercial (General)  
Legal:  
Twn/Rng/Sec: 38S / 01W / 17

**ASSESSMENT & TAX INFORMATION**

Market Total: **\$140,720.00**  
Market Land: **\$140,250.00**  
Market Impr: **\$470.00**  
Assessment Year: **2025**  
Assessed Total: **\$47,420.00**  
Exemption:  
2024 Taxes: **\$658.79**  
Levy Code: 0408  
Levy Rate: 12.8700

**SALE & LOAN INFORMATION**

Sale Date: 02/10/2026  
Sale Amount: \$287,740.00  
Document #: 2912  
Deed Type: Deed  
Loan Amount:  
Lender:  
Loan Type:  
Interest Type:  
Title Co: FIRST AMERICAN TITLE

**PROPERTY CHARACTERISTICS**

Year Built: 1900  
Bedrooms:  
Bathrooms:  
Total SF:  
Basement SF:  
Lot Size: 0.87 Acres (37,897 SqFt)  
Garage SF:  
Heat Source:  
Fireplace:  
Lot:  
Block:  
Plat/Subdiv:  
Zoning: County-RR-2.5  
School Dist: 4 Phoenix-Talent  
Primary School: Phoenix Elementary School  
Middle School: Talent Middle School  
High School: Phoenix High School  
Census: 1033 - 001602  
Watershed: Bear Creek  
Recreation:

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**IMPROVEMENT: 11765**

**PARCEL ID: 10031122**

Improvement Use: 300

Improvement Desc: RESIDENCE  
Residential Other  
Improvements

Year Built: 1900

% Complete:

Condition:

Eff Year Built: 1900

Total SqFt:

Bedrooms:

Roof Type:

Finished SqFt:

Bathrooms:

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt:

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt:

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:

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

24-Feb-2026

HAMMONS GLENDA J TRUSTEE  
2900 ROGUE RIVER DR  
EAGLE POINT OR 97524

Tax Account #	10031106	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0408
Situs Address	2373 PIONEER RD PHOENIX-TALENT/COUNTY OR 97501	Interest To	Feb 24, 2026

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$2,555.38	\$2,510.74	\$44.64	\$0.00	\$2,510.74	Nov 15, 2025
2024	ADVALOREM	\$2,857.79	\$2,444.88	\$412.91	\$0.00	\$2,444.88	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,368.85	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,309.41	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,259.17	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,188.76	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,133.71	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,073.00	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,947.60	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,897.90	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,821.10	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750.66	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,636.17	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,582.81	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,542.27	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,519.22	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,484.72	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,461.25	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,403.16	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,422.88	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,413.54	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,455.46	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,426.30	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,386.16	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,344.72	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,169.01	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,151.79	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,195.68	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,178.80	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.30	Nov 15, 1996
<b>Total</b>		\$5,413.17	\$4,955.62	\$457.55	\$0.00		

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

24-Feb-2026

HAMMONS GLENDA J TRUSTEE  
2900 ROGUE RIVER DR  
EAGLE POINT OR 97524

Tax Account #	10031114	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0408
Situs Address	2409 PIONEER RD PHOENIX-TALENT/COUNTY OR 97501	Interest To	Feb 24, 2026

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$2,242.82	\$2,203.65	\$39.17	\$0.00	\$2,203.65	Nov 15, 2025
2024	ADVALOREM	\$2,506.83	\$2,144.62	\$362.21	\$0.00	\$2,144.62	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,078.18	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,026.29	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,982.39	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,920.85	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,872.82	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,819.84	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,710.14	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,666.73	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,599.65	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,538.09	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,438.03	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,391.49	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,355.99	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,335.84	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,305.72	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,288.40	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,233.05	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,250.27	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,242.10	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,273.93	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,248.55	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,213.60	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,177.59	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,019.38	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,009.75	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,047.88	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,033.11	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,051.89	Nov 15, 1996
<b>Total</b>		\$4,749.65	\$4,348.27	\$401.38	\$0.00		

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

24-Feb-2026

HAMMONS GLENDA J TRUSTEE  
2900 ROGUE RIVER DR  
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Tax Account #	10031122	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0408
Situs Address	2409 PIONEER RD PHOENIX-TALENT/COUNTY OR 97501	Interest To	Feb 24, 2026

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$334.63	\$328.79	\$5.84	\$0.00	\$328.79	Nov 15, 2025
2024	ADVALOREM	\$770.05	\$658.79	\$111.26	\$0.00	\$658.79	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$639.84	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$625.04	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$612.60	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$595.11	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$581.38	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$566.34	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$535.11	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$522.71	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$503.71	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$486.24	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$457.76	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$444.46	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$434.33	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$428.62	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$420.12	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$433.67	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$392.16	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$397.10	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$394.86	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$532.02	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$522.10	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$508.46	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$494.49	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$407.81	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$428.95	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$443.87	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$438.01	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$445.22	Nov 15, 1996
<b>Total</b>		\$1,104.68	\$987.58	\$117.10	\$0.00		

Jackson County Official Records	<b>2026-002912</b>
<b>R-TRD</b>	<b>02/10/2026 04:05:02 PM</b>
Stn=10 MARISCLR	
\$15.00 \$10.00 \$13.00 \$11.00 \$60.00	<b>\$109.00</b>
I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Christine Walker - County Clerk	

After Recording Send Tax Statements to Grantee's Address, as follows:  
 Glenda J. Hammons, Trustee  
 2900 Rogue River Drive, Eagle Point, OR 97524

**TRUSTEE'S DEED**

THIS TRUSTEE'S DEED, executed this 10<sup>th</sup> day of February, 2026, by and between Jeffrey W. Foxx, hereinafter called successor trustee, grantor [grantor's address: c/o HC LLP, 14 Central Ave., Ste. 104, Medford, OR 97501] and Glenda J. Hammons (fka Glenda J. Reynolds), Trustee of the Glenda J. Reynolds Trust u/a/d 8/31/2018, hereinafter called grantee [grantee's address: 2900 Rogue River Drive, Eagle Point, OR 97524]

**WITNESSETH:**

**RECITALS:**

Note: The consideration for this transfer, as stated herein below is the sum of \$287,740.00.

Justin Bradley Fuller, as grantor, executed and delivered to First American Title, as the original trustee, for the benefit of Glenda J. Hammons (fka Glenda J. Reynolds), Trustee of the Glenda J. Reynolds Trust u/a/d 8/31/2018, as Beneficiary, a certain trust deed dated August 1, 2019, recorded on August 2, 2019, as Instrument #2019-022439, Jackson County, Oregon, Deed Records (the "Trust Deed"). In that Trust Deed, the real property therein and hereinafter described was conveyed by the grantor to the trustee to secure, among other things, the performance of certain obligations of the grantor to the Beneficiary. The grantor thereafter defaulted in performance of the obligations secured by the trust deed as stated in the notice of default hereinafter mentioned, and such default still existed at the time of the sale hereinafter described. A successor trustee, Jeffrey W. Foxx, Attorney at Law, of Hornecker Cowling LLP (hereinafter the "Successor Trustee" or "Trustee") was appointed by the Beneficiary, which appointment was recorded on July 28, 2025, as Document #2025-016195 in the Deed Records of Jackson County, Oregon.

By reason of the default, the owner and holder of the obligations secured by the trust deed, being the Beneficiary therein named, or the beneficiary's successor in interest, declared all sums so secured immediately due and owing. A notice of default containing an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy the asserting grantor's obligations was recorded on July 28, 2025, in the Deed Records of Jackson County, as Instrument #2025-016197, to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real property, as fixed by the trustee and as required by law; said notice of sale contained, included or attached all the information, attachments and enclosures required by law and in the form required by law, including, but not limited to ORS 86.726, ORS 86.756, ORS 86.764, ORS 86.771 and ORS 86.774. Copies of the notice of sale were served in the manner required under ORCP 7 D (2) and 7 D(3), and/or mailed by both first class and certified mail with return receipt requested, to the last known addresses of the persons or their legal representatives, if any, named in ORS 86.764, at least 120 days before the date the property was sold. A copy of the notice of sale was mailed by first class and certified mail with return receipt requested to the last known address of any and all junior lienholder(s), as well as to the fiduciary or personal representative of any person named in ORS 86.764(4), promptly after the trustee received knowledge of the disability, insanity or death of any such person, if applicable.

