

Offering Memorandum

Fully Fenced + Irrigated Rural Estate

7680 Upper Applegate Road
Jacksonville, Jackson County, Oregon 97530



» **MOPG**
by John L. Scott

Welcome

The Applegate Lifestyle

Life in the Applegate Valley is rooted in space, simplicity, and connection to the land. Known for its vineyards, farmland, and tight knit rural community, the area offers a slower pace without sacrificing quality of life. Wide open skies, scenic backroads, and a strong agricultural heritage define this region, making it ideal for those seeking privacy, self sufficiency, or a more intentional way of living.

Outdoor Recreation

The Applegate Valley is surrounded by some of Southern Oregon's best outdoor opportunities. Nearby access to the Applegate River, Applegate Lake, local trail systems, and scenic backroads creates year round options for fishing, boating, hiking, cycling, horseback riding, hunting, and exploring. From quiet mornings on the water to weekend drives through wine country and foothill landscapes, the area offers a lifestyle deeply connected to the outdoors without overstating direct access from the property.

Southern Oregon Living

Southern Oregon offers a unique blend of natural beauty, culture, and accessibility. From the wineries of the Applegate and Rogue Valleys to the Britt Festival in Jacksonville and the Oregon Shakespeare Festival in Ashland, the region delivers both recreation and culture. With four distinct seasons, a strong local food and wine scene, and convenient access to Medford and the Rogue Valley International Airport, this area continues to draw those looking for balance, beauty, and livability.

The Estate

Upper Level Living

The upper level serves as the primary living space, featuring a functional and well laid out design. This level includes the primary bedroom, two guest bedrooms, and a full guest bathroom. The living room offers a comfortable gathering space with a wood burning fireplace and large panoramic windows that bring in natural light and capture the surrounding views. The kitchen and dining area are combined for ease of use and flow, with a new sliding glass door off the dining area leading directly to the newly built upper level deck, creating a seamless connection to outdoor living.

Lower Level Flex Space

The lower level expands the home's versatility with a large second living room featuring its own entrance and a wood burning insert, creating a separate space for relaxation, media, or gatherings. This level also includes a laundry room and multiple additional rooms that offer

flexibility for an office, storage, hobbies, or other needs, allowing the home to adapt to a variety of lifestyles and needs.

Outdoor Living and Deck

A newly built covered back deck extends the living space outdoors, offering an ideal setting for entertaining, relaxing, or taking in the surrounding mountain and territorial views. This space creates a seamless connection between the home and the land.

Land and Improvements

The fully fenced 5 acre property is secured with chain link fencing and set up for usability and function, featuring established pasture, irrigation rights across the entire acreage, and a layout well suited for animals or agricultural use. A gated entry provides privacy, while the garden area and dog run support a self sufficient lifestyle.

Additional Features

The property includes solar power, RV parking, and multiple outbuildings, offering ample space for equipment, storage, or projects. With a balance of open ground, energy efficiency, and practical improvements, the property is designed to support both recreation and everyday rural living.

Home At a Glance

Year Built	1976
Home SF	2,726 SF
Bedrooms	3 bedrooms
Bathrooms	3 full bathrooms
Other Spaces	Kitchen, eating area, two living rooms, office, laundry, multiple additional other rooms in the lower level
Heating/Cooling	Electric forced air with air conditioning (installed in 2015)
Foundation	Slab
Roof	Metal
Framing/Siding	Wood frame

Property Description							
Township	Range	Section	Tax Lot	Account #	Acres	Zoning	2025 Taxes
39S	3W	28	1012	10480431	<u>5.00</u>	RR-5	\$3,767.23
				Total	5.00		

Address: 7680 Upper Applegate Road, Jacksonville, OR 97530

Zoning: RR-5 (Rural Residential)

Topography: Mostly level

Elevation: Between 1,640 ft to 1,680 ft

Electric: Pacific Power Company + solar (owned, balance of +/- \$32,000 remaining - grid tied/no battery system; installed by PureLight and pay \$171.25/month about 3-6 months during the year)

Propane: None at this time

Internet & Phone: Spectrum (1 gig service currently)

Domestic Water: 35 GPM per well log; water softener and canister filter - new hot water heater in 2022

Sanitation: Standard septic system

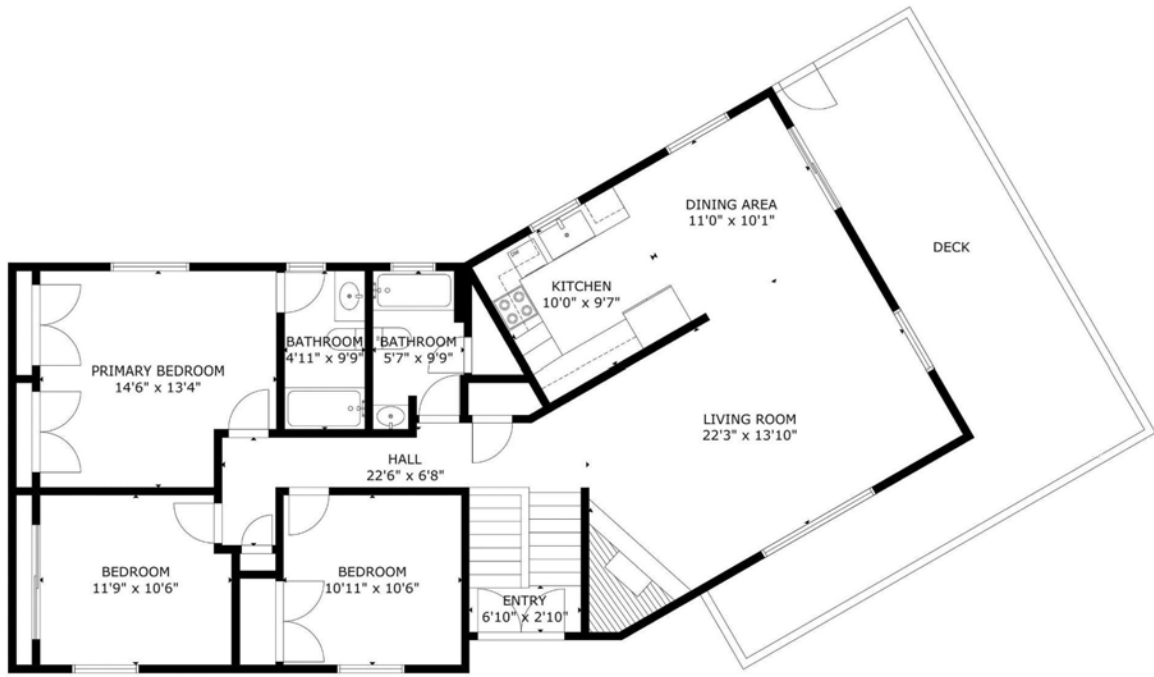
Water Rights: 5.00 irrigated acres from a well (see Certificate # 55172)

Inclusions: Kitchen appliances

Exclusions: Washer, dryer, play structure

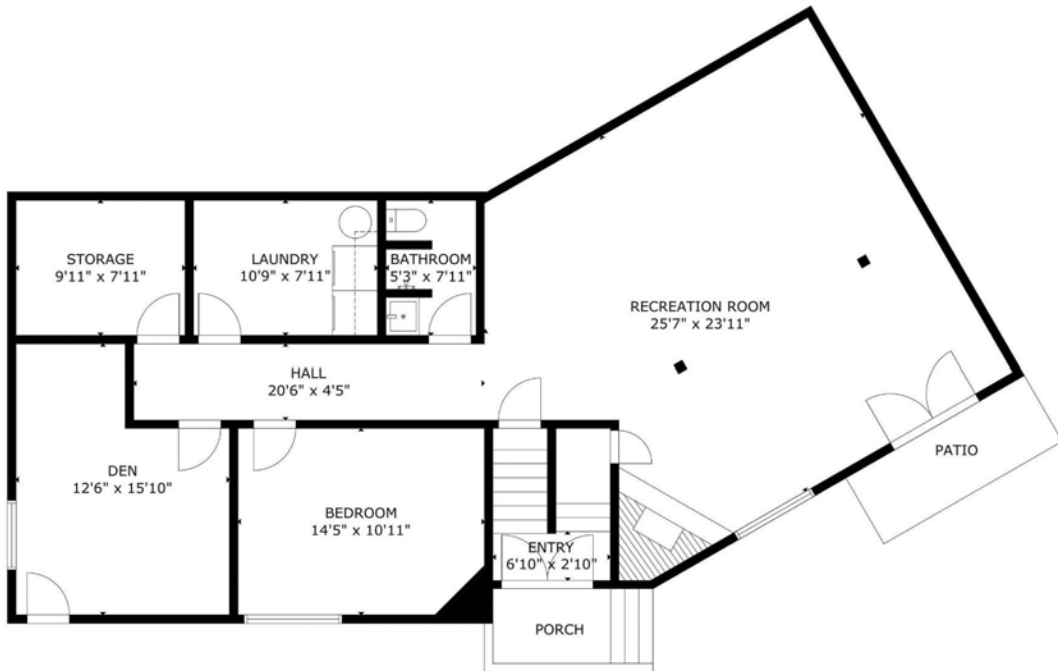
Outside Features: Covered deck, garden area, perimeter chain link fence, gated entry, mature trees, rolling pastures/lawns

Floor Plans



GROSS INTERNAL AREA
 TOTAL: 2,646 sq ft
 FLOOR 1: 1,323 sq ft, FLOOR 2: 1,323 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 2



GROSS INTERNAL AREA
 TOTAL: 2,646 sq ft
 FLOOR 1: 1,323 sq ft, FLOOR 2: 1,323 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Aerial Map



Location

Nearest Towns

Located within reach of both Jacksonville and Ruch, this property benefits from a blend of historic charm and rural simplicity. Jacksonville offers a vibrant small-town atmosphere with boutique shopping, dining, wineries, and the renowned Britt Music & Arts Festival, all set within a preserved historic district. Just beyond, Ruch reflects the heart of the Applegate Valley, known for its agricultural roots, vineyards, and quiet country lifestyle. Together, these nearby communities provide a balance of culture, convenience, and open space, all within comfortable driving distance of Medford and the Rogue Valley International Airport.

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 1,650 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
Applegate Lake	~ 9 miles
Jacksonville - city	~15 miles
Medford - city	~20 miles
Providence Medford Medical Center	~22 miles
Medford Airport (MFR)	~23 miles
Ashland - city	~31 miles
Lost Creek Lake	~52 miles
Mt. Ashland Ski Area	~53 miles
Willow Lake	~60 miles
Lake of the Woods	~64 miles
Crater Lake – Rim Village	~99 miles
Brookings (Oregon Coast)	~122 miles
Bend – city	~192 miles
Portland – city	~277 miles
San Francisco, CA	~382 miles

Disclosures

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EXHIBIT SECTION A

7680 Upper Applegate Road

Oregon, AC +/-

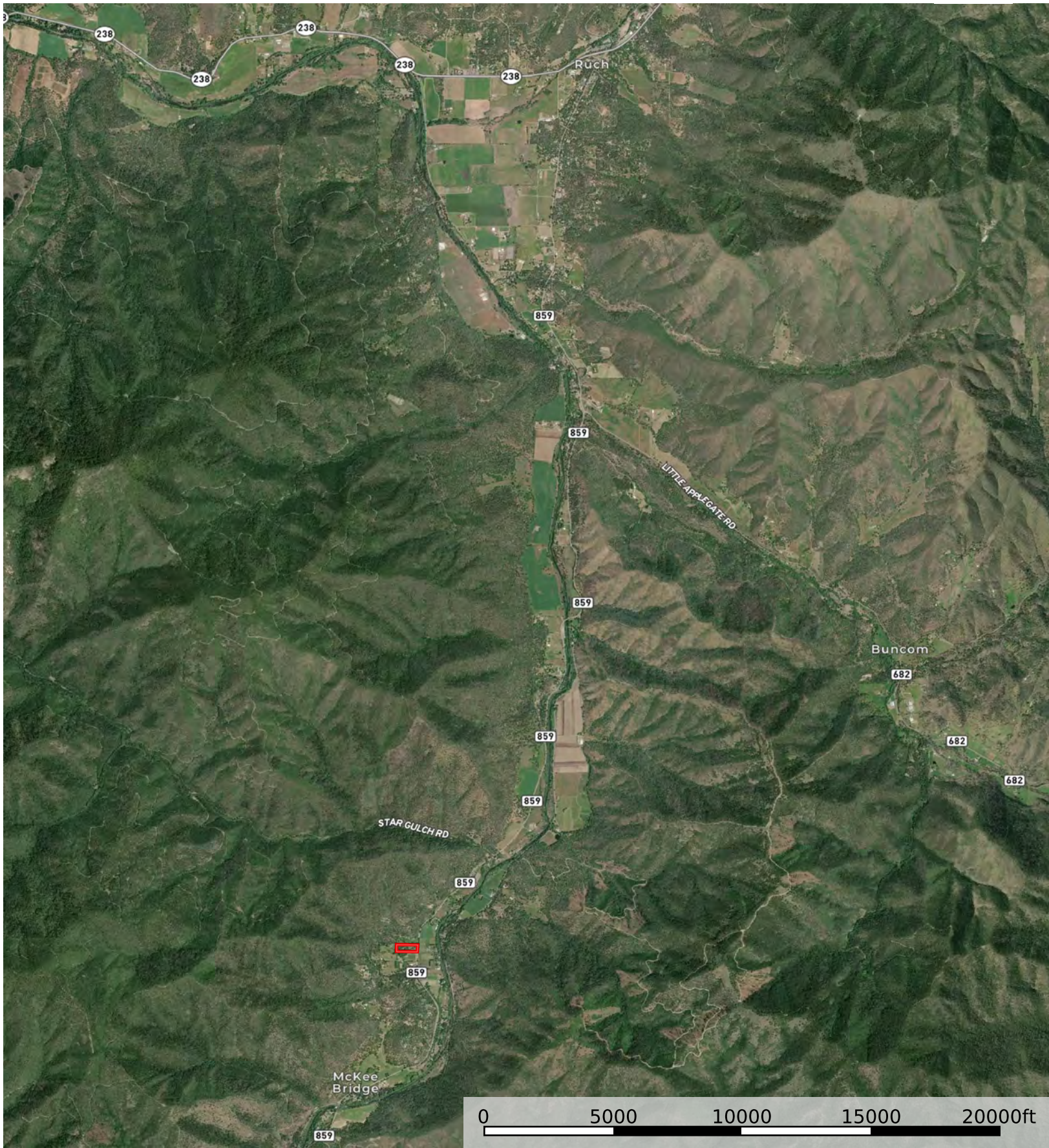


0 100 200 300 400ft

 Boundary

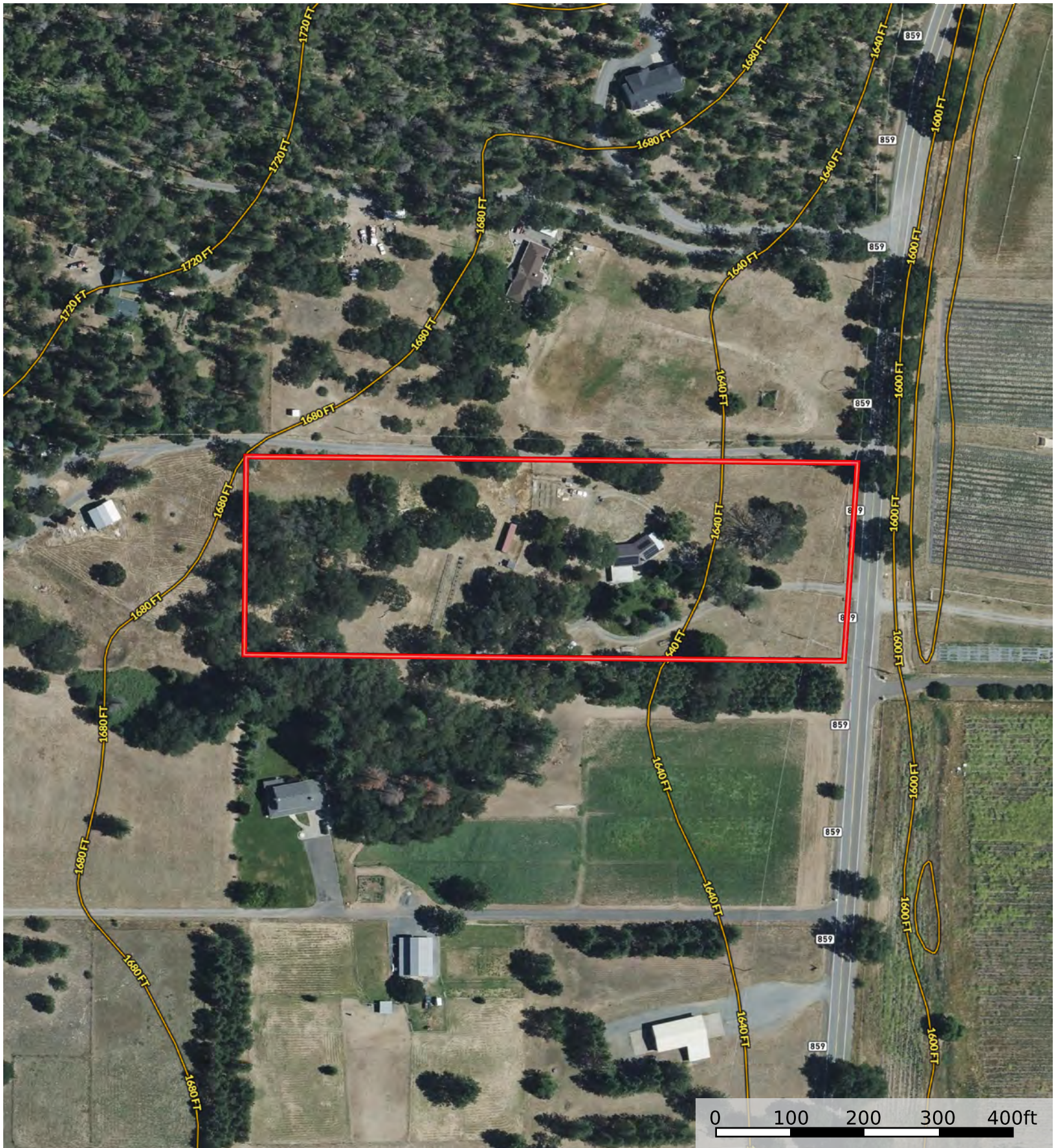
7680 Upper Applegate Road

Oregon, AC +/-



 Boundary

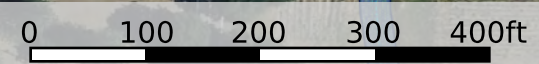
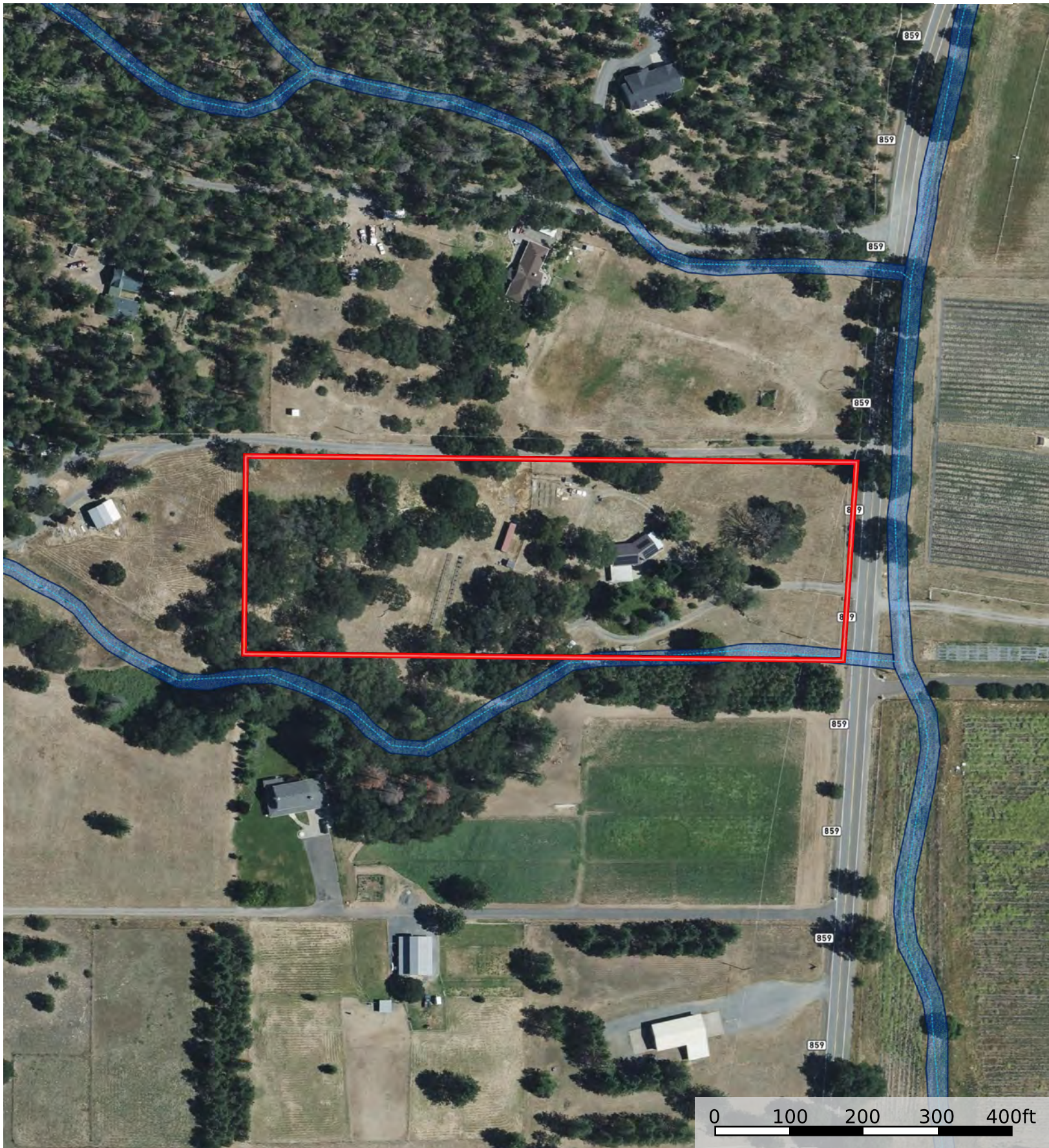
7680 Upper Applegate Road Oregon, AC +/-



 Boundary

7680 Upper Applegate Road


Oregon, AC +/-



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

7680 Upper Applegate Road Oregon, AC +/-



 Boundary

Boundary 4.98 ac

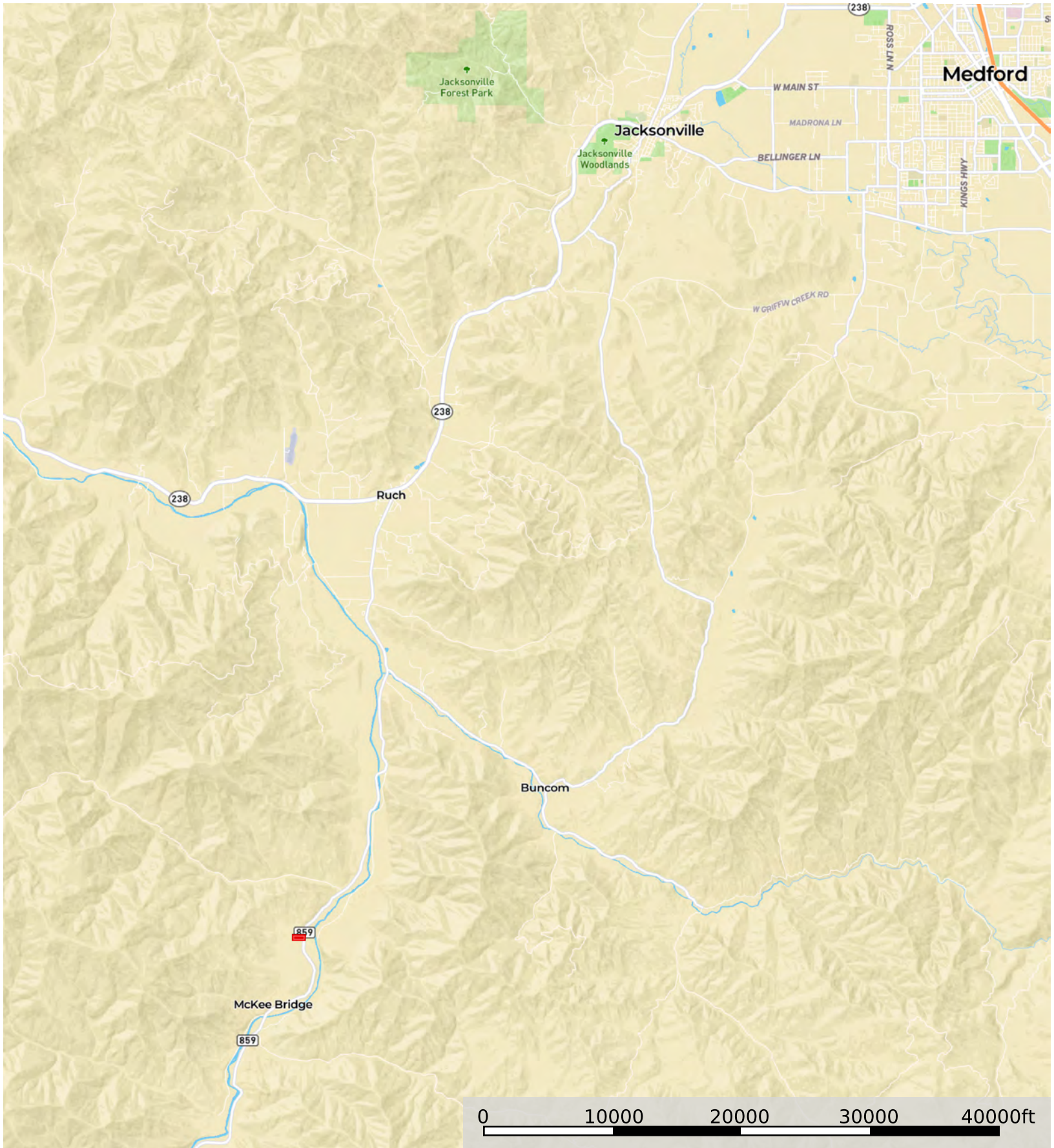
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
158D	Ruch gravelly silt loam, 7 to 20 percent slopes	4.62	92.77	0	63	4e
108D	Manita loam, 7 to 20 percent slopes	0.19	3.82	0	64	4e
31A	Central Point sandy loam, 0 to 3 percent slopes	0.11	2.21	0	55	4c
164B	Shefflein loam, 2 to 7 percent slopes	0.06	1.2	0	70	4e
TOTALS		4.98(*)	100%	-	62.95	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.



