Offering Memorandum

Multiple Home Sites + Water Rights + Shop

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 and possibly even ADUs for each 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.

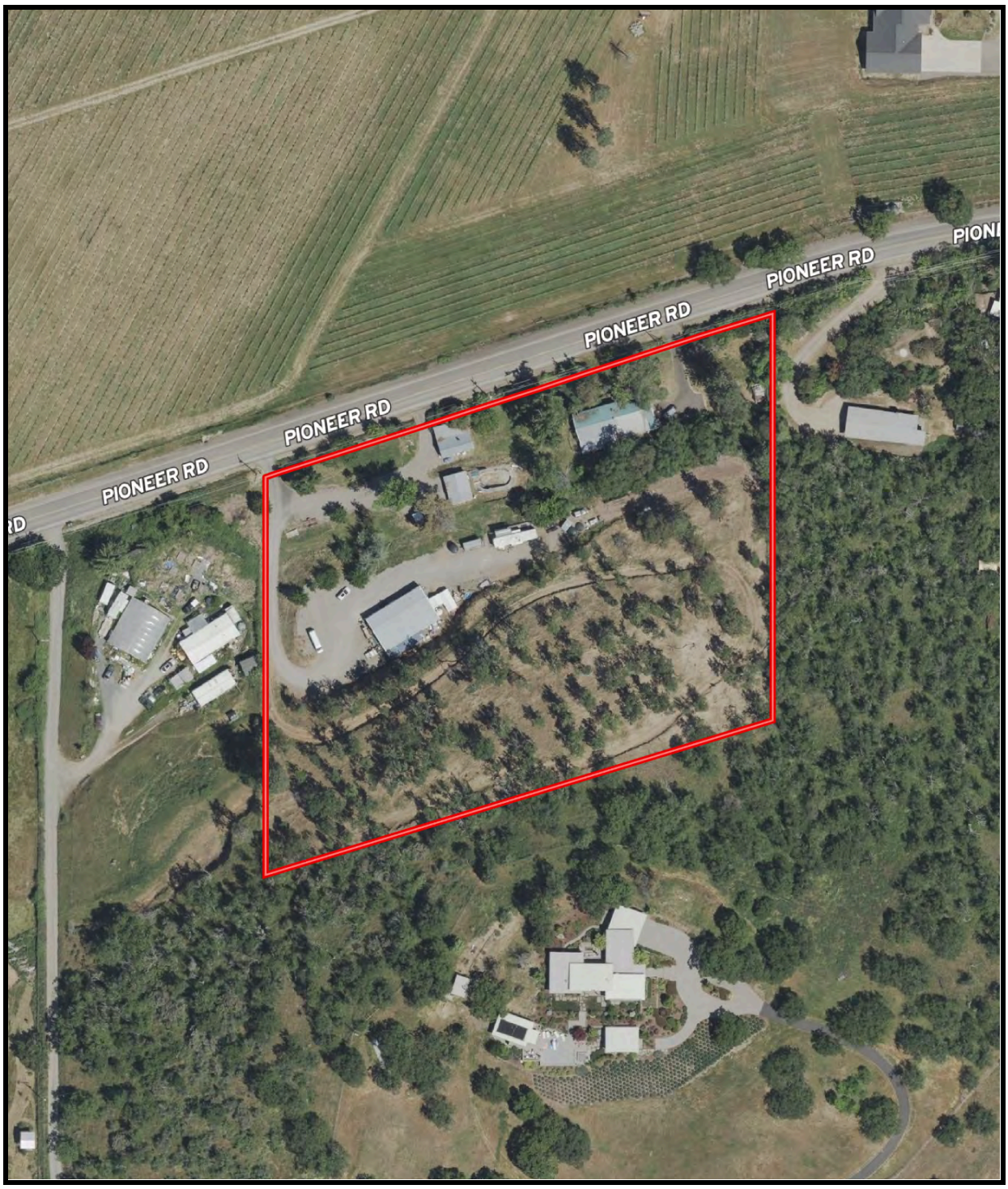
Additional outbuildings include a small shed measuring approximately 20 by 26 feet and a larger 36 by 60 foot shop. The shop is in need of repair, but offers strong underlying utility with a concrete floor, insulation, and an existing half bathroom, with functionality to be verified by the buyer. For 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	0.87	RR-2.5	$328.79
				Total	**4.22**		**$5,043.18**

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

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

Residential Overview - Second House

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

Residential Overview - Out-Buildings / Improvements

Shed	520SF, wood framed, composition roof
Shop	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.

Destination	Approx. Drive
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

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

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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
	Total	$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
	Total	$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
EAGLE POINT OR 97524

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
	Total	$1,104.68	$987.58	$117.10	$0.00		

Jackson County Official Records **2026-002912**
R-TRD
Stn=10 MARISCLR **02/10/2026 04:05:02 PM**
$15.00 $10.00 $13.00 $11.00 $60.00 **$109.00**

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 10th 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 TLs 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

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.

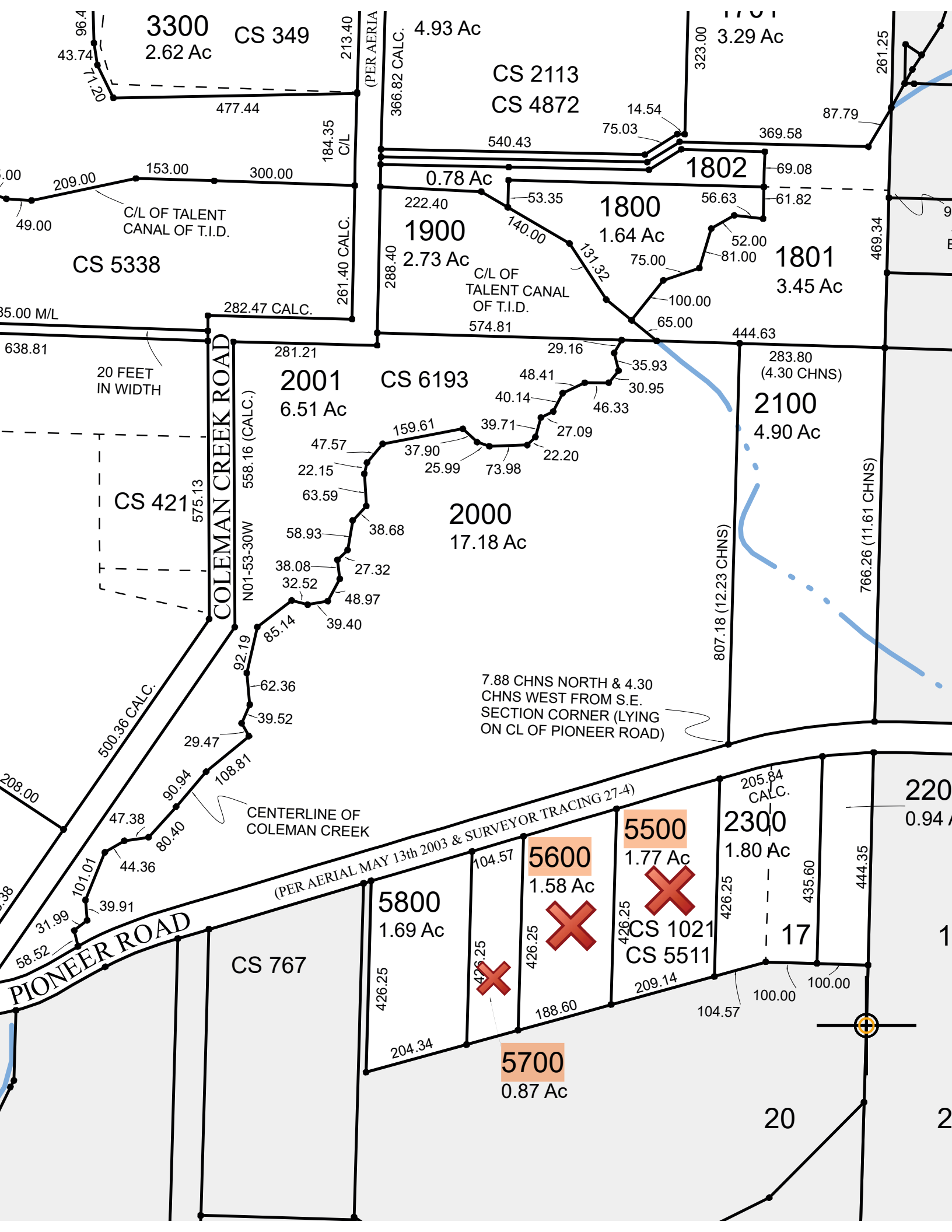
Jeffrey W. Foxx, OSB# 822592,
Successor Trustee
Of Hornecker Cowling LLP

STATE OF OREGON,)
) ss.
County of Jackson)

This instrument was acknowledged before me on February 10, 2026, by Jeffrey W. Foxx, of Hornecker Cowling LLP, Attorneys at Law, in his capacity as Successor Trustee under the Trust Deed described in the above document.