After recording the Notice of Default and on or before the date the notice of sale under ORS 86.764 was served, the undersigned trustee gave a notice in the form required and with all information required and all enclosures required by law, including, but not limited to ORS 86.771 to the grantor by both first class and certified mail, return receipt requested.

Copies of the notice of sale, including, but not limited to the additional notice(s) and information required by law, including, but not limited to ORS 86.756, ORS 86.771 and ORS 86.774 were served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7 D.(2) and 7 D.(3) at least 120 days before the date the property was sold. The trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the real property is situated once a week for four successive weeks. The last publication of the notice occurred more than twenty days prior to the date of sale. If applicable and if required, the beneficiary complied with all requirements under ORS 86.726 through 86.736, ORS 86.752, ORS 86.756, ORS 86.764, ORS 86.771 and ORS 86.774, and prepared one or more affidavits of compliance therewith pursuant to ORS 86.774. The mailing, service and publication of the notice of sale and other required notices, as well as the beneficiary's compliance pursuant to ORS 86.774 are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein. The undersigned trustee has no actual notice of any person, other than the persons named or referenced in those affidavits and proofs as having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.756, ORS 86.764 or otherwise.

The true and actual consideration for this conveyance is \$287,740.00, bid by the grantee, as the high bidder at the sale and on the date of said sale; the bid by said grantee, contingent on the bid in payment being final and not

set aside for any reason, shall be and has been accepted by the Trustee in payment and satisfaction of the debt owed to said Beneficiary; no excess funds were received, therefore, none will be accounted for to the debtor/grantor and any interested party(ies), as provided by law.

The undersigned trustee on January 6, 2026, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, which was the day and hour set in the notice of sale (the "Original Sale Date") and at the place so fixed for sale (the "Original Sale Location"), in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, postponed the sale by public proclamation, until January 8, 2026, at the hour of 10:00 o'clock, A.M. the "Postponed Sale Date") and at the same place as the Original Sale Location (the "Postponed Sale Location"), a period of not more than two (2) days from the Original Sale Date & Place, pursuant to ORS 86.782(2)(b), therefore, no further notice was required. The undersigned trustee on January 8, 2026, at the hour of 10:00 o'clock, A.M., and at the Postponed Sale Date in accord with the standard of time established by ORS 187.110, and at the Postponed Sale Location, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold the real property in one parcel at public auction to the grantee for the sum of \$287,740.00, the grantee being the highest and best bidder at the sale, and that sum being the highest and best bid for the property.

NOW, THEREFORE, in consideration of that sum so paid by the grantee, not in cash, but in satisfaction of that amount owing on said trust deed to the Beneficiary thereunder, the receipt whereof is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee does hereby convey unto the grantee, **Glenda J. Hammons, Trustee of the Glenda J. Reynolds Trust u/a/d 8/31/2018**, all interest which the grantor had or had the power to convey at the time of grantor's execution of the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Jackson, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

Parcel I: Beginning at a point which is North 88.06 feet and West 300.00 feet from the Section corner common to Sections 16, 17, 20 and 21 in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; and running thence North 426.25 feet to the center of Pioneer Road; thence South 73° West, 209.14 feet along said road center line; thence South 426.25 feet parallel to the East line of Section 17; thence North 73° East 209.14 feet to the Point of Beginning.

Parcel II: Beginning at a point which is South 28.23 feet and West 680.36 feet from the Section corner common to Sections 16, 17, 20 and 21 in Township 38 South, Range 1 West of Willamette Meridian, Jackson County, Oregon; running thence North 426.25 feet to the center of Pioneer Road; thence North 73° East 188.60 feet along said road line; thence South 426.25 feet; thence South 73° West 188.60 feet to point of the Point of Beginning.

Parcel III: Beginning a point which is South 28.23 feet and West 680.36 feet from the Section corner common to Sections 16, 17, 20 and 21 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; and running thence North 426.25 feet to the center of Pioneer Road; thence South 73° West, 104.57 feet along said road center line; South 426.25 feet; thence North 73° East, 104.57 feet to the Point of Beginning.

[the "Real Property" or "Property"; for information purposes only the following is provided: otherwise commonly known by street address(es) as 2373 and 2409 Pioneer Road, Talent, Jackson County, OR 97540; Tax Accts. #1-003110-6, 1-003111-4 and 1-003112-2; Map: T38 R1W S17 T1S 5500, 5600 & 5700]

TO HAVE AND TO HOLD the same unto the grantee and the grantee's heirs, successors in interest and assigns forever.

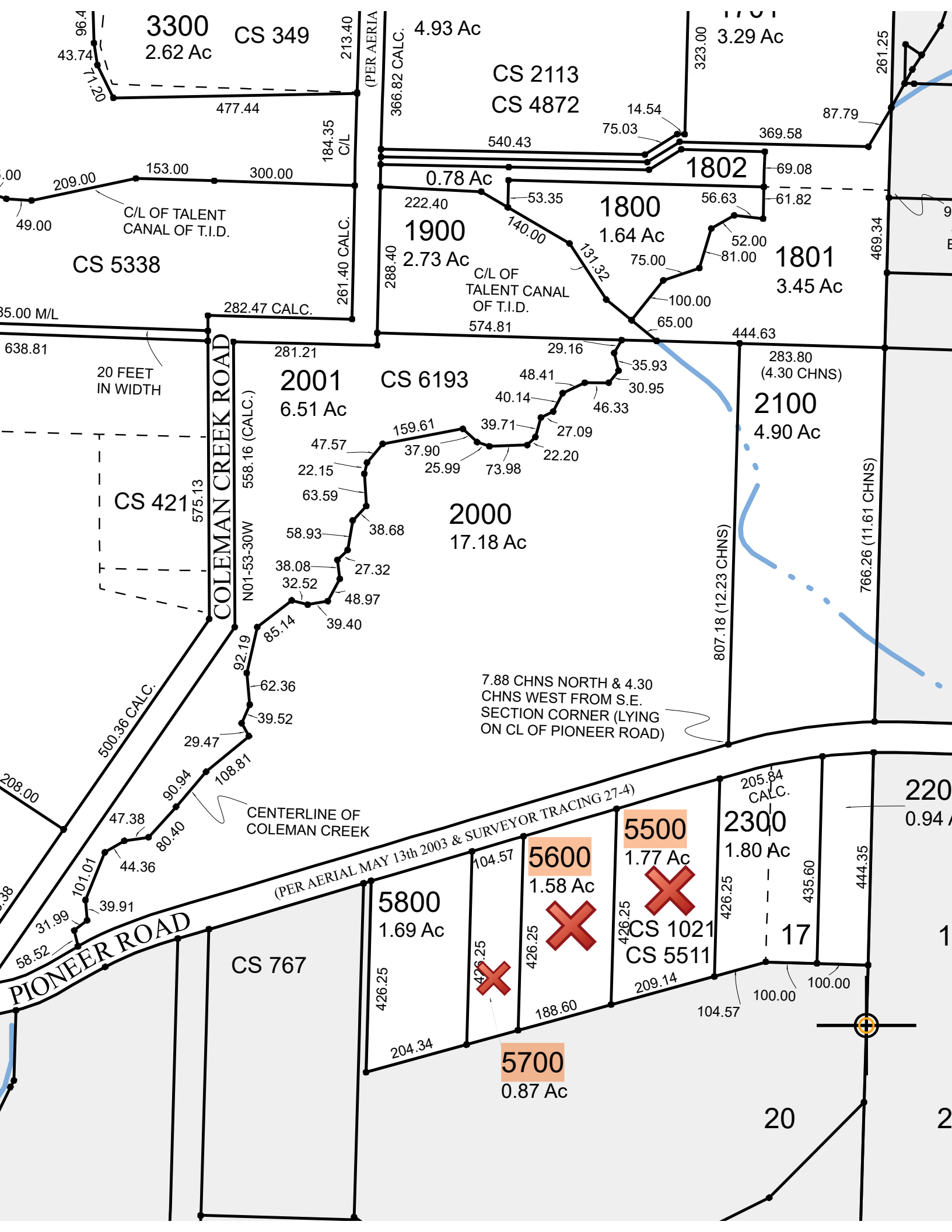
The recitals above are incorporated herein by this reference as if fully reproduced.