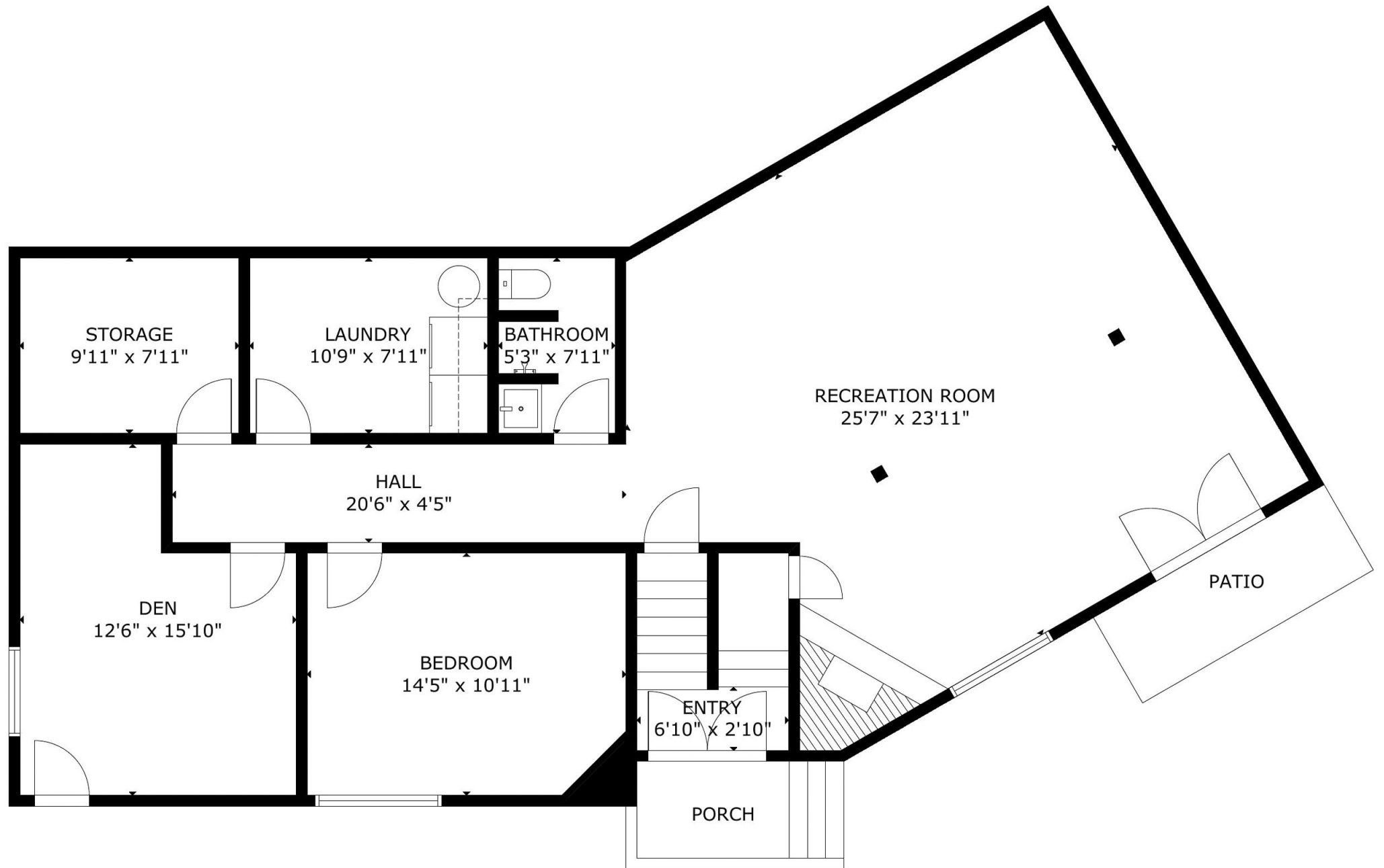
7680 Upper Applegate Road

Oregon, AC +/-



 Boundary

EXHIBIT SECTION B

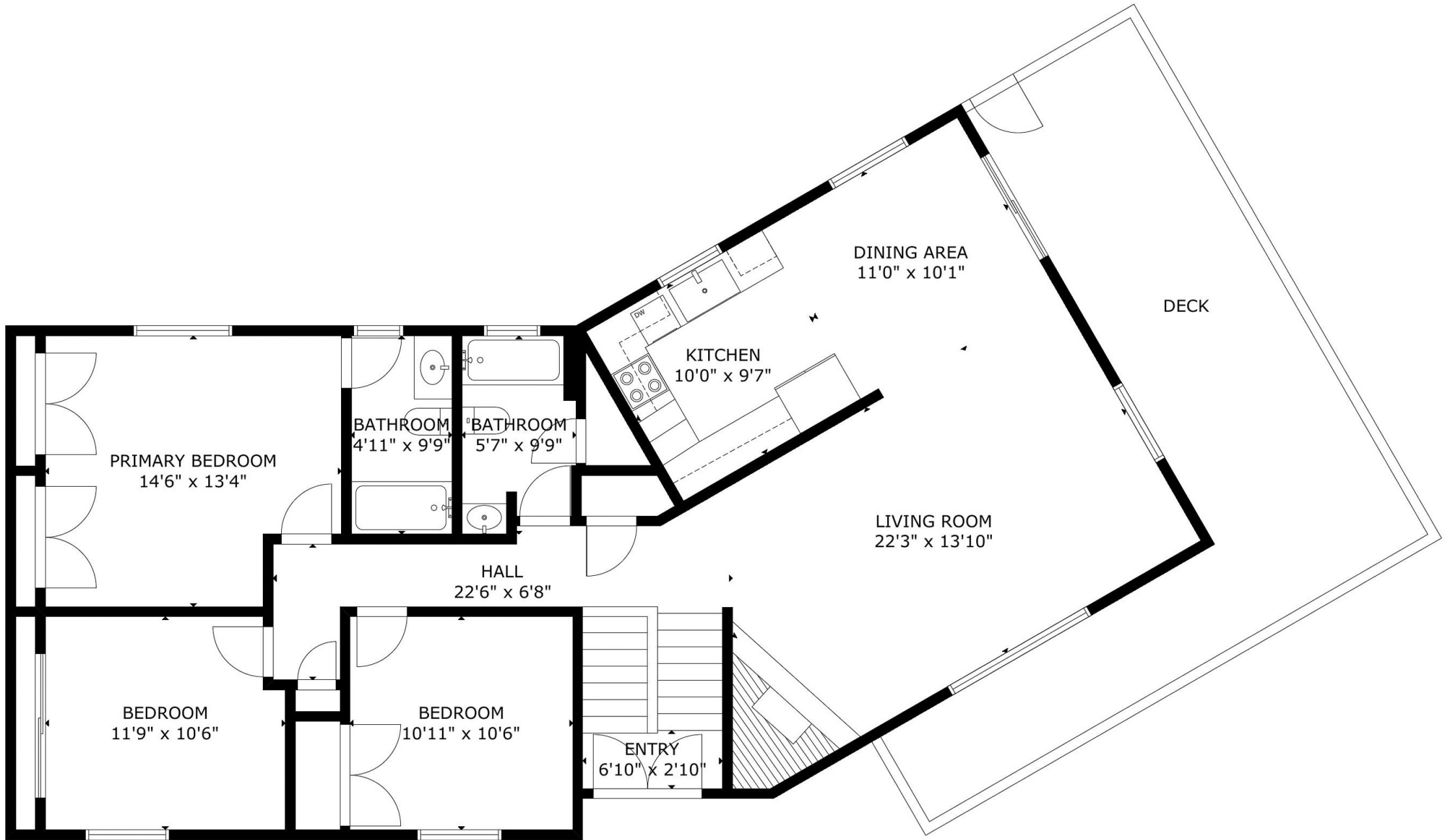


GROSS INTERNAL AREA

TOTAL: 2,646 sq ft

FLOOR 1: 1,323 sq ft, FLOOR 2: 1,323 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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EXHIBIT SECTION C



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

7680 Upper Applegate Rd

Parcel #: 10480431

Map & Taxlot #: 393W280001012

County: Jackson

OWNER

Hull, Vernon

Hull, Kayla

DATE PREPARED

Date: 12/12/2025

PREPARED BY

baspacio@firstam.com



First American Title

Customer Service Department

541.776.4555

cservice@firstam.com

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First American Title™

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 12/12/2025

OWNERSHIP INFORMATION

Owner: Hull, Vernon
CoOwner: Hull, Kayla
Site: 7680 Upper Applegate Rd Jacksonville OR 97530
Mail: 7680 Upper Applegate Rd Jacksonville OR 97530

Parcel #: 10480431
Ref Parcel #: 393W280001012
TRS: 39S / 03W / 28
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 003002 Block: 3051
Neighborhood:
School Dist: 549 Medford
Impr Type:
Subdiv/Plat:
Land Use: 401 - Tract - Improved (typical of class)
Std Land Use: 2000 - Commercial (General)
Zoning: County-RR-5 - Rural Residential - 5
Lat/Lon: 42.142076 / -123.06873
Watershed: Upper Applegate River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$272,470.00
Market Impr: \$322,220.00
Market Total: \$594,690.00 (2025)
% Improved: 0.00%
Assessed Total: \$303,810.00 (2025)
Levy Code: 4946
Tax: \$3,683.68 (2024)
Millage Rate: 12.2637
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 2,726 SqFt	Year Built: 1976
Baths, Total: 2	First Floor: 1,363 SqFt	Eff Year Built: 1982
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 5.00 Acres
Baths, Half: 0	Basement Fin: 1,363 SqFt	Lot Size SF: 217,800 SqFt
Total Units: 1	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 1	Basement Total: 1,363 SqFt	Lot Depth: 0
# Fireplaces: 1	Attic Fin: 0 SqFt	Roof Material: Other
Cooling: No	Attic Unfin: 0 SqFt	Roof Shape:
Heating: Heat Pump	Attic Total: 0 SqFt	Ext Walls:
Building Style:	Garage: 0 SqFt	Const Type:

IMPROVEMENT: 388 - 133 - RESIDENCE One story with basement

Year Built: 1976
Bedrooms: 3
Bath Total: 0
Garage SqFt: 0
Basement Unfin SqFt: 0
Basement Fin SqFt: 1363
Floor Dsc:

Total SqFt: 0
Finished SqFt: 2,726
1st Floor SqFt: 1,363
2nd Floor SqFt: 0
Attic Fin SqFt: 0
Attic Unin SqFt: 0

PARCEL ID: 10480431

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

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
VERNON HULL	04/27/2021	18784	\$525,000.00	Warranty Deed	\$498,750.00	New Conv
GARY M STEWART	07/18/2019	20633	\$352,000.00	Warranty Deed	\$252,000.00	New Conv
NORMAN L WALKER	08/07/2012	26366	\$293,010.00	Personal Representativ es Deed		Conv/Unk

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.

Assessor Map



First American Title™

Parcel ID: 10480431

Site Address: 7680 Upper Applegate Rd

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Aerial Map



First American Title™

Parcel ID: 10480431

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

12-Dec-2025

HULL VERNON/KAYLA
7680 UPPER APPLGATE RD
JACKSONVILLE OR 97530-9315

Tax Account #	10480431	Lender Name	CLG - RESURGENT CAPITAL SERVICES
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4946
Situs Address	7680 UPPER APPLGATE RD MEDFORD/COUNTY OR	Interest To	Dec 12, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,767.23	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,683.68	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,515.18	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,434.11	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,349.76	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,272.91	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.27	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,089.80	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,042.77	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,988.37	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,892.45	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,853.11	Nov 15, 2014
2014	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$832.45	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,658.57	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,573.00	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,530.47	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,486.57	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,425.42	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,390.09	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,265.12	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,980.54	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,920.92	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,880.23	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,853.43	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,801.06	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,759.10	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,658.36	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,615.54	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,424.83	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,370.78	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,751.99	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



First American Title™

First American Title Insurance Company

1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

Order No.: 7161-4364153
March 25, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LISA TATE, Escrow Officer/Closer
Phone: (541)779-7250x5435 - Fax: (866)839-7125- Email:LTate@firstam.com
First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101, Medford, OR 97504

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Gary Laney, Title Officer
Phone: (541)779-7250 - Email: glaney@firstam.com

Preliminary Title Report

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

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

Situs Address as disclosed on Jackson County Tax Roll:

7680 Upper Applegate Road, Jacksonville, OR 97530

2021 ALTA Owners Standard Coverage	Liability \$	599,000.00	Premium \$	1,499.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined

Proposed Borrower: TBD

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

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

and as of March 19, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Vernon Hull and Kayla Hull, as tenants by the entirety

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
8. Taxes for the current fiscal year are reduced by reason of Alternative Energy System Exemption. ORS 307.175 Exemption. If the exempt status is terminated under the statute prior to July 1, said property will be taxed at 100% of the assessed value.
9. The effect of the herein described property being within the boundaries of the Applegate Valley Irrigation District, organized pursuant to and with the powers vested in such irrigation district by virtue of the laws of the State of Oregon, as proclaimed and declared by Proclamation of the County

Court of the State of Oregon, for the County of Josephine, recorded as Document No. [68-12013](#), Official Records of Jackson County, Oregon.

10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
11. "Subject to all vested rights in roads and ditches", as set forth in instrument recorded November 16, 1918 as [Volume 118, Page 263](#), Jackson County, Oregon, Deed Records.
12. Easement, including terms and provisions contained therein:
Recording Information: March 06, 1946 as [Volume 266, Page 541](#) and March 12, 1948 as [Volume 293, Page 236](#)
In Favor of: The California Oregon Power Company
For: Transmission and distribution of electricity (Specific location not given)
13. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: March 12, 1973 as Document No. [73-03492](#)

Modification and/or amendment by instrument:

Recording Information: May 01, 1973 as Document No. [73-06421](#)

Modification and/or amendment by instrument:

Recording Information: September 12, 1975 as Document No. [75-11581](#)

14. Easement, including terms and provisions contained therein:
Recording Information: Document No. [74-15156](#)
In Favor of: The Pacific Power and Light Company
For: Transmission and distribution of electricity (Specific location not given)
15. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Vernon Hull and Kayla Hull as tenants by the entirety
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Caliber Home Loans, Inc., its successors and assigns
Trustee: Ticor Title Company of Oregon
Amount: \$498,750.00
Recorded: April 27, 2021
Recording Information: Document No. [2021-018785](#)

The beneficial interest under said Deed of Trust has been assigned to Newrez LLC d/b/a Shellpoint Mortgage Servicing, its successors and assigns, by Assignment recorded January 27, 2026 as Document No. [2026-001670](#).

16. Financing Statement, indicating a Security Agreement
Debtor: Vernon Hull
Secured Party: GoodLeap, LLC
Recorded: July 06, 2022
Recording Information: Document No. [2022-021234](#)
17. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026.

Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.

- END OF EXCEPTIONS -

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

NOTE: Taxes for the year 2025-2026 PAID IN FULL

Tax Amount:	\$3,767.23
Map No.:	393W28 1012
Property ID:	1-048043-1
Tax Code No.:	4946

NOTE: According to the public records, there has been no conveyance of the land within a period of 24 months prior to the date of this report, except as follows:

None

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!
GARY LANEY
TITLE OFFICER
glaney@firstam.com

Recording Information

For county recording requirements and fees visit
<https://jacksoncountyor.gov/departments/clerk/recording/index.php>

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

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

cc: Lender To Be Determined

cc: Chris Martin, John L Scott Real Estate
871 Medford Center, Medford, OR 97504

Exhibit "A"

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

Commencing at the section corner common to Sections 28, 29, 32 and 33 in Township 39 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon; thence along the section line between Sections 28 and 33 South 89° 23' 19" East, 647.50 feet to a 5/8 inch iron pin; thence North 00° 30' 57" East 30.00 feet to a 5/8 inch iron pin at the true point of beginning; thence continuing North 00° 30' 57" East 267.26 feet to a 5/8 inch iron pin; thence South 89° 23' 19" East 822.38 feet to a 5/8 inch iron pin at the Westerly right of way line of Upper Applegate Road (County Road); thence along the said Westerly right of way line, South 3° 55' 00" West 267.71 feet to a 5/8 inch iron pin; thence leaving said right of way line, North 89° 23' 19" West 806.50 feet to the true point of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. **Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:**
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. **Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:**
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

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

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2025

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

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

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

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

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

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

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

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

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



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

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

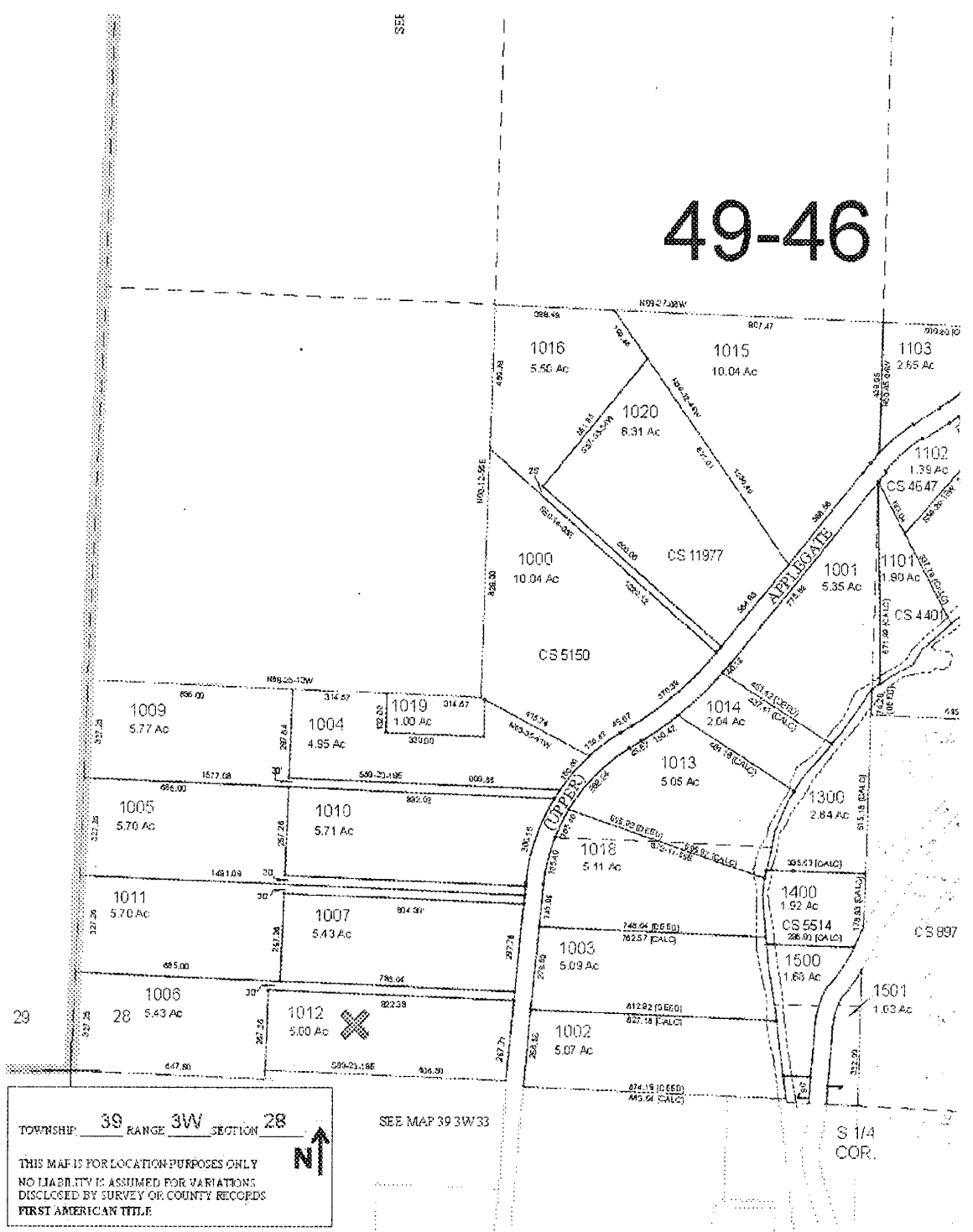
Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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

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

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

49-46



TOWNSHIP 39 RANGE 3W SECTION 28

THIS MAP IS FOR LOCATION PURPOSES ONLY
 NO LIABILITY IS ASSUMED FOR VARIATIONS
 DISCLOSED BY SURVEY OR COUNTY RECORDS
 FIRST AMERICAN TITLE

SEE MAP 39 3W 33

S 1/4 COR.

EXHIBIT SECTION D

STATE OF OREGON

COUNTY OF

JACKSON

CERTIFICATE OF WATER RIGHT

This is to certify, That CHARLES C. AND MYRNA L. SPURGEON

of 7680 Upper Applegate Road, Jacksonville, State of OR 97530, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of one well

a tributary of Applegate River for the purpose of irrigation of 5.0 acres

under Permit No. G-9907 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from September 17, 1982

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.06 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the well. The well is located in the SW 1/4 SW 1/4, Sec. 28, T39S, R3W, WM; 210 feet North and 950 feet East from SW corner Section 28.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year,

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

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

4.0 acres SW 1/4 SW 1/4
1.0 acre SE 1/4 SW 1/4
Section 28
Township 39 South, Range 3 West, WM.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the Water Resources Director, affixed

this date. November 21, 1986

/s/ William H. Young
Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 50, page 55172

4639D/BE
G-10814



STATE OF OREGON

County of JACKSON

"CERTIFICATE NO. 55172"

PERMIT TO APPROPRIATE THE PUBLIC WATERS

This is to certify that I have examined APPLICATION G-10814 and do hereby grant the same SUBJECT TO EXISTING RIGHTS and the following limitations and conditions:

This permit is issued to Charles C. Spurgeon or Myrna L. Spurgeon of 7680 Applegate Road, Jacksonville, Oregon 97530, phone 899-8015, for use of the waters of one well

for the PURPOSE of irrigation

that the PRIORITY OF THE RIGHT dates from September 17, 1982

and is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.06 cubic foot per second

measured at the point of diversion from the well, or its equivalent in case of rotation with other water users.

The well is to be LOCATED: 215 feet North and 1,004 feet East from the Southwest Corner of Section 28, being within the SW 1/4 SW 1/4 of Section 28, Township 39 South, Range 3 West, WM, in the County of Jackson.

A description of the PLACE OF USE under the permit, and to which such right is appurtenant, is as follows:

Township 39 South, Range 3 West, WM	Section 28	SW 1/4	SW 1/4	4.0 acres
		SE 1/4	SW 1/4	1.0 acre

The AMOUNT OF WATER used for irrigation, together with the amount secured under any other right existing for the same lands shall be limited to 1/80 of one cubic foot per second per acre, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year, and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times. The permittee shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

Actual construction work shall begin on or before November 3, 1983, and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 19 84.

Complete application of the water to the proposed use shall be made on or before October 1, 19 85.

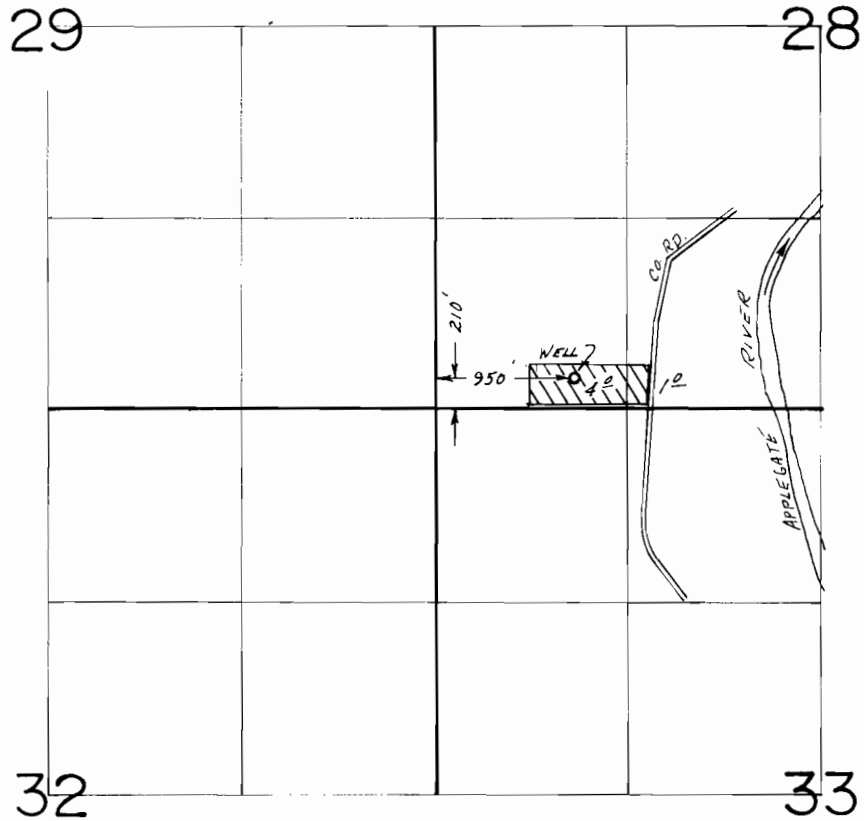
Witness my hand this 3rd day of November, 19 82.

/s/ JAMES E. SEXSON

WATER RESOURCES DIRECTOR

This permit is for the beneficial use of water. By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan. It is possible that the land use you propose may not be allowed if it is not in keeping with the goals and the acknowledged plan. Your city or county planning agency can advise you about the land-use plan in your area.

T. 39S., R. 3W., W.M.



SCALE: 1" = 1320'

FINAL PROOF SURVEY UNDER

Application No. G-10814 Permit No. G-9907....
IN NAME OF

CHARLES C. OR MYRNA L. SPURGEON

Surveyed July 9..... 19.85, by B.S. JAMES.....

EXHIBIT SECTION E

The original and first copy of this report are to be filed with the

WATER WELL REPORT

RECEIVED

395-SW-28

STATE ENGINEER, SALEM, OREGON 97310 within 30 days from the date of well completion.

STATE OF OREGON (Please type or print)

JAN 26 1976

State Well No.

State Permit No.

(Do not write above this line) WATER RESOURCES DEPT.

SALEM, OREGON

(1) OWNER:

Name JIM CORSON Address 7449 Appleade Rd. Jacksonville, Ore

(2) TYPE OF WORK (check):

New Well [x] Deepening [] Reconditioning [] Abandon [] If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary [x] Driven [] Cable [] Jetted [] Dug [] Bored []

(4) PROPOSED USE (check):

Domestic [x] Industrial [] Municipal [] Irrigation [] Test Well [] Other []

(5) CASING INSTALLED:

6" Diam. from 0 ft. to 44 ft. Gage 250

(6) PERFORATIONS:

Type of perforator used Size of perforations in. by in. perforations from ft. to ft.