OFFICIAL STAMP
SABRINA NOELLE CAREY
NOTARY PUBLIC - OREGON
COMMISSION NO. 1061238
MY COMMISSION EXPIRES AUGUST 06, 2029

Notary Public for Oregon
My commission expires: Aug. 6, 2029



3300
2.62 Ac
CS 349
4.93 Ac
CS 2113
CS 4872
3.29 Ac
CS 5338
C/L OF TALENT CANAL OF T.I.D.
1900
2.73 Ac
1800
1.64 Ac
1802
1801
3.45 Ac
0.78 Ac
C/L OF TALENT CANAL OF T.I.D.
2001
6.51 Ac
CS 6193
2100
4.90 Ac
2000
17.18 Ac
CS 421
COLEMAN CREEK ROAD
N01-53-30W
20 FEET IN WIDTH
7.88 CHNS NORTH & 4.30 CHNS WEST FROM S.E. SECTION CORNER (LYING ON CL OF PIONEER ROAD)
CENTERLINE OF COLEMAN CREEK
PIONEER ROAD
(PER AERIAL MAY 13th 2003 & SURVEYOR TRACING 27-4)
5800
1.69 Ac
5600
1.58 Ac
5500
1.77 Ac
2300
1.80 Ac
CS 1021
CS 5511
CS 767
5700
0.87 Ac
17
20

EXHIBIT SECTION B

2373 - 2409 Pioneer Rd

Oregon, AC +/-

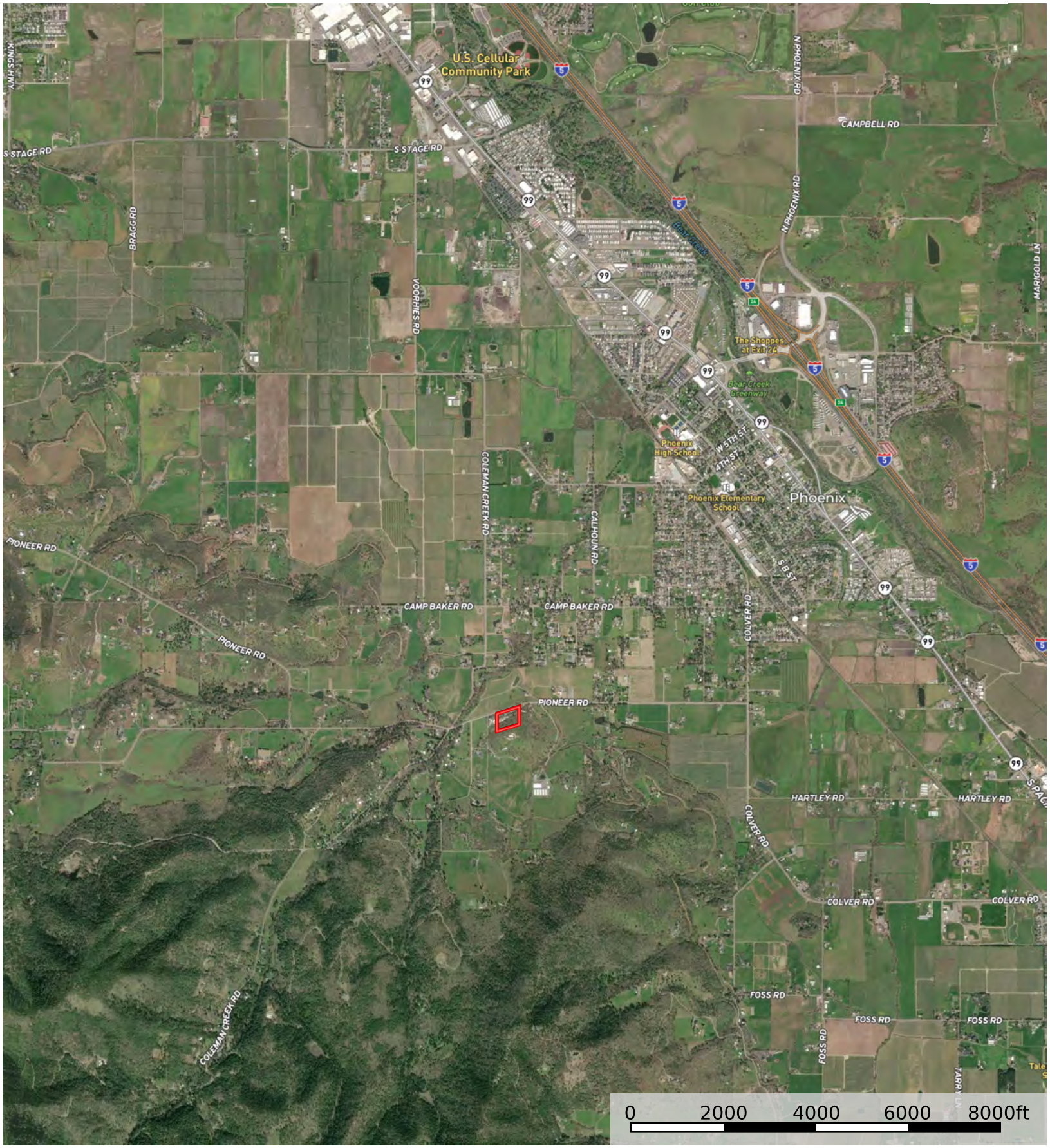


Boundary

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

2373 - 2409 Pioneer Rd

Oregon, AC +/-



Boundary

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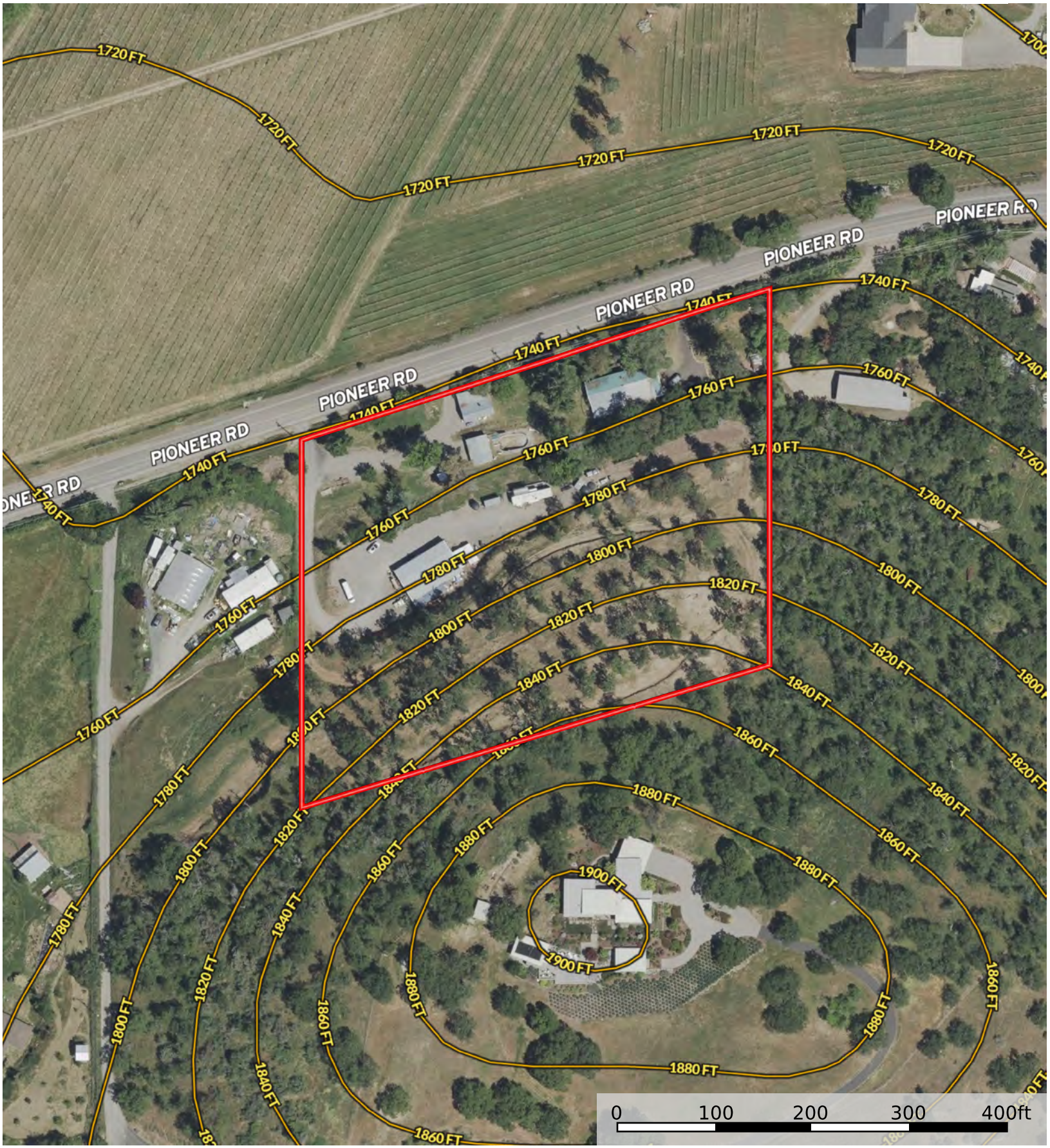
2373 - 2409 Pioneer Rd