In construing this instrument, and whenever the context so requires, the singular includes the plural; "grantor" includes any successor in interest to the grantor, as well as each and every other person owing an obligation, the performance of which is secured by the trust deed; "trustee" includes any successor trustee; "beneficiary" includes any successor in interest of the beneficiary first named above; and "person" includes a corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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





# EXHIBIT SECTION B

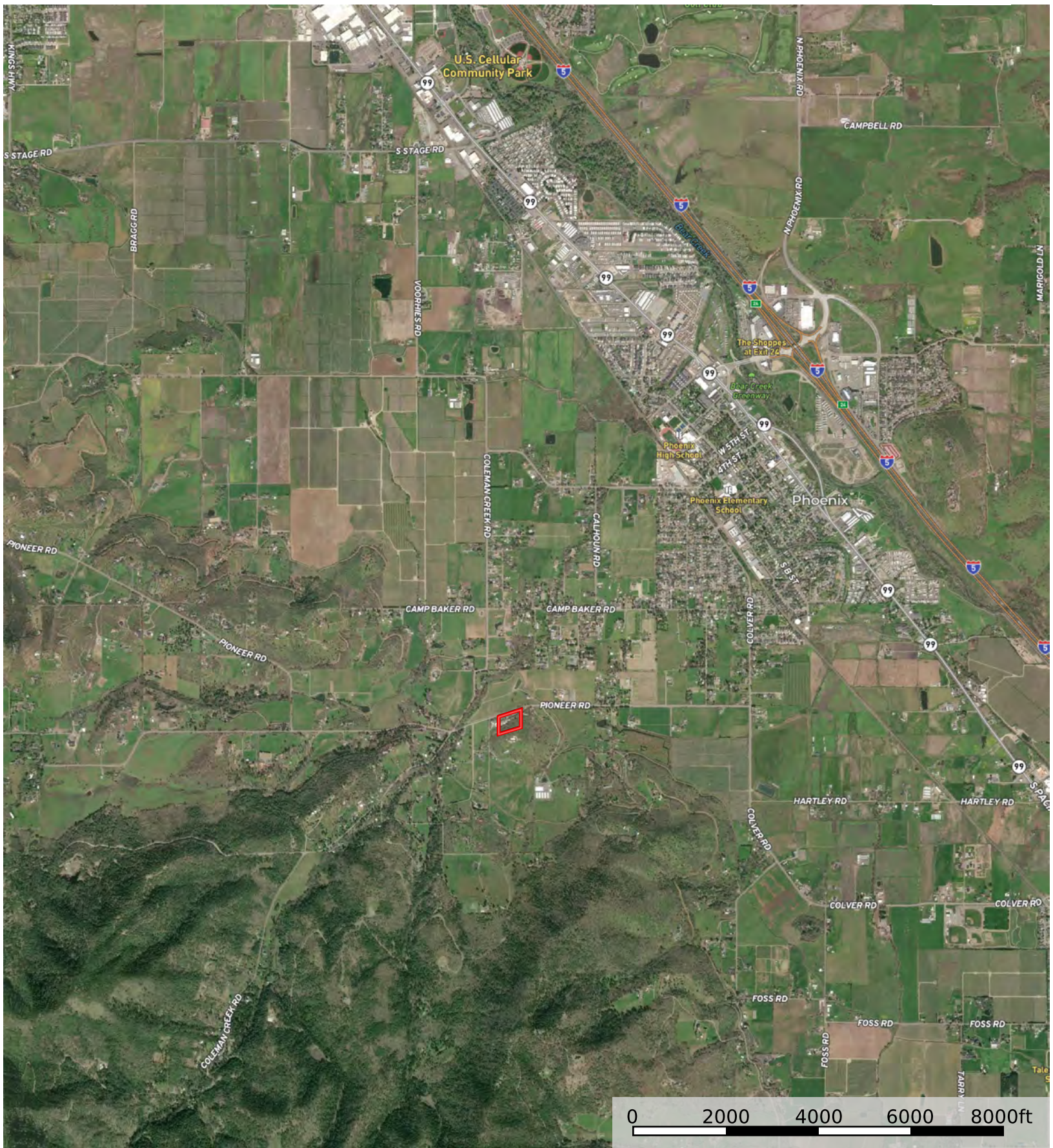
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2373 - 2409 Pioneer Rd  
Oregon, AC +/-