(7) SCREENS:

Well screen installed? [] Yes [x] No Manufacturer's Name Type Model No. Diam. Slot size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level Was a pump test made? [] Yes [x] No Yield: gal./min. with ft. drawdown after hrs.

(9) CONSTRUCTION:

Well seal—Material used cement grout Well sealed from land surface to 44 ft. Diameter of well bore to bottom of seal 6 in. Number of sacks of cement used in well seal 12 sacks

(10) LOCATION OF WELL:

County Jackson Driller's well number SW 1/4 SW 1/4 Section 28 T 39 S R 3 W W.M. Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.

Depth at which water was first found 50 ft. Static level 40 ft. below land surface. Date 1/15/76 Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 6 Depth drilled 230 ft. Depth of completed well 230 ft. Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated.

Table with columns: MATERIAL, From, To, SWL. Row 1: Brown clay shale, hard grey with small fractures. From 0, To 32. Row 2: From 32, To 230, SWL 40.

Work started 1/9 1976 Completed 1/15 1976 Date well drilling machine moved off of well 1/15 1976

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief. [Signed] Robert E. Cant Date 1/15 1976

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief. Name McClanahan Well Drilling Address 171 McLearn rd. Grants Pass, Ore [Signed] George McClanahan Contractor's License No. 422 Date 1/16 1976

EXHIBIT SECTION F



CERTIFICATE OF SATISFACTORY COMPLETION

Jackson County Planning & Development Services
10 S. Oakdale, Medford, Oregon 97501 • (541) 774-6900

Name: MYRNA L. SPURGEON Address: 7680 APPLEGATE RD

Township: 39 Range: 3W Section: 28 Tax Lot: 1012

Permit Number: 15-294-1999R Installer: ROTT ROTOR

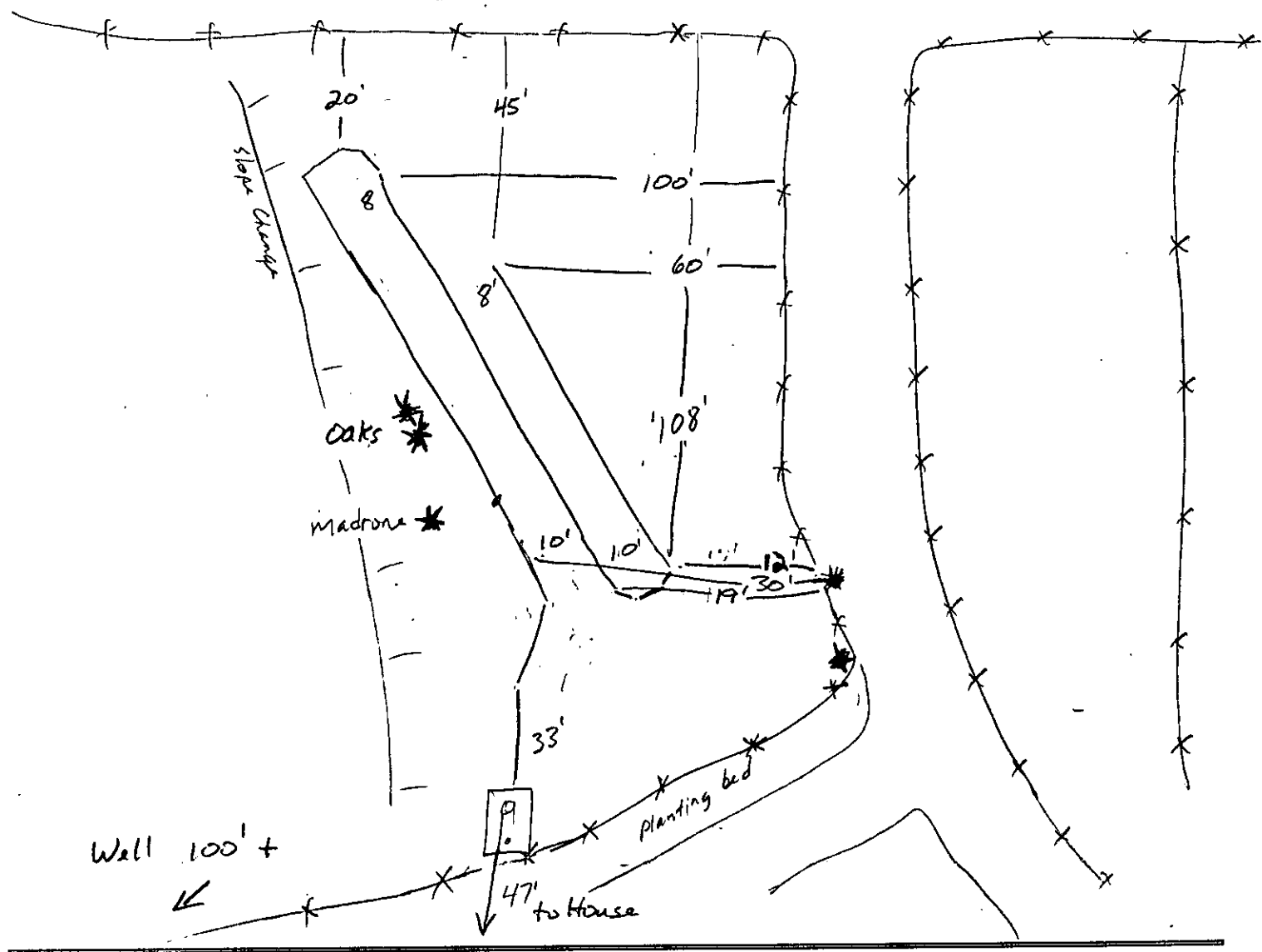
In accordance with Oregon Revised Statute 454.665 and Oregon Administrative Rule 340-71-175, this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

Oct. 26, 1999
Date


Jackson County Environmental Health Specialist

SECTION 3: AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.

Upper Applegate Rd



SECTION 4: CONSTRUCTION WAS PERFORMED BY:

____ Property Owner (Permittee)

Sewage Disposal Service Business: Proctor Sewer & Drain Service 37129
(Print Full Business Name) (License Number)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (OAR Chapter 340, Divisions 71 and 73).

Steve Carr Service Tech 10-25-99
(System Installer's Signature) (Title) (Date)

Septic Evaluation

for the property located at:

7680 Upper Applegate Rd.

Jacksonville, OR 97530

Jackson County

Prepared by:



Sweet Water Sanitation, llc

1736 Avenue F

White City, OR 97503

541-821-1426

www.swsmodoc.com

“Our Service is the Difference”



Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: **541-821-1426** Web: www.swsmodoc.com

The information we gather to complete this report comes from a variety of sources. Every step is taken to make this report as accurate as possible at the time of inspection.

Sources we use:

- 1) County / DEQ Records either via email, online, or in person
- 2) Internet sources such as Google, Zillow, MLLS, or Realtor sites.
- 3) GPS, onX Hunt
- 4) Buyer, Seller and / or representative.

Records: We may edit County or DEQ records, removing only blank pages or pages that do not have any connection with the septic system. We try to include all relevant information we have access to.

Inspectors:

Our inspectors hold either an Installers License or Maintenance Providers License from the State of Oregon. Our inspectors attend regular Continuing Education Classes to keep up to date with their license and new system designs. We have over 20 years combined experience in the Septic industry. We are members of Oregon Onsite Wastewater Association and Part of Oregon Septic Smart.

Recommendations:

Not all recommendations made in the inspection are required to be completed. We will make some recommendations to simplify the access to the system or to save money for the customer in the future. These recommendations are not required to allow the system to function. We will also make recommendations that may need to be completed. Example given, having a sand filter flushed by a professional Maintenance Provider if it has never been serviced. The septic system does not have to meet current codes. We are evaluating it as it exists. The completion of recommendations should be at the discretion of the buyers and sellers.

Disclaimer:

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. The system may not meet current codes but it should meet the codes as of when it was installed. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.



OREGON ONSITE
WASTEWATER ASSOCIATION





Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: www.swsmodoc.com

Helpful Information for Septic Systems

The average life span for septic systems is between 20 and 40 years. Concrete tanks can last longer than the septic system.

Older tanks with cast iron or metal baffles will eventually need the baffles replaced. The iron corrodes and will shut down the draining of the tank.

Steel tanks have a life expectancy of about 25 years. Though a tank may still be functioning at the time of an inspection, there may be corrosion that may not be visible. A functioning steel tank is a tank that is not leaking or in danger of collapsing.

Drain fields should be protected from vehicles, livestock and deep-rooted plants. It is not advised to water the ground where the drain field is located.

Sand filter systems (prior to 2014) though they may not require a maintenance provider for annual service, they should be flushed out by a maintenance provider. This may require monitoring ports to be exposed if they are not currently exposed. Yearly service is best, at least every other year is advisable.

Sand Filters (2014 and newer) and Advanced Treatment Technology systems require a maintenance provider and must be inspected yearly, and a permit renewed every year. A maintenance provider is required on these systems for the life of the septic system.

Septic tanks should be pumped every 3-5 years depending on the number of people living in the house. Pumping the tank is required to remove the solids from the tank. Neglected tanks allow solids to travel into the drain field which will shorten the life of the drain field. Septic additives Do Not change the pumping frequency.

Accessibility to the septic tank. Care should be taken to keep the tank accessible for a pumper truck. If the septic pumper truck cannot reach the septic tank in a reasonable fashion, it will increase the cost for service or make it difficult to service.

Risers should be installed to tanks if the lids are not to ground level. Though the lids may not coincide with all landscapes, they ease access to the tank for service and to ease diagnosing issues that may arise with septic systems.

This information is added to help owners, there may be varying opinions on each topic. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

“Our Service is the Difference”



Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: www.swsmoc.com

Septic Tank Lid Safety

Avoid Injury or a Tragedy

People do accidentally fall into septic tanks. In most cases, the person who falls in gets out without serious injury. But a child's tragic death is a reminder to inspect your septic system for damaged or missing lids.

Take these precautions to make sure no one accidentally falls into your septic tank.

Know where your septic system lids or covers are located.

Routinely inspect the condition of the lids for hazards or problems.

Keep the lids secure by repairing or replacing all damaged or missing parts.

Use bolts, screws, or other locks to secure the lids and prevent easy access.

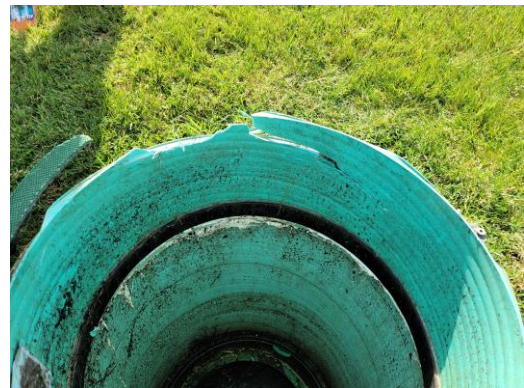
Never drive or park vehicles on top of septic systems – it can damage or dislodge the cover.

Never leave an open lid unattended when inspecting or having your septic system pumped. Make sure the lids are secured after working on your septic system.

Teach children that the septic tank lids are not to be played on or opened.

Contact a septic professional if you notice a depression forming in the septic area.

Owners of septic systems are responsible for ensuring the systems are safe and function properly, including having a secure lid on the tanks.





Sweet Water Sanitation, llc

1736 Avenue F
White City, OR 97503

Phone #	541-821-1426 or 541-821-2907
---------	------------------------------

Invoice

Date	Invoice #
6/4/2026	SWS 10377

Bill To
Vernon & Kayla Hull 7680 Upper Applegate Rd. Jacksonville, OR 97530

Terms
Due on receipt

Item	Description	Amount
Septic Pumping	Septic Pumping 7680 Upper Applegate Rd. Jacksonville, OR 500-1000 gals.	500.00

A \$5.00 Minimum or, 1.75% , Monthly service fee will be charged on all "Past Due" balances.	Total	\$500.00
--	--------------	----------



Sweet Water Sanitation, llc

1736 Avenue F
White City, OR 97503

Phone #	541-821-1426 or 541-821-2907
---------	------------------------------

Invoice

Date	Invoice #
6/4/2026	SWS 10378

Bill To
Ken Doss

Terms
Due on receipt

Item	Description	Amount
Service and Repair	Septic Inspection 7680 Upper Applegate Rd. Jacksonville, OR	350.00

A \$5.00 Minimum or, 1.75% , Monthly service fee will be charged on all "Past Due" balances.		Total	\$350.00
--	--	--------------	----------

www.swsmoc.com



Existing System Evaluation Report for Onsite Wastewater Systems

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

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

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): Vernon & Kayla Hull Telephone: _____

Site Address: 7680 Upper Applegate Rd City: Jacksonville Zip Code: 97530

County: Jackson Lot Size: 5.0 Acres/Square Feet (circle units)

Legal Description: T:39 R:3W S:28 Taxlot:1012

Age of wastewater treatment system 27 (years) Is there a service contract for system components? No

Date the septic tank was last pumped 2021? (please attach receipt if available)

Number of people occupying dwelling Unknown If unoccupied, for how long has it been vacant? N/A

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

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

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): Kevin Riddle

Certification:

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

Certification Number: RI 749 SDS 38907

Business name Sweet Water Sanitation, llc Email kevin@swsmodoc.com

Business address 1736 Avenue F White City, OR 97503 Phone 541-821-1426

Date of Evaluation: 06/04/2026 10:51-11:24 (MM/DD/YYYY)

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

06/04/2026

Date (MM/DD/YYYY)

Kevin Riddle

Signature of Qualified Septic System Evaluator

1. **General System Information**

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

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

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

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

There is a permit for the septic system Yes No Unknown

- Permit Number(s) 15-294-1999R
- Year original septic system installed: 1999 (YYYY) No record of installation date
- Dates of subsequent repairs or alterations: _____ (YYYY)
- All plumbing fixtures are connected to the septic system Yes No Unknown

If you answered “No” or “unknown,” please describe below:

- Additional Comments:

There was a prior septic system before the current system

2. **Overall Septic System Status**

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

- Additional Comments:

3. **Septic tank**

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

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

Oregon Department of Environmental Quality

-
-
- The septic tank material is:

- Concrete
- Steel
- Plastic
- Fiberglass
- Other (explain) _____
- Unknown

- Is the septic tank accessible? Yes No
- Septic tank volume in gallons 1000
- Tank volume determined by: Check all that apply, add comments below as needed
 Permit Records Measured Stamped on Tank Other
- Septic tank risers are at ground level Yes No **6" below grade on uphill side**
- Tank appears to be free from defects, leaking and signs of deterioration Yes No
If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

Riser screw down tabs broken only one holds. Recommend a riser extension to bring lid to the surface, This would allow the lid to be secured properly as well.

- Septic tank lid(s) is intact Yes No 20" Tuftite
- Septic tank baffles are intact: Inlet Yes No Outlet Yes No
- Baffle material - Inlet Plastic Concrete Metal Outlet Plastic Concrete Metal
Effluent filter is present Yes No **System does not use**
- Effluent filter is free of debris Yes No Not Applicable
- Liquid level in tank relative to invert of outlet At Above Below
If above or below invert outlet, please explain: _____
- Scum** layer 0-1 (inches) **Sludge** layer 7-8 (inches)
- Scum** and **Sludge** layer more than 35% of the *total* tank volume Yes No
Indicate where sludge measured from: Inlet Middle Outlet
- Additional Comments:
Lid was unsecured at arrival, secured lid at completion as best as we could.

4. Dosing tank / Pump Basin

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

- The septic system has a dosing tank Yes No
(If "No," skip the rest of section 4)
- At the time of this evaluation the power was on to test the pump(s): Yes No

Oregon Department of Environmental Quality

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

5. **Soil absorption system**

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

- The septic system has a soil absorption system Yes No Unknown
- Was the soil absorption system part of the evaluation? Yes No See note below

If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

Visual Inspection Only.

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

Oregon Department of Environmental Quality

- Locate all drain lines in soil absorption system Yes No
 Total length of drain lines 300 (ft)
 Lengths determined by Physically uncovering portions of system/probing Written records
Fish tape Electronic locator camera
- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.
Yes No

If you answered "No," please describe below:

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

If you answered "No," please explain below:

- Additional Comments:
Visual Inspection Only. Performed hydraulic load test and system appeared to drain properly.
No defects noted.

6. **Sand Filter System**

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

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

Oregon Department of Environmental Quality

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

Yes No

If you answered “No,” please describe below:

- Sand filter appears to be **free** from surface water runoff and down spouts Yes No
- Evidence of ponding in/ on sand filter media surface Yes No
- Surface access to manifold and valves Yes No
- Monitoring ports are present Yes No
- Lateral lines flushed and equal distribution verified Yes No
- The sand filter has a pump Yes No

(If “No”, skip the rest of section 6)

- Pump vault appears to be watertight and in good condition Yes No N/A
- Pump is functional Yes No
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- High water alarm in pump vault (audible and visual) is working Yes No
- Pump electrical components are sealed and watertight Yes No

- Additional Comments:

7. **Alternative Treatment Technology System**

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

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

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

Product name _____

System ID number _____

Manufacturer name _____

Oregon Department of Environmental Quality

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

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

- Additional Comments:

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

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:
County / DEQ records are attached.

We may add Arc-GIS and Section maps to some files if we think they are helpful.

9. **Provide a Site Plan**

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

An image is attached showing estimated layout of the system.

10. **Disclaimer:**

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

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

06/04/2026

Date

Kevin Riddle

Signature of Qualified Septic System Evaluator

Oregon Department of Environmental Quality

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

A large grid area for drawing a site plan. The grid consists of 30 columns and 40 rows of small squares, providing a space for the user to draw and measure site components as specified in the instructions above.



Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: www.swsmodoc.com

June 4, 2026

Septic Evaluation

7680 Upper Applegate Rd. Jacksonville, OR Jackson County



Inlet Baffle



Outlet Baffle



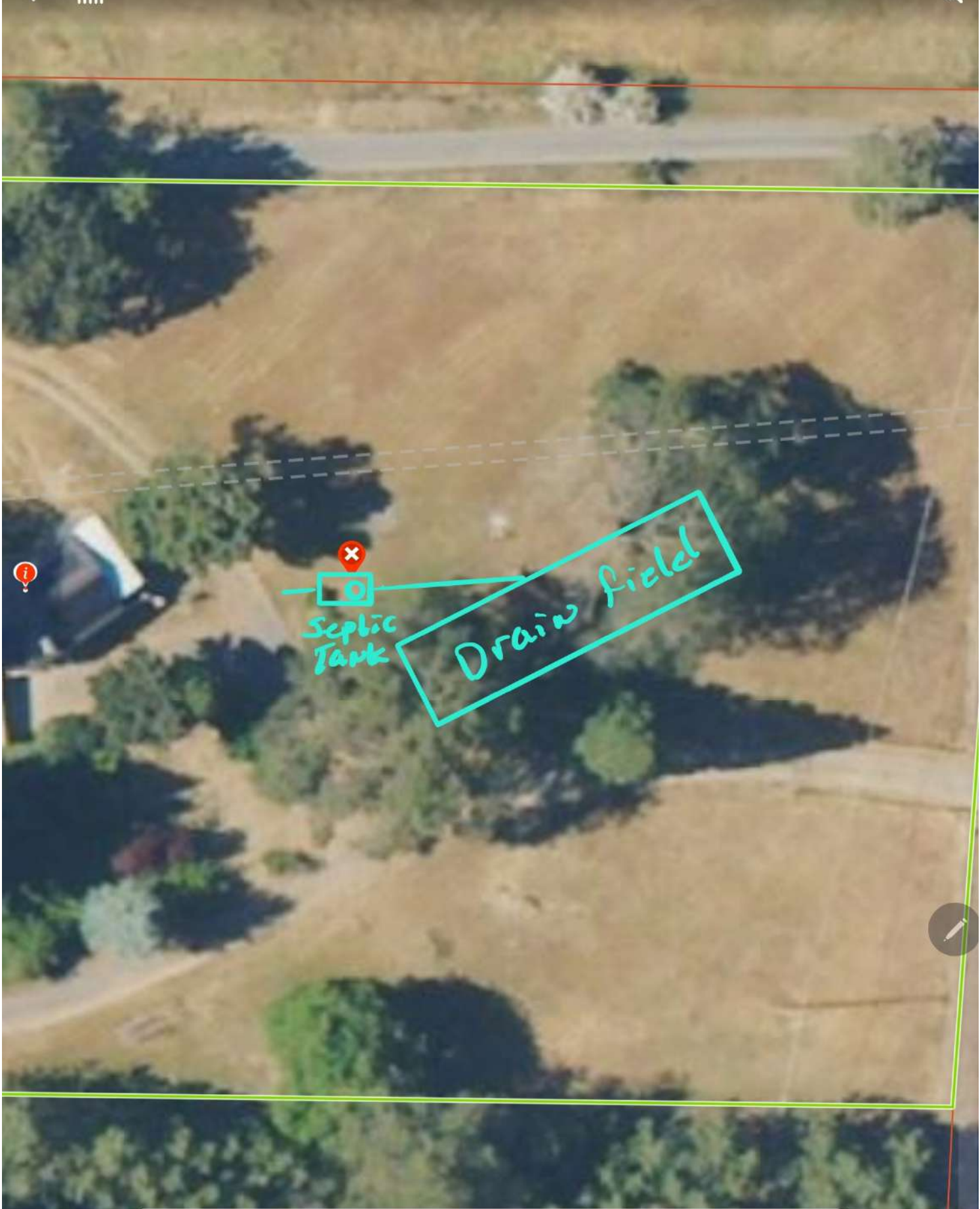
View of Lid to House



View of Drain Field from Tank

Pictures Page 1 of 1

This report is not a guarantee of the life of the drain field or continuous satisfactory operation of the onsite disposal system



Septic Tank

Drain Field



Address ✕
**7680 Upper Applegate Road, Jacksonville, Oregon
97530, United States**

Overview Hunt Unit Weather Content

📍 **Coordinates** 42.14211, -123.06827 Copy



CERTIFICATE OF SATISFACTORY COMPLETION

Jackson County Planning & Development Services
10 S. Oakdale, Medford, Oregon 97501 • (541) 774-6900

Name: MYRNA L. SPURGEON Address: 7680 APPLEGATE RD

Township: 39 Range: 3W Section: 28 Tax Lot: 1012

Permit Number: 15-294-1999R Installer: ROTT ROOTOR

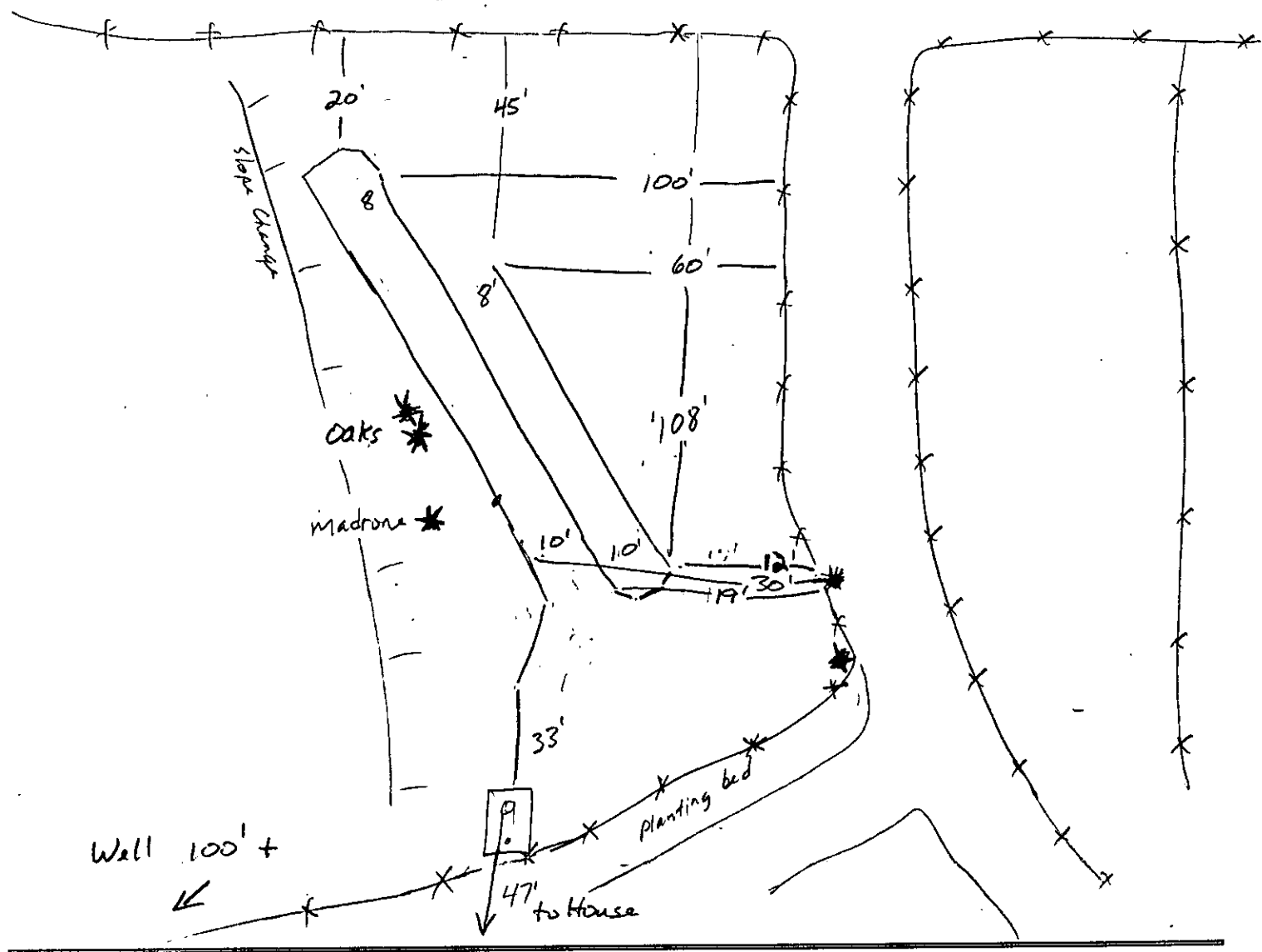
In accordance with Oregon Revised Statute 454.665 and Oregon Administrative Rule 340-71-175, this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

Oct. 26, 1999
Date


Jackson County Environmental Health Specialist

SECTION 3: AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.

Upper Applegate Rd



SECTION 4: CONSTRUCTION WAS PERFORMED BY:

Property Owner (Permittee)
 Sewage Disposal Service Business: Protoproter Sewer & Drain Service 37129
(Print Full Business Name) (License Number)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (OAR Chapter 340, Divisions 71 and 73).