Oregon, AC +/-



Boundary

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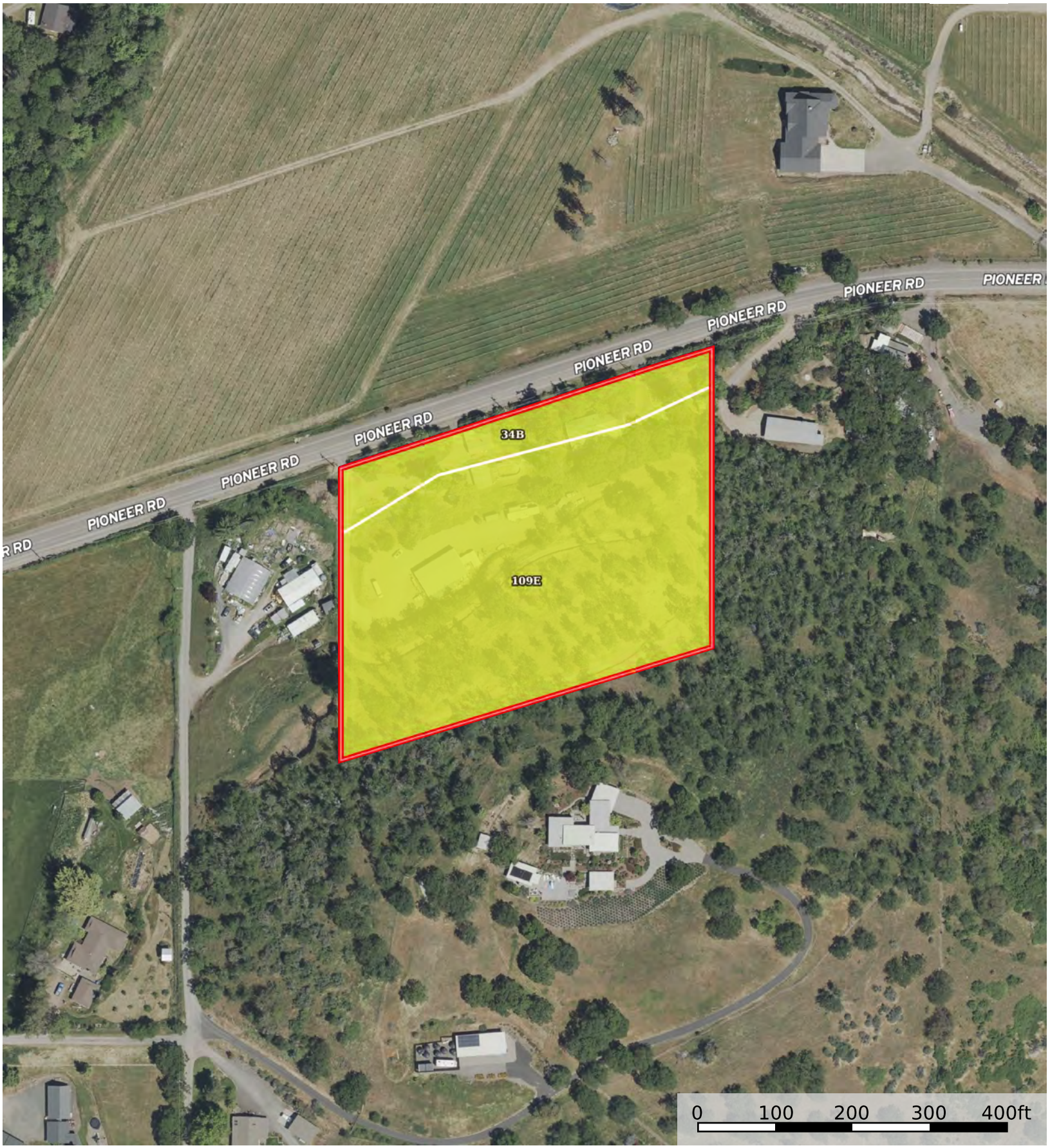
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

2373 - 2409 Pioneer Rd

Oregon, AC +/-



Boundary

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

| Boundary 4.2 ac

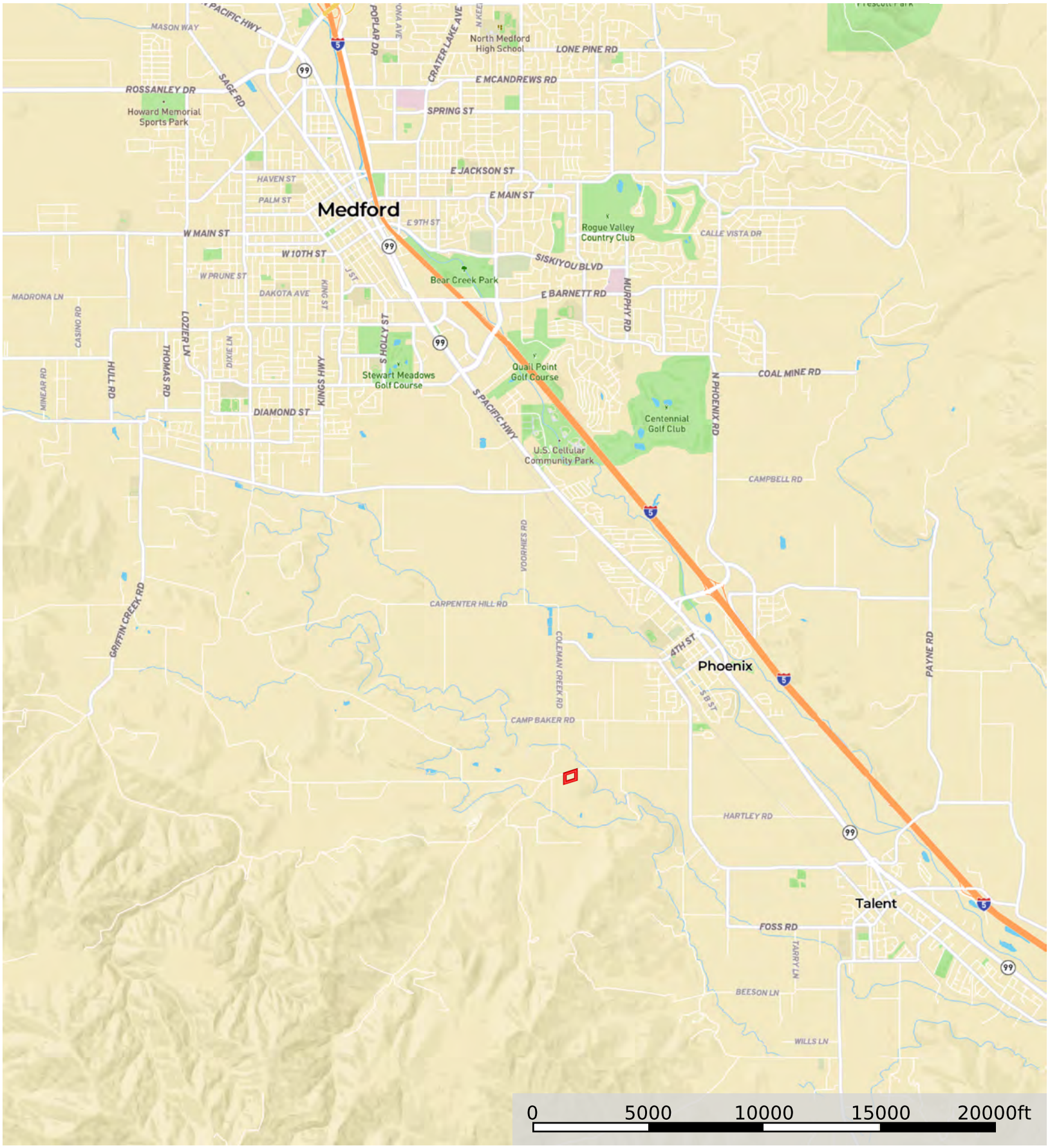
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
109E	Manita-Vannoy complex, 20 to 40 percent slopes	3.55	84.32	0	52	4e
34B	Coleman loam, 0 to 7 percent slopes	0.65	15.44	0	57	4e
TOTALS		4.2(*)	100%	-	52.65	4.0

(*) 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

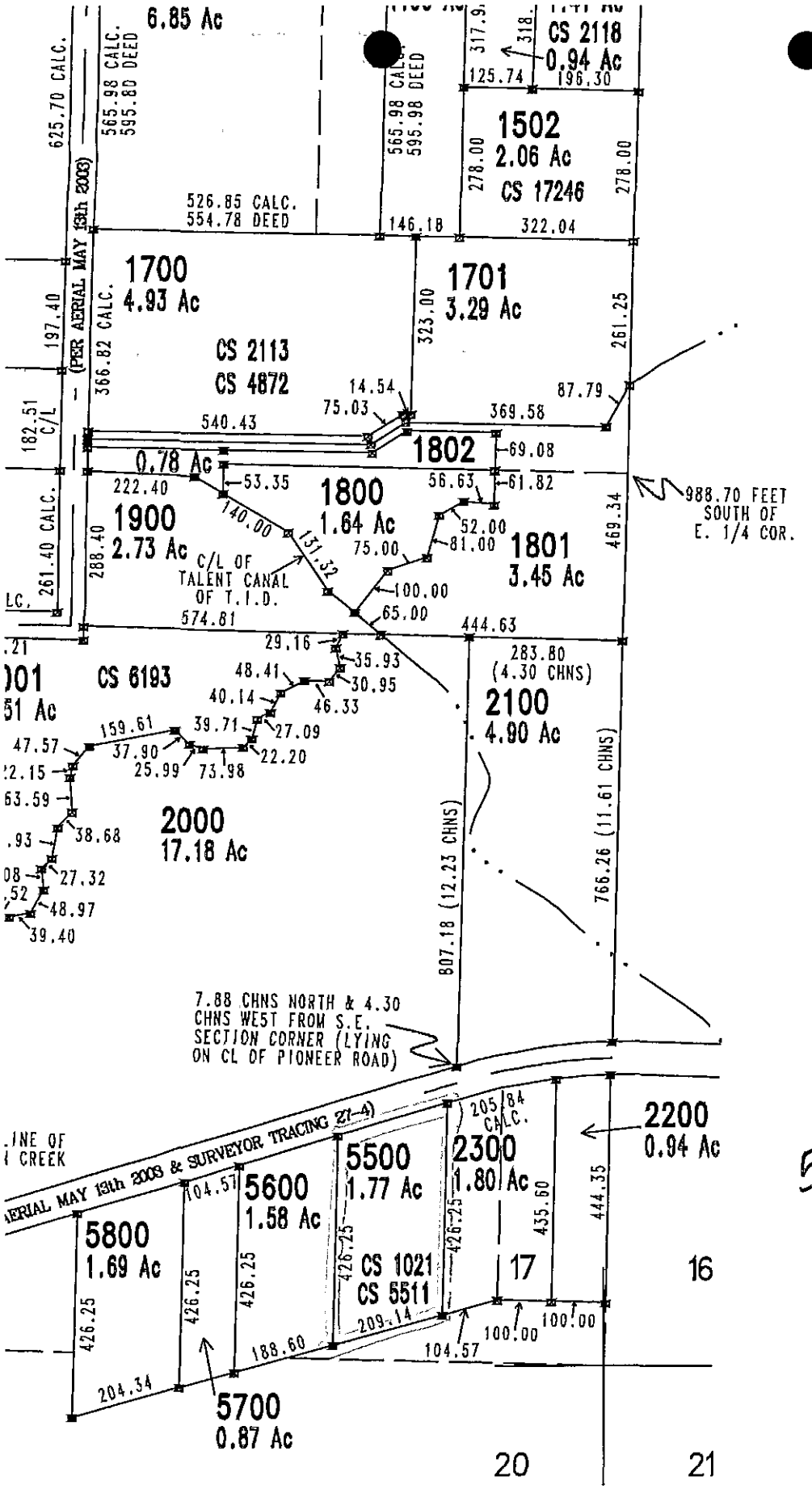
Oregon, AC +/-



Boundary

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

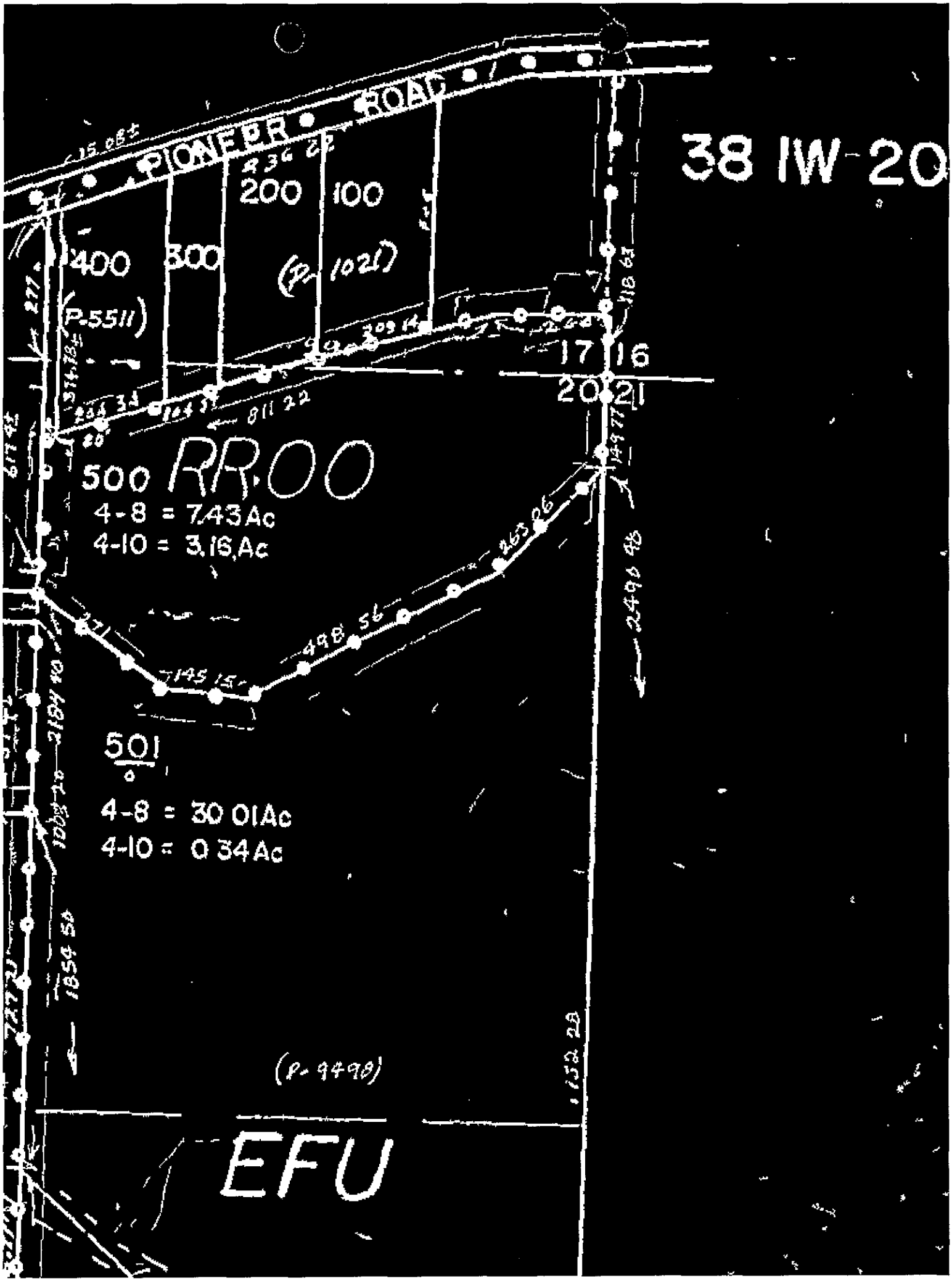
EXHIBIT SECTION C



5-3-05

38 1W 17

JOG JULY 23rd, 2004
NEW COGO MAP


38 IW 20
PIONEER ROAD
200
100
400
300
(P-1021)
(P-5511)
17
16
20
21
500 RR-00
4-8 = 7.43 Ac
4-10 = 3.16 Ac
501
4-8 = 30.01 Ac
4-10 = 0.34 Ac
(P-94998)
EFU

No Central

ZONING CLEARANCE SHEET

DEPARTMENT OF PLANNING & DEVELOPMENT

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: 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:

☐ 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		
☐ Alteration of Nonconforming Use	☐ Administrative Review for Airport Approach/Concern Area	☐ Other - See Below

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.

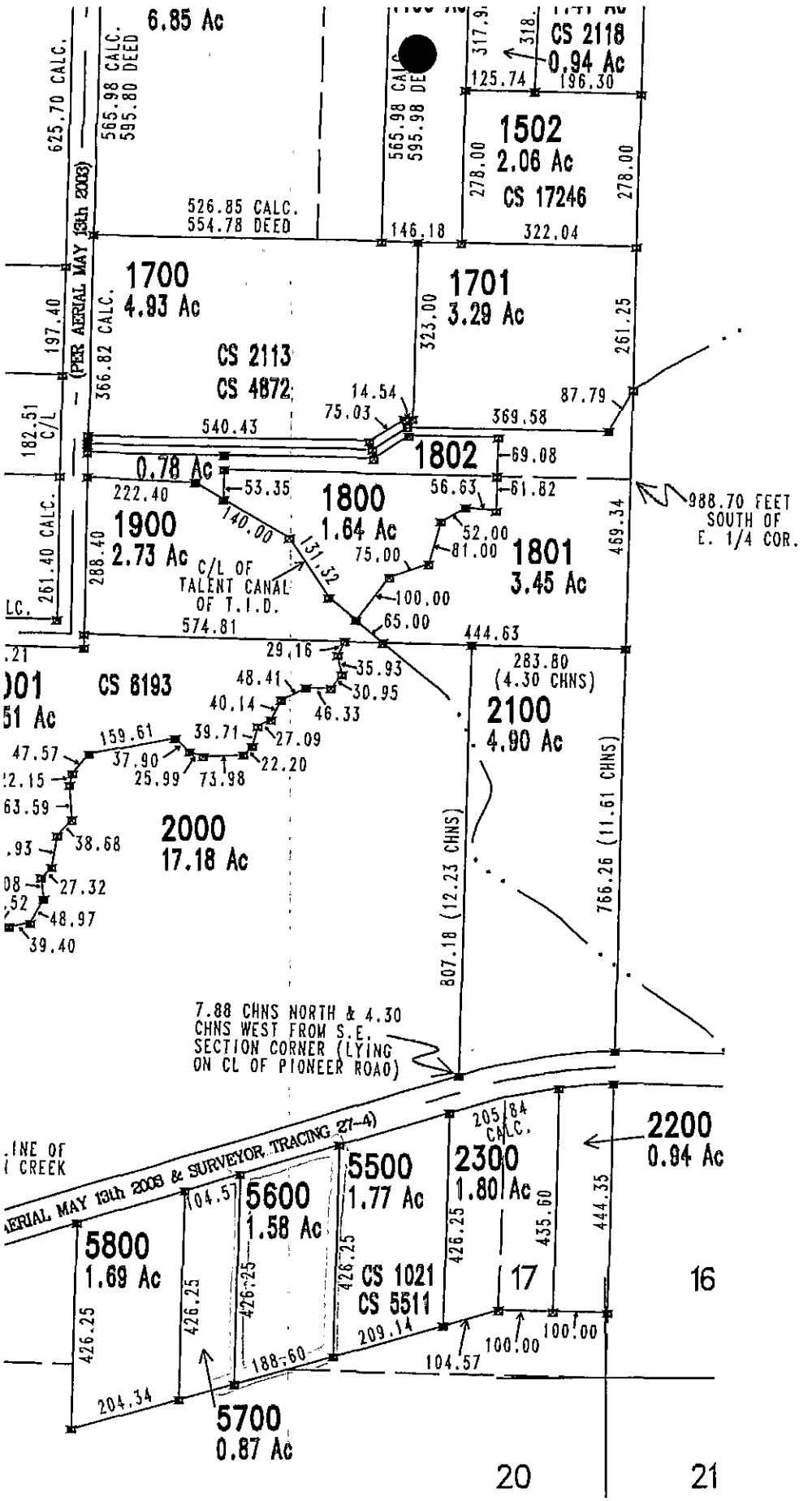
****

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: Prairie Arents Date: 11-27-89

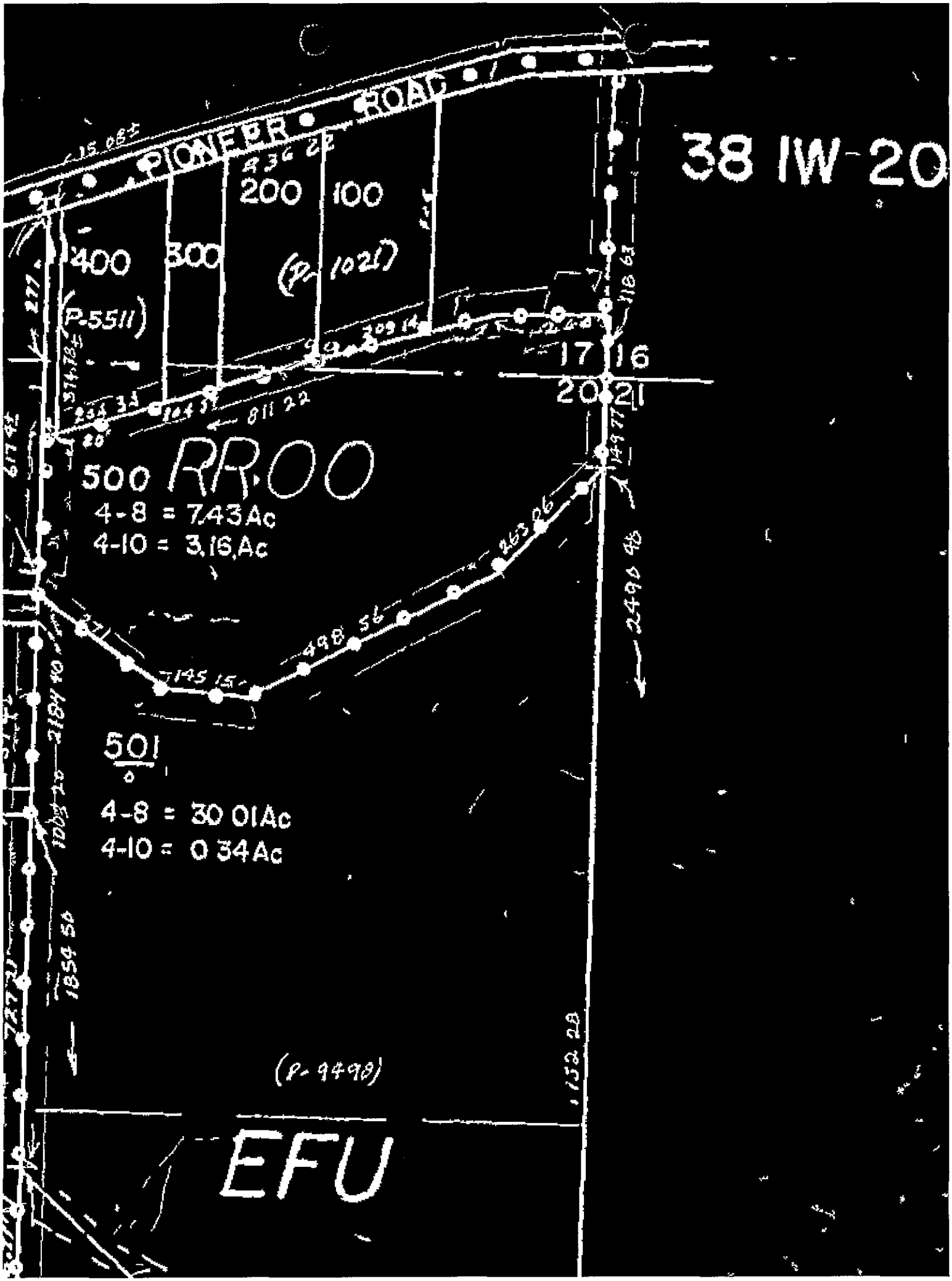
Copy of this zoning clearance ☒ handgiven ☐ mailed to applicant on: 11-27-89



5-3-05

38 1W 17

JOG JULY 23rd, 2004
NEW COGO MAP


38 IW 20
PIONEER
80 AC
200
100
400
300
(P-1021)
(P-5511)
17
16
20
21
500 RR-00
4-8 = 7.43 Ac
4-10 = 3.16 Ac
501
4-8 = 30.01 Ac
4-10 = 0.34 Ac
(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 20, Tax Lot 200 Acres 1.72

PROPERTY ADDRESS: 2409 Pioneer Rd DATE TAX LOT CREATED: Pre-1962 Exist'g OR 534-288

OWNER OR APPLICANT: _____ TELEPHONE: _____ ADDRESS: _____

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		
☐ Alteration of Nonconforming Use	☐ Administrative Review for Airport Approach/Concern Area	☐ Other - See Below

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 soley as a storage bldg. Property is separate & legal parcel; & can be sold separate from T.L. 1006 300.

☐ 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: Eva Ruth Klein Date: _____

Signature of staff member: Maurie Hunt Date: 4-27-87

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

Original to central file; copy to applicant

9/84

NAME OF ESTABLISHMENT OR FACILITY	OWNER	OPERATOR	DATE CHANGED
[redacted] 38-1W-20-[redacted]	[redacted]	[redacted] Builder - Upstate Installer	Sanitation Serv

ADDRESS: 2373 Pioneer Road CITY: Medford FILE CODE: 582-709

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

A—DISPOSAL SITE
B—FOSTER HOME
C—GROUP CARE
D—ICE PLANT
E—INDUSTRIAL PREMISE
F—INSTITUTION
G—LABOR CAMP
(H)—PRIVATE PREMISE 2 BR Home
I—PROPOSED BLDG. SITE
J—PUBLIC PREMISE
K—PUBLIC WATER SYSTEM
L—SCHOOL
M—SUMMER CAMP
N—SWIMMING POOL
O—MILK ESTABLISHMENT
P—

SAMPLES COLLECTED	DATE	RESULT	TESTS PERFORMED	DATE	RESULT

COMPLAINT REGISTERED BY _____ ON _____

COMPLAINANT'S REMARKS _____

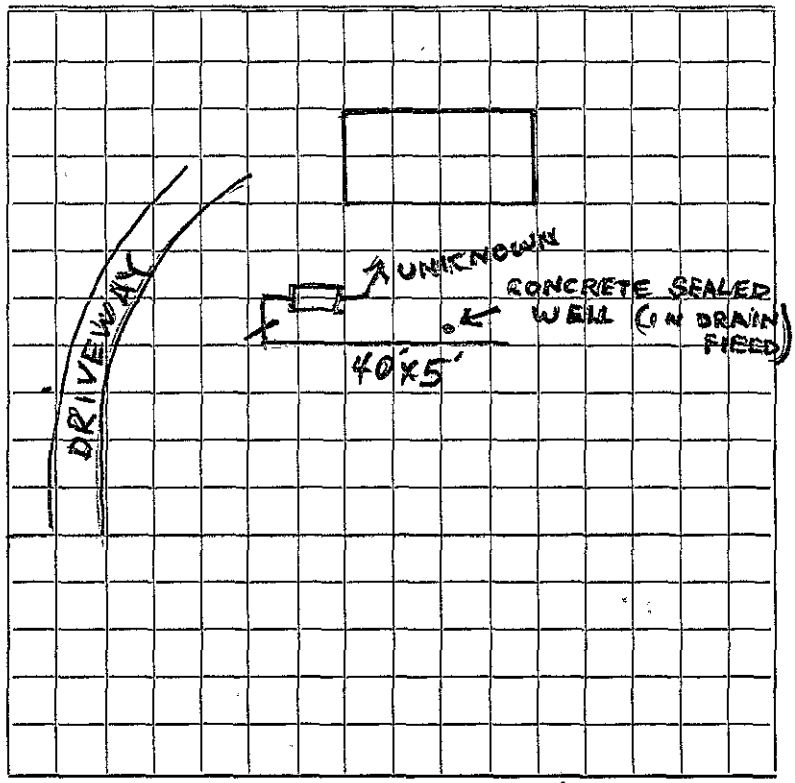
SANITATION SERVICE RECORD LHS-8 REV. 10-58

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	

RECORD CODE	DATE FORM COMPLETED		

SKETCHES, GRAPH, DIAGRAM (SHOW LOCATION)



OWNER [redacted]

DATE	ENTER VERY BRIEFLY—OFFICE AND FIELD VISIT DATA, PHONE CALL DATA, TRANSCRIPT OF LETTERS	WORKER
5-14-71		WE

Tank Size _____ gal.

Distance from foundation _____ ft.

Number of tile lines Single line - 200 ft

Length 40 ft.

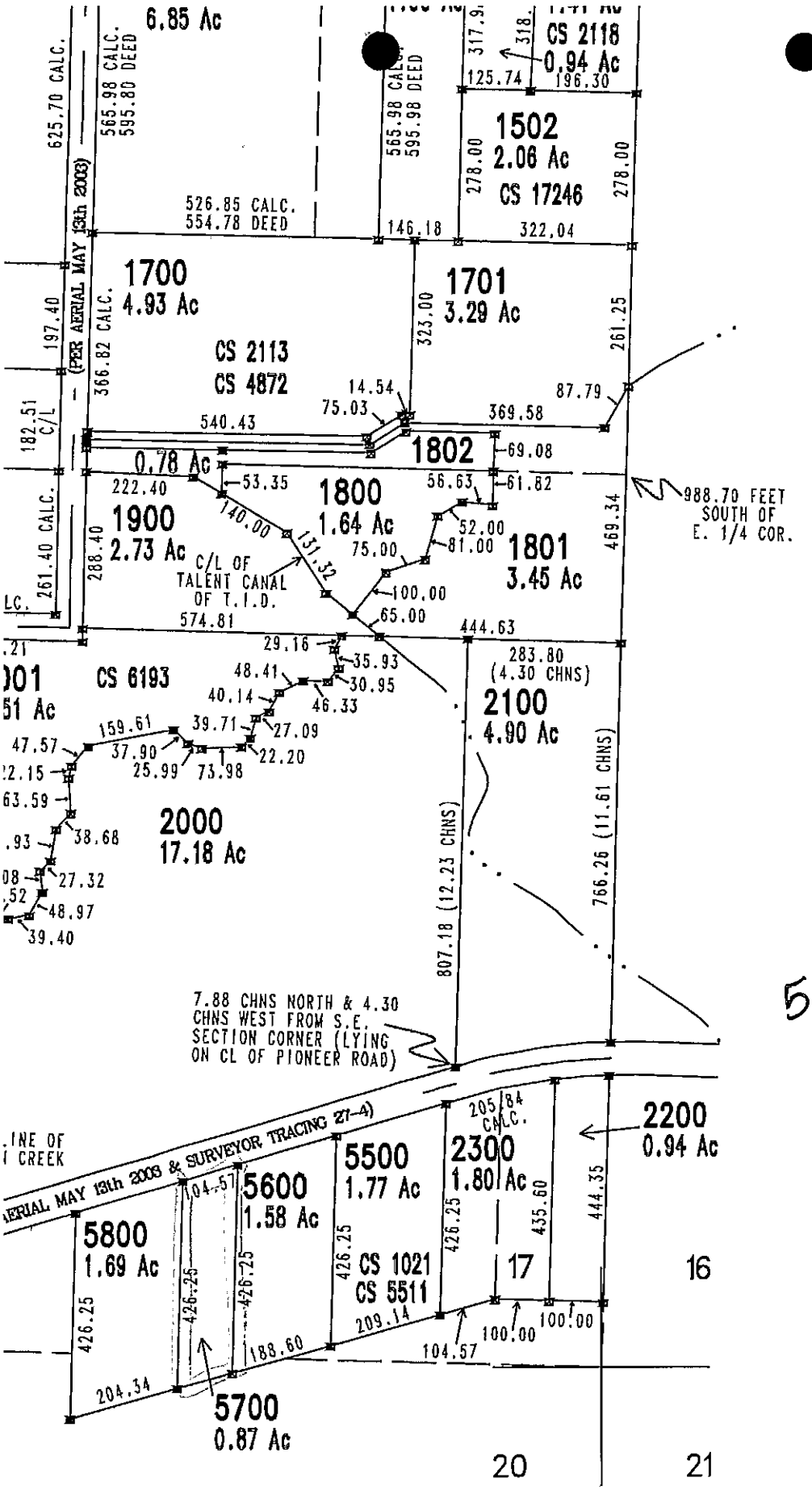
Width 5 Depth 30 to 40 inches

Distance to well 50 ft.

Distance to property line _____ ft.

Sp. ft. per bedoorm _____

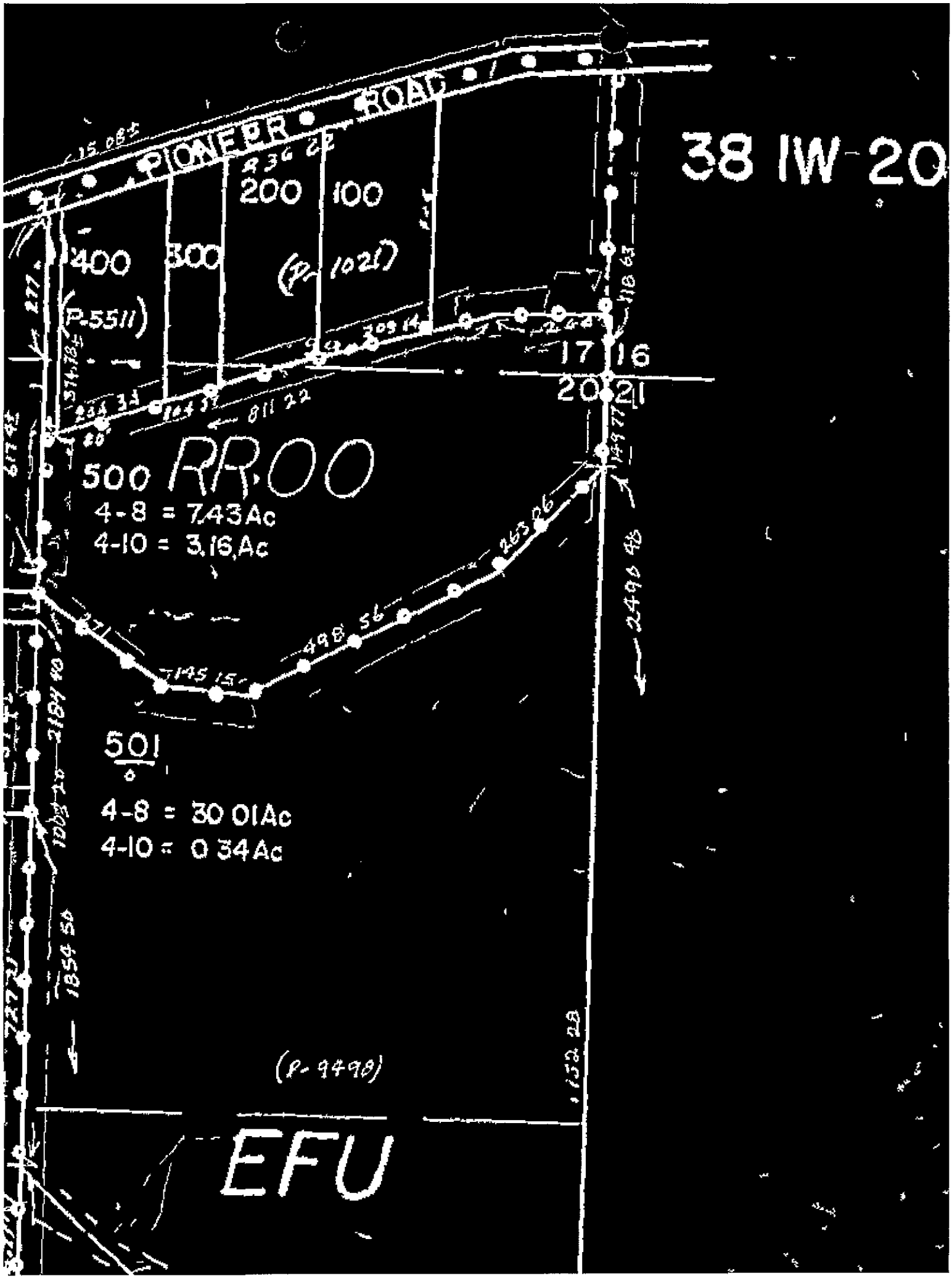
[redacted]



5-3-05

38 1W 17

JOG JULY 23rd, 2004
NEW COGO MAP


38 IW 20
PIONEER ROAD
200
100
400
300
(P-1021)
(P-5511)
17
16
20
21
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

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 300, Acres _____

PROPERTY ADDRESS: _____ DATE TAX LOT CREATED: 1961 OR 512-430

OWNER OR APPLICANT: _____ TELEPHONE: _____ ADDRESS: _____

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: 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:

☐ 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		
☐ Alteration of Nonconforming Use	☐ Administrative Review for Airport Approach/Concern Area	☐ Other - See Below

COMMENTS BY STAFF: Separate legal parcel. Residence must be 200 feet from EFU 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.

****

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: Sharie Kuntz Date: 11-27-89

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

EXHIBIT SECTION D

Grants Pass Water Lab
"Fast & Reliable Water Testing Since 1978"
964 SE M Street · Grants Pass, OR 97526 · 541-476-0733 · www.gpwaterlab.com · ORELAP# OR100033

Mail To:

B3 Pump
Attn: Ryan Buma
1285 Wards Creek Dr
Rogue River, OR 97537

Date:	April 15, 2026
Address of Source:	2373 Pioneer Rd
Sample ID #:	22601101
Project Name:	None Provided

Analysis Report

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

This report shall not be reproduced, except in full, without written approval of the laboratory.

The following accredited results meet all requirements of ISO/IEC17025:2005 unless otherwise noted by data flag indicators or comments.

The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

Doree Schaafsma
Doree Schaafsma
Laboratory Director

Sample Information

Sample ID:	**22601101**	Collectors Name:	Ryan Bruma
Address of Source:	2373 Pioneer Rd	Sample Point:	Dip Stick
Project Name:	None Provided	Source:	Well
Received Date:	04/10/2026	Treatment System:	None

Microbiological (Bacteria) Results

Sample Notes: Collection Date: **04/09/26 6:15 PM**

Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	**Absent**	100ml	4/10/2026 4:01:31 PM	EJS	AC	A
E. Coli	COLILERT	**Absent**	100ml	4/10/2026 4:01:31 PM	EJS		

This Sample DOES Conform

For samples which do not conform the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and resample in 7 days.

See chlorination instructions on the web at: http://www.gpwaterlab.com/well-chlorination.asp.

The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only; therefore, no definite conclusions should be drawn from a single test.

Results of Chemical Analysis

Sample Notes: Collection Date: **04/09/26 6:15 PM**

Contaminant	Method	LOQ	RESULTS	Units	EPA Limit	Date Analyzed	Analyst	ID	Data Flags
Arsenic	SM 3113 B	0.005	**ND**	mg/L	0.01	04/14/26 9:05 am	PVS	AA	A
Nitrate	EPA 300.0	0.5	**11.10**	mg/L	10	04/10/26 8:59 pm	PVS	AB	A

DEFINITIONS AND DATA FLAGS

A	Analysis is covered under ORELAP scope of Accreditation
AA	Analysis is covered under ISO scope of Accreditation
C	Sample did not meet acceptance criteria
H	Analysis performed outside method hold time
ID	Subsample identifier for each Sample number
M	Matrix Spike recovery is out of control limits due to matrix interference The LCS was in acceptance limits showing the analysis is in control and the data is acceptable
E	Estimated Value
LOQ	Reporting Limit
N/A	Not Applicable
ND	None Detected
S	Sample Outsourced

Results Color Key

- White - No EPA Limit
- **Low Risk within EPA Limit**
- **Medium Risk**
- **High Risk Exceeds EPA Limit**
- **Call the Lab to Discuss**

EXHIBIT SECTION E

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OREF
OREGON REAL ESTATE FORMS

EQUAL HOUSING OPPORTUNITY

RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 2373 Pioneer Rd, Talent, OR 97540
_____ (the "Property")

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475(4), you should date and sign each page of this disclosure statement and each attachment.

Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS 105.475(4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.

An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the seller's choice should be directed to a qualified attorney.

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:

You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.

Initial only the exclusion you wish to claim.

_____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) # _____, issued by _____.

_____ This sale is by a financial institution that acquired the Property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

_____ Seller is a court appointed (*select only one*) ☐ receiver, ☐ personal representative, ☐ trustee, ☐ conservator, or ☐ guardian.

_____ This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) claiming exclusion:

Seller _____ Date/Time _____ ←
Print _____
Seller _____ Date/Time _____ ←
Print _____
Seller _____ Date/Time _____ ←
Print _____
Seller _____ Date/Time _____ ←
Print _____

Signature(s) of Buyer(s) to acknowledge Seller's claim:

Buyer _____ Date/Time _____ ←
Print _____
Buyer _____ Date/Time _____ ←
Print _____
Buyer _____ Date/Time _____ ←
Print _____
Buyer _____ Date/Time _____ ←
Print _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE
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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 2373 Pioneer Rd, Talent, OR 97540
_____ (the "Property")

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION

Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:
(NOT A WARRANTY) (ORS 105.464)

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 2373 Pioneer Rd, Talent, OR 97540 (THE "PROPERTY").

DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE, ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

Seller (*select one*) ☐ is ☑ is not occupying the Property.

I. SELLER'S REPRESENTATIONS

The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

(*Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.*)

If you mark "Yes" on items with *, attach a copy or explain on an attached sheet.

1. TITLE

A. Do you have legal authority to sell the Property? ☑ Yes ☐ No ☐ Unknown

B. **Is title to the Property subject to any of the following?* ☐ Yes* ☐ No ☑ Unknown
☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate

C. **Is the Property being transferred an unlawfully established unit of land?* ☐ Yes* ☐ No ☑ Unknown

D. **Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?* ☐ Yes* ☐ No ☑ Unknown

E. **Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the Property?* ☐ Yes* ☐ No ☑ Unknown

F. **Are there any agreements for joint maintenance of an easement or right of way?* ☐ Yes* ☐ No ☑ Unknown

G. **Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the Property?* ☐ Yes* ☐ No ☑ Unknown

H. **Are there any pending or existing governmental assessments against the Property?* ☐ Yes* ☐ No ☑ Unknown

I. **Are there any zoning violations or nonconforming uses?* ☐ Yes* ☐ No ☑ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials GH / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 2373 Pioneer Rd, Talent, OR 97540
_____ (the "Property")

J. *Is there a boundary survey for the Property?* ☐ Yes* ☐ No ☑ Unknown

K. *Are there any covenants, conditions, restrictions or private assessments that affect the Property?* ☐ Yes* ☐ No ☑ Unknown

L. *Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold?* ☐ Yes* ☐ No ☑ Unknown

2. WATER

A. Household water

(1) The source of the water is (*select ALL that apply*): ☐ Public ☐ Community ☑ Private ☐ Other (*specify*) _____

(2) Water source information:

a. *Does the water source require a water permit?* ☐ Yes* ☑ No ☐ Unknown
If yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☑ N/A

b. Is the water source located on the Property? ☑ Yes ☐ No ☐ Unknown ☐ N/A
If not, are there any written agreements for a shared water source? ☐ Yes* ☐ No ☑ Unknown ☐ N/A

c. *Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?* ☐ Yes* ☐ No ☑ Unknown

d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? ☐ Yes ☐ No ☑ Unknown ☐ N/A
☐ Flow test ☐ Bacteria test ☐ Chemical contents test

e. *Are there any water source plumbing problems or needed repairs?* ☐ Yes* ☐ No ☑ Unknown

(3) Are there any water treatment systems for the Property? ☐ Yes ☐ No ☑ Unknown
☐ Leased ☐ Owned

B. Irrigation

(1) Are there any ☐ water rights or ☐ other irrigation rights for the Property? ☐ Yes ☐ No ☑ Unknown

(2) *If any exist, has the irrigation water been used during the last five-year period?* ☐ Yes* ☐ No ☑ Unknown ☐ N/A

(3) *Is there a water rights certificate or other written evidence available?* ☐ Yes* ☐ No ☑ Unknown ☐ N/A

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the Property? ☐ Yes ☑ No ☐ Unknown

(2) Has a back flow valve been installed? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(3) Is the outdoor sprinkler system operable? ☐ Yes ☐ No ☐ Unknown ☑ N/A

3. SEWAGE SYSTEM

A. Is the Property connected to a public or community sewage system? ☑ Yes ☐ No ☐ Unknown

B. Are there any new public or community sewage systems proposed for the Property? ☐ Yes ☐ No ☑ Unknown

C. Is the Property connected to an on-site septic system? ☑ Yes ☐ No ☐ Unknown

(1) If yes, when was the system installed? _____ ☑ Unknown ☐ N/A

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_____ (the "Property")

(2) *If yes, was the system installed by permit? ☐ Yes* ☐ No ☑ Unknown ☐ N/A
(3) *Has the system been repaired or altered? ☐ Yes* ☐ No ☑ Unknown ☐ N/A
(4) *Has the condition of the system been evaluated and a report issued? ☐ Yes* ☐ No ☑ Unknown ☐ N/A
(5) Has the septic tank ever been pumped? ☐ Yes ☐ No ☑ Unknown ☐ N/A
If yes, when? _____ ☐ N/A
(6) Does the system have a pump? ☐ Yes ☐ No ☑ Unknown ☐ N/A
(7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☐ Yes ☐ No ☑ Unknown ☐ N/A
(8) *Is a service contract for routine maintenance required for the system? ☐ Yes* ☐ No ☑ Unknown ☐ N/A
(9) Are all components of the system located on the Property? ☐ Yes ☐ No ☑ Unknown ☐ N/A

D. *Are there any sewage system problems or needed repairs? ☐ Yes* ☐ No ☑ Unknown

E. Does your sewage system require on-site pumping to another level? ☐ Yes ☐ No ☑ Unknown

4. DWELLING INSULATION

A. Is there insulation in the:

(1) Ceiling? ☐ Yes ☐ No ☑ Unknown
(2) Exterior walls? ☐ Yes ☐ No ☑ Unknown
(3) Floors? ☐ Yes ☐ No ☑ Unknown

B. Are there any defective insulated doors or windows? ☐ Yes ☐ No ☑ Unknown

5. DWELLING STRUCTURE

A. *Has the roof leaked? ☐ Yes* ☐ No ☑ Unknown
If yes, has it been repaired? ☐ Yes ☐ No ☑ Unknown ☐ N/A

B. Are there any additions, conversions or remodeling? ☐ Yes ☐ No ☑ Unknown
If yes, was a building permit required? ☐ Yes ☐ No ☑ Unknown ☐ N/A
If yes, was a building permit obtained? ☐ Yes ☐ No ☑ Unknown ☐ N/A
If yes, was final inspection obtained? ☐ Yes ☐ No ☑ Unknown ☐ N/A

C. Are there smoke alarms or detectors? ☐ Yes ☑ No ☐ Unknown

D. Are there carbon monoxide alarms? ☑ Yes ☐ No ☐ Unknown

E. Is there a woodstove or fireplace insert included in the sale? ☑ Yes ☐ No ☐ Unknown
*If yes, what is the make? _____
If yes, was it installed with a permit? ☐ Yes ☐ No ☑ Unknown ☐ N/A
If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it? ☐ Yes ☐ No ☑ Unknown ☐ N/A

F. *Has pest and dry rot, structural or "whole house" inspection been done within the last three years? ☐ Yes* ☐ No ☑ Unknown

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 2373 Pioneer Rd, Talent, OR 97540
_____ (the "Property")

G. *Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)? ☐ Yes* ☐ No ☑ Unknown
*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.

H. Is there a sump pump on the Property? ☐ Yes ☐ No ☑ Unknown

I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☑ No ☐ Unknown
If yes, what are the materials? _____

(1) Are there problems with the materials? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(2) Are the materials covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(3) Have the materials been inspected? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(4) Have there ever been claims filed for these materials by you or by previous owners? ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, when? _____ ☑ N/A

(5) Was money received? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(6) Were any of the materials repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☑ N/A

6. DWELLING SYSTEMS AND FIXTURES

If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

A. Electrical system, including wiring, switches, outlets and service ☐ Yes ☐ No ☑ Unknown

B. Plumbing system, including pipes, faucets, fixtures and toilets ☐ Yes ☐ No ☑ Unknown

C. Water heater tank ☐ Yes ☐ No ☑ Unknown

D. Garbage disposal ☐ Yes ☐ No ☑ Unknown ☐ N/A

E. Built-in range and oven ☐ Yes ☐ No ☑ Unknown ☐ N/A

F. Built-in dishwasher ☐ Yes ☐ No ☑ Unknown ☐ N/A

G. Sump pump ☐ Yes ☐ No ☑ Unknown ☐ N/A

H. Heating and cooling systems

(1) Heating systems ☐ Yes ☐ No ☑ Unknown ☐ N/A

(2) Cooling systems ☐ Yes ☐ No ☑ Unknown ☐ N/A

I. Security system ☐ Owned ☐ Leased ☐ Yes ☑ No ☐ Unknown ☐ N/A

J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action suit settlement or litigation? ☐ Yes ☐ No ☑ Unknown
If yes, what product? _____

(1) Are there problems with the product? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(2) Is the product covered by a warranty? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(3) Has the product been inspected? ☐ Yes ☐ No ☑ Unknown ☐ N/A

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 2373 Pioneer Rd, Talent, OR 97540
_____ (the "Property")

(4) Have claims been filed for this product by you or by previous owners? ☐ Yes ☑ No ☐ Unknown ☐ N/A
If yes, when? _____

(5) Was money received? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☑ Unknown ☐ N/A

7. COMMON INTEREST

A. Is there a Home Owners' Association or other governing entity? ☐ Yes ☑ No ☐ Unknown
Name of Association or Other Governing Entity: _____
Contact Person: _____
Address: _____
Phone Number: _____

B. Regular periodic assessments: $_____ per ☐ Month ☐ Year ☐ Other _____

C. **Are there any pending or proposed special assessments?* ☐ Yes* ☐ No ☑ Unknown

D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others? ☐ Yes ☐ No ☑ Unknown

E. Is the Home Owners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment? ☐ Yes ☑ No ☐ Unknown ☐ N/A

F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not? ☐ Yes ☐ No ☑ Unknown ☐ N/A

8. SEISMIC

A. Was the house constructed before 1974? ☑ Yes ☐ No ☐ Unknown
If yes, has the house been bolted to its foundation? ☐ Yes ☐ No ☑ Unknown ☐ N/A

9. GENERAL

A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area? ☐ Yes ☐ No ☑ Unknown

B. Does the Property contain fill? ☐ Yes ☐ No ☑ Unknown

C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides? ☐ Yes ☐ No ☑ Unknown

D. Is the Property in a designated floodplain? ☐ Yes ☑ No ☐ Unknown
Note: Flood insurance may be required for homes in a floodplain.

E. Is the Property in a designated slide or other geologic hazard zone? ☐ Yes ☐ No ☑ Unknown

F. **Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?* ☐ Yes* ☐ No ☑ Unknown

G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel, etc.) on the Property? ☐ Yes ☐ No ☑ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials GH / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 2373 Pioneer Rd, Talent, OR 97540
_____ (the "Property")

H. Has the Property ever been used as an illegal drug manufacturing or distribution site? ..... ☐ Yes ☐ No ☑ Unknown
If yes, was a Certificate of Fitness issued? ..... ☐ Yes ☐ No ☑ Unknown ☐ N/A

10. FULL DISCLOSURE BY SELLER(S)

A. *Are there any other material defects affecting this Property or its value that a prospective buyer should know about? ..... ☐ Yes* ☑ No
*If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or remediation.

VERIFICATION

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or their agents.

Total number of pages attached, including all addenda, reports, or any other documents. (*complete even if zero*) 1 GH

Seller Glenda Hammons Date/Time 03/23/2026, 03:40:54 PM PDT ←
Print Glenda Hammons

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

II. BUYER'S ACKNOWLEDGMENT

A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by utilizing diligent attention and observation.

B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.

C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

Buyer Initials _____ / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 2373 Pioneer Rd, Talent, OR 97540
_____ (the "Property")

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Agent receiving disclosure statement on Buyer's behalf to sign and date:

Real Estate Agent _____ ← Real Estate Firm (*identify*) _____

Date received by Agent _____

Seller Initials GH / _____ / _____ / _____

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EQUAL HOUSING OPPORTUNITY

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SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

Property Address or Tax ID # 2373 Pioneer Rd, Talent, OR 97540
_____ (the "Property")

Responses marked "Yes" on items with an * require a written explanation. See below.

Question # ~~The seller obtained the proeprty via foreclosure and has a limited knowledge of the property, its conditions, and/or issues. Buyers are encouraged to perform their own due diligence.~~
Details: _____
Attachment Identified as: _____

Question # _____
Details: _____
Attachment Identified as: _____

Question # _____
Details: _____
Attachment Identified as: _____

Question # _____
Details: _____
Attachment Identified as: _____

Question # _____
Details: _____
Attachment Identified as: _____

Seller Glenda Hammons Date/Time 03/23/2026, 03:40:54 PM PDT ←
Print Glenda Hammons

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

Buyer Initials _____ / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE
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