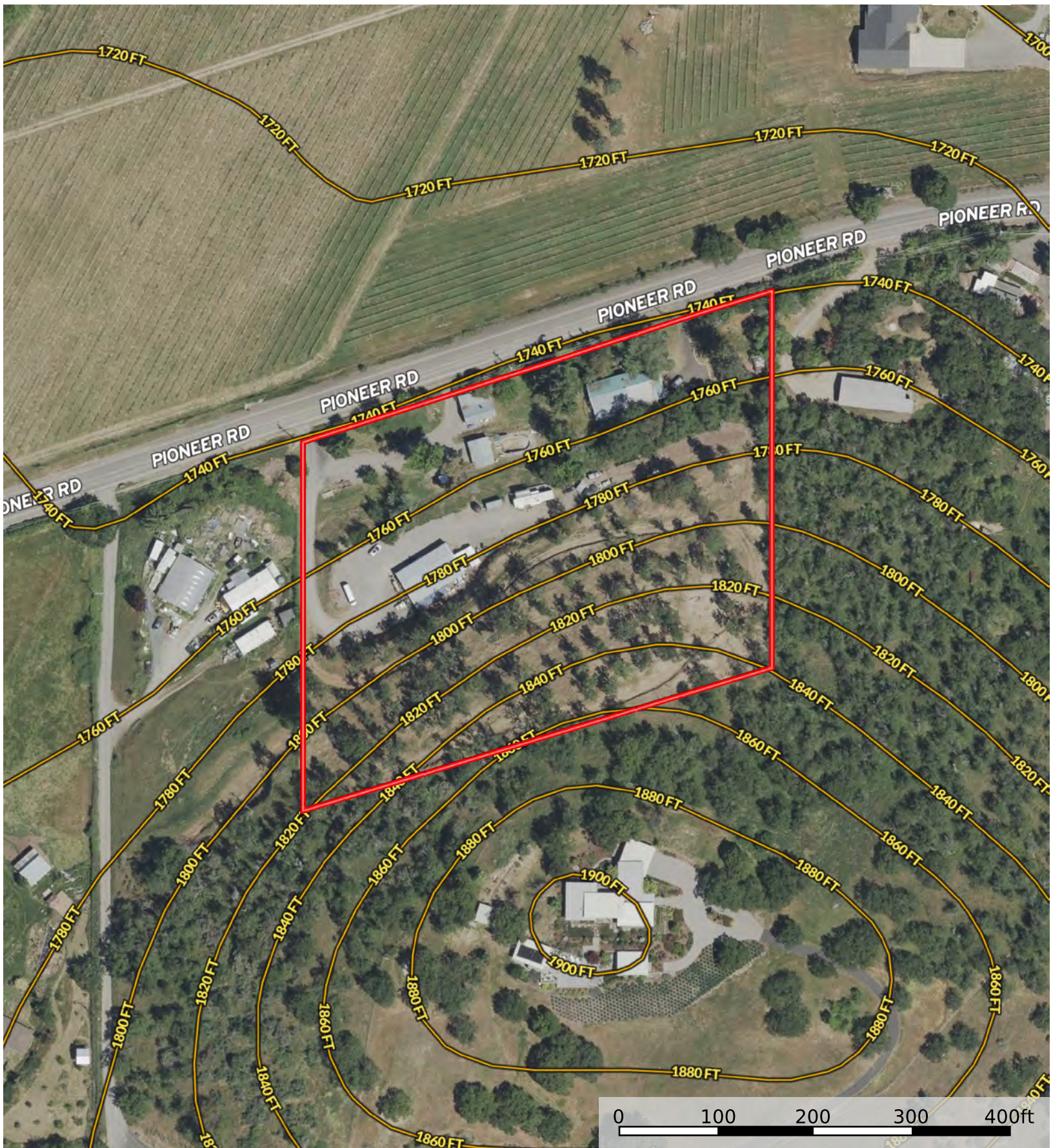



 Boundary

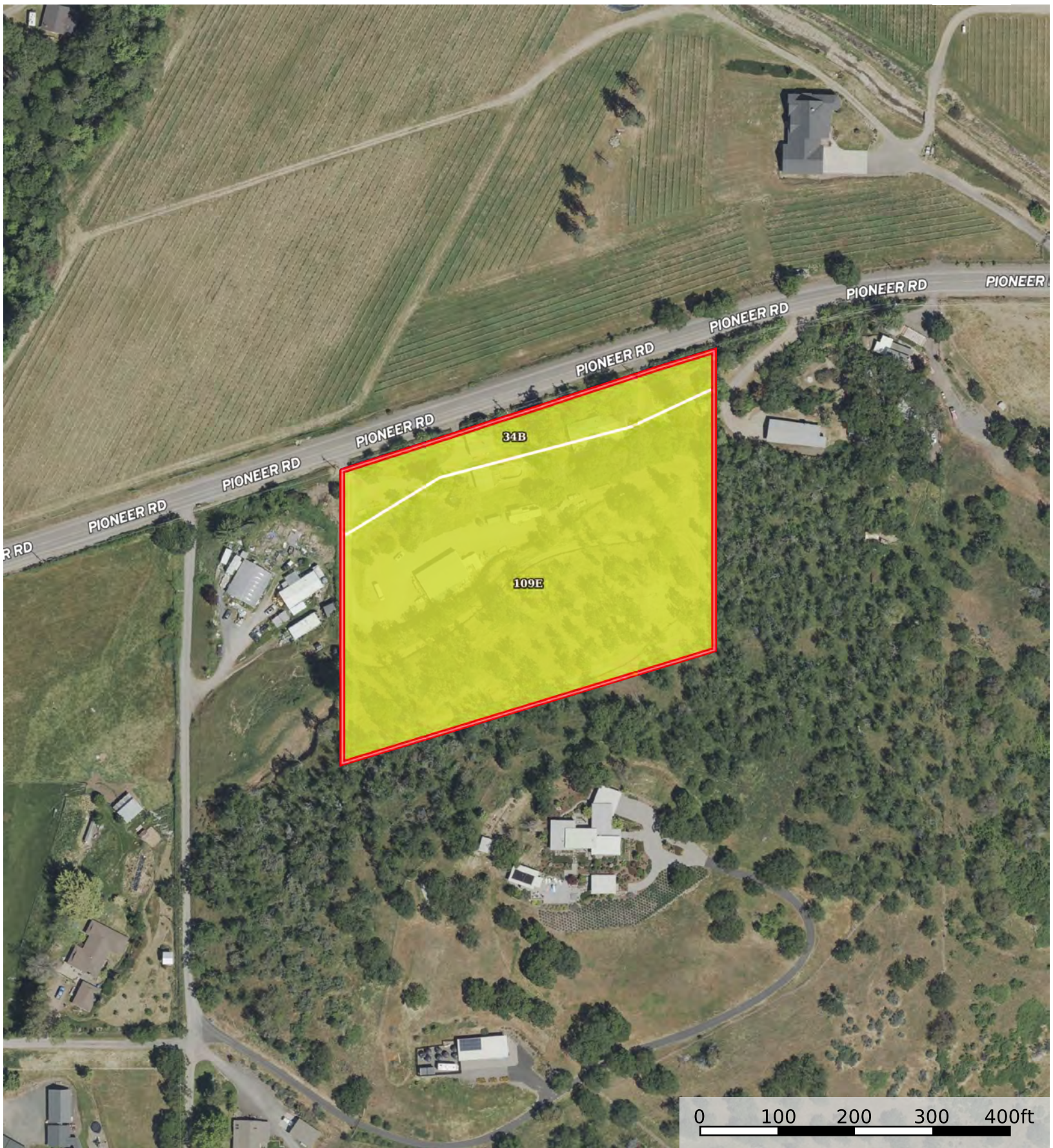
2373 - 2409 Pioneer Rd  
Oregon, AC +/-



 Boundary



 Boundary



 Boundary

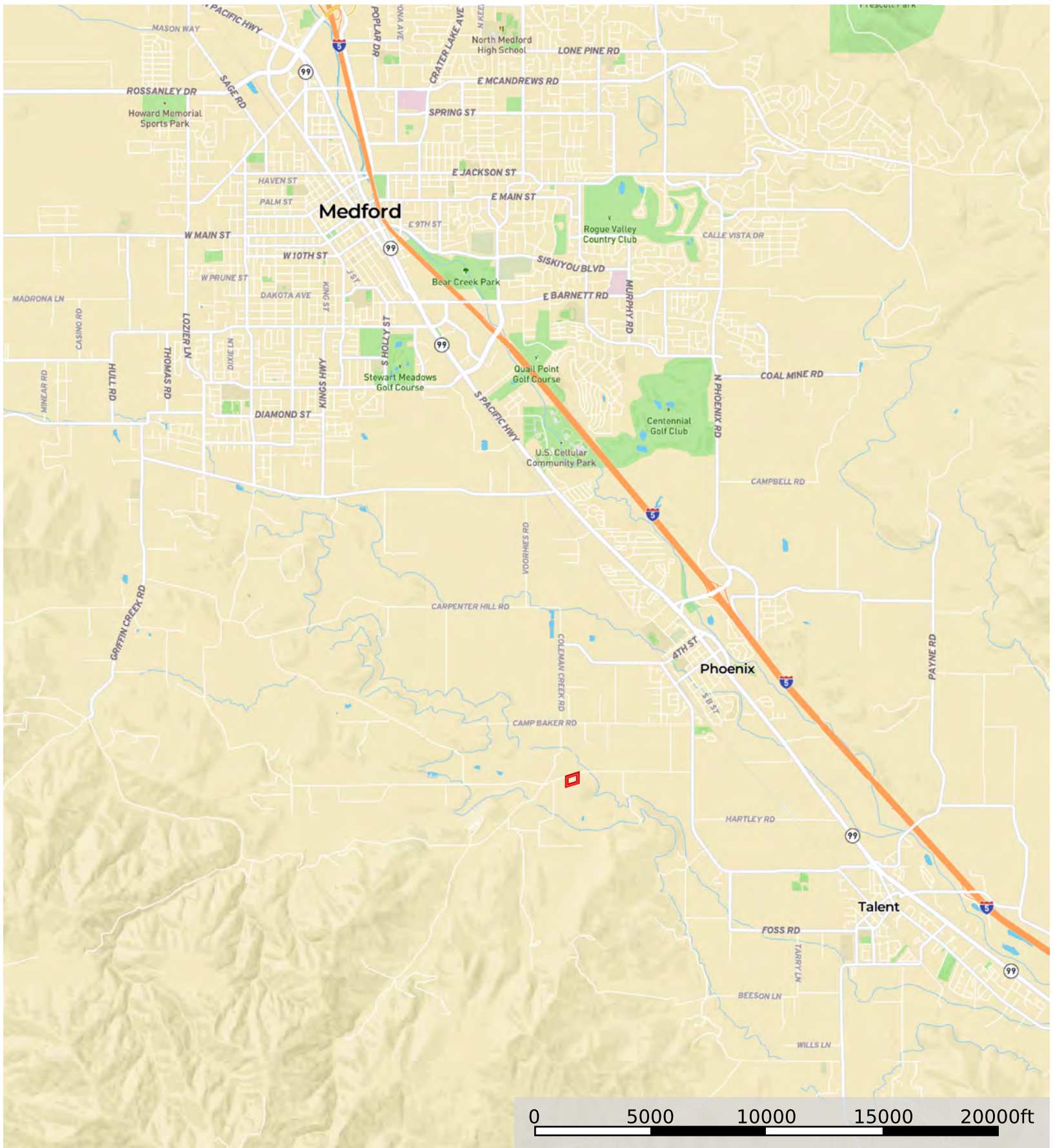
|  Boundary 4.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
109E	Manita-Vannoy complex, 20 to 40 percent slopes	3.55	84.32	0	52	4e
34B	Coleman loam, 0 to 7 percent slopes	0.65	15.44	0	57	4e
TOTALS		4.2(*)	100%	-	52.65	4.0