Steve Carr Service Tech 10-25-99
(System Installer's Signature) (Title) (Date)



**JACKSON
COUNTY**
Oregon

SEPTIC TANK DECOMMISSION (ABANDONMENT)

PLANNING & DEVELOPMENT SERVICES

10 SOUTH OAKDALE

MEDFORD OR 97501

(541)774-6900: fax (541)774-6791

TOWNSHIP 39 RANGE 3W SECTION 28 TAX LOT 1012

If you are connecting to an area-wide sewage collection system, or you are replacing your septic tank, please do not forget to properly decommission your septic system. An unattended and forgotten septic tank can become a serious danger for everyone's safety. Present Oregon regulations require you to properly decommission the septic tank as described below. Please have this form signed by the appropriate people and return the completed form to the Jackson County Planning and Development Services.

Name of Property Owner Myrna Spurgeon

The septic tank located at 7680 Upper Applegate Rd was
pumped of sludge on 10-19-99 by Steve Carr
(Date) (Signature of Licensed Operator)

Licensed # 37129

The septic tank located at 7680 Upper Applegate Rd was
backfilled with sand or clean bank run gravel after being pumped of sludge
on 10-20-99 Roto Rooter - Steve Carr
(Date) (Signature of Operator (may be owner))

Oregon Administrative Rules 340-71-185 Decommissioning of Systems.

- (1) The owner shall decommission a system when:
 - (a) A sewerage system becomes available and the building sewer has been connected thereto; or
 - (b) The source of sewage has been permanently eliminated;
- (2) Procedures for Decommissioning:
 - (a) The tank(s), cesspool or seepage pit shall be pumped by a licensed sewage disposal service to remove all septage;
 - (b) The tank(s), cesspool or seepage pit shall be filled with reject sand, bar run gravel, or other material approved by the Agent, or the container shall be removed and properly disposed;

Name: _____ Twp: 39 Range: 3W Section: 28 Tax Lot: 1012

Address (location) _____ System Type _____ PERMIT# _____

TANKS AND SEWER LINES

Date 10-9-99 Effluent Sewer to DF 3024
 Pressure Transport Pipe to DF/SF _____
 Septic Tank Size 1000 Dbl _____ Sgl
 Material & Manuf. BR
 Dosing Tank Size _____
 Material & Manuf. _____
 Fittings, Connections _____ Riser(s) 2 Rises
 Water Test: Marked 10-18 Passed 10-19-99
 Tank to House 70

DRAINFIELD

Staking Date _____ Install Date 10-19-99
 Trench Width 24" Trench Depth _____
 Infiltrator Easy Drain _____ Gravel _____
 Filter Fabric _____ Paper _____ Straw _____
 Lines Level Distance Between Lines 8-10'
 Overflows 3024 Undisturbed Earth _____
 Drop Box(es) _____ D-Box _____ Line End Caps _____
 Total Lineal Feet 300
 Distance Well to: Tank 5100'
 Drainfield 7100'

PUMP/SIPHON SYSTEMS

Date _____
 Type & H.P. _____
 Floats: Sgl _____ Dbl _____ Trp _____
 Alarm Float _____
 Valves: Check _____ Gate _____
 Anti-Siphon _____
 Safety Line _____ Screen _____
 Quick Disconnect _____ Block _____
 Vault _____ Siphon _____
 Alarm _____ Counter _____

ETA

Bed Ck Date _____ Bed Depth: up _____ dn _____
 Length _____ Width _____ Gravel & Pipe _____
 Cover Depth _____ Date _____

SAND FILTER/TRENCH

Trench: Date _____ Width _____ Depth _____
 Box Inspect Date _____ Size _____
 Pres. Date _____ Discharge _____
 Sand _____ Sieve Analysis _____ Filter Fabric _____
 Pea Gravel: Top _____ Btm _____ Analysis _____
 Effl. Sewer or Pres. Pipe to DF _____
 Cover Depth _____ Date _____

TILE DEWATERING

Staking Ck Date _____
 Trench Ck Date _____
 Rock & Pipe Date _____
 Silt Trap Dia. _____
 Flapgate OUTLET
 Backfill Date _____

LOW PRESSURE DISTRIB.

Pressure Test Date _____
 Hole Spacing _____ Discharge _____
 Filter Fabric _____ Hydrosplitter _____

FILTER PUMP SYSTEM

Type & H.P. _____ Date _____
 Floats: Sgl _____ Dbl _____ Fabric Under Vault _____
 Valves: Check _____ Gate _____ Safety Line _____
 Quick Disconnect _____ Alarm _____
 Alarm Float _____ Primary Pump Shutoff _____

CURTAIN DRAIN

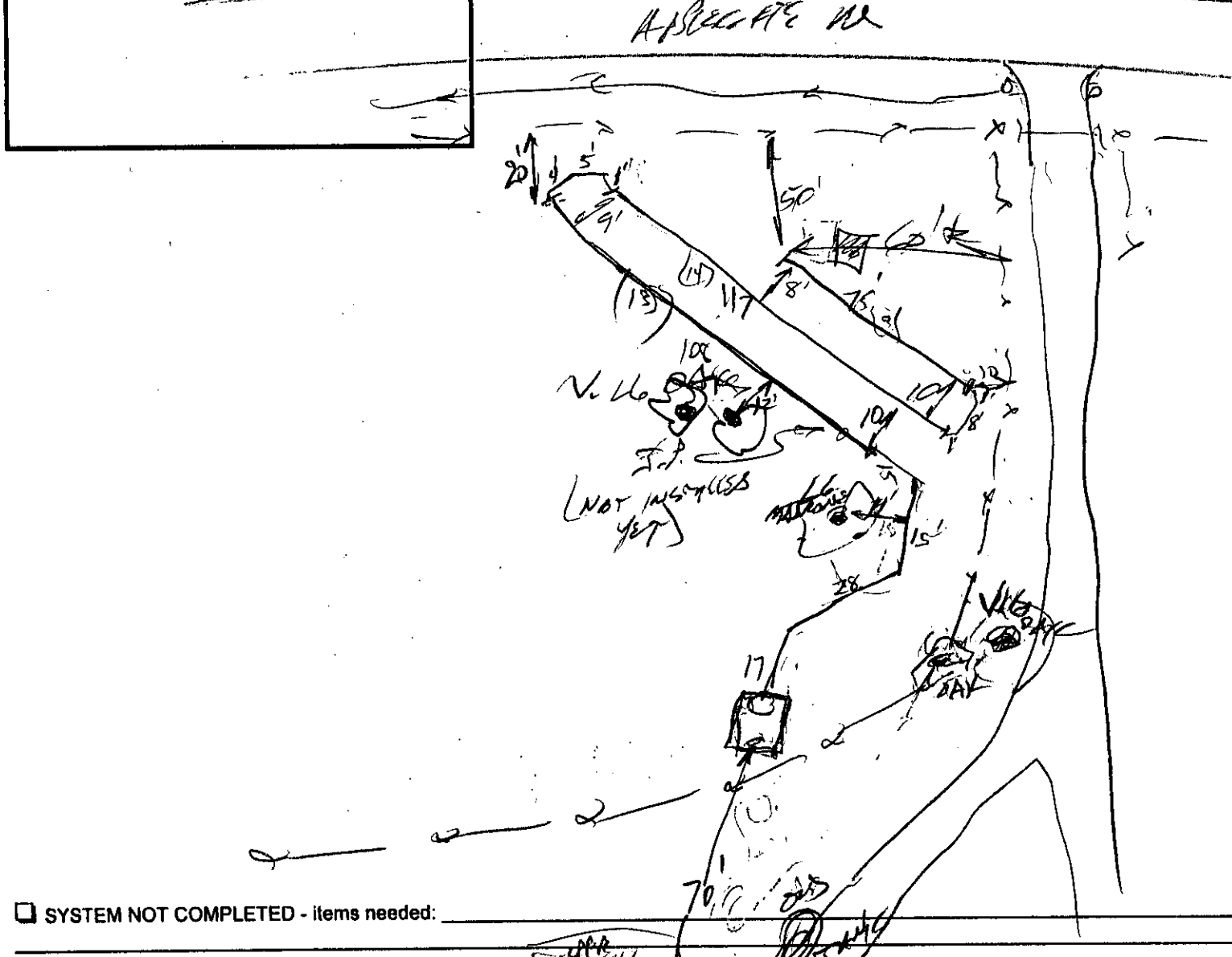
Date _____
 Depth _____ Rock Depth _____
 Visqueen _____ Screen _____
 Filter Fabric _____
 Sch.40 End(s) _____
 Vditch _____ Berm _____

CAPPING FILL

Scarified _____ Date _____
 Filter Fabric _____
 Cap Depth _____ Date _____

FINAL INSPECTION REQUEST AND NOTICE form received _____ INSPECTION DATES: _____
 INSTALLER: _____

Sand Filter Piping Detail **SYSTEM CONSTRUCTION DIAGRAM**



- SYSTEM NOT COMPLETED - items needed: _____
- APPROVED FOR MOBILE HOME SETUP PERMIT - NO SET UP FINAL UNTIL SEPTIC IS COMPLETED
- NEEDS PUMP AND ALARM ELECTRICAL PERMIT
- SYSTEM COMPLETED



SEPTIC PERMIT APPLICATION

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 774-6900

FIELD COPY

10/06/1999 8:37:16

PLSW200R

OWNER: SPURGEON MYRNA L MAP ID:39-3W-28 TAX LOT: 1012
PROPERTY ADDRESS: 7680 APPLGATE RD ACRES: 5.00
DIRECTIONS TO PROPERTY: JACKSONVILLE

APPLICATION TYPE: REPAIR FEE 275.00 RECEIPT#: 108580 DATE: 9/09/1999

PROPOSED RESIDENCE # TEST HOLES READY: 4 DATE: 9/10/1999
ANY RESIDENCE/BUSINESS ON LOT NOW? YES 4 BDRM

COMMENTS: DRAINFIELD FAILING. MAJOR REPAIR. WILL CALL WHEN TEST HOLES ARE DUG.

APPLICANT NAME: SPURGEON MYRNA L P.O. BOX 1792
MAILING ADDRESS: C/O ROTO ROOTER TELEPHONE: 772-6766
CITY/ST: MEDFORD OR 97501

COMPLETED APPLICATION DATE:

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: 1000 Gallon Septic Tank.
300 lineal feet of Drainfield, 24-30 inches deep, with 12-inches gravel. See attached narrative for specifics.

PERMIT- APPRV BY: GEORGE EHLERS 15-0294-1999-R
DATE: 10/06/1999 EXPIRES: 10/06/2000

Inspector signature: George Ehlers
INSPECTOR SIGNATURE

10/6/99
DATE



SEPTIC PERMIT APPLICATION

APPLICATION
PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 774-8900

9/09/1999 13:40:02

PLSW200R

OWNER: SPURGEON MYRNA L

MAP ID: 39-3W-28

TAX LOT: 1012

PROPERTY ADDRESS: 7680 APPELEGATE RD

ACRES: 5.00

DIRECTIONS TO PROPERTY: JKACKSONVILLE

3/4 mi West Star Ranger Station on Right

APPLICATION TYPE: RERAIR

FEE 275.00

RECEIPT#: 108580 DATE: 9/09/1999

PROPOSED RESIDENCE

ANY RESIDENCE/BUSINESS ON LOT NOW? YES

TEST HOLES READY: 4 DATE: 9-10-99
4 BDRM

COMMENTS: DRAINFIELD FAILING. MAJOR REPAIR. WILL CALL WHEN TEST HOLES ARE DUG.

APPLICANT NAME: SPURGEON MYRNA L
MAILING ADDRESS: C/O ROTO ROOTER
CITY/ST: MEDFORD OR 97501

P.O. BOX 1792
TELEPHONE: 772-6766

oclap

SIGNATURE *Myrna Spurgeon*

DATE: 9-9-99

COMPLETED APPLICATION DATE:

(1)



SEPTIC SYSTEM INSTALLATION REQUIREMENTS
THIS PERMIT MUST BE POSTED ON SITE

Applicant: Spurgeon, Myrna L

Twp. 39 Range 3W Section 28 Tax Lot 1012

TYPE OF SYSTEM: Standard repair

This on-site sewage disposal system is designed to serve no more than one single-family dwelling with a maximum of four (4) bedrooms. The maximum daily sewage flow shall not exceed 450 gallons.

ON-SITE CONSULTATION REQUIRED (call 774-6900 between 8:00 a.m. and 9:00 a.m. for appointment).

SYSTEM LAYOUT STAKING CHECK REQUIRED (call 774-6947 for inspection).

Septic Tank Size: 1000- gallons.

*A water tightness test of the septic tank and the dosing tank is required. A drop box or equivalent approved component must be placed in the effluent sewer near the connection to the drainfield.

Drainfield Requirements: serial design; 300 lineal feet; Trench Depth 24-30 inches; Gravel Depth 12 inches, or approved graveless design. *The drainfield must be installed in the approved area as shown on the soils worksheet dated 9/21/99.

SPECIAL CONDITIONS:

- 1) Eight (8) foot c/c spacing ok.
- 2) Install by Oct. 30, 1999.
- 3) New drainfield must be 5-feet minimum from existing drainfield lines.
- 4) Existing septic tank may be used if: 1000-gallon capacity, watertight, and has risers. We recommend that existing tank be abandoned and new 1000-gallon tank installed.

GENERAL PERMIT CONDITIONS:

This system may be installed only by the property owner or a licensed installer. Be sure to use **approved** materials in all construction. A list of approved materials is available at this office.

If problems are anticipated during system layout or are encountered at any stage of installation, please call Jackson County Planning and Development Services, Environmental Quality Section (774-6900), for assistance on how to proceed. Office hours for counter staff are 8:00 am to 12:00 and 1:00 to 4:00 pm. Office hours for field staff are 8:00 AM to 9:00 AM. Additional installation details and diagrams are available on request.

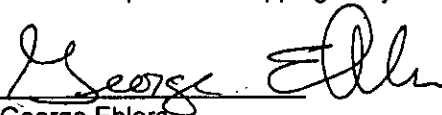
**The drainfield portion of this system must be installed during dry weather conditions and when soil moisture content is relatively dry. Approval of soil moisture conditions by a Jackson County Planning and Development Services sanitarian must be obtained before beginning the drainfield excavation.

The site of the drainfield installation must be kept vacant and free of all development or any other activity which would damage the system.

INSPECTIONS ARE REQUIRED AT THE FOLLOWING POINTS:

After the septic tank and effluent sewer have been installed but **before** backfilling. The tank must be filled with water to two inches into the riser for the watertightness test.

After the drainfield trenches have been excavated, the drop box or distribution box has been placed, the drain media and distribution piping have been installed, and the drain media has been covered with approved material (filter fabric required for capping fill systems unless otherwise authorized).

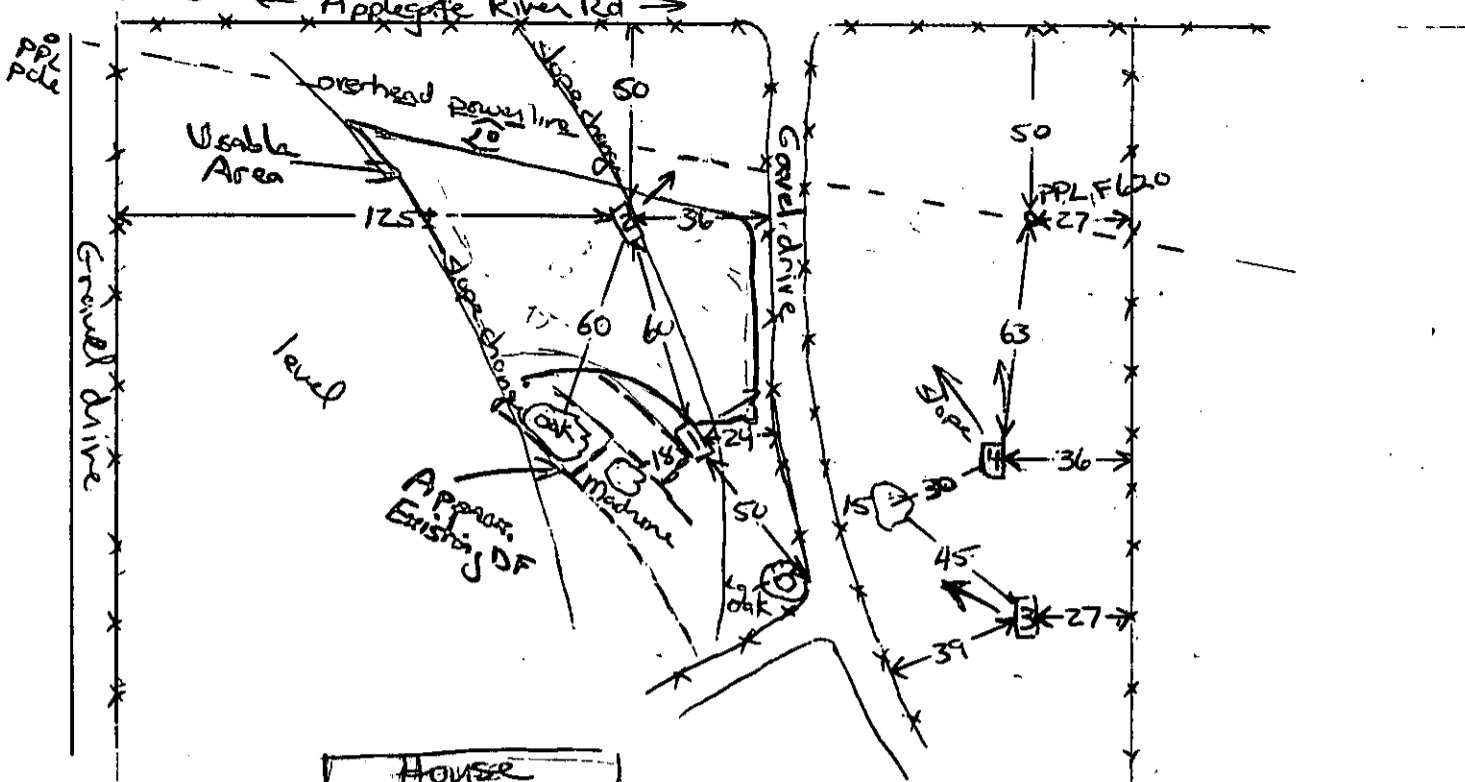

George Ehlers
Environmental Health Specialist

Permit #15-294-1999R

Issued: 10/6/99 Expires: 10/6/00

Inspected and approved by _____ Date _____

Correction Notice issued on _____



CALL BEFORE YOU DIG (1-800-332-2344)
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503)232-1987).

Potential Permit Recommendations:
 (See Permit For Specifics) Scale: 1 inch = 50 feet

Gallons Per Day (GPD) 450 Lineal Feet Per 150GPD 100 Total Lineal Feet 300
 Trench Depth 24 30 WITH 12 Rock Cap Curtain Drain WITH Rock
 Other 8" min c/c, stays 1' min from existing SF lines

Position: Foot Slope Side Slope Top Fan High Terrace Low Terrace Bottom Flood Plain Other install by 10/30/99?
 Relief: Smooth Concave Convex Undulating Hummocky

PIT #	Depth	Texture	Structure	Pores	REDOX	Water Table at
#1	0-10	L	sa Wk Mod Str SG a Bk Grn Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: 10YR 3/3 Feature:
	10-21	CL hard	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: 10YR 5/6 Feature:
	21-41	CL hi sand	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: 10YR 4/6 Feature:
	41-54	CL hi sand	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: 7.5YR 4/6 Feature:

Pit #1 Notes: 54-78 Saprolite CF 7.5YR 4/6 reduced along root ch. a ped faces visible when dry 10YR 4/4

PIT #	Depth	Texture	Structure	Pores	REDOX	Water Table at
#2	0-11	L	sa Wk Mod Str SG a Bk Grn Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>
	11-20	CL	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>
	20-30	CL	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>
	30-61	CL	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>

Pit #2 Notes: 61-76 Saprolite roots to total depth

PIT #	Depth	Texture	Structure	Pores	REDOX	Water Table at
#3	0-8		sa Wk Mod Str SG a Bk Grn Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>
	8-18	CL	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: 10YR 4/4 Feature: <u> </u>
	18-26		sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>
	26-37		sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>

Pit #3 Notes: 37-64 saprolite - boundary dffuse roots to TD

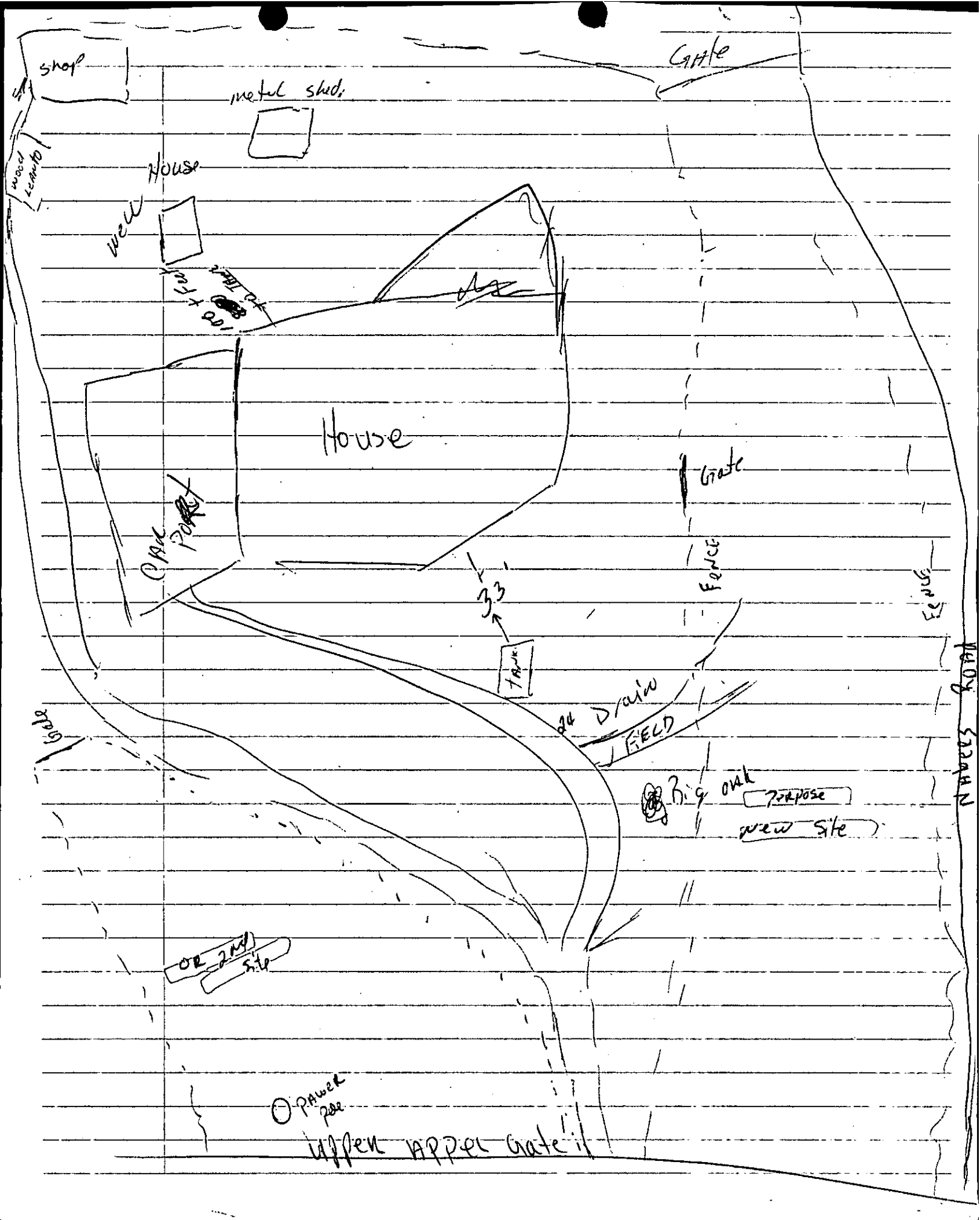
PIT #	Depth	Texture	Structure	Pores	REDOX	Water Table at
#4	0-7	L	sa Wk Mod Str SG a Bk Grn Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>
	7-18	CL	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>
	18-31	CL	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>
	31-40	CL	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis Pro	Matrix: <u> </u> Feature: <u> </u>

Pit #4 Notes: 40-73 saprolite CF 7.5YR 4/6

Additional Notes: well located behind house 7100' from usable area

SITE SUITABILITY: USEABLE AREA:
 Site Evaluation By: Ehlers Date On-Site: 9/21/99 Date Completed: 10/6/99

- Abbreviations:
- a - angular
 - Bk - blocky
 - C - clay
 - Cy - clayey
 - Co - coarse
 - con - continuous
 - DG - decomposing granite
 - disc - discontinuous
 - Dis - distinct
 - F - fine
 - Fx - fractured
 - H - heavy
 - Hd - hard
 - HW - highly weathered
 - Gr - gravelly
 - K - cobbles (3-10")
 - L - loam
 - Lt - light
 - Mas - massive
 - Med - medium
 - Meta - Metamorphic
 - Mny - many
 - Mod - moderate
 - P - pebbles(2mm-.3")
 - Pf - pressure faces
 - Ply - platy
 - Pri - prismatic
 - Pro - prominent
 - Rx - rock
 - Rx Out - outcrop
 - sa - subangular
 - Sap - Saprolite
 - S - sand(y)
 - Seds - sedimentary
 - SG - single grain
 - Si - silt(y)
 - Slicks - Slickensides
 - St - stones (+10")
 - Str - strong
 - Sub - substrata
 - V - very
 - Vol - volcanic
 - W - weathered
 - Wk - weak



shop

metal shed

Gate

wood ramp

House

well

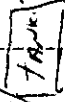


100' x 100' (circled)

House

CRAC
POREX

33



TANK

Gate

Fence

Fence

Gate

Drain
FIELD

Big oak

purpose

new site

OR 2ND SITE

POWER pole

Upper Apple Gate

NARRIES ROAD

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT



NOTICE OF AUTHORIZATION

LET IT BE KNOWN THAT Roury A. Summers dba Roto-Rooter Sewer and Drain Service
HAS BEEN RETAINED TO ACT AS AGENT TO PERFORM ALL ACTS IN CONJUNCTION WITH FILING
APPLICATIONS AND/OR OTHER REQUIRED DOCUMENTS RELATIVE TO ALL ZONING APPLICATIONS,
SEPTIC SYSTEM FEASIBILITY, SEWAGE DISPOSAL PERMITS, WELL PERMITS, ASSIGNING AN
ADDRESS, MOBILE HOME PERMITS AND BUILDING PERMITS ON MY PROPERTY LOCATED AT:
7680 Upper Applegate, Jacksonville, Oregon
(Address or Road)

AND DESCRIBED IN THE RECORDS OF JACKSON COUNTY AS:
TOWNSHIP 39, RANGE 3W, SECTION 28, TAX LOT(S) 1012
TOWNSHIP _____, RANGE _____, SECTION _____, TAX LOT(S) _____
TOWNSHIP _____, RANGE _____, SECTION _____, TAX LOT(S) _____

APPLICANT: Roto-Rooter Sewer and Drain Service
SIGNATURE: _____
PRINTED NAME: Roury A. Summers
ADDRESS: P O Box 1792
CITY/STATE/ZIP: Medford, OR 97501
PHONE: 541-772-6766

DATE: 8/20/99

PROPERTY OWNER:
SIGNATURE: Myrna L. Spurgeon
PRINTED NAME: Myrna L. Spurgeon
ADDRESS: 7680 Upper Applegate
CITY/STATE/ZIP: Jacksonville, OR 97530
PHONE: 541-899-8015

DATE: 8/25/99

AGENT: Roto-Rooter Sewer and Drain Service
SIGNATURE: _____
PRINTED NAME: Roury A. Summers
ADDRESS: P O Box 1792
CITY/STATE/ZIP: Medford, OR 97501
PHONE: 541-772-6766

DATE: _____

WARNING OF VIOLATION

Legal Description:

Address 7680 Upper Applegate
Owner SPURGEON

39-3W-28 1012

The Jackson County Department of Planning and Development finds the following violation(s) to exist on your property:

Failure to Obtain:

- Building Permit
- Mobile Home Permit
- Septic Permit
- Plumbing Permit
- Electrical Permit

- Woodstove Permit
- Sign Permit
- Site Plan Review
- Conditional Use Permit
- Expired Permit

Other Violations:

- Zoning
- Building
- Sanitation
- Solid Waste
- Non Permitted Use

FAILURE TO CORRECT THE VIOLATION MAY RESULT IN THE ISSUANCE OF A FORMAL CITATION OR CIVIL ACTION. IF A CITATION IS ISSUED, COUNTY ORDINANCE REQUIRES THAT PERMIT FEES BE DOUBLED, IN ADDITION TO ANY FINE IMPOSED BY THE COURT.