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



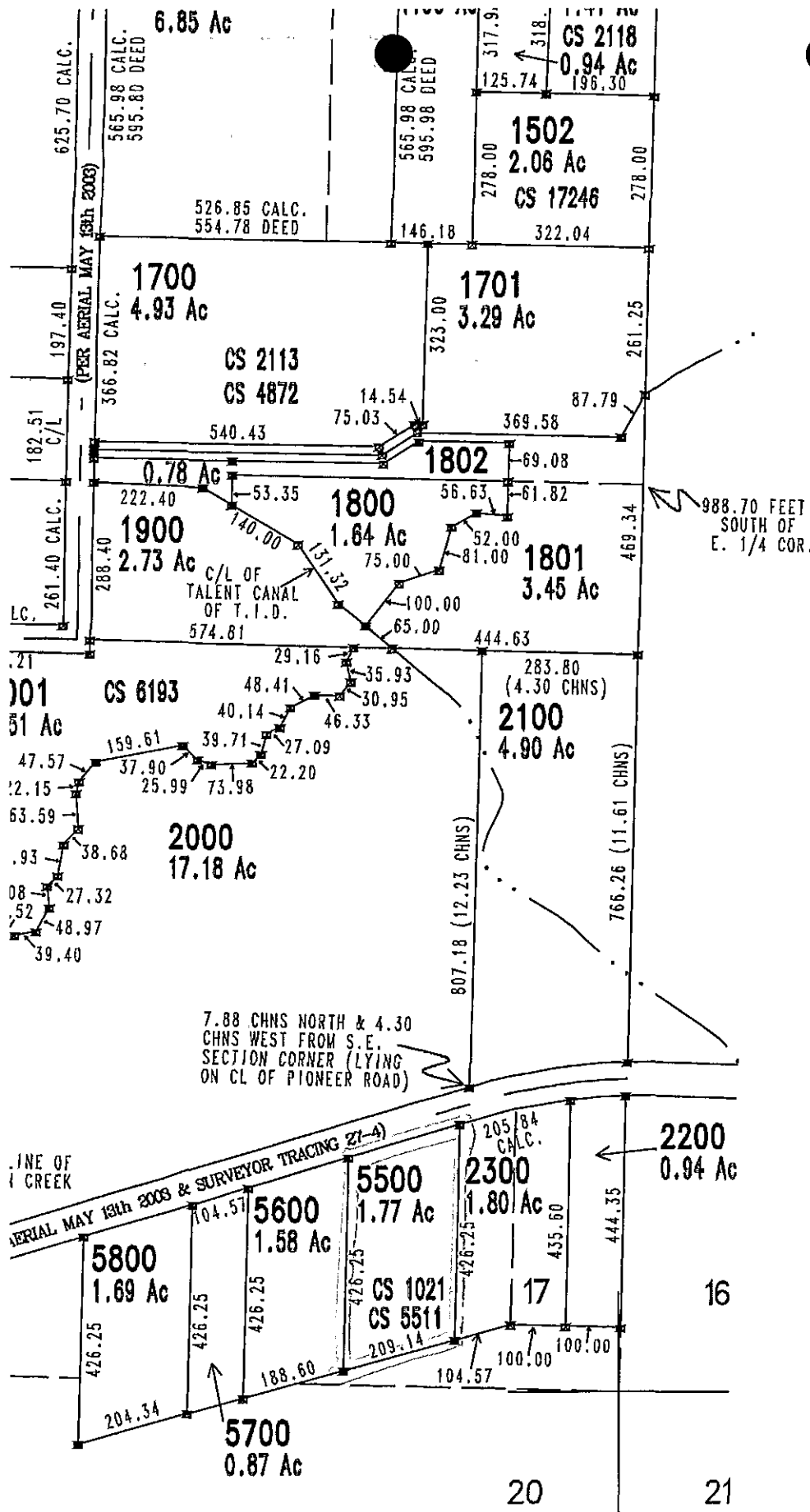
# 2373 - 2409 Pioneer Rd Oregon, AC +/-



 Boundary

# EXHIBIT SECTION C

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5-3-05

38 1W 17

JOG JULY 23rd, 2004  
NEW COGO MAP



No Central



DEPARTMENT OF PLANNING & DEVELOPMENT

# ZONING CLEARANCE SHEET

This clearance sheet provides a Planning staff analysis of your property and development plans, and their relationship to the Jackson County Land Development Ordinance. Land development regulations and your property development plans are both subject to change. When such change does occur, it may invalidate this zoning clearance or otherwise alter conditions of approval.

PROPERTY DESCRIPTION: Township 38, Range 1W, Section 20, Tax Lot 100, Acres 2.0

PROPERTY ADDRESS: \_\_\_\_\_ DATE TAX LOT CREATED: 1964

OWNER OR APPLICANT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ ADDRESS: OR 577-299

PROPOSAL:  PSI  S/E  Auth  Repair  New Permit  Renewal  Other: \_\_\_\_\_

TO SERVE:  Initial Dwelling  Replacement Dwelling  New Business  Existing Dwelling  Existing Business  
 Other: \_\_\_\_\_

\*\*\*\*\*  
PROPERTY IS ZONED: JK-2.5 MINIMUM PARCEL AREA: \_\_\_\_\_

Yes  No  Development on this land is subject to Mandatory Fire Safety Requirements as described in Chapter 280.100 of the Jackson County Land Development Ordinance. A \_\_\_\_\_ foot fuelbreak is required and may affect setbacks.

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front 30, Side 20, Rear 200

Yes  No  This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks of \_\_\_\_\_ feet from the resource lands to the \_\_\_\_\_ are required for dwellings unless an exception is approved by staff.

BEFORE ZONING CLEARANCE CAN BE GIVEN FOR THE ABOVE PROPOSAL, THE OWNER/APPLICANT MUST APPLY FOR AND RECEIVE APPROVAL OF:

- Minor Partition
- Major Partition
- Subdivision
- Forest Site Plan Review
- Farm/Nonfarm Dwelling
- Conditional Use Permit
- Nonforest Site Plan Review
- County Recognized Access
- Temporary Mobile Home
- Open Space Site Plan Review
- Administrative Review for Structures in a Floodplain
- Areas of Special Concern Specify \_\_\_\_\_
- Commercial Site Plan Review
- Administrative Review for Airport Approach/Concern Area
- Other - See Below
- Alteration of Nonconforming Use

COMMENTS BY STAFF: Legal residence exists. OK to sell separate from T.L. 200.

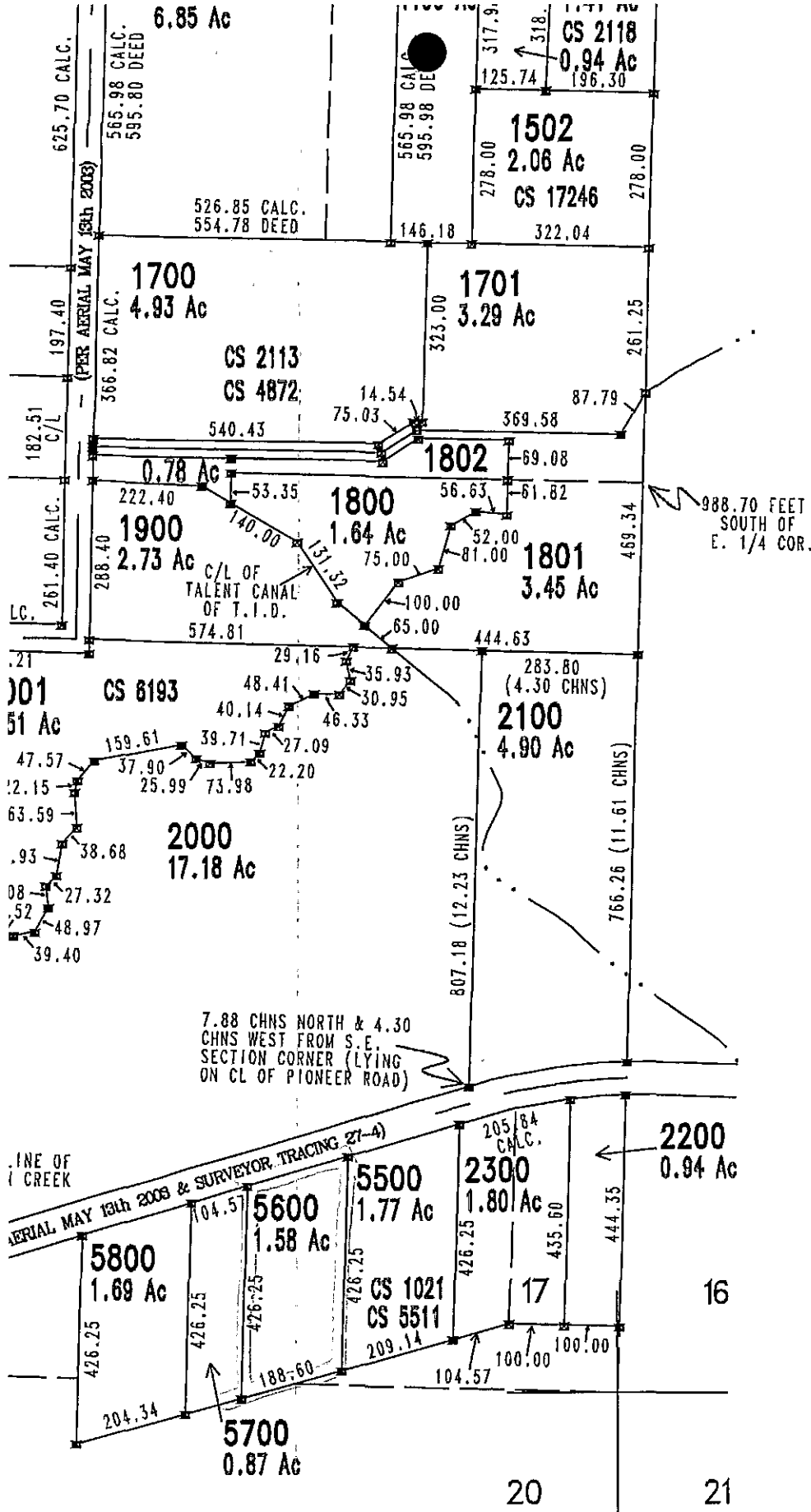
NO CONFLICTS EXIST. The proposed use or development as presented herein is in conformance with the Land Development Ordinance. Falsification of information renders this zoning clearance null and void.

\*\*\*\*\*  
CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

Signature of owner/applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of staff member: Grairie Hunt Date: 11-27-89

Copy of this zoning clearance  handgiven  mailed to applicant on: 11-27-89



5-3-05

38 1W 17

JOG JULY 23rd, 2004  
NEW COGO MAP

38 IW-20

PIONEER ROAD

200 100

(P-1021)

400 300  
(P-5511)

500 RR. 00

4-8 = 7.43Ac

4-10 = 3.16Ac

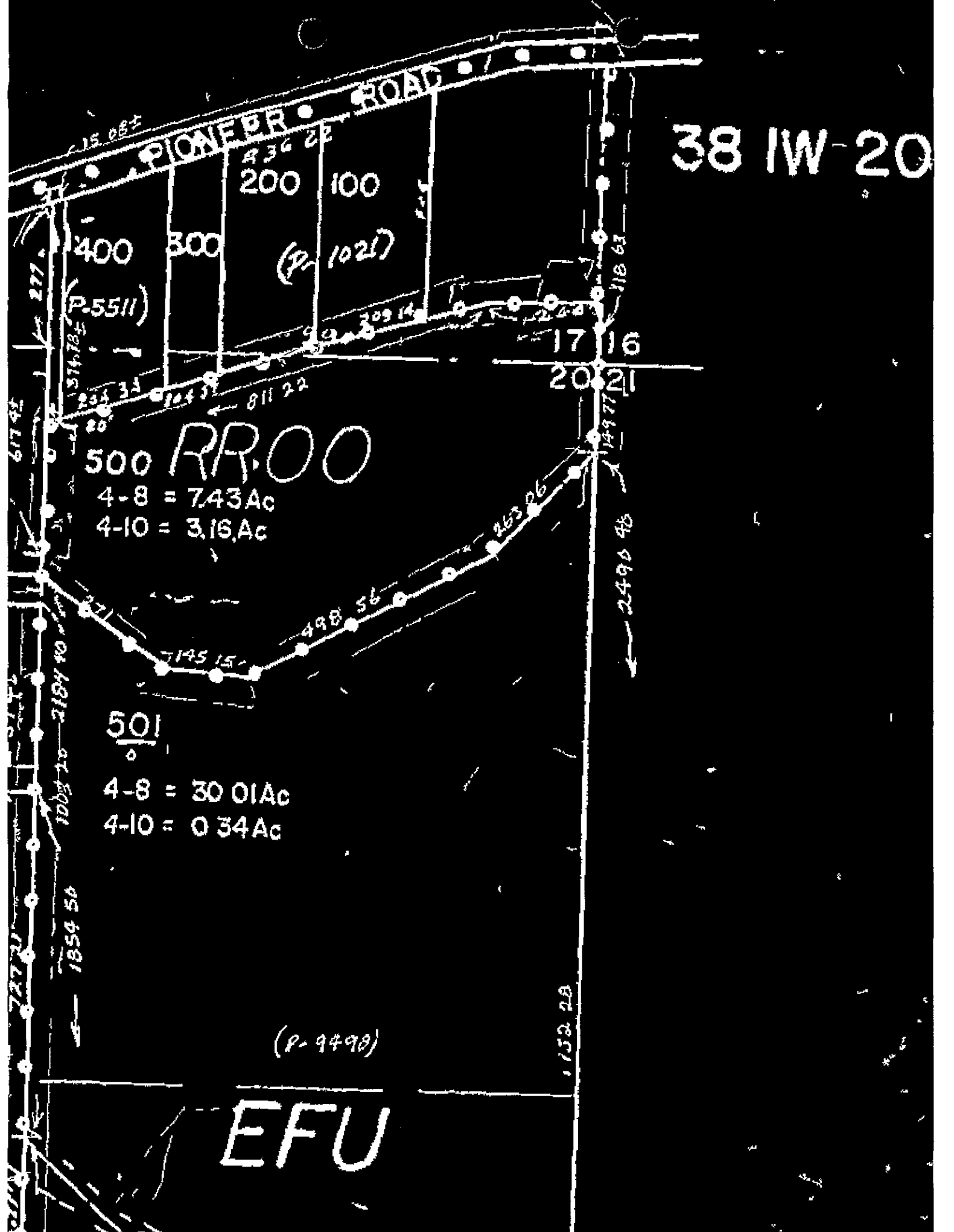
501

4-8 = 30.01Ac

4-10 = 0.34Ac

(P-9498)

EFU





DEPARTMENT OF PLANNING & DEVELOPMENT

# ZONING CLEARANCE SHEET

This clearance sheet provides a Planning staff analysis of your property and development plans, and their relationship to the Jackson County Land Development Ordinance. Land development regulations and your property development plans are both subject to change. When such change does occur, it may invalidate this zoning clearance or otherwise alter conditions of approval.

PROPERTY DESCRIPTION: Township 38, Range 1W, Section 2D, Tax Lot 200 Acres 1.72

PROPERTY ADDRESS: 2409 Pioneer Rd DATE TAX LOT CREATED: Pre-1962 existing

OWNER OR APPLICANT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ ADDRESS: OR 534-288

PROPOSAL:  First Dwelling  Additional Dwelling  Other - Explain Replacement of 1940 residence with mobile home

PROPERTY IS ZONED: SR 2.5 MINIMUM PARCEL AREA: 2.5

Development on this land is subject to Mandatory Fire Safety Requirements as described in Chapter 280.100 of the Jackson County Land Development Ordinance. Fuelbreak requirements may affect setbacks.

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front 30, Side 20, Rear 200

This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks are required unless an exception is approved by staff.

BEFORE ZONING CLEARANCE CAN BE GIVEN FOR THE ABOVE PROPOSAL, THE OWNER/APPLICANT MUST APPLY FOR AND RECEIVE APPROVAL OF:

- Minor Partition
- Major Partition
- Subdivision
- Forest Site Plan Review
- Farm/Nonfarm Dwelling
- Conditional Use Permit
- Nonforest Site Plan Review
- County Recognized Access
- Temporary Mobile Home
- Commercial Site Plan Review
- Administrative Review for Structures in a Floodplain
- Areas of Special Concern Specify \_\_\_\_\_
- Variance
- Administrative Review for Airport Approach/Concern Area
- Other - See Below
- Alteration of Nonconforming Use

COMMENTS BY STAFF: Residence must be located 200 feet from both the north and south property lines. Existing residence must be disconnected from septic and well, and used solely as a storage bldg. Property is separate & legal parcel; & can be sold separate from T.L. 1006300.