Remarks Inspection Required on Woodstove
Permit 93-17775

Department of Planning & Development
10 South Oakdale
Medford, Oregon 97501
(503) 776-7554



Compliance Officer

Milla

Date

1-21-97



ZONING CLEARANCE SHEET

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

11/09/93 8:34:51

PLZN200R

Current Owner: SPURGEON CHARLES C/MYRNA L

Map Id: 393W28 Tax Lot: 1012 Acroaggo: 5.00
Property Address: 7680 UPPER APPLGATE RD Acres: 5.00

Applicant Name: SPURGEON CHARLES C/MYRNA L
Mailing Address:
City/St: Phone:
Zoning Clearance Date: 11/09/93 Creation Date: 0/00/00

Proposal:

To Serve: Existing Dwelling
WOODSTOVE

Property is Zoned: RR-5 Minimum Parcel Area:
MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front: 30 Side: 20 Rear: 20

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 100 foot fuelbreak is required and may affect setbacks.

This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning
district. Special setbacks of 200 feet from the resource lands to the
SOUTH, 140' EAST are required for dwellings unless an exception is approved
by staff.

Owner/Applicant must apply for and receive approval of:

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

Comments: COMPUTER SHOWS 1976 DWELLING, 3 BEDROOMS, 2 BATHS, 1355 SQ FT,
FINISHED BASEMENT 1355 SQ FT. OK TO ISSUE PERMIT FOR WOODSTOVE TO SERVICE THE
1976 DWELLING.

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: [Signature] Date: 11-9-93

Copy of the zoning clearance HANDGIVEN to applicant on: 11/09/93
9/9/99 O.K. FOR REPAIR PERMIT FOR SEPTIC (pailing) ONLY
AT THIS TIME. SMB

Applicant: JERRY DRAWE

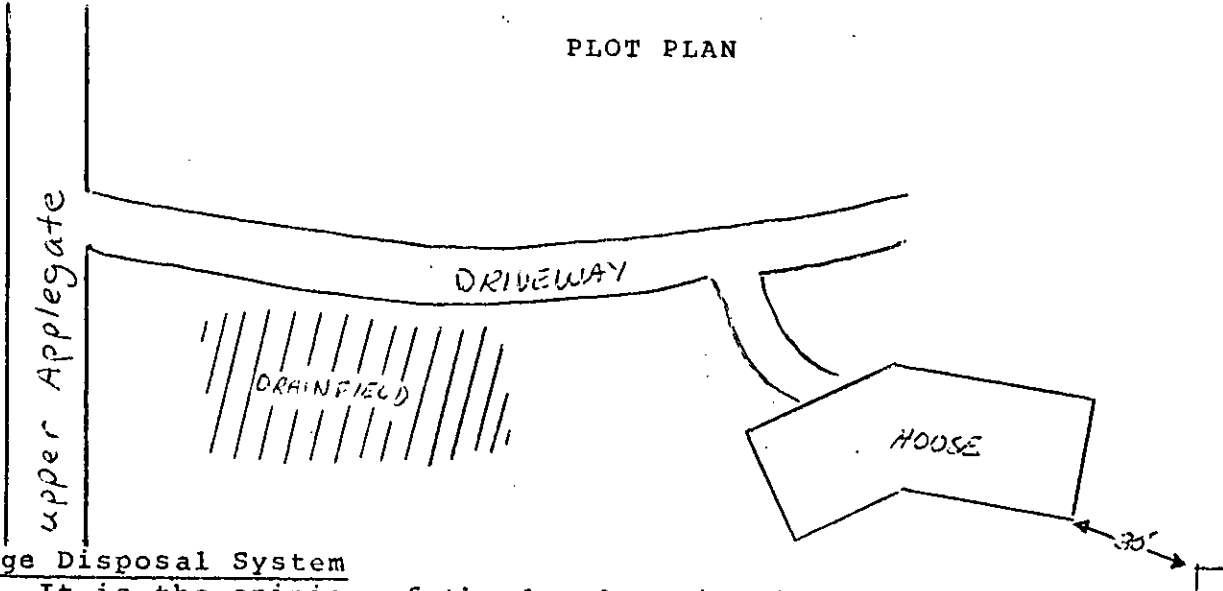
Application #: 137-77

Kerry L. Lay, Administrator

DEPARTMENT OF PLANNING & DEVELOPMENT JACKSON COUNTY

The following are the findings of this Department regarding the individual disposal and/or water supply located at 7680 UPPER APPLIGATE, T 39 Rng 300, Sec. 28, Tax Lot 1012, based upon investigation performed on 6-29-77,

PLOT PLAN



Sewage Disposal System

It is the opinion of the local sanitation department that this sewage disposal system is currently functioning satisfactorily.

There are indications that this system may not function satisfactorily during the winter and/or irrigation season (see comments)

System malfunctioning at time of inspection (see comments)

House vacant, not in operation at time of inspection.

Comments: _____

Water Supply System:

Water Sample Taken: 6-29-77 Results: _____

Seal: OK

Vent: OK

Comments: _____

THIS IS TO CERTIFY THAT this water supply system (does/does not) conform with established standards at the time of inspection.

7-5-77

Date

Dennis D. Wallace
County Sanitarian

Copies of all known prior permits and/or site evaluations are enclosed with this report.

DEPARTMENT OF PLANNING & DEVELOPMENT

Application # 137

Application for Report on Individual Sewage Disposal and/or Water Supply

Directions:

- 1) Fill out form completely.
- 2) Complete a plot plan of the property, including buildings, etc., well, and septic.
- 3) Mail or deliver completed form to Jackson County Dept. of Planning and Development, 32 West Sixth Street - Medford, OR 97501
- 4) Allow 10 days to 2 weeks for completion of report.

 Sewage disposal survey (fee \$25.00) Water purity survey (25.00)

Total fee \$ 25.00 Receipt # 8536 Date received 6-24-77 By M. Campos

Legal description: Township 39 Range 3W Section 28 Tax Lot 1012

Lot or acreage size 5 ACRE M/L

Property Address: 7680 Upper Applegate JACKSONVILLE 97530
street number city zip code

Directions to property: _____

Name of present occupants: NONE

Water supply (check one): Drilled well Dug well Spring
Other _____ Depth of well 250 Depth of casing _____

When was well drilled 3/76
Septic system: Size of tank (gallons) _____ Number of feet of drainfield _____

When was septic system installed? _____

Does septic system drain slowly, or backup during the winter months? _____

Does septic system discharge sewage or liquids into a ditch, creek, or onto the ground? _____

Mail report to: Jerry L. Drawe D R A W E
Name

P.O. Box 725
Address

Phoenix, Ore. 97535
City State Zip Code

Applicant's address: Jerry L. Drawe, P.O. Box 725

Applicant's phone number: 535-3286 Date: 6/23/77

Applicant's signature: _____

SANITATION INFORMATION

Twp 39 Rng 3W

PROPERTY ADDRESS: 1665. BISKIYOU BLVD # 103 Sct ²⁸/₃₃ T/L 1012

OWNER (S) OF PROPERTY: Jerry Drane

NAME OF APPLICANTS: Jerry Drane PHONE: 482-8657

DESCRIPTION OF WORK: Construction of 3 brm house

*IS THERE A FILE FOR THE SEPTIC SYSTEM? YES NO

** ATTACH SEPTIC FILE, ONE COPY BUILDING PLANS, PLOT PLAN AND APPLICATION

Do not write below this line, to be filled out by sanitarian

() NO CONFLICTS EXIST, THE DEVELOPMENT IS APPROVED WITH THE FOLLOWING CONDITIONS:

() THE DEVELOPMENT CANNOT BE APPROVED AT THIS TIME FOR THE FOLLOWING REASONS:

- () SOILS ARE NOT ACCEPTABLE
- () DEVELOPMENT APPEARS TO ENCROACH UPON EXISTING OR FUTURE REPAIR DRAINFIELD SITE.
- () ALTERATION OR REPAIR PERMIT REQUIRED
- () TEST HOLES NEEDED (4' deep by at least 2' around)
- () FIELD CHECK NECESSARY

COMMENTS: Plans show at least 5 bedrooms -
septic system is only approved for 3 bedrooms

17 March 1976
DATE

Jenneth G
SANITARIAN (Name)

FOLLOW UP: () THE DEVELOPMENT CAN NOW BE APPROVED
() THE DEVELOPMENT REMAINS DENIED (see below)

COMMENTS As per 629 plans approved 3/17/76 - Maint area
area upstage from drainfield free of development
modification compaction, traffic, livestock and heavy
water cultivation for use as future repair area

19 March 1976
DATE

Jenneth G
SANITARIAN (Name)

JACKSON COUNTY PLANNING DEPARTMENT
32 W. 6th Street
Medford, Oregon 97501

FOR DEPARTMENT USE ONLY

Sewage Disposal Permit # 15-529-75N
Water Well Permit # 404-75W

Owner Jerry L. Drawe Twp. 39S Range 3W Section 28-33
Tax Lot 1012 Code _____ Acreage 5
Address/Directions to Property 7680 Applegate Rd., Jacksonville

(A L L F E E S A R E N O N - R E F U N D A B L E)

Site Evaluation Application No. of Sites 1
Fee 25.00 Receipt No. 9235 Date 9-2-75
 Sewage Disposal Application New Alteration _____ Sewage Connection _____
Fee 25.00 Receipt No. 9376 Date 9-23-75
 Water Well Application
Fee 5.00 Receipt No. 9376 Date 9-23-75
 Zoning Info. Sheet Attached _____ Locator Plot Plan Attached _____
Notified Regarding Test Holes yes Test Holes Ready 9-2-75
Proposed Use of Property single family res. Number of Bedrooms 3
Comments: _____

I certify that the information given is true and correct to the best of my knowledge.

Date Sept 2, 1975 Signature Mrs. Jerry Drawe
1665 Siskiyou, Ashland, OR 482-8657
Mailing Address City State Zip Code Phone

***** DO NOT WRITE BELOW THIS LINE *****

Site Evaluation Based upon information provided us, including a soil and topographic report made by Dick Florey, Soil Evaluator, on September 12, 1975, we have found your drainfield site to conform with the minimum standards for the issuance of a permit to install a subsurface sewage disposal system. A permit can be issued ~~and to~~ providing no conflicts exist with zoning requirements.

Stevens Schenck
16 Sept. 1975
By Date

Drilling Contractor _____ Sewage/Cesspool Worker _____
WELL PERMIT: Approved yes Not Approved _____ Date 9/24/75 (Sanitarian) Stevens Schenck
Comments: Meeting all state & county codes prior to final inspection
SEWAGE PERMIT: Installation Specification 100 min. Gallon Septic Tank
Square Feet of Drainfield 600 Comments: Install sump distribution

Septic in area of soil scientist's report only. keep drainfield repair area free of development, traffic, compaction or soil modification.

PERMIT: Approved yes Not Approved _____ (Sanitarian) Stevens Schenck
(DATE) _____ (EXPIRES) _____

CERTIFICATE OF COMPLETION ISSUED _____ BY _____

J. Drame

39S 3W 28-33 1012
TWP RANGE SEC TX. LT.

NAME

TWP

RANGE

SEC

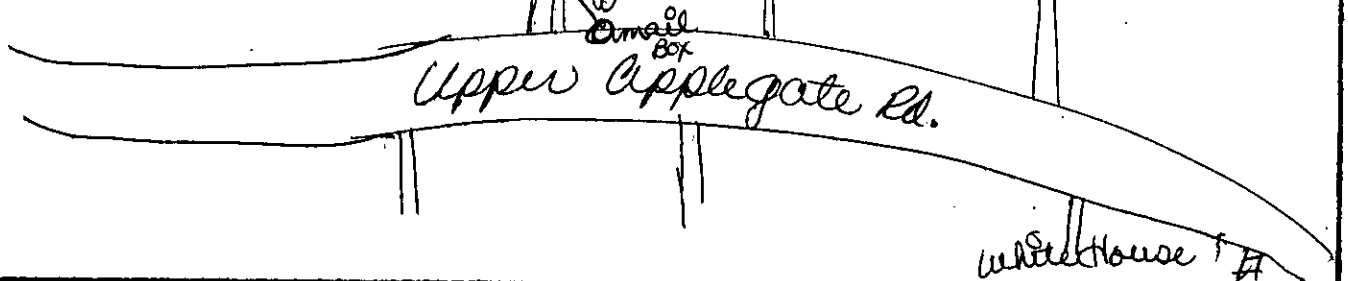
TX. LT.

A

LOCATOR

00 pit in this area
Oak tree
shed on the property

gate out on off road
3rd drive from corner



VICINITY

FOREST SERVICE

ZONING CLEARANCE SHEET

This information is supplied for informational purposes, and indicates a staff opinion or interpretation with regard to uses permitted within zoning districts as provided by county ordinance. Any disagreement with such opinion or interpretation is appealable through the process set forth in the zoning ordinance.

PROPERTY OWNER: Jerry Deane

PROPERTY, LEGAL DESCRIPTION: Township: 39S Range: 3W Section: 28-33 Tax Lot: 1012

DATE PARCEL CREATED: Pre 9/73 PARCEL AREA: 3.5 CODE: 49-16

Proposed use(s) of property at this date: First Dwelling Second Dwelling
 Temporary Dwelling Commercial (Explain) Other (Explain)

Comments: _____

This property is zoned: Open Space Development (OSD-5), The minimum parcel size for each permanent dwelling is: 5 acres

- This zone does permit your proposed use.
- This zone requires a conditional use permit for your proposed use.
- This zone does NOT permit your proposed use. Alternate zone for your proposed use would be: _____

Setbacks for buildings in this zone are: Front 30' Side Yard 20' Rear Yard 20'
Minimum parcel width is: 300'

Before clearance can be granted for the issuance of any permit, documented evidence must be presented indicating compliance with the following:

- New Tax Lot number must be assigned
- Parcel size requirement must be met Parcel dimension requirement must be met.
- Access must be clarified.
- Conditional use permit must be approved by the Planning Commission.

COMMENTS: _____

NO CONFLICTS EXIST. Your proposed use or development as presented herein is in conformance with the zoning ordinance.

I am aware that the above information is subject to change from legislative or judicial acts of the county governing body, and realize the necessity to verify its accuracy should I refer to it at a later date.

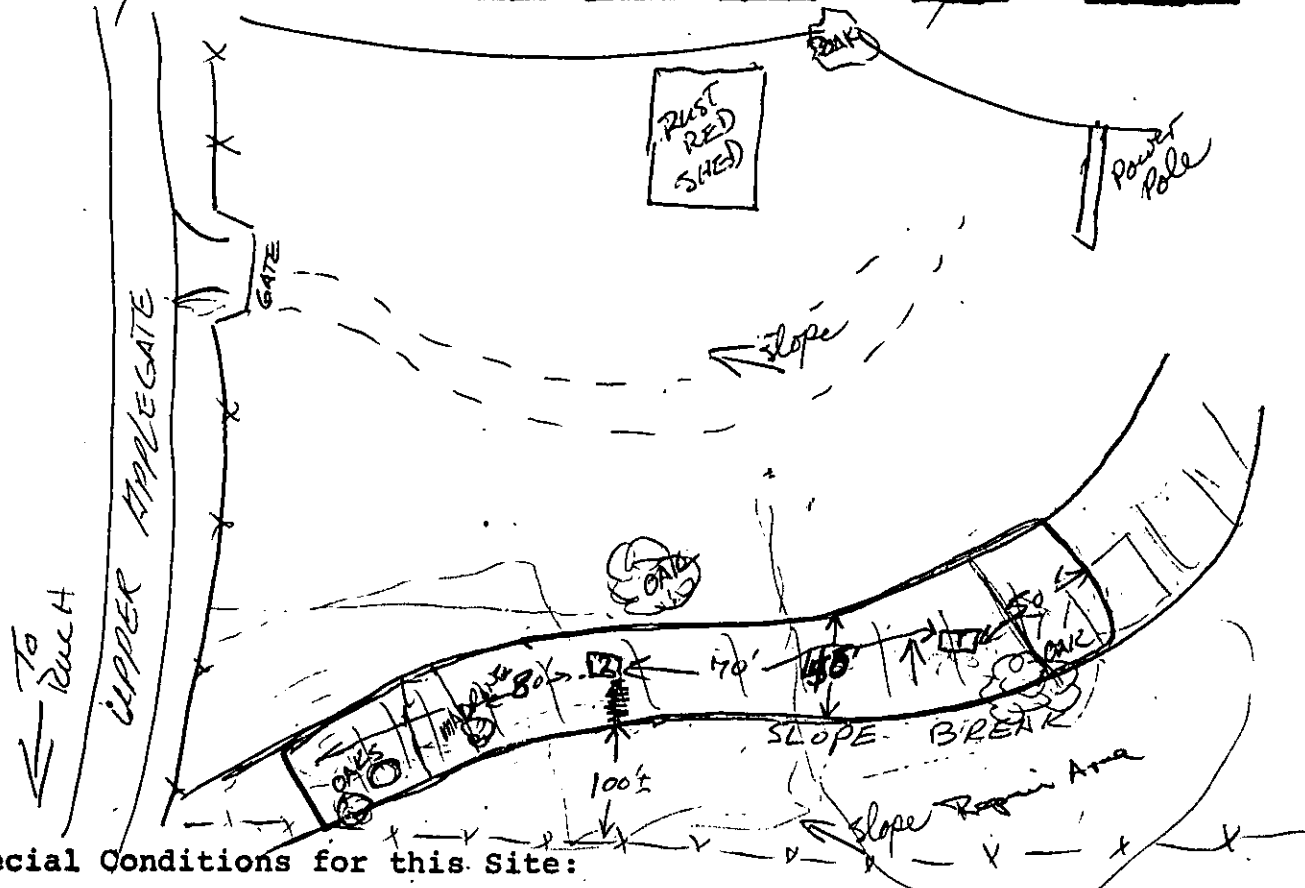
Mrs. Jerry L. Deane _____ 9-2-75
(SIGNATURE) (DATE)

BY: Paul M. Nelson _____ 9-2-75
(SIGNATURE OF STAFF MEMBER) (DATE)

Copy handgiven to applicant on: 9/2/75
(DATE)

Copy mailed to applicant on: _____
(DATE)

NAME JERRY DRAWE T 39 R 3W SEC 20/33 TL# 1012



Any Special Conditions for this Site:

Pit No. 1

Soil Depth	Texture	Coarse Fragments
<u>0-9</u>	<u>GRAVELLY LOAM</u>	
<u>9-22"</u>	<u>WHT CLAY LOAM</u>	
<u>22-50"+</u>	<u>GRAVELLY CLAY LOAM</u>	<u>25% Small Gravel</u>

- (1) Water table; depth, type, how observed: _____
- (2) Depth to impervious layer: _____
- (3) Depth to restrictive layer: _____
- (4) Natural surface slope: 19%

Remarks:

Pit No. 2

Soil Depth	Texture	Coarse Fragments
<u>Similar to above</u>		

- (1) Water table; depth, type, how observed: _____
- (2) Depth to impervious layer: _____
- (3) Depth to restrictive layer: _____
- (4) Natural surface slope: 17%

Remarks:

A. Site Suitability: Suitable for standard system
 B. Useable Area: 45' up and down slope x 200' cross slope
 Site Evaluation by: Howe & McAllister Date Sept 12, 75
 Copies: Yes X No _____

STATE OF OREGON

DEPARTMENT OF ENVIRONMENTAL QUALITY

CERTIFICATE OF SATISFACTORY COMPLETION

SUBSURFACE SEWAGE SYSTEM

OWNER Jimmy L. Drake PERMIT No. 15-529-7511
LOCATION 7680 Applegate Rd. Jacksonville, OR

In accordance with 1973 Oregon Laws Chapter 835, Section 214 this certificate is issued as evidence of satisfactory completion of a subsurface sewage disposal system at the above location.

Steven Schenck
Sanitarian

Jackson County

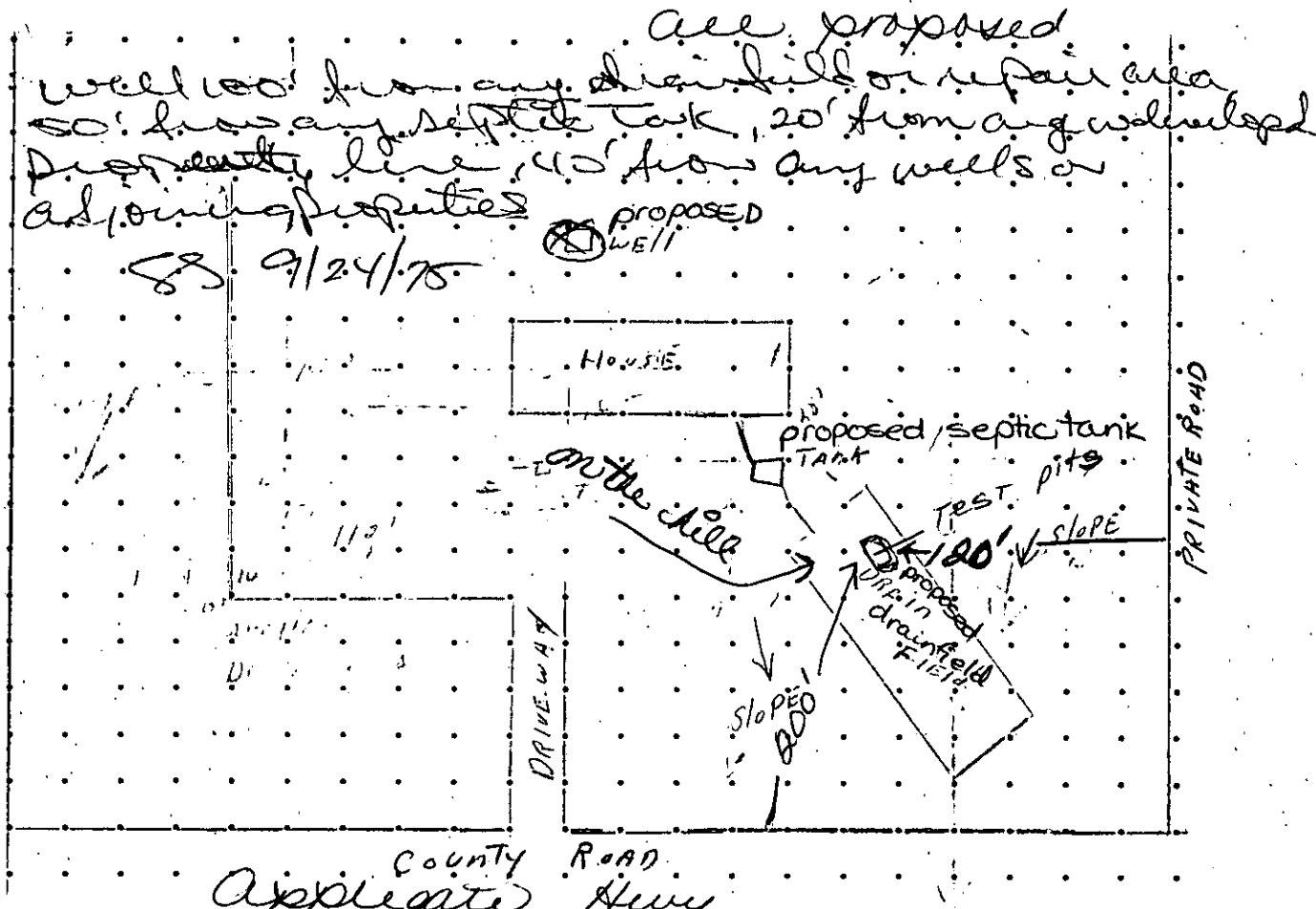
12 January 1976
Date

Jackson County Department of Planning & Development

PLOT PLAN

Please use scale of 1/4 inch equals 10 feet

OWNER J. Drame
 PERMIT NO. _____



Department Use Only

Well Inspected by _____ Date _____

Septic Tank _____ gallons Drainfield _____ Total Sq. Footage _____

Metal _____ Pre-cast _____ Type: Serial _____ Loop _____ Other _____

Cast in Place _____ Other _____ Length(s) _____ Width(s) _____

Distance from Foundation _____ ft. Trench Depth _____ to _____ inches

Distance from Well _____ ft. Distance from Foundation _____

Distance from Property Line _____ ft. Property Line _____ ft.

Surface Water _____

INSTALLATION: Approved _____, Not Approved _____
 Sanitarian _____ Date _____

FINAL INSPECTION

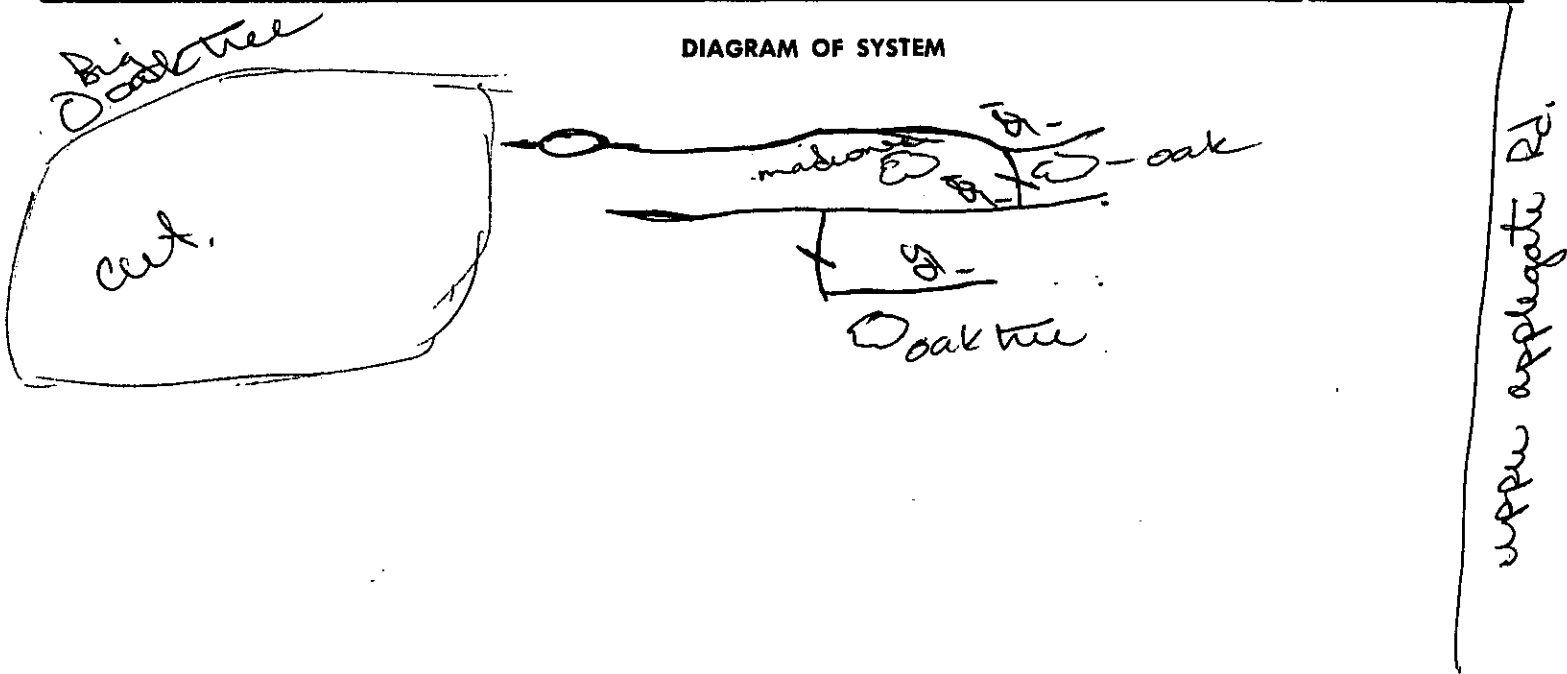
NAME: Jerry L. Deawe DATE: 7 JANUARY 1975

ADDRESS: 7685 Applegate Rd. 39-3W-28/33-1012

CHECK LIST

- 1. Tightlines tight
 - 2. Mortaring leakproof
 - 3. Use of approved materials
 - 4. Use of approved fittings
 - 5. Gravel Depth 12"
 - 6. Distance between lines 10' center
 - 7. Grade of Drainlines
 - 8. Depth of Trenches 24-36"
 - 9. Width of Trenches 24-26"
 - 10. Total length of lines 300'
 - 11. Approved bottom area 600#
 - 12. Distance of tank from house N/A
- Diversion Ditch Required: Yes No
- Installer's Name: Valdes-Kohler
- Date Tile & Grade Checked 1/7/76

DIAGRAM OF SYSTEM



REMARKS

SANITARIAN: Steven Schen, RD

JACKSON COUNTY DEPARTMENT OF
 PLANNING AND DEVELOPMENT
 Sanitation Division
 32 W. Sixth St.
 Medford, Oregon 97501
 (503) 773-6211 Ext. 292

bits ready 5/21/74

SEWAGE PERMIT NO. _____ Twp 39 Range 3W Section 28

WELL PERMIT NO. _____ Tax Lot 1012 Code _____ Acreage 5.00

OWNER Corson James Installer _____

Direction to site or mailing address of property 7 miles from Luck on Applegate Road.

Site Evaluation Application update previous Sewage Disposal Permit Application _____
Water Well Application _____ Drilling Contractor _____

Use of property for sale No. of Bedrooms _____

Zoning Restrictions farm Res. 5 No. of Sites 1

Property (is) (is not) affected by the 10 year flood plain.

There is legal (recorded) access to this property from Applegate Road

New Alteration _____ Sewerage Connection _____

NO REFUNDS

Site Evaluation Filing Fee (see attached) update with #3858 I certify that the information given is correct to the best of my knowledge.

Sewage Disposal Application Fee \$5.00 per system _____

James F. Corson May 21, 1974
Signature of Applicant Date

Water Well Application Filing Fee \$5.00 per well _____

2449 Applegate 899-1190
Address Phone No.

Site Evaluation: The site evaluated on 5/24/74 was found to conform with minimum standards for the issuance of a permit to install a subsurface sewage disposal system. A permit can be issued. A Maxine Lyons
6/4/74

WELL PERMIT: Approved _____ Not Approved _____ Date _____ (Sanitarian) _____

Comments: _____

SEWAGE PERMIT: Installation Specifications: _____ Gallon septic tank

Square feet of drainfield _____ Comments: _____

PERMIT: Approved _____ Not Approved _____ (Sanitarian) _____

(DATE) _____ (EXPIRES) _____

JACKSON COUNTY HEALTH DEPARTMENT
Environmental Sanitation Section
1313 Maple Grove Drive
Medford, Oregon
770-2330

Serry Draw

Lot 7

FEASIBILITY STATEMENT

Twp 39 R 39 Sec 28

New Tax

Lot # 1012

Tax Lot 1012 AC.

Lot # 7

To: James F & Blenda Coason (owner) (mailing address)
7449 Adiosadi Road Jacksonville Oregon
(directions to site or mailing address of property)

Subject:

Your request dated 4-20-92 for property evaluation in accordance with Oregon Administrative Rules, Chapter 333, Section 41-001 to 41-045 (PRE-SALE INFORMATION)

The below evaluation is a statement of a preliminary non-specific nature and is addressed only to the feasibility of your proposed method of sewage disposal under general conditions and circumstances of the property as a whole. This statement shall not be considered as an approval of any specific sub-surface sewage system or systems, number or systems or location of systems. This does NOT eliminate the need for Planning Commission review and approval (if required), zone changes, variances, building permits, partition plans or other requirements such as compliance with subdivision codes.

Review of Soil Maps indicates Not completed

Field Check generally conforms to soil maps? Yes No

SCS confirmation needed? if required Yes No

Water supply comments (if any) None

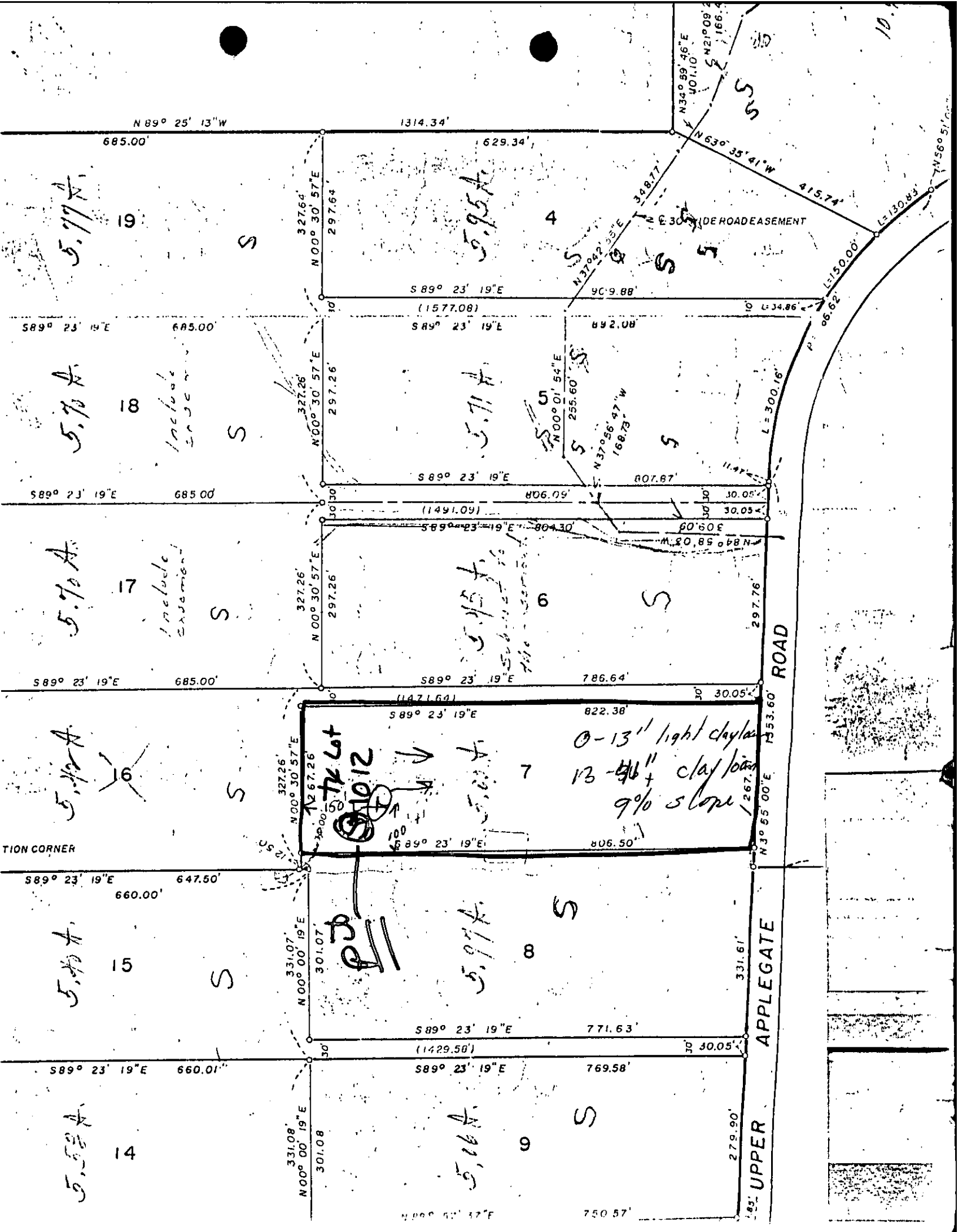
Feasibility comments 10-14 gravel clay loam 10-17" gravel clay loam 10-17" coarse sand 2-17" soil described by

can standard system must submit soil survey site

plan for 45' 75' x 110' and 50' x 23' 23' 0"

Michael R. S.
County Sanitarian

Reviewed by



N 89° 25' 13" W

685.00'

1314.34'

629.34'

5.77 A.

19

S

5.76 A.

18

Include easement

S

5.76 A.

17

Include easement

S

5.72 A.

16

S

5.73 A.

15

S

5.52 A.

14

5.95 A.

4

5.71 A.

5

5.15 A.

6

0-13" light clay
13-46" clay loam
9% slope

7

5.97 A.

8

5.16 A.

9

N 34° 59' 46" E
401.10'

N 21° 09' 2"
166.4'

N 37° 42' 33" E
348.77'

N 37° 56' 47" W
168.73'

N 84° 58' 03" W
309.60'

N 3° 55' 00" E
1553.60'

N 3° 55' 00" E
1267.1'

N 3° 55' 00" E
331.61'

N 3° 55' 00" E
279.90'

N 89° 50' 37" E
750.57'

E 30' SIDE ROAD EASEMENT

L=150.00'

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UPPER APPLAGATE ROAD

74 Lot
121012

P 30

331.08'

N 00° 00' 19" E
301.08'

327.26'

N 00° 30' 57" E
1267.26'

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Lot # 7

Z O N I N G I N F O R M A T I O N

For

Sewage Disposal Permit Applicants

APPLICANT Corson, James
TOWNSHIP 39 RANGE 3w SECTION 28 TAX LOT/S 1012
TOTAL ACREAGE 5.00 Use - for single family dwelling

In reviewing your property, the planning department staff had determined the following:

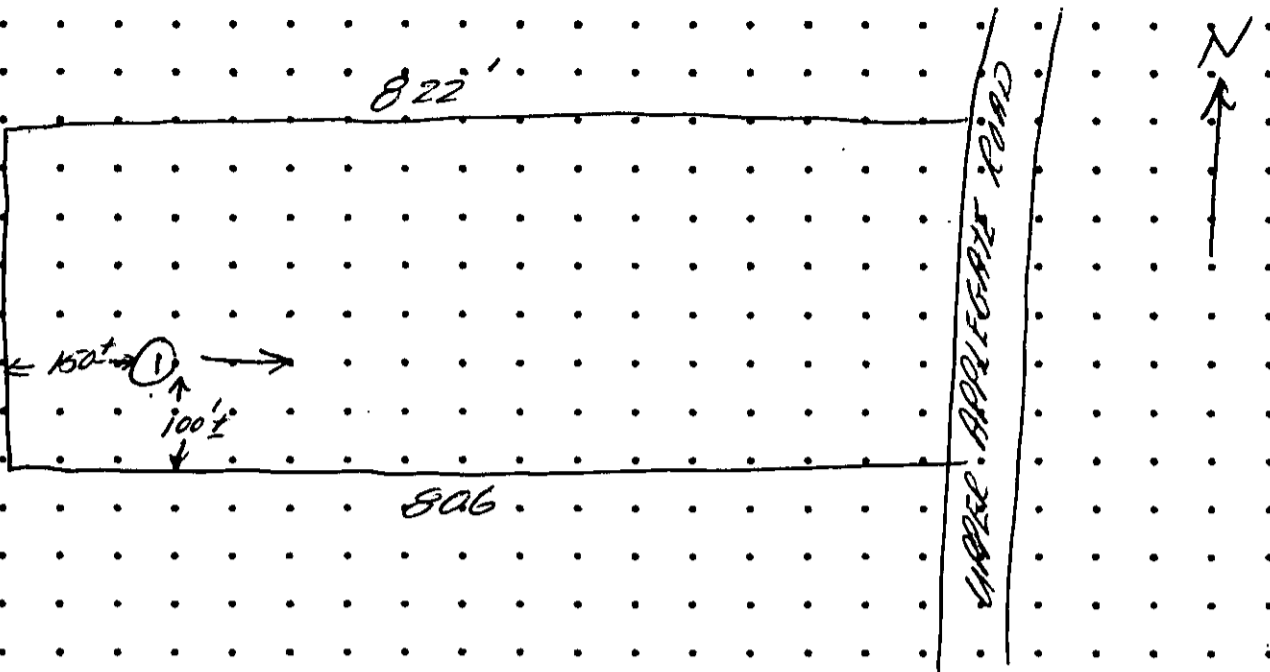
- 1) Your property is located in a flood plain and a building permit is required if you proposed to build on that portion of your property located in the flood plain. Further, no septic systems or wells may be installed in the designated flood plain area.
- 2) Your property is located in the Airport Approach zone.
 - a) The zone does allow your proposed use with certain limitations.
 - b) This zone does not allow your proposed use.
- 3) Your property is zoned Farm Resid which allows one single family residence on a parcel created after September 1, 1973, of 5 acres or more.
 - a) This zone does allow your proposed use with certain limitations.
 - b) This zone does not allow your proposed use. Alternate zone/s which would allow your proposed use is/are _____
- 4) Access to your property needs clarification. As required, each parcel of property must have legal, recorded access. This can be satisfied by:
 - a) Addition of sufficient land to the lot to provide not less than 25 feet of frontage on a public road.
 - b) Apply for the "Creation of Way" as provided for in the Jackson County Subdivision Ordinance.
 - c) Apply for a "Road Creation" to county standards as provided for in the Jackson County Subdivision Ordinance.
- 5) No conflicts exist with zoning, access, or flood plain.
- 6) Conflicts exist with _____ zoning, _____ access, or _____ flood plain.
- 7) Comments: _____

BY: Susan Clark DATE: 5-21-74

SOIL EVALUATION WORKSHEET

NAME James Carson T 395 R 3W SEC. 28 TL# 1012

Lot # 7



-----DO NOT WRITE BELOW THIS LINE-----

Pit No. 1

Soil Depth	Texture	Coarse Fragments
<u>0-13"</u>	<u>light clay loam</u>	
<u>13-41"</u>	<u>clay loam</u>	

- (1) Water table; depth, type, how observed: _____
- (2) Depth to impervious layer: _____
- (3) Depth to restrictive layer: _____
- (4) Natural surface slope: 9%

Remarks: _____

Pit No. 2

Soil Depth	Texture	Coarse Fragments
_____	_____	_____
_____	_____	_____
_____	_____	_____

- (1) Water table: thpth, type, how observed: _____
- (2) Depth to impervious layer: _____
- (3) Depth to restrictive layer: _____
- (4) Natural surface slope: _____

Remarks: _____

A. Site suitability Suitable

B. Any special conditions for this site: _____

Site Evaluation by: S. Shade Date 5-24-74

Z O N I N G I N F O R M A T I O N

lots 6 & 7
Conson

For
Sewage Disposal Permit Applicants

APPLICANT Drave
Berry L. Drave
TOWNSHIP 39S RANGE 34 SECTION 28 TAX LOT/S 1012
TOTAL ACREAGE 5+ use: first single family dwelling

In reviewing your property, the planning department staff had determined the following:

- 1) Your property is located in a flood plain and a building permit is required if you proposed to build on that portion of your property located in the flood plain. Further, no septic systems or wells may be installed in the designated flood plain area.
- 2) Your property is located in the Airport Approach zone.
 - a) The zone does allow your proposed use with certain limitations.
 - b) This zone does not allow your proposed use.
- 3) Your property is zoned OSD-5 which allows one single family residence on a parcel created after September 1, 1973, of 5 acres or more.
 - a) This zone does allow your proposed use with certain limitations.
 - b) This zone does not allow your proposed use. Alternate zone/s which would allow your proposed use is/are _____
- 4) Access to your property needs clarification. As required, each parcel of property must have legal, recorded access. This can be satisfied by:
 - a) Addition of sufficient land to the lot to provide not less than 25 feet of frontage on a public road.
 - b) Apply for the "Creation of Way" as provided for in the Jackson County Subdivision Ordinance.
 - c) Apply for a "Road Creation" to county standards as provided for in the Jackson County Subdivision Ordinance.
- 5) No conflicts exist with zoning, access, or flood plain.
- 6) Conflicts exist with _____ zoning, _____ access, or _____ flood plain.
- 7) Comments: _____

BY: Linda Richardson DATE: 5/16/74

JACKSON COUNTY HEALTH DEPARTMENT
 Environmental Sanitation Section
 1313 Maple Grove Drive
 Medford, Oregon
 770-2330

Jim Drame
 Lot 6

FEASIBILITY STATEMENT

Twp 37 R. 30 Sec 33

New T.L. 1009

Tax Lot 300 AC. 5 *MLG*

net #6

To: JAMES CONSON

(owner) 7447 Upper Applegate Road Jackson, OR 97501 (mailing address)
 (directions to site or mailing address of property)

Subject: Your request dated 6-5-78 for property evaluation in accordance with Oregon Administrative Rules, Chapter 333, Section 41-001 to 41-045 (PRE-SALE INFORMATION)

The below evaluation is a statement of a preliminary non-specific nature and is addressed only to the feasibility of your proposed method of sewage disposal under general conditions and circumstances of the property as a whole. This statement shall not be considered as an approval of any specific sub-surface sewage system or systems, number or systems or location of systems. This does NOT eliminate the need for Planning Commission review and approval (if required), zone changes, variances, building permits, partition plans or other requirements such as compliance with subdivision codes.

Review of Soil Maps indicates not mapped

Field Check generally conforms to soil maps? Yes No

SCS confirmation needed? if requested Yes No

Water supply comments (if any) None

Feasibility comments 2 Holes #1 100 from road 24' deep clay down 34' clay & was there depth 14 to 16' 42' 0-36' for every 100 36-78' deep clay down with cover 16' to hole 100 from road, this site could be a transfered system also, see note Sept 6, 1978 on site plan noted to assumed of cover & depth permits 2500 per permit 10-23-78 JFC

William J. Collins
 County Sanitarian

Reviewed by _____

L EVALUATION WORKSHEET

Name CONSON T ___ R ___ Sec ___ TL ___

Soil Depth	Texture	% Gravel, Cobbles, Boulders
<u>SAME AS</u>	<u>15</u>	
_____	<u>Dark clayey appearance</u>	_____
_____	<u>17</u>	_____
_____	_____	_____

(8)

X

- (1) Depth to water table _____ " near salt tree
- (2) Depth to bedrock _____ " sandy brown top soil
- (3) Natural surface slope 3-5 "
- (4) Texture _____

Name _____ T ___ R ___ Sec ___ TL ___

Soil Depth	Texture	% Gravel, Cobbles, Boulder
<u>0-74</u>	<u>clay loam</u>	_____
<u>14-32</u>	<u>Dark clay loam</u>	_____
<u>32</u>	<u>Dark and clay</u>	_____
_____	_____	_____

(10)

- (1) Depth to water table 32 "
- (2) Depth to bedrock 32 "
- (3) Natural surface slope ridge creek 5-8%
- (4) Texture _____

Name _____ T ___ R ___ Sec ___ TL ___

Soil Depth	Texture	% Gravel, Cobbles, Boulder
<u>0-14</u>	<u>Sandy clay loam</u>	_____
<u>14-45</u>	<u>Sand heavy clay loam</u>	_____
_____	_____	_____

(11)

X

- (1) Depth to water table _____ " Holland like
- (2) Depth to bedrock _____ "
- (3) Natural surface slope 8-12 "
- (4) Texture Sandy clay loam "

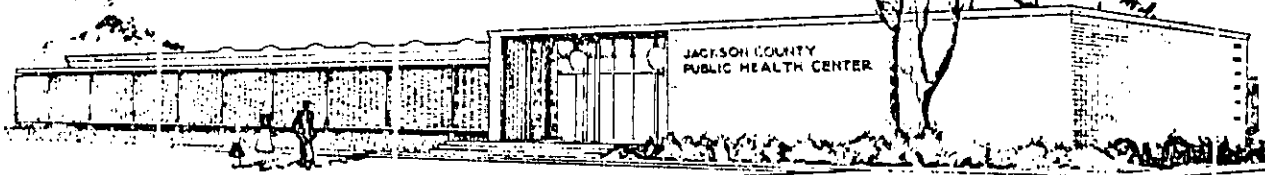
Name _____ T ___ R ___ Sec ___ TL ___

Soil Depth	Texture	% Gravel, Cobbles, Boulder
<u>SAME AS # 11</u>	_____	_____
_____	_____	_____
_____	_____	_____

(12)

X

- (1) Depth to water table _____ " Holland. effective Root Dept.
- (2) Depth to bedrock _____ "
- (3) Natural surface slope 7-10 " 20-24
- (4) Texture _____



1313 MAPLE GROVE DRIVE, MEDFORD, OREGON, 97501

PHONE 779-2330

May 24, 1973

Mr. James F. Corson
7449 Applegate Road
Jacksonville, Ore. 97530

Re: Division of property: feasibility of subsurface sewage disposal

Dear Sir:

This is to certify that the property 39S 3W 28 & 33 T. L. 1000 and 300 was evaluated for feasibility of subsurface sewage disposal on 5-8-73. A feasibility statement is enclosed for each lot as numbered on survey #5150 map.

The Jackson County Sewage Disposal Ordinance 1972 requirements for evaluation of soils section (8) part 3: "Any soil in which natural slopes exceed 15 percent, or where the depth to bedrock is less than 4 feet (48"), or where the permeability of the undisturbed soil is less than six minutes per inch or greater than 60 minutes per inch, shall not be used for subsurface sewage disposal".

Those lots which did not meet one or more of the above requirements are not acceptable for standard subsurface sewage disposal systems. On those lots which passed the requirements, none of the above limitations were found.

If there are further questions, feel free to contact my office.

Very truly yours,

A handwritten signature in cursive script that reads "Delbert P. Cline".

Delbert P. Cline, R.S.
District Sanitarian

DPC:drs

Encl. 20

JACKSON COUNTY HEALTH DEPARTMENT
Environmental Sanitation Section
1313 Maple Grove Drive
Medford, Oregon
770-2330

Jerry Oran

FEASIBILITY STATEMENT

Twp 39 R. 30 Sec 27

New Tax

Lot # 1012

→ Tax Lot 1012 AC.

Lot # 7

To: *James J. & Glenna O'Connell*
(owner) (mailing address)
7101st Adirondack Ave. Central Astoria, Oregon 97103
(directions to site or mailing address of property)

Subject:

Your request dated 4-20-97 for property evaluation in accordance with Oregon Administrative Rules, Chapter 333, Section 41-001 to 41-045 (PRE-SALE INFORMATION)

The below evaluation is a statement of a preliminary non-specific nature and is addressed only to the feasibility of your proposed method of sewage disposal under general conditions and circumstances of the property as a whole. This statement shall not be considered as an approval of any specific sub-surface sewage system or systems, number or systems or location of systems. This does NOT eliminate the need for Planning Commission review and approval (if required), zone changes, variances, building permits, partition plans or other requirements such as compliance with subdivision codes.