NO CONFLICTS EXIST. The proposed use or development as presented herein is in conformance with the Land Development Ordinance. Falsification of information renders this zoning clearance null and void.

CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

Signature of owner/applicant: [Signature] Date: \_\_\_\_\_

Signature of staff member: [Signature] Date: 4-27-87

Copy of this zoning clearance  handgiven  mailed to applicant on: 4-27-87

NAME OF ESTABLISHMENT OR FACILITY <b>38-1W-20-<del>800</del></b>	OWNER <b>[Redacted]</b>	OPERATOR <b>B. Miller - Upstony Installer</b>	DATE CHANGED <b>Invitation Serv</b>
ADDRESS: <b>2373 Pioneer Road</b>	CITY: <b>Medford</b>	FILE CODE: <b>582-70A</b>	

TYPE OF ESTABLISHMENT OR FACILITY: (SPECIFY EXACT TYPE: I.E., GROUP CARE - HOSPITAL, DAY NURSERY, ETC.)

- |  |  |
|--|--|
| <input type="checkbox"/> A—DISPOSAL SITE                               | <input type="checkbox"/> I—PROPOSED BLDG. SITE |
| <input type="checkbox"/> B—FOSTER HOME                                 | <input type="checkbox"/> J—PUBLIC PREMISE      |
| <input type="checkbox"/> C—GROUP CARE                                  | <input type="checkbox"/> K—PUBLIC WATER SYSTEM |
| <input type="checkbox"/> D—ICE PLANT                                   | <input type="checkbox"/> L—SCHOOL              |
| <input type="checkbox"/> E—INDUSTRIAL PREMISE                          | <input type="checkbox"/> M—SUMMER CAMP         |
| <input type="checkbox"/> F—INSTITUTION                                 | <input type="checkbox"/> N—SWIMMING POOL       |
| <input type="checkbox"/> G—LABOR CAMP                                  | <input type="checkbox"/> O—MILK ESTABLISHMENT  |
| <input checked="" type="checkbox"/> H—PRIVATE PREMISE <b>2 BR Home</b> | <input type="checkbox"/> P—                    |

SAMPLES COLLECTED	DATE	RESULT	TESTS PERFORMED	DATE	RESULT

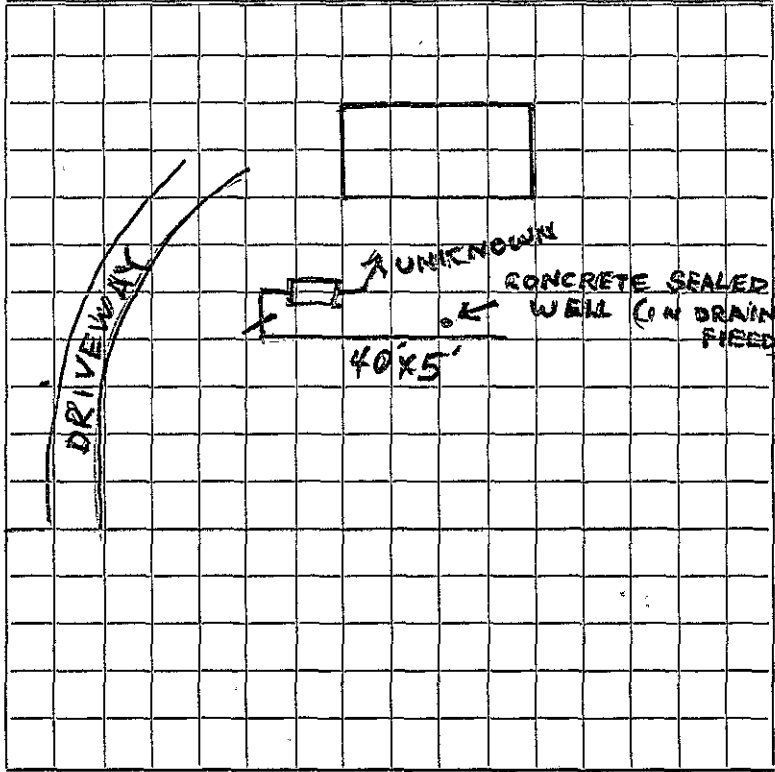
COMPLAINT REGISTERED BY \_\_\_\_\_ ON \_\_\_\_\_  
 COMPLAINANT'S REMARKS \_\_\_\_\_

SANITATION SERVICE RECORD LHS-8 REV. 10-58

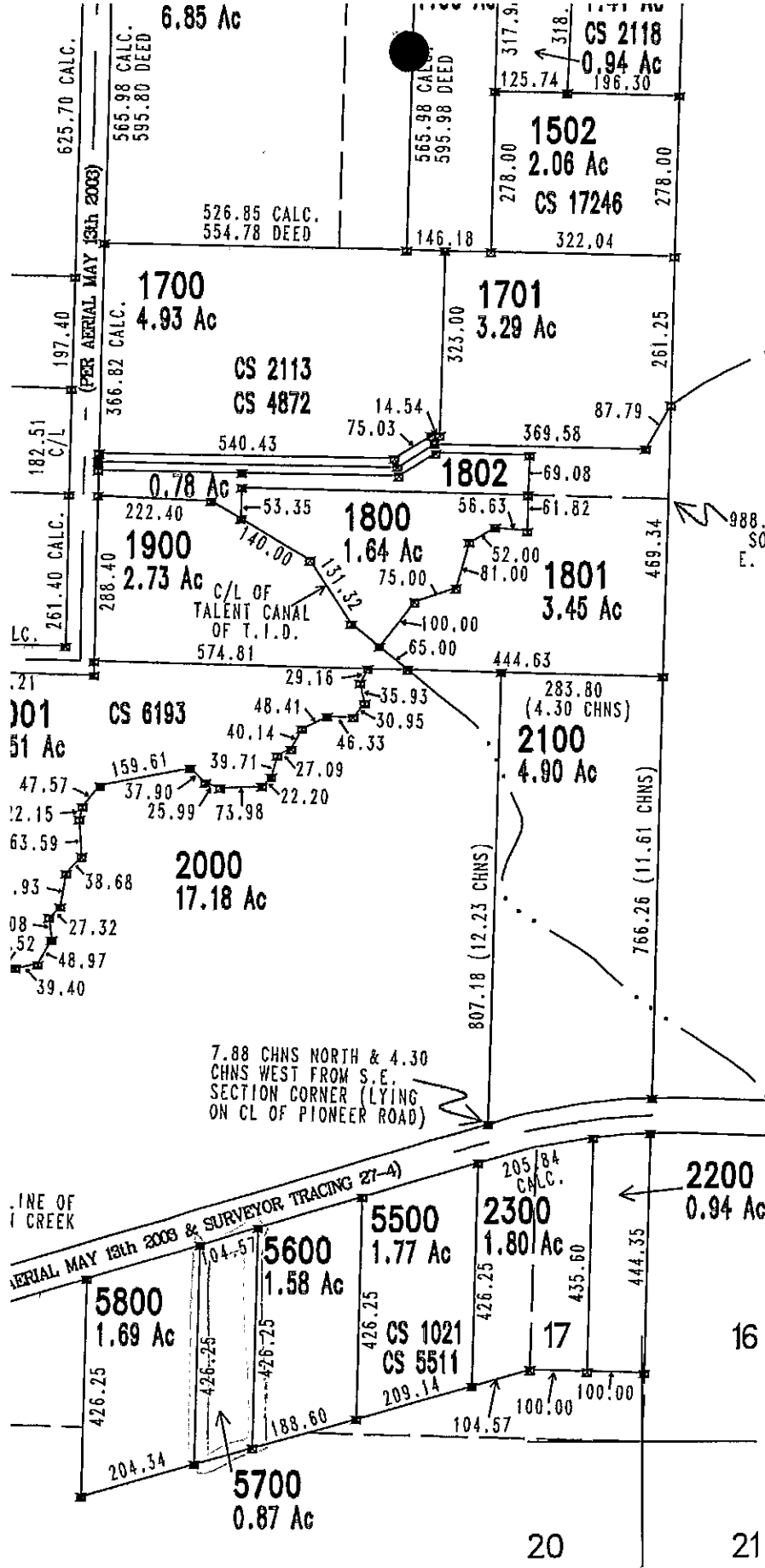
FIELD INSPECTION RECORD COMPLETED:

RECORD CODE	TITLE OF FORM
1	ICE FACTORY INSPECTION FORM
2	SCHOOL AND INSPECTION FORM
3	SCHOOL PLANT SURVEY REPORT
4	REPORT ON PROPOSED SCHOOL SITE
5	FOSTER HOME REPORT
6	VA HOME LOAN REPORT
7	STATE VET LOAN REPORT
8	FHA HOME LOAN REPORT
9	OTHER HOME LOAN REPORT
10	
11	
12	

SKETCHES, GRAPH, DIAGRAM (SHOW LOCATION)







38 1W 17

JOG JULY 23rd, 2004  
NEW COGO MAP

38 IW-20

PIONEER ROAD

200 100

(P-1021)

400 300  
(P-5511)

500 RR. 00

4-8 = 7.43Ac

4-10 = 3.16Ac

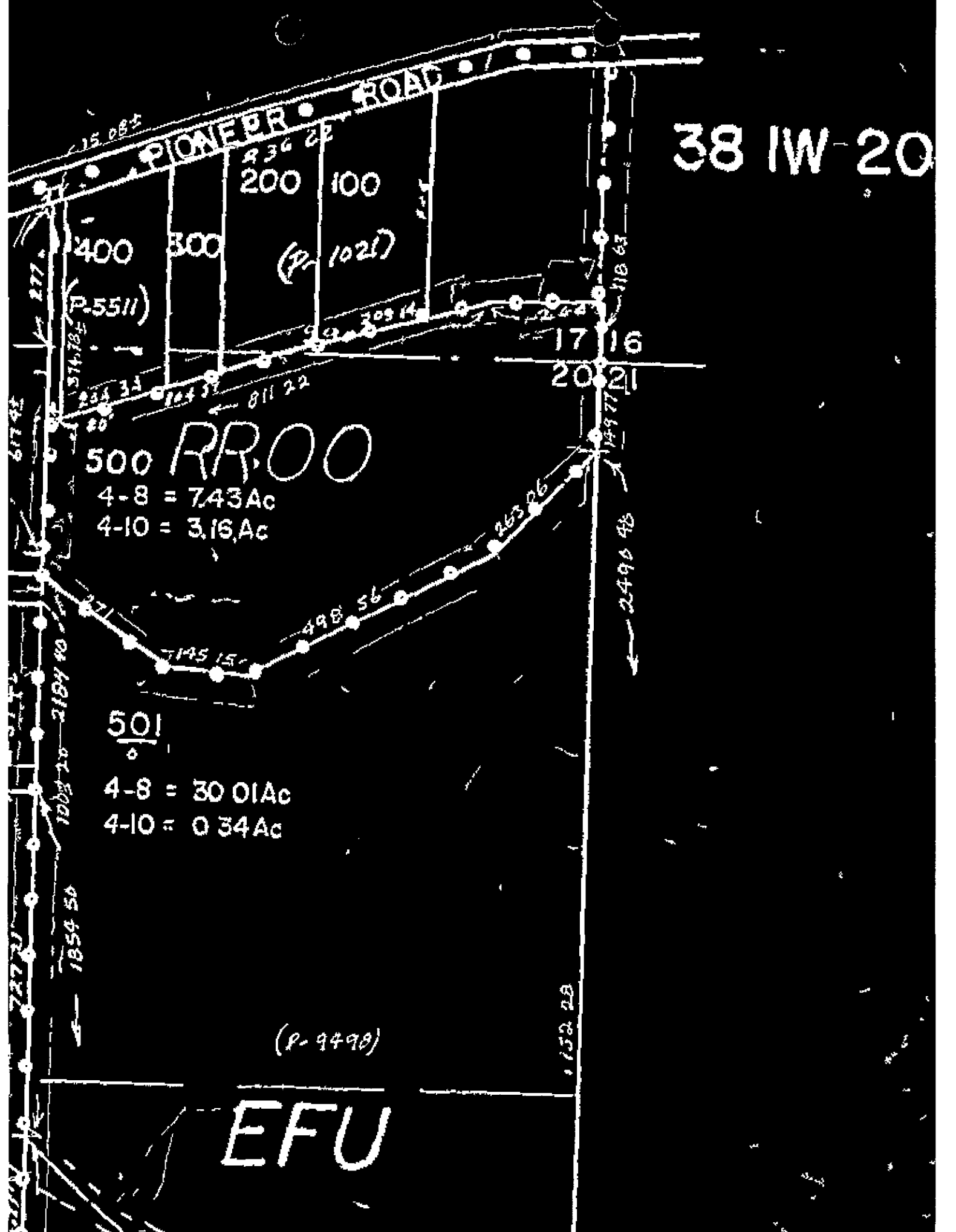
501

4-8 = 30.01Ac

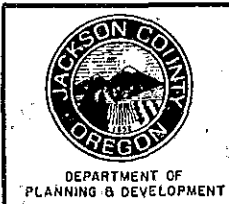
4-10 = 0.34Ac

(P-9498)

EFU



No Central



# ZONING CLEARANCE SHEET

This clearance sheet provides a Planning staff analysis of your property and development plans, and their relationship to the Jackson County Land Development Ordinance. Land development regulations and your property development plans are both subject to change. When such change does occur, it may invalidate this zoning clearance or otherwise alter conditions of approval.

PROPERTY DESCRIPTION: Township 38, Range 1W, Section 20, Tax Lot 300, Acres \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_ DATE TAX LOT CREATED: 1961

OWNER OR APPLICANT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ ADDRESS: OR 512-430

PROPOSAL:  PSI  S/E  Auth  Repair  New Permit  Renewal  Other: \_\_\_\_\_

TO SERVE:  Initial Dwelling  Replacement Dwelling  New Business  Existing Dwelling  Existing Business  
 Other: \_\_\_\_\_

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PROPERTY IS ZONED: SR-2.5 MINIMUM PARCEL AREA: \_\_\_\_\_

Yes  No  Development on this land is subject to Mandatory Fire Safety Requirements as described in Chapter 280.100 of the Jackson County Land Development Ordinance. A \_\_\_\_\_ foot fuelbreak is required and may affect setbacks.

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front 30, Side 20, Rear 200

Yes  No  This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks of \_\_\_\_\_ feet from the resource lands to the \_\_\_\_\_ are required for dwellings unless an exception is approved by staff.

BEFORE ZONING CLEARANCE CAN BE GIVEN FOR THE ABOVE PROPOSAL, THE OWNER/APPLICANT MUST APPLY FOR AND RECEIVE APPROVAL OF:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Minor Partition                 | <input type="checkbox"/> Major Partition   | <input type="checkbox"/> Subdivision                            |
| <input type="checkbox"/> Forest Site Plan Review         | <input type="checkbox"/> Farm/Nonfarm Dwelling                                   | <input type="checkbox"/> Conditional Use Permit                 |
| <input type="checkbox"/> Nonforest Site Plan Review      | <input type="checkbox"/> County Recognized Access                                | <input type="checkbox"/> Temporary Mobile Home                  |
| <input type="checkbox"/> Open Space Site Plan Review     | <input type="checkbox"/> Administrative Review for Structures in a Floodplain    | <input type="checkbox"/> Areas of Special Concern Specify _____ |
| <input type="checkbox"/> Commercial Site Plan Review     | <input type="checkbox"/> Administrative Review for Airport Approach/Concern Area | <input type="checkbox"/> Other - See Below                      |
| <input type="checkbox"/> Alteration of Nonconforming Use |  |   |

COMMENTS BY STAFF: Separate legal parcel. Residence must be 200 feet from FFW to the rear, or a Special Setback Exception must be approved.

NO CONFLICTS EXIST. The proposed use or development as presented herein is in conformance with the Land Development Ordinance. Falsification of information renders this zoning clearance null and void.

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CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

Signature of owner/applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of staff member: Cherie Kuntz Date: 11-27-89

Copy of this zoning clearance  handgiven  mailed to applicant on: 11-27-89