Review of Soil Maps indicates *Not mapped*

Field Check generally conforms to soil maps? Yes No

SCS confirmation needed? *if required* Yes No

Water supply comments (if any) *None*

Feasibility comments *10-19 sandy clay loam 10-12" above floor*
found with coarse sands below 2-12" soil horizons
can standard system *Must submit soil down to*
10' from floor for testing *Wall and dig for down to 23-23.5'*

Walter J. ...
County Sanitarian

Reviewed by _____

Lot 9

Z O N I N G I N F O R M A T I O N

For

Sewage Disposal Permit Applicants

APPLICANT Cowson, James

TOWNSHIP 39 RANGE 3W SECTION 28 TAX LOT/S 309

TOTAL ACREAGE 5.42 Use (for Sale) Single Family

In reviewing your property, the planning department staff had determined the following:

- 1) Your property is located in a flood plain and a building permit is required if you proposed to build on that portion of your property located in the flood plain. Further, no septic systems or wells may be installed in the designated flood plain area.
- 2) Your property is located in the Airport Approach zone.
 - a) The zone does allow your proposed use with certain limitations.
 - b) This zone does not allow your proposed use.
- 3) Your property is zoned farm road which allows one single family residence on a parcel created after September 1, 1973, of 5 acres or more.
 - a) This zone does allow your proposed use with certain limitations.
 - b) This zone does not allow your proposed use. Alternate zone/s which would allow your proposed use is/are _____
- 4) Access to your property needs clarification. As required, each parcel of property must have legal, recorded access. This can be satisfied by:
 - a) Addition of sufficient land to the lot to provide not less than 25 feet of frontage on a public road.
 - b) Apply for the "Creation of Way" as provided for in the Jackson County Subdivision Ordinance.
 - c) Apply for a "Road Creation" to county standards as provided for in the Jackson County Subdivision Ordinance.
- 5) No conflicts exist with zoning, access, or flood plain.
- 6) Conflicts exist with _____ zoning, _____ access, or _____ flood plain.
- 7) Comments: _____

BY: S. Clark DATE: 5-20-74

JACKSON COUNTY HEALTH DEPARTMENT
Environmental Sanitation Section
1313 Maple Grove Drive
Medford, Oregon
770-2330

FEASIBILITY STATEMENT

Twp. 39 R. 30 Sec. 28
Post
Tax Lot 1000 AC.
lot # 7

To: James F & Glennia Coason
(owner) (mailing address)
7499 Applegate Road Jacksonville Oregon
(directions to site or mailing address of property)

Subject:
Your request dated 4-20-93 for property evaluation in accordance with Oregon Administrative Rules, Chapter 333, Section 41-001 to 41-045 (PRE-SALE INFORMATION)

The below evaluation is a statement of a preliminary non-specific nature and is addressed only to the feasibility of your proposed method of sewage disposal under general conditions and circumstances of the property as a whole. This statement shall not be considered as an approval of any specific sub-surface sewage system or systems, number or systems or location of systems. This does NOT eliminate the need for Planning Commission review and approval (if required), zone changes, variances, building permits, partition plans or other requirements such as compliance with subdivision codes.

Review of Soil Maps indicates Not mapped

Field Check generally conforms to soil maps? Yes No

SCS confirmation needed? if requested
Yes No

Water supply comments (if any) None

Feasibility comments 10-14 sandy clay loam 14-98" heavy clay loam with coarse sand slope 8-12% soil acceptable for standard system. Must submit scale drawings for plan prior to Issuing Well and Septic Perm. 5-23-93 JAC

Robert H. Blair R.S.
County Sanitarian

Reviewed by _____

REQUEST FOR INSPECTION

11-7-76
Date Requested

1-7-76
Date Reported

15-529-75N
Permit Number

Jerry DRAWE
Owner

1
Contractor

3/4 mile up
from Star Ranger

drain-septic
Inspection Type

Station on right side
Job Site





Oregon Department of Environmental Quality
Onsite Program

Septic System DO's and DON'Ts

A properly constructed and maintained system can last a long time if you follow some common **Septic System DO's and DON'Ts**:

DON'T flush material that will not easily decompose, such as hair, diapers, cigarette butts, matches, or feminine hygiene products.

DON'T wash or flush medicines or hazardous chemicals like paint, paint thinner and bleach into the system. They kill the bacteria needed to decompose wastes in the septic tank and drain field.

DON'T drive over the septic tank or drainfield.

Don't flush flushable wipes. Many septic tank pumpers and city public works employees are finding they don't break down and cause serious headaches.

DON'T plant anything over or near the drain field except grass. Roots from nearby trees or shrubs may clog and damage drain lines.

DON'T dig in your drain field or build anything over it.

DON'T cover the drain field with a hard surface such as concrete or asphalt.

DON'T make or allow repairs to your septic system without obtaining the required permit. Use professionally licensed septic contractors when needed.

DON'T use septic tank additives. These products usually do not help and some may even be harmful to your system.

DON'T allow backwash from home water softeners or condensate from an air conditioner or heat pump to enter the septic system.

DON'T enter your tank. Any work to the tank should be done from outside. Gases that can be generated in the tank and/or oxygen depletion can be fatal.

DO conserve water to avoid overloading the system.

DO use substitutes for household hazardous waste.

DO learn the location of your septic tank and drain field. Keep a sketch of it handy with your maintenance records for service visits.

DO cover the drain field with a grass cover to prevent erosion and remove excess water.

DO keep your septic tank cover accessible for inspections and pumpings. Install risers if necessary.

DO keep a detailed record of repairs, pumpings, inspections, permits issued, and other maintenance activities.

DO divert other sources of water, like roof drains, house footing drains, and sump pumps, away from the septic system. Excessive water keeps the soil in the drain field from naturally cleansing the wastewater.

DO have your septic tank pumped out regularly by a DEQ licensed contractor.

DO call a professional whenever you experience problems with your system, or if there are any signs of system failure.

**Follow these septic system
DO's and DON'TS !!!**

DO'S	DON'TS
Conserve water	Overload system
Substitute for bleach and ammonia cleaners	Flush medicines and hazardous materials down drain
Plant grass on drainfield	Plant deep rooted plants near tank or drainfield
Know location of all system components	Park, drive on, or allow animals access to drainfield
Perform periodic septic system maintenance and inspections	Wait until there is a problem before inspecting your septic system

Don't Flush Household Hazardous Waste!

Visit the HHW website for the drop-off location nearest to you!

<http://www.oregon.gov/deq/Hazards-and-Cleanup/hw/Pages/HHW-by-County.aspx>

Or call 1-800-732-9253

**Why You Care About Your
Septic System**

Protect Your Investment

It is typically much cheaper to properly maintain a working septic system than it is to repair or replace a failing septic system.

Protect Community Health

Septic system owners, their neighbors, and the surrounding community run the risk of coming into contact with harmful bacterial and viral pathogens when septic systems are not properly maintained.

Protect Drinking Water

Septic systems that are not working properly can contaminate groundwater sources. More than 70% of all Oregonians are at least partially dependent on groundwater for their drinking water supplies!

Protect Environment

Septic systems that are not working properly can contaminate surface waters, which disrupts natural systems and impairs aquatic and riparian life.



Water Quality
Onsite Program
Eugene, OR 97401
Phone: 541-686-7905
www.oregon.gov/deq

**Be
Septic
Smart**



What to consider BEFORE Buying a Home



Don't Take Chances...

Know Before You Buy!

Septic systems are designed to collect and purify the water that goes down the drains in your home. There are two main parts to a conventional septic system.

1) Septic Tank

The septic tank is a watertight container buried in the ground. It is designed to collect all of the water that comes from your home. For example, every time you flush a toilet, or do a load of laundry, you are sending water to your septic tank. When water enters the septic tank, the solids sink to the bottom of the tank (sludge) and oils float to the top of the tank (scum). All of the liquid between the sludge and scum layers is called wastewater. Once the tank is full, wastewater is pushed from the septic tank to the drainfield.

2) Drainfield

The drainfield, also called leach field, usually consists of a series of trenches that sit below the ground. These trenches are filled with a porous material and covered with soil. Wastewater from the septic tank is dispersed into the trenches. Microbes then purify the wastewater, as it moves down through the soil profile below the trenches. Microbes are responsible for purifying your waste!

The microbes are doing *their* job, but what can *you* do to keep your system working properly? Follow these guidelines for Operation and Maintenance of your septic system.

Operation:

The first step in keeping your septic system working is to make sure that you and your family are *using* it properly. Of course, *never* flush materials that are hard to decompose down your drains. For example, cigarette butts, hair and food scraps are not septic friendly! Check out a list of DO'S and DON'TS for septic systems on the back of this brochure!

Maintenance:

Your septic system will need periodic maintenance even when you and a healthy microbial population are doing the job properly. Having periodic septic system inspections can help to save you thousands of dollars in expensive repairs or even system replacement!

Visit :

<http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

for a list of certified and experienced [Onsite Maintenance Providers](#).

Have questions? Call 541-686-7905

Ask These Questions First !!!

Is the system currently working?

The best way to find out is to have a certified [Onsite Maintenance Provider](#) do an Existing System Evaluation.

Are there maintenance, pumping or repair records?

Checking maintenance records will help you to identify if potentially costly repairs may be needed.

If the existing system fails, how will you repair it and what will it cost?

Repairs or replacement can be expensive. Plan ahead for system expenses!

Where is the existing system located?

Planting, building or driving on the drainfield will ruin the system! There should also be a reserve area for a replacement system. Do not build or pave over the reserve area either!

Is there a septic system permit on file with the DEQ or local County agency?

If no permit is on file, the system may have been installed without a permit or be very old. You could be held responsible if the system fails or causes a public health risk.

Will the existing system support any changes to the home?

You may need a larger system if you make additions to the home. Ask *before* you build!

EXHIBIT SECTION G



Purelight Power Headquarters
 541 Parsons Dr
 Medford, OR 97501

Purelight Power

541.816.4047
 www.purelightpower.com
 projects@purelightpower.com

Solar Supply and Installation Agreement

4/13/2022

Effective Date

Homeowner ("Client," "Customer," or "you")

Last Name Hull	First Name Vernon
Phone Number (541) 951-6077	Email vern_hull@yahoo.com
Co-Owner Last Name (If applicable) Hull	Co-Owner First Name (If applicable) Kayla

Project Information

Installation Street Address ("Property") 7680 Upper Applegate Road			Estimated Start Date: 4/13/2022
City Jacksonville	State OR	Zip 97530	Estimated Completion: 9/13/2022

PRICING

Financing Option	<input checked="" type="radio"/> Third Party Financing	<input type="radio"/> Cash	<input type="radio"/> Credit Card
System Price:	\$ 48,777.36	Deposit Due at Signing:	\$ _____
Tax:	\$ _____	Amount Due at CAD Approval:	\$ _____
Misc. Adjustments:	\$ 0	Amount Due at Install:	\$ _____
Total Installed System Price: ("Contract Price")	\$ 48777.36	Financed Amount:	\$ 48777.36
		Cash/Credit Card Amount:	\$ _____

Description of System ("System")

** Final payment is due the day of completion of on-site installation of the solar panels. Interconnection with the utility may take several weeks to complete after installation of the system. Customer understands that final payment may not be withheld due to any delay from the utility company.

System Size: 12.600	Additional Components Allowances Notes Variances NA
Number of Modules: 35	
Inverters Type: AP Systems	

Signatures

The attached Terms and Conditions are hereby integrated into this Agreement

Pure Light Power, LLC – License #226333
 PLP Bend LLC – License #226333
 PLP Iowa LLC – License #EL205890EC

by: <u>Thomas Letchworth</u>	Homeowner	Co-Homeowner
Title: <u>Solar Consultant</u>	<u>Vernon Hull</u>	_____
Name: <u>Thomas Letchworth</u>		

The information below is for internal use only

HOA Information	Sales Consultant
HOA Name: <u>NA</u>	Phone: <u>415-407-6473</u>
HOA Phone: <u>NA</u>	Email: <u>Tletchworth@purelightpower.com</u>

Terms and Conditions

ARTICLE 1 PARTIES

This Supply and Installation Agreement (this "Agreement") is made and entered into as of the Effective Date set forth on the attached cover page by and between the contractor indicated on the cover page ("Contractor," "we," "us," and "our") and you. We and you are sometimes referred to in this Agreement individually as a "Party" and collectively as the "Parties."

ARTICLE 2 WORK

2.1 Work. We will provide for you the following services on the terms set forth in this Agreement (the "Work"):

- Install on the Property the System and its components as described on the cover page, which includes design, supply and installation of all photovoltaic panels, inverter(s), AC & DC disconnects, wiring, conduit and overcurrent protection, and racking placement;
- Obtain necessary permits;
- Provide all labor, material, equipment, taxes, supervision and delivery to furnish and install the entire System as specified under the terms of this Agreement;
- Conduct related filling and compaction;
- Coordinate building, electrical and utility inspections;
- Start up and test the completed System; and
- Additional services described in the Notes field on the cover page

2.2 Exclusions. Any alteration or deviation from the above specifications, including but not limited to any additional material or any labor costs incurred by such alteration or deviation, subject to ARTICLE 6 of this Agreement. Alterations and deviations may include but are not limited to:

- Upgrade of existing main service panels, sub-panels or switchboards, if needed;
- Upgrade, replacement or repair of existing roof, or supporting roof structure;
- Tree removal, fencing, weed abatement, curbing, gravel or landscaping;
- Non-standard ground work (such as on difficult soil conditions);
- Additional grading, rock/boulder removal, blasting, coring, soil testing, compaction for footings, and trenching;
- Structural engineering calculations or analysis of existing structures;
- Habitat studies, additional inspections or fees of any type;

- Additional permitting requirements by local building authorities or jurisdictions, such as zoning, land use, architecture, planning, habitat, environmental, etc.; and
- Additional exclusions described in the Notes field on the cover page.

2.3 Standard of Performance. We will perform all Work in a good and workmanlike manner, and in accordance with applicable law and the terms of this Agreement.

ARTICLE 3 PROPERTY

3.1 Property Access. Within 120 days of the Effective Date, you shall make the Property available to us for performance of the Work.

3.2 Ownership, Owner Consent and Right to Install. You represent that all owners of the Property have signed this Agreement and that you have the right to enter into this Agreement and to install the System on the Property.

3.3 Site Inspection. You agree to allow us and construction professionals (including engineer, architect, licensed contractors, or their representatives) hired by us to access the Property to inspect any buildings and roofs prior to the installation of the System to ensure that the Property can accommodate the System.

3.4 Access Rights. You grant to us and our subcontractors the right to access all of the Property for the purposes of (a) designing, installing, constructing, testing, operating, maintaining, repairing and replacing the System or making any additions to the System or installing complementary technologies on or about the location of the System, and performing our obligations under this Agreement; (b) installing, testing and maintaining electric lines and inverters and meters, necessary to interconnect the System to your electric system at the Property and to the utility's electric distribution system; and (c) taking any other action reasonably necessary in connection with designing, installing, constructing, testing, operating, maintaining, repairing and replacing the System. This access right continues for up to 90 days after the later of the termination of this Agreement.

3.4.1 Reasonable Notice. We will provide you with reasonable notice of our need to access the Property whenever reasonable.

3.4.2 No interference. During the time that we have access rights you will ensure that our access rights are preserved and will not interfere with or permit any third party to interfere with such rights or access.

3.5 Removal of Hazardous Materials. You agree to provide a safe and secure work environment at the Property during the term of this Agreement. You are responsible at your own expense for removal and any hazardous materials, including asbestos, PCBs, petroleum, or hazardous waste material uncovered or revealed at the Property. If any hazardous materials are discovered, we may immediately cease all the Work in connection with such hazardous condition(s) in any affected area(s). We are not required to resume the Work until you deliver written proof of all required local building authority permits related to: (i) specifying that such

condition(s) and all affected area(s) have been rendered safe by the building authorities for the resumption of Work, or (ii) specifying any special conditions under which the Work may resume safely. Any work stoppage due to unavailability of the Property does not relieve your obligation to fulfill this Agreement.

ARTICLE 4 PAYMENT

4.1 Price. In consideration of performance of the Work and installation of the System, you agree to pay us the Contract Price, as defined on the cover page. The Contract Price is payable in full upon Completed Installation.

4.2 Deposit. Upon the Effective Date, you agree to pay to us a deposit in an amount provided on the cover page (the "Deposit"). We agree to refund the full amount of the Deposit if you cancel this Agreement within seven days following the Effective Date. The Deposit is non-refundable after seven days following the Effective Date. If neither Party cancels the Agreement, the Deposit shall be applied to the Contract Price. This Section 4.2 does not apply if the Deposit as provided on the cover page is zero (\$0).

4.3 Past Due Amount. Past due amounts accrue interest from the date such amounts were due until the date paid at an interest rate equal to the lesser of 10% per annum and the maximum rate permitted by law.

4.4 Credit Cards & Financing. You are free to obtain financing from the institution of your choice. If you pay the Contract Price with a personal credit card, you authorize us to charge an additional 3.5% to the amount charged on such credit card.

4.5 Cash Payments. You can pay using a Debit Card or Cashier's Check. If you choose this payment method a minimum deposit of \$500 is due on the Effective Date. 50% of the Contract Price minus the \$500 deposit is due once you approve the CAD. The remaining balance of the Contract Price is due the day of completion of on-site installation of the solar panels. Interconnection with the utility may take several weeks to complete after installation of the system. You understand that you cannot withhold payment due to any delay from the utility company.

ARTICLE 5 TIME FOR PERFORMANCE; TITLE OF WORK

5.1 Commencement. We will commence performance of the Work at the Property ("Commencement") within 60 business days from the date we receive all required permits, or the date the Property is ready for installation, whichever comes later. Following Commencement, we will diligently proceed to achieve Completed Installation.

5.2 Completed Installation. "Completed Installation" means the System is fully installed and is ready for start-up and testing.

5.3 Guaranteed Completion. Except as otherwise provided herein, we agree to achieve Completed Installation within 180 days from Commencement (the "Guaranteed Completion Date").

5.3.1 Extension. We retain the right to modify the Guaranteed Completion Date due to Force Majeure Events, Customer-Caused Delay, Change Orders,

and other circumstances that are beyond our control including but not limited to:

- Product delivery time constraints by manufacturer(s);
- Availability of your selected equipment
- Completion of your financing;
- Permit process;
- HOA's approval process.

5.3.2 Title of System. Prior to Completed Installation, we retain ownership and control of the System Assets. "System Assets" means all the Work and all materials delivered to the Property, whether or not actually incorporated in the System or the Property. Upon your payment of the Contract Price, legal title and ownership of the System passes to you.

ARTICLE 6 CHANGED CONDITIONS

6.1 Change Orders. You may from time to time, without invalidating this Agreement, order additional goods or services as part of the Work. These changes to the Work must be set forth in a written change order signed by you and us that includes the changed scope of the Work and the amount to be added or deducted from the Contract Price.

6.2 Right to Cancel

6.2.1 Site Inspection Result. After site inspection referenced in Section 3.3, we may cancel this Agreement and propose a new agreement, based on the site inspection result.

6.2.2 New Conditions. We discover new conditions on the Property that were not discovered or disclosed to us before the Effective Date, or in the event, environmental concerns unexpectedly arise and require involvement or further permits from local building authorities, we shall have the right to cancel this Agreement and propose a new agreement.

6.2.3 Your Right to Cancel. If we elect to cancel this Agreement and propose a new agreement, you will have the right to accept or reject the new agreement. Until such new agreement is in place, all Work shall cease. You will not be charged any cancellation fees if you reject the new agreement.

ARTICLE 7 LIMITED WARRANTIES

7.1 Limited Warranties

7.1.1 Free of Material, Construction and Workmanship Defect. Subject to the limitations and other provisions of this Agreement, we warrant that the Work and the System will be free from defects in material, construction and workmanship for ten years following the Completed Installation (the "Limited Warranty"). Any claim under the Limited Warranty must be made before the expiration of the Limited Warranty.

7.1.2 Limited Roofing Penetration Warranty. Subject to the limitations and other provisions of this

Agreement, we warranty your roof against damage and water infiltration at each roofing penetration made by us in connection with the installation of the System for ten years following the Completed Installation (the "Limited Roofing Penetration Warranty"). We will repair damage to your roof and repair actual physical damage to your property resulting from any water infiltration in the event of failure or defects in the penetrated areas.

7.2 Warranty Exclusion. The Limited Warranty and Limited Roofing Penetration Warranty excludes products not manufactured by Us. You are entitled to all warranties, if any, provided by the manufacturers of the components, accessories and equipment that are not manufactured by us, but which we install. These items generally include, but are not limited to, solar panels, inverters, and disconnect switches. We do not expressly warrant these items because we are not involved in the manufacturing process. Occasionally, a component, accessory or item of equipment will be unavailable for reasons beyond our control. If this happens, we have the right to substitute a reasonable equivalent item. The Limited Warranty excludes any measuring or monitoring equipment or service.

7.3 Other Exclusions. The Limited Warranty and Limited Roofing Penetration Warranty do not extend to (a) normal wear and tear; or (b) damage or failure caused by (i) your abuse or material neglect, unless such action or inaction was taken or not taken, as the case may be, in reliance on written instructions provided by us, (ii) modifications not performed by or through us or our affiliate or in a manner materially inconsistent with or contrary to the written information or written instructions provided by us or contained in the vendor manuals provided by us, (iii) the negligent acts or omissions of you or your separate contractors, (iv) defects or deficiencies attributable to Force Majeure Events, (v) failure by you to properly maintain or operate the System, or (vi) defects caused by the failure of the structural integrity of the support system by reason of any earth or fill ground movement.

7.4 Repair and Replacement. If you discover a breach of the Limited Warranty or Limited Roofing Penetration Warranty and make a timely claim, then, as your sole and exclusive remedy, we will repair or replace the defective Work. We will commence and complete such repairs or replacements within a reasonable time after receipt of your notice of warranty claim. If a failure cannot be corrected by our reasonable efforts, we will pay the reasonable replacement value of the failed element(s) of the System as determined by us.

7.5 Disputes of Breach of Warranty. If we dispute whether a breach of warranty has occurred, any tests of the System must be approved by both Parties, and we must be notified of and may be present at all tests that may be performed.

7.6 Exclusive Remedy. The Limited Warranty and the Limited Roofing Penetration Warranty are the exclusive remedy for defects in material and workmanship provided under this Agreement, and is provided in lieu of all other warranties, express or implied. On expiration of the Limited Warranty, all our liability for breach of warranty is terminated.

NO IMPLIED OR STATUTORY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A

PARTICULAR PURPOSE APPLY.

ARTICLE 8 FORCE MAJEURE EVENTS; CUSTOMER-CAUSED DELAY

8.1 Force Majeure. For purposes of this Agreement, the term "Force Majeure Event" means any event, condition or circumstance that delays or prevents a Party from timely performing obligations under this Agreement, or from complying with conditions required under this Agreement if such act or event, condition or circumstance, despite the exercise of reasonable efforts, cannot be avoided by, and is beyond the reasonable control of and without the fault or negligence of, the Party relying thereon as justification for such delay, nonperformance, or noncompliance, which includes, to the extent that the foregoing conditions are satisfied, war, sabotage, riots, insurrection, civil unrest or disturbance, military or guerilla action, terrorism, economic sanction or embargo, civil strike, work stoppage, slow-down, or lock-out; inclement weather, earthquake, abnormal weather condition or actions of the elements, hurricane, flood, lightning, wind, drought, volcanic eruption, Acts of God; unavailability of materials acceptable to us, fires, explosions, strikes, concurrent construction at Property affecting solar installation, government prohibitions, action or inaction of government or local utility, or acts or omissions of other persons.

8.2 Customer-Caused Delay. For purposes of this Agreement, "Customer-Caused Delay" means delays caused by your failure to comply with your obligations under this Agreement, and any other delays caused by you, your agents, or separate subcontractors. If a Customer-Caused Delay prevents us from installing your Solar System for more than 45 days, extra fees may be assessed for that delay.

8.3 Performance Excuse. On account of any ongoing Force Majeure Event, each Party is excused from performance of its obligations under this Agreement, except for your payment obligations, which may not be excused. We have the right to terminate this Agreement upon the occurrence of any Force Majeure Event or Customer-Caused Delay impacting the performance of the Work.

ARTICLE 9 CUSTOMER CANCELLATION

9.1 You may cancel this Agreement at any time prior to midnight of the seventh day after the Effective Date at no charge. If you cancel this Agreement after the seventh day, then you agree to pay a cancellation fee as follows:

Number of Days from Effective Date	Job Phase	Cancellation Fee(s)
1-7 Days	N/A	No Fee
8-11 Days	Pre-Job Phase	\$250 Site Survey Fee
12-18 Days	Engineering Phase	\$250 Site Survey Fee \$250 Engineering Fee
After 18 Days	Permitting and Construction Phase	The greater of 10% of Contract Price or the actual costs we incur in connection with the Work.

9.2 During the site survey, we will check roof measurements, roof conditions, shade allowances, electrical conditions, etc. If we find something that would require change in the price we originally agreed to, we will send you a change order. If you do not accept the Change Order, we reserve the right to terminate this Agreement and you will not be responsible for the site survey fee. If you cancel this Agreement after we sign a Change Order, then you are responsible for any and all additional costs incurred by us through that date relating to the Change Order, including but not limited to finance and transaction costs, administration costs, construction expenses, engineering and permitting costs as applicable.

ARTICLE 10 DEFAULT; TERMINATION

10.1 We are in Default of this Agreement if any of the following occurs:

- a) We fail to perform our obligations under this Agreement more than 30 days after receipt of written notice of default; or
- b) We admit in writing our insolvency, we file or there is filed against us a voluntary petition in bankruptcy, we are adjudicated bankrupt or insolvent or undertake or experience any substantially similar activity.

10.2 Remedies in Case of Default by us. If we are in default under this Agreement you may:

- a) terminate this Agreement; or
- b) pursue any other remedy available to you in this Agreement or by law

10.3 Default by Customer. You are in default under this Agreement if any one of the following occurs:

- a) you fail to make any payment when it is due and such failure continues for a period of five days;
- b) you fail to perform any material obligation that you have undertaken in this Agreement (which includes doing something you have agreed not to

do, like alter the System) and such failure continues for a period of 30 days after written notice;

c) you have provided any false or misleading financial or other information to obtain this Agreement;

d) you assign, transfer, encumber, sublet or sell this Agreement or any part of the System without our prior written consent;

e) you make an assignment for the benefit of creditors, admit in writing your insolvency, file or there is filed against you a voluntary petition in bankruptcy, are adjudicated bankrupt or insolvent or undertake or experience any substantially similar activity.; or

f) you fail to provide information, return phone calls or reply to emails from us and such failure continues for a period of 30 days after written notice;

10.4 Remedies in Case of Default by Customer. If you are in default under this Agreement, we may take any one or more of the following actions. If the law requires us to do so, we will give you notice and wait any period of time required before taking any of these actions. We may:

- a) terminate this Agreement;
- b) suspend the performance of this Agreement;
- c) take any reasonable action to correct your default or to prevent our loss; any amount we pay will be added to the amount you owe us and will be immediately due;
- d) require you, at your expense, to return the System or make it available to us in a reasonable manner;
- e) proceed, by appropriate court action, to enforce performance of this Agreement and to recover damages for your breach;
- f) disconnect, turn off or take back the system by legal process or self-help, but we may not disturb the peace or violate the law;
- g) report the non-operational status of the System to your utility informing them that you are no longer net metering
- h) charge you a reasonable reconnection fee for reconnecting the System to your utility or turning your System back on after we disconnect or turn off the System due to your default;
- i) recover from you (A) all unpaid Contract Price, taxes, and all or any other sums then due and owing, and (B) seek a pre or post judgment lien or similar security interest on or against your home;
- j) recover from you all direct and indirect, internal and external expenses incurred in partial completion of the Work, plus 15% profit thereon; or
- k) pursue any other remedy available to us in this Agreement or by law.

10.4.2 Multiple Remedies. By choosing any one or more of these remedies, we do not give up our right to use another remedy. By deciding not to use any remedy should this Agreement be in default, we do not give up our right to use that remedy in case of a subsequent default.

10.4.3 Reimbursement. You agree to repay us for any reasonable amounts we pay to correct or cover your default. You also agree to reimburse us for any direct and indirect, internal and external costs and expenses we incur, plus 15% profit thereon, relating to the System's return resulting from early termination.

10.5 Non-Default Terminations. If any of the following event arises, we may terminate this Agreement without further liabilities or obligations towards you: (a) issuance of an order of a court or other public authority having jurisdiction which requires all the Work to be stopped; or (b) Force Majeure Event that lasts more than 365 days. We may terminate this Agreement if there is a failure to obtain all permits and governmental approvals required for performance of the Work.

ARTICLE 11 INDEMNITY

To the fullest extent permitted by law, each Party shall indemnify, defend and hold harmless the other Party from and against any and all loss, damage, expense and liability, including fines, penalties, court costs and reasonable attorneys' fees (collectively, "Liabilities") incurred by such first Party in connection with or arising from any third-party claim for physical or other damage to or physical destruction of property or death of or bodily injury to any person to the extent caused by (a) any breach or violation of or default under this Agreement or any applicable legal requirements by; or (b) any willful misconduct or gross negligent acts or omissions of the second Party or its agents, subcontractors or employees or others under its control, provided, however, that in no event shall a Party be obligated under this section to the extent such Liabilities arise due to the negligence or willful misconduct of the other Party or any third party.

ARTICLE 12 LIMITATIONS OF LIABILITY

12.1 Limitation of Liability. Our total liability to you, for any and all causes (including all claims under the warranties described in this Agreement), whether based on contract, tort (including negligence), strict liability or any other cause of action, can in no event exceed the Contract Price.

12.2 No Consequential Damages. NO PARTY IS LIABLE FOR SPECIAL, PUNITIVE, EXEMPLARY, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES OR LOST PROFITS, WHETHER BASED ON CONTRACT, TORT, STRICT LIABILITY, OTHER LAW OR OTHERWISE AND WHETHER OR NOT ARISING FROM THE OTHER PARTY'S SOLE, JOINT OR CONCURRENT NEGLIGENCE, STRICT LIABILITY OR OTHER FAULT. THIS LIMITATION CAN NOT BE INTERPRETED TO RESTRICT A PARTY'S INDEMNITY OBLIGATIONS WHERE SUCH OBLIGATIONS EXIST PURSUANT TO THIS AGREEMENT.

ARTICLE 13 GENERAL PROVISIONS

13.1 Governing Law. This Agreement is governed by the laws where the Property is located.

13.2 Notices. All notices given to us must be in writing and delivered by personal delivery, or overnight courier. A notice is deemed received upon personal delivery, or the promised delivery date after deposit with a reputable overnight courier.

13.3 Jurisdiction and Attorney's Fees. All claims, disputes, and other matters in question between the

Parties to this Agreement, arising out of or relating to this Agreement, or the breach thereof, are subject to the exclusive jurisdiction. The prevailing party in any litigation or court proceeding is entitled to its reasonable attorneys' fees and all related costs and expenses.

13.4 Survival. Subject to the limitations and other provisions of this Agreement, any provision that, in order to give proper effect to its intent, should survive the termination of this Agreement, survives the expiration or earlier termination of this Agreement.

13.5 Assignment. You may not assign any of your rights hereunder without our prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed. We may, without your consent, assign this Agreement to any of our affiliates.

13.6 Right to Subcontract. We have the right to subcontract the performance of the Work and any other duties or obligations under this Agreement to a third party (a "Subcontractor"). In all cases, We are responsible and liable for the acts and omissions of each Subcontractor to the same extent as if such acts or omissions were by us or employees. We are responsible for all fees and expenses payable to any Subcontractor.

13.7 Waiver. No waiver by any Party of any of the provisions hereof is effective unless explicitly set forth in writing and signed by the Party so waiving. No waiver by any Party operates or may be construed as a waiver in respect of any failure, breach or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver. No failure to exercise, or delay in exercising, any right, remedy, power or privilege arising from this Agreement operates or maybe construed as a waiver thereof; nor does any single or partial exercise of any right, remedy, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.

13.8 Amendment and Modification. This Agreement may only be amended, modified or supplemented by an agreement in writing signed by each Party hereto.

13.9 Headings. The headings in this Agreement are for reference only and do not affect the interpretation of this Agreement.

13.10 Severability. If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal or unenforceable in any jurisdiction, such invalidity, illegality or unenforceability does not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. Upon a determination that any term or provision is invalid, illegal or unenforceable, the Parties shall negotiate in good faith to modify this Agreement to affect the original intent of the Parties as closely as possible in order that the transactions contemplated hereby may be consummated as originally contemplated to the greatest extent possible.

13.11 Guarantees. You agree that in entering into this Agreement you do not rely on any statement, representation or warranty, other than those expressly set out in this Agreement. There is no other promise, representation, warranty, usage or course of dealing, whether oral or written, affecting

it.

ARTICLE 14 MAINTENANCE, REPAIRS AND REMOVAL; EXPANSION

14.1 Inspection of System. You agree that we have the right, with prior notice and at times reasonable times, to inspect the System to determine if you have complied with the conditions set forth in this Agreement. In the event that any inspection discloses that you have failed, on or prior to the date of such inspection, to be in compliance with any of your obligations, then for purposes of calculating the Production Year Deficit Payment, if any, the performance of the System during such compliance failure is deemed equal to the average performance of the prior Production Years during the same time period.

14.2 Maintenance and Repair. You irrevocably grant to us the right, during the Performance Guarantee Term, to repair, replace, and maintain the System and appurtenant equipment, and to conduct on-site measurements, including, but not limited to, reading meters and installing and observing on-site monitoring equipment. You agree to cooperate fully with us. You agree further to cooperate with our performance of the Performance Guarantee by providing utility information, and any additional information that we reasonably request.

14.3 Expenses. You agree that if the System needs any repair that is not our responsibility under this Agreement. If the System needs to be relocated to facilitate remodeling of the Property, you will have us, or another similarly qualified service provider approved by us, perform such repairs and relocation at your expense.

14.3.1 Removal. You agree that if the System needs to be removed and reinstalled to facilitate remodeling of the Property, you agree to pay the removal fee of \$500 or \$100 per panel, whichever is greater and capped at \$5000 total. This fee includes removing and reinstalling panels in the same places on the Property.

14.3.2 Relocation. You agree that if the System needs to be removed and reinstalled on a different area of the same Property or at a new property, you agree to pay the relocation fee of \$500 or \$125 per panel, whichever is greater. This fee includes removing and reinstalling the same panels at a new location. You agree to pay for any additional material and labor costs incurred due to any alteration or deviation from the above specifications.

ARTICLE 15 NO SAVINGS GUARANTEE

15.1 No Savings Guarantee. We provide no warranty or guaranty with respect to any cost savings from use of the System. Electric usage and savings are determined by many factors including but not limited to utility rates, amount of power used and loads applied from within and around the property any and all of which can cause a shift in the total amount of power needed to create savings.

CUSTOMER ACKNOWLEDGEMENTS

By initialing next to each representation below, you affirmatively acknowledge and state that you have reviewed and understand each representation at the time of signing.

1. VA / Tax Credits: Your individual proposal and costs are based on receiving important federal tax credits. These credits are based on your federal tax liability and it is your responsibility to insure you qualify for those federal tax credits.
2. VA / Power Outage: Your custom solar array is interconnected with your local utilities electric grid. Due to this interconnection your solar array will not work if there is a disruption in the electrical grid that causes a loss of power.
3. VA / Solar Production: Your Purelight Power solar array is customized to your current electric energy usage. After installation, if you begin to use more power than the system was customized to produce, you will still receive a power bill from your utility for any differences between your increased usage and what the solar array can produce.
4. VA / Cancellation Policy: You have read Purelight Power's Customer Cancellation Policy in Article 9 of this Agreement and understand the policy and fees associated with it.

Notice of Lien Rights

Under the Oregon and Iowa Mechanics' Lien Laws, any contractor, subcontractor, laborer, supplier, or other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed and to sue you in court to obtain payment. This means that after a court hearing; your home, land, and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have no direct contractual relationship with the subcontractor or if you have paid your contractor in full if the contractor's subcontractors, laborers, or suppliers remain unpaid. To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide a document called a "Preliminary Notice," Or "Notice of Right to Lien." In Iowa, you can call 1-888-767-8683 or visit <https://sos.iowa.gov/mnlr/index.aspx> for more information. Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner. A preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property if they are not paid. In order to perfect their lien rights, a contractor, subcontractor, supplier, or laborer must file a mechanics' lien with the county recorder or a specifically designated website that then becomes a recorded lien against your property. If a lien is filed against your property, you will receive notice in the mail.

Notice of Right to Cancellation

You may cancel this transaction, without any penalty or obligation, within seven days from the Effective Date. If you cancel, any property traded in, payments made under this Agreement, and any negotiable instrument executed by you will be returned within 10 business days following our receipt of your cancellation notice. Additionally, any security interest arising out of the transaction will be canceled. If you cancel, you must make available to us at your residence, in substantially as good condition as when received, any goods delivered to you under this Agreement, or you may, if you wish, comply with our instructions regarding the return shipment of the goods at your expense and risk.

If you do make the goods available to us and we do not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation.

If you fail to make the goods available to us, or if you agree to return the goods to us and fail to do so, then you remain liable for performance of all obligations under this Agreement.

To cancel this transaction, deliver a signed and dated cancellation notice, to:

Corporate Headquarters:
Purelight Power
541 Parsons Dr
Medford, OR 97501

No later than midnight of 4/20/2022 (date)

Plumb Crazy
 PO BOX 3056
 Central Point OR, OR 97502
 5417780355
 plumbcrazy2023@gmail.com



INVOICE

BILL TO
 Hull Mountain Builders
 7680 Upper Applegate
 Jacksonville, OR 97530

INVOICE # 1351
DATE 05/13/2025
TERMS Net 15

DATE	DESCRIPTION	QTY	RATE	AMOUNT
04/10/2025	Camera located sewer line. Customer is exposing to install cleanout.			
04/10/2025	Locate/Camera	1	200.00	200.00
05/07/2025	Installed cleanout, snaked main drain and camera line to verify proper drainage.			
	Journeyman	1.50	140.00	210.00
	Part 4" AC x PL shielded ferncos	2	46.50	93.00
	Part 4" ABS why	1	39.10	39.10
	Part 4" ABS 45	1	16.80	16.80
	Part 4" Cleanout & plug	1	19.70	19.70
	Part 4' of 4" ABS pipe	4	6.20	24.80

We also accept cash and checks payable to Plumb Crazy.
 Thank you, we appreciate your business and look forward to helping
 you again.

BALANCE DUE **\$603.40**

Delinquent accounts will be charged a minimum of \$25 or 3% per month on all past due
 invoices. All labor and material is guaranteed for one year or otherwise stated.

Yokum Builders-Dale Yokum
 1877 Inverness Dr. Cell #541-944-2250
 Medford, OR 97504 CCB #140354

Invoice No. **122721**

INVOICE

Customer			
Name	Vern Hull		
Address	7680 Upper Apple gate		
City	Ruch	State Or	ZIP
Phone			

Misc	
Date	12/2/2021
Order No.	
Rep	
FOB	

Qty	Description	Unit Price	TOTAL
	Below grade membrane		
	Install Henry's Aquatic primer		
	Install Henry's sealant black		
	Install Blue skin 60 mil below grade membrane		
	Prep under grade and install membrane		
1	Labor	\$ 1,000.00	\$ 1,000.00
1	Materials	\$ 1,000.00	\$ 1,000.00

SubTotal	\$ 2,000.00
Shipping	\$ (1,000.00)
TOTAL	\$ 1,000.00

Payment	Select One...
Comments	
Name	////////////////////////////////////
CC #	////////////////////////////////////
Expires	////////////////////////////////////

Tax Rate(s)	

Thank You!

EXHIBIT SECTION H

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 7680 Upper Applegate Rd, Jacksonville, OR 97530
2 _____ (the "Property")

INSTRUCTIONS TO THE SELLER

- 3 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
- 4 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
- 5 this disclosure statement and each attachment.
- 6 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
- 7 105.475(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)
- 8 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.
- 9 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
- 10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
- 11 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

12 **Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:**

13 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

14 of this form completely.

- 15 *Initial only the exclusion you wish to claim.*
- 16 _____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #
- 17 _____, issued by _____.
- 18 _____ 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.
- 19 _____ Seller is a court appointed (*select only one*) receiver, personal representative, trustee, conservator, or guardian.
- 20 _____ This sale or transfer is by a governmental agency.

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

22 Seller _____ Date/Time _____ ←

23 Print _____

24 Seller _____ Date/Time _____ ←

25 Print _____

26 Seller _____ Date/Time _____ ←

27 Print _____

28 Seller _____ Date/Time _____ ←

29 Print _____

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

31 Buyer _____ Date/Time _____ ←

32 Print _____

33 Buyer _____ Date/Time _____ ←

34 Print _____

35 Buyer _____ Date/Time _____ ←

36 Print _____

37 Buyer _____ Date/Time _____ ←

38 Print _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

39 Property Address or Tax ID # 7680 Upper Applegate Rd, Jacksonville, OR 97530
40 _____ (the "Property")

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

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

43 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
44 PROPERTY LOCATED AT 7680 Upper Applegate Rd, Jacksonville, OR 97530 (THE "PROPERTY").

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

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

54 Seller (select one) is is not occupying the Property.

I. SELLER'S REPRESENTATIONS

55 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
56 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.

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

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

59 **1. TITLE**

- 60 A. Do you have legal authority to sell the Property? Yes No Unknown
- 61 B. *Is title to the Property subject to any of the following?..... Yes* No Unknown
62 First right of refusal Option Lease or rental agreement Other listing Life estate
- 63 C. *Is the Property being transferred an unlawfully established unit of land?..... Yes* No Unknown
- 64 D. *Are there any encroachments, boundary agreements, boundary disputes or
65 recent boundary changes?..... Yes* No Unknown
- 66 E. *Are there any rights of way, easements, licenses, access limitations or claims
67 that may affect your interest in the Property? Yes* No Unknown
- 68 F. *Are there any agreements for joint maintenance of an easement or right of way?..... Yes* No Unknown
- 69 G. *Are there any governmental studies, designations, zoning overlays, surveys or
70 notices that would affect the Property?..... Yes* No Unknown
- 71 H. *Are there any pending or existing governmental assessments against the Property?..... Yes* No Unknown
- 72 I. *Are there any zoning violations or nonconforming uses?..... Yes* No Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials W / W / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 7680 Upper Applegate Rd, Jacksonville, OR 97530 (the "Property")

- 73 J. **Is there a boundary survey for the Property?* Yes* No Unknown
- 74
- 75 K. **Are there any covenants, conditions, restrictions or private assessments that affect*
- 76 *the Property?* Yes* No Unknown
- 77
- 78 L. **Is the Property subject to any special tax assessment or tax treatment that may*
- 79 *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:

- 84 a. **Does the water source require a water permit?* Yes* No Unknown
- 85 If yes, do you have a permit? Yes No Unknown N/A
- 86 b. Is the water source located on the Property? Yes No Unknown N/A
- 87 **If not, are there any written agreements for a shared water source?* Yes* No Unknown N/A
- 88 c. **Is there an easement (recorded or unrecorded) for your access to or*
- 89 *maintenance of the water source?* Yes* No Unknown
- 90 d. If the source of water is from a well or spring, have you had any of the
- 91 following in the past 12 months? Yes No Unknown N/A
- 92 Flow test Bacteria test Chemical contents test
- 93 e. **Are there any water source plumbing problems or needed repairs?* Yes* No Unknown

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

B. Irrigation

- 97 (1) Are there any water rights or other irrigation rights for the Property? Yes No Unknown
- 98 (2) **If any exist, has the irrigation water been used during the last five-year period?* Yes* No Unknown N/A
- 99 (3) **Is there a water rights certificate or other written evidence available?* Yes* No Unknown N/A

C. Outdoor sprinkler system

- 101 (1) Is there an outdoor sprinkler system for the Property? Yes No Unknown
- 102 (2) Has a back flow valve been installed? Yes No Unknown N/A *VH KH*
- 103 (3) Is the outdoor sprinkler system operable? Yes No Unknown N/A

3. SEWAGE SYSTEM

- 105 A. Is the Property connected to a public or community sewage system? Yes No Unknown
- 106 B. Are there any new public or community sewage systems proposed for the Property? Yes No Unknown
- 107 C. Is the Property connected to an on-site septic system? Yes No Unknown
- 108 (1) If yes, when was the system installed? Unknown N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials *(RH)* / *VH* / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 7680 Upper Applegate Rd, Jacksonville, OR 97530 (the "Property")

- 111 (2) *If yes, was the system installed by permit? Yes* No Unknown N/A
- 112 (3) *Has the system been repaired or altered? Yes* No Unknown N/A
- 113 (4) *Has the condition of the system been evaluated and a report issued? Yes* No Unknown N/A
- 114 (5) Has the septic tank ever been pumped? Yes No Unknown N/A
- 115 If yes, when? unknown N/A
- 116 (6) Does the system have a pump? Yes No Unknown N/A
- 117 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? Yes No Unknown N/A
- 118 (8) *Is a service contract for routine maintenance required for the system? Yes* No Unknown N/A
- 119 (9) Are all components of the system located on the Property? Yes No Unknown N/A
- 120 D. *Are there any sewage system problems or needed repairs? Yes* No Unknown
- 121 E. Does your sewage system require on-site pumping to another level? Yes No Unknown

4. DWELLING INSULATION

- 123 A. Is there insulation in the:
- 124 (1) Ceiling? Yes No Unknown
- 125 (2) Exterior walls? Yes No Unknown
- 126 (3) Floors? Yes No Unknown
- 127 B. Are there any defective insulated doors or windows? Yes No Unknown

5. DWELLING STRUCTURE

- 129 A. *Has the roof leaked? Yes* No Unknown
- 130 If yes, has it been repaired? Yes No Unknown N/A
- 131 B. Are there any additions, conversions or remodeling? Yes No Unknown
- 132 If yes, was a building permit required? Yes No Unknown N/A
- 133 If yes, was a building permit obtained? Yes No Unknown N/A
- 134 If yes, was final inspection obtained? Yes No Unknown N/A
- 135 C. Are there smoke alarms or detectors? Yes No Unknown
- 136 D. Are there carbon monoxide alarms? Yes No Unknown
- 137 E. Is there a woodstove or fireplace insert included in the sale? Yes No Unknown
- 138 *If yes, what is the make? _____
- 139 *If yes, was it installed with a permit? Yes* No Unknown N/A
- 140 *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
- 142 F. *Has pest and dry rot, structural or "whole house" inspection been done within the
- 143 last three years? Yes* No Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials AP / KH / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

SELLER'S PROPERTY DISCLOSURE STATEMENT

144 Property Address or Tax ID # 7680 Upper Applegate Rd, Jacksonville, OR 97530

145 (the "Property")

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

VP KH

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

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

- 154 (1) Are there problems with the materials? Yes No Unknown N/A
- 155 (2) Are the materials covered by a warranty? Yes No Unknown N/A
- 156 (3) Have the materials been inspected? Yes No Unknown N/A
- 157 (4) Have there ever been claims filed for these materials by you or by previous owners? Yes No Unknown N/A
- 158 If yes, when? _____ N/A
- 159 (5) Was money received? Yes No Unknown N/A
- 160 (6) Were any of the materials repaired or replaced? Yes No Unknown N/A

161 **6. DWELLING SYSTEMS AND FIXTURES**

162 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?

- 163 A. Electrical system, including wiring, switches, outlets and service Yes No Unknown
- 164 B. Plumbing system, including pipes, faucets, fixtures and toilets Yes No Unknown
- 165 C. Water heater tank Yes No Unknown
- 166 D. Garbage disposal Yes No Unknown N/A
- 167 E. Built-in range and oven Yes No Unknown N/A
- 168 F. Built-in dishwasher Yes No Unknown N/A
- 169 G. Sump pump Yes No Unknown N/A
- 170 H. Heating and cooling systems
 - 171 (1) Heating systems Yes No Unknown N/A
 - 172 (2) Cooling systems Yes No Unknown N/A
- 173 I. Security system Owned Leased Yes No Unknown N/A
- 174 J. Are there any materials or products used in the systems and fixtures that are or have
175 been the subject of a recall, class action suit settlement or litigation? Yes No Unknown
176 If yes, what product? _____
- 177 (1) Are there problems with the product? Yes No Unknown N/A
- 178 (2) Is the product covered by a warranty? Yes No Unknown N/A
- 179 (3) Has the product been inspected? Yes No Unknown N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials **VP** / **KH** / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 7680 Upper Applegate Rd, Jacksonville, OR 97530 (the "Property")

- 182 (4) Have claims been filed for this product by you or by previous owners? Yes No Unknown N/A
- 183 If yes, when? _____
- 184 (5) Was money received? Yes No Unknown N/A
- 185 (6) Were any of the materials or products repaired or replaced? Yes No Unknown N/A

7. COMMON INTEREST

- 187 A. Is there a Home Owners' Association or other governing entity? Yes No Unknown
- 188 Name of Association or Other Governing Entity: _____
- 189 Contact Person: _____
- 190 Address: _____
- 191 Phone Number: _____
- 192 B. Regular periodic assessments: \$ _____ per Month Year Other _____
- 193 C. *Are there any pending or proposed special assessments? Yes* No Unknown
- 194 D. Are there shared "common areas" or joint maintenance agreements for facilities
- 195 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
- 196 undivided interest with others? Yes No Unknown
- 197 E. Is the Home Owners' Association or other governing entity a party to pending
- 198 litigation or subject to an unsatisfied judgment? Yes No Unknown N/A
- 199 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
- 200 violation of other bylaws or governing rules, whether recorded or not? Yes No Unknown N/A

8. SEISMIC

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

9. GENERAL

- 205 A. Are there problems with settling, soil, standing water or drainage on the Property
- 206 or in the immediate area? Yes No Unknown
- 207 B. Does the Property contain fill? Yes No Unknown **KH**
- 208 C. Is there any material damage to the Property or any of the structure(s) from fire,
- 209 wind, floods, beach movements, earthquake, expansive soils or landslides? Yes No Unknown
- 210 D. Is the Property in a designated floodplain? Yes No Unknown
- 211 Note: Flood insurance may be required for homes in a floodplain.
- 212 E. Is the Property in a designated slide or other geologic hazard zone? Yes No Unknown **KH**
- 213 F. *Has any portion of the Property been tested or treated for asbestos, formaldehyde,
- 214 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
- 215 soil or water? Yes* No Unknown
- 216 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
- 217 etc.) on the Property? Yes No Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials **WB** / **KH** / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

218
219

Property Address or Tax ID # 7680 Upper Applegate Rd, Jacksonville, OR 97530
(the "Property")

220
221

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

222

10. FULL DISCLOSURE BY SELLER(S)

223
224
225
226

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

227
228
229

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.

230

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

231
232

Seller *Vernon Hull* Date/Time 3/19/26 7:00 PM ←
Print Vernon Hull

233
234

Seller *Kayla Hull* Date/Time 3/19/26 7pm ←
Print Kayla Hull

235
236

Seller _____ Date/Time _____ ←
Print _____

237
238

Seller _____ Date/Time _____ ←
Print _____

II. BUYER'S ACKNOWLEDGMENT

239
240

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.

241
242
243
244
245

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.

246
247

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).

248
249
250
251
252

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 _____ / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

Property Address or Tax ID # 7680 Upper Applegate Rd, Jacksonville, OR 97530 (the "Property")

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

Question # 8. Water B. Irrigation (1-3)
Details: Sellers have used water rights to irrigate pasture during the last 5 years.
Attachment Identified as: See attached certificate.

Question # 5. G.
Details: Leak in basement wall in Feb. 2022. New "Blueskin" Foundation membrane installed by licensed contractor. New foundation drain installed by licensed contractor. No new issues since, work done by Dale Yokum - Yokum builders
Attachment Identified as: See attached invoice

Question # 10. A.
Details: During heavy rain, small amounts of water drains down upstairs chimney. 2 outlets in basement do not work.
Attachment Identified as: _____

Question # 3. C-3
Details: Had new cleanout installed in sewer drain line in order to snake main drain to ensure proper drainage.
Attachment Identified as: See attached invoice

Question # _____
Details: _____
Attachment Identified as: _____

Seller Vernon Hull Date/Time 3/19/26 7:00 PM ←
Print Vernon Hull
Seller Kayla Hull Date/Time 3/19/26 7pm ←
Print Kayla Hull
Seller _____ Date/Time _____ ←
Print _____
Seller _____ Date/Time _____ ←
Print _____

Buyer Initials _____ / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # 7680 Upper Applegate Rd, Jacksonville, OR 97530
2 _____ (the "Property")

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

4 Question # _____
5 Details: _____
6 _____
7 _____
8 _____
9 Attachment Identified as: _____

10 Question # _____
11 Details: _____
12 _____
13 _____
14 _____
15 Attachment Identified as: _____

16 Question # _____
17 Details: _____
18 _____
19 _____
20 _____
21 Attachment Identified as: _____

22 Question # _____
23 Details: _____
24 _____
25 _____
26 _____
27 Attachment Identified as: _____

28 Question # _____
29 Details: _____
30 _____
31 _____
32 _____
33 Attachment Identified as: _____

34 Seller _____ Date/Time _____ ←
35 Print Vernon Hull

36 Seller _____ Date/Time _____ ←
37 Print Kayla Hull

38 Seller _____ Date/Time _____ ←
39 Print _____

40 Seller _____ Date/Time _____ ←
41 Print _____

Buyer Initials _____ / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

SELLER'S PROPERTY DISCLOSURE STATEMENT

253 Property Address or Tax ID # 7680 Upper Applegate Rd, Jacksonville, OR 97530
254 _____ (the "Property")

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

256 Buyer _____ Date/Time _____ ←
257 Print _____

258 Buyer _____ Date/Time _____ ←
259 Print _____

260 Buyer _____ Date/Time _____ ←
261 Print _____

262 Buyer _____ Date/Time _____ ←
263 Print _____

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

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

266 Date received by Agent _____

Seller Initials _____ / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE