

Offering Memorandum

Welcome to Belvoir Estate A French Country Chateau in Applegate Valley Wine Country

3998 Little Applegate Road
Jacksonville, Jackson County, Oregon 97530



» **MOPG**
by John L. Scott

French Country Chateau | Riverfront Estate in Applegate Valley Wine Country

Welcome to Belvoir Estate! Set on 24.56 private acres in the heart of the Applegate Valley, and just a short drive from historic Jacksonville, Oregon, this rare riverfront estate offers a compelling blend of architecture, privacy, and natural beauty. Set back from the road and largely unseen, the property creates a quiet presence with a true sense of arrival. With sweeping views across wine country, over 600 feet of Little Applegate River frontage, and adjoining public lands, the setting is both peaceful and inspiring. Historic water rights dating back to 1857 and 1929 add both legacy and utility to the land. Zoned EFU, this offering presents potential for vineyard, orchard, or other agricultural use. At the center is a custom-built residence offering 5,900 square feet of living space, designed with distinctive architectural character and craftsmanship rarely replicated.

Private Riverfront and Recreation

The river setting is a defining feature of this Applegate Valley property, with direct access to the Little Applegate River, including a swimming hole and open stretches of shoreline. Mature evergreens provide shade and privacy, while the land rises gently toward the residence, opening to surrounding valley and mountain views. The acreage offers a balanced mix of pasture, wooded privacy, and usable ground, with direct connection to thousands of acres of adjoining public lands, creating a rare combination of seclusion and recreation.

Timeless Architecture

One of the Applegate Valley's most compelling architectural homes, designed and built by Jack Resner, the residence is thoughtfully positioned to capture views while maintaining exclusive privacy. As you approach the wrought iron gate, a grand mountain chateau emerges, blending French country elegance with the natural character of Southern Oregon wine country. A covered drive-through portico leads to a custom arched entry framed by stonework and refined detailing.

Inside, the experience is defined by craftsmanship and scale, creating an atmosphere that feels both refined and inviting. The great room is anchored by a wall of floor to ceiling front windows with a distinctive arched design that frames expansive views of the valley and surrounding mountains, letting in abundant light with little heat due to its north-facing orientation. Soaring vaulted ceilings with exposed beams and tongue and groove detailing are complemented by a series of timber trusses that create a strong sense of mountain chalet character. A floor to ceiling stone fireplace with a wood mantle serves as a focal point, while radius windows, detailed trim work, built in elements, and custom Big Leaf maple floors add warmth, depth, and continuity throughout the home.

The kitchen continues the home's blend of mountain chalet warmth and French country refinement. Floor to ceiling windows with radius arch detailing create architectural continuity. The space blends warmth and function, open to the main living areas and anchored by a large island, high-end appliances including Wolf and Sub-Zero, and extensive cabinetry. The dining area offers a more intimate setting, while the covered back patio extends the same architectural experience outdoors, where exposed beams and matching rooflines create a seamless transition for outdoor dining, gathering, and entertaining.

The western wing serves as a private master suite, featuring a spacious bedroom, dual walk-in closets, private office or flex space, patio access, and a well-appointed bath with marble and stone finishes. The soft curves of a barrelled ceiling invite a luxurious welcome into the bedroom space. The bedroom is anchored by the same floor to ceiling windows with a distinctive arched design that frame the natural setting and bring the outdoors in. A fireplace with custom millwork and granite surround adds warmth and balance to the room, while built-in cabinetry, custom millwork, and warm finishes elevate the overall feel. The bath is elegant and thoughtfully arranged, with an oversized Jacuzzi bathtub positioned to take in the views, dual sinks set within custom cabinetry, and detailed molding and built in shelving and lighting that add depth and refinement. Marble and stone finishes carry through the bath, while a glass enclosed shower is finished with granite and tile. Together, the master suite offers a well balanced combination of privacy, comfort, and connection to the surrounding landscape.

The eastern wing is reserved for guest or family accommodations, offering two bedrooms, a full bath, and a sense of separation while maintaining architectural continuity. The main guest room includes elevated views, dual Juliet railings, and a distinctive fireplace feature, while the second

bedroom offers its own architectural character. Altogether, the home includes three fireplaces, one woodburning, that contribute both warmth, and architectural presence, while a new three zone HVAC system supports comfort throughout the residence.

Indoor Recreation and Guest Suite

The lower level offers an impressive suite of features, defined by soaring ceilings and a thoughtful blend of recreation, comfort, and utility. At the center is a large bonus and game room designed for entertaining, complete with a custom full bar with sink, wine refrigeration, warming drawer, microwave and generous serving area, along with a built in entertainment center and extensive cabinetry. The distinctive epoxy flooring introduces a subtle radius motif that echoes the architectural design found throughout the home and gives the space its own memorable character.

A private guest suite that can also serve as a luxurious office, yoga or hobby space is designed with a coffered tongue and groove ceiling, warm accent lighting, built in cabinetry, and a full wall of French doors. The suite feels bright and well connected to the outdoors with direct patio access. The en suite bath includes a glass enclosed shower with granite and tile surfaces and custom cabinets and draws for easy storage. Rounding out the lower level are a dedicated gym and exercise area, a pantry and wine storage room, generous storage spaces, a utility room, and both a two car garage and an oversized single bay garage.

Outdoor Living and Entertaining Spaces

Outdoor living is thoughtfully integrated throughout the estate, including a lower-level patio, a great room deck oriented toward the expansive vistas, a large covered back patio and an extended terrace that wraps around the back of the house to sweeping steps. Thoughtfully designed for gathering, relaxing and entertaining. The covered patio's chandelier and lighting fixtures offer a warm and private setting with exposed timber framing and skylights, set against a natural backdrop of trees and hillside that can be illuminated at night.

At the front of the residence, the covered drive-through portico with paver stone also serves as a substantial outdoor entertaining space, with adjoining terrace, reinforcing the property's ability to host and gather at scale.

Second Residence

A well-equipped secondary residence serves as an ideal caretaker's home, guest quarters or for multigenerational living, offering two bedrooms, one and a half bathrooms, an open designed full kitchen and living space, along with a covered front deck and back porch for barbequing. Updates include new HVAC and upgraded woodwork finishes and lighting. Positioned approximately 125 feet from the main home yet outside the primary sight line, it provides both convenience and privacy, with ample yard space, garden beds, and ample parking.

Barn, Water Rights and Organic Garden

The historic, century-old pole barn totals approximately 6,000 square feet and offers a wide range of utility and character. It has been renovated and structurally reinforced with concrete slabs in two of the 5 bays, yet still retains its historic look. Its classic raised center aisle is well suited for hay storage and could also accommodate equipment, vehicles, boats, cars, atv's or other large scale uses. On either side are two finished interior areas, including a well appointed workshop and an additional enclosed storage area that could be used as artist or hobby studios. Each finished bay has large double doors on each side that can be fully opened to the beautiful nature views and accommodate vehicles. The barn also includes two covered lean to bays that could serve a variety of purposes, including vehicle cover, equipment storage, or potential livestock use. The area around the barn benefits from 1929 irrigation water rights. Located just a short walk from the Little Applegate River frontage, the barn is further supported by full electric service, potable water, and a 50 amp RV hookup, adding to its flexibility.

A 350' x 180' fenced organic garden includes a greenhouse with electric cover, climate-controlled buildings, water storage tanks, and established infrastructure, supporting a wide range of agricultural or self-sustaining uses. The garden and adjoining pasture benefit from senior 1857 irrigation water rights from the historic Gin Lin Ditch.- built during the Southern Oregon 1800's Gold Rush. The property could be utilized as a vineyard/winery or orchard/cidery. Additional improvements enhance the property's functionality including a chicken coop near the guest house. The land also includes partially fenced irrigated pastures and a second hidden meadow along the

eastern boundary where the property meets the Little Applegate River, creating a second riverfront access area with 1929 irrigation water rights.

Outdoor Recreation

Beyond the improvements, the property offers exceptional access to recreation and public lands. There is ample room for private hiking trails on the property itself, with immediate connection to adjoining public lands that extend for tens of thousands of acres. From here, access reaches toward Dutchman Peak, the California border, Mount Ashland, the Pacific Crest Trail, and Applegate Lake, creating a setting that is especially appealing for the outdoor enthusiast. Despite the privacy and rural feel, the property still benefits from the practical conveniences of modern living, including access to Amazon and Albertsons supermarket deliveries, nearby stores and related services that make full time country living easier and more accessible. At night, the dark skies provide an unparalleled star gazing experience. During the day, bird watching becomes a daily habit.

Applegate Valley Wine Country Lifestyle

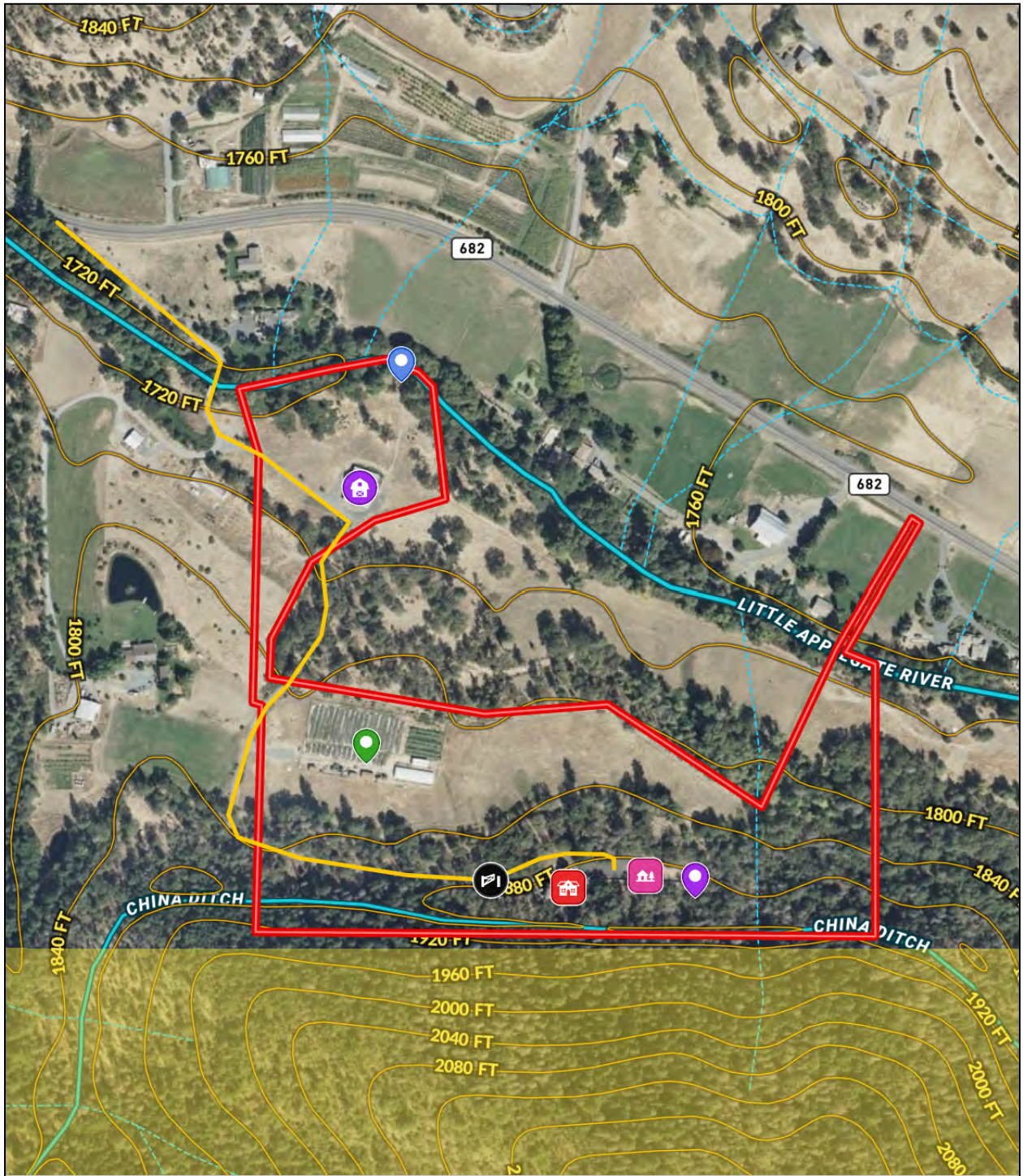
Located in the heart of the Applegate Valley, this property is part of a vibrant Southern Oregon wine country community known for its vineyards, small farms, and relaxed pace of life. The Applegate Valley Wine Trail features over 20 tasting rooms, including Troon Vineyard, Red Lily Vineyards, and Schmidt Family Vineyards, many offering food pairings and hosting seasonal events. The region is recognized for its balance of agriculture, recreation, and natural beauty, creating a lifestyle that is both grounded and refined.

Connected Yet Private in the Rogue Valley

While the property enjoys a private setting in the Applegate Valley, it remains well connected to the broader Rogue Valley. Nearby Jacksonville offers a historic downtown with dining, boutique shopping, community events, and Britt Music Festival concerts; while Medford provides convenient access to everyday services, the Rogue Valley International Airport, and advanced medical facilities. Just beyond, the town of Ashland is known for its vibrant arts scene, restaurants,

and the Oregon Shakespeare Festival. Crater Lake National Park is just a couple hours away. This central location allows for a seamless balance between rural living and access to regional amenities, community and culture.

Aerial Map



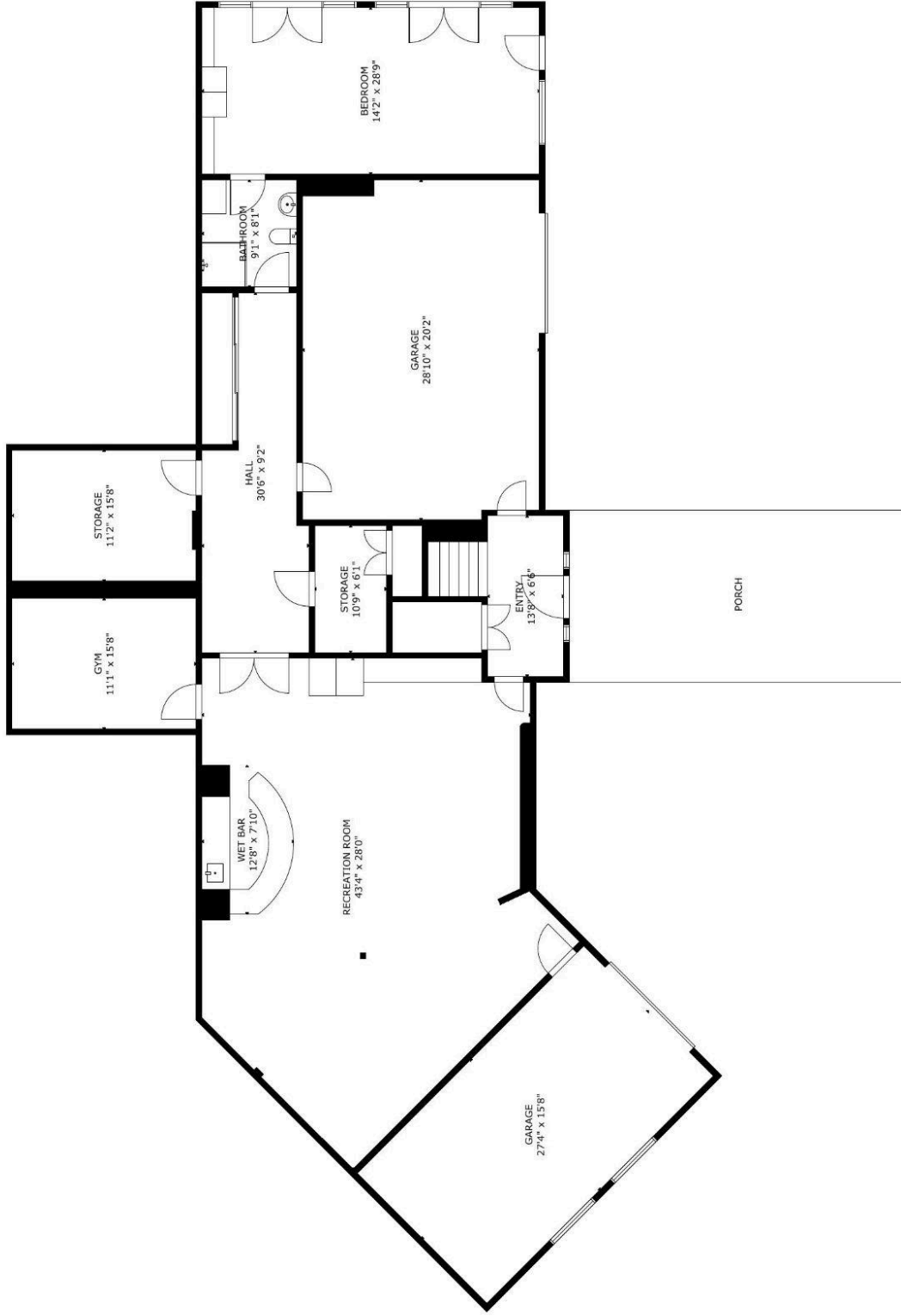
Property Description							
Township	Range	Section	Tax Lot	Account #	Acres	Zoning	2025 Taxes
39S	2W	19	214	10616969	24.56	EFU	\$14,602.53
				Total	24.56		

Property at a Glance

Address	3998 Little Applegate Road, Jacksonville, Oregon 97530
2025 Taxes	\$14,602.53
Zoning	EFU (Exclusive Farm Use)
Topography	Level to moderately sloping
Elevation	Between 1,760 ft to 1,960 ft, with the house at +/- 1,880 ft
Electric	Pacific Power Company; 4 meters (Main House: 400 amp, 2nd House: 200 amp, Barn: 125 amp, Garden: 400 amp)
Propane	250 gallon tank leased from BlueStar (serves fireplaces and back patio grill)
Internet & Phone	Starlink & CenturyLink Landline
Domestic Water	36.4 GPM domestic well (per Feb 2026 flow test)
Sanitation	Standard septic system
Water Rights	See Water Right Exhibit Section and Property Disclosures
Inclusions	Kitchen appliances, washer, dryer

Estate at a Glance

Year Built	2003
Home SF	<p>Total Square Feet per Builder: 5,900</p> <p>Interior Measured Dimensions</p> <p>Total: 5,766 Sq. Ft.</p> <p>Main: 3,343 Sq. Ft.</p> <p>Lower: 2,423 Sq. Ft.</p> <p>Garage: 1,006 Sq. Ft.</p> <p><i>ALL measurements are based on an interior 3D scan of the home, all size and dimensions are approximate.</i></p>
Bedrooms	4 bedrooms
Bathrooms	3 - Full
Main Level Rooms	Kitchen, dining area, great room, master suite (bedroom, office, private bath, dual walk-in closets), 2 guest bedrooms, guest bath, laundry room, great room balcony, covered back patio
Lower Level Rooms	Guest suite, full bath, recreation/entertainment room, gym, storage room, utility room, storage closet, two garages
Parking	Gated entry, paved circular driveway with ample parking, 2 separate attached garages (single bay garage oversized + two car garage)
Heating/Cooling	<p>3 systems/zones. 1 servicing the primary master suite, 1 servicing the lower level guest suite, and 1 servicing the balance of the house.</p> <p>3 Fireplaces - Wood/Propane fireplace in the great room. Fireplaces in the east wing bedroom and master suite are Propane only.</p> <p>2 - 75 Gal Rheem Water Heaters with Lifetime Tank Warrantee</p>
Foundation	Concrete block
Roof	Composition
Framing/Siding	Wood frame/stone, stucco, and shingle
Outside Features:	Outdoor BBQ, large covered back patio, paved terraces, lower level patio, front balcony, outdoor shower, portico, parking area, circular drive, expansive views



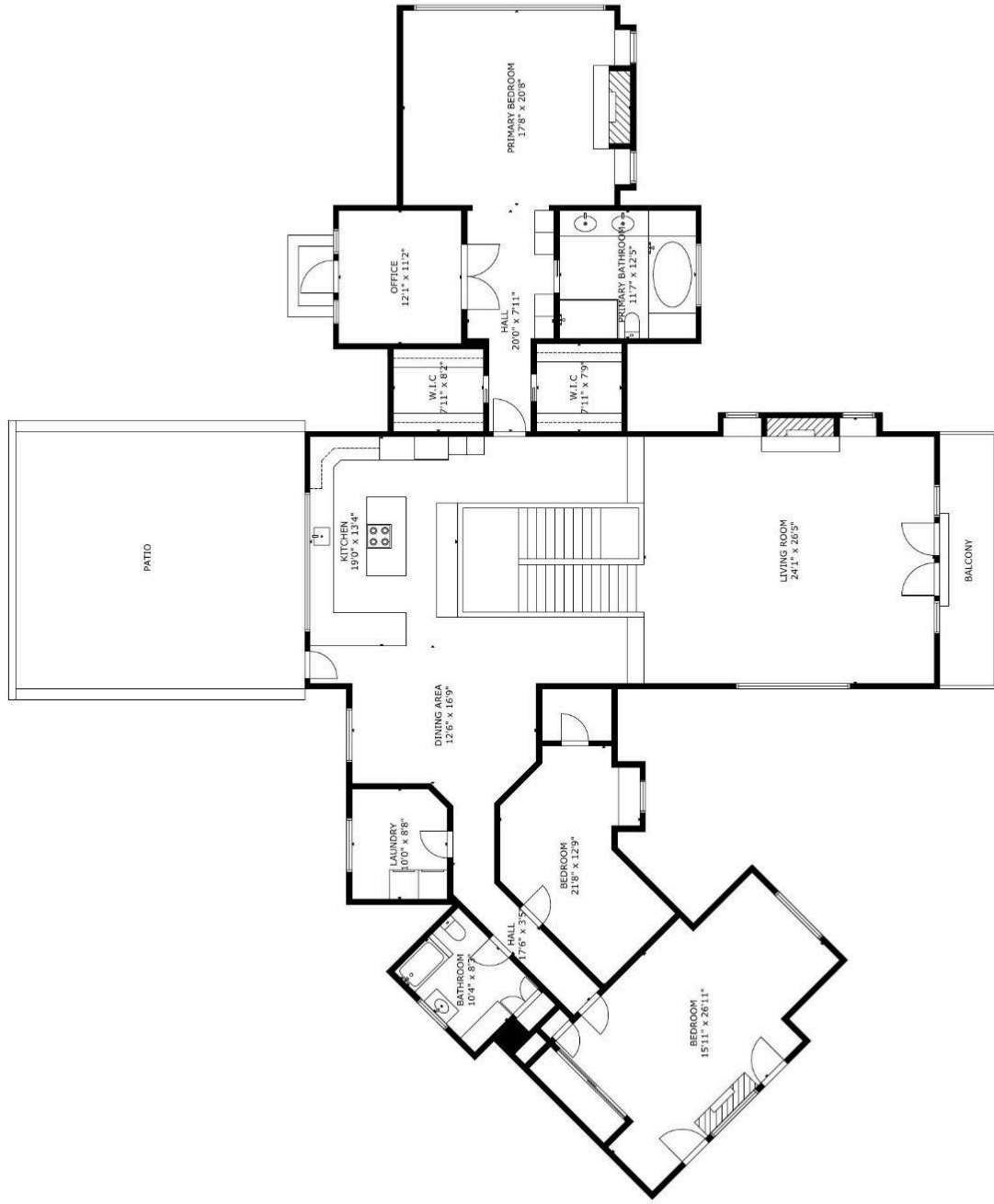
GROSS INTERNAL AREA

TOTAL: 5,766 sq.ft

FLOOR 1: 2,423 sq.ft; FLOOR 2: 3,343 sq.ft

EXCLUDED AREAS: GARAGE: 1,006 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
 TOTAL: 5,766 sq. ft.
 FLOOR 1: 2,423 sq. ft. FLOOR 2: 3,343 sq. ft.
 EXCLUDED AREAS: GARAGE: 1,006 sq. ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY

2nd Home at a Glance

Year Built	1997
Home SF	Single wide - 938 SF
Bedrooms	2 bedrooms
Bathrooms	1 - full and 1 - half
Heating/Cooling	Heat pump
Foundation	None. Sitting on jacks with a skirt around it
Roof	Composition
Framing/Siding	Manufactured/T1-11

Historic Barn at a Glance

Year Built	Exact Date Unknown
Home SF	~ 6,000 SF
Roof	Metal
Framing/Siding	Wood pole barn
Notes	Finished woodshop space, separate power service, potable water plumbed for convenience

Southern Oregon

Applegate Valley

The Applegate Valley is one of Southern Oregon's most sought after wine regions, known for its scenic beauty, rolling vineyards, and relaxed rural character. Home to the Applegate Valley Wine Trail, the area features more than 20 tasting rooms, each offering a unique blend of handcrafted wines, welcoming atmospheres, and picturesque settings. Many wineries host events, live music, and seasonal food offerings, creating a vibrant yet unhurried lifestyle centered around connection, agriculture, and the outdoors. Surrounded by mountains, rivers, and open land, the Applegate Valley delivers a true wine country experience with a sense of authenticity and space that is increasingly rare.

Nearest Towns

The property enjoys a convenient yet private location within the Applegate Valley, with the small community of Ruch just minutes away with a market, hardware store and restaurants for everyday essentials and K-8 Ruch Community School. Historic Jacksonville is approximately 14 miles away, offering dining, boutique shopping, and a vibrant sense of community, while Medford, roughly 20 miles from the property, provides expanded services including shopping, medical facilities, 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 1,720 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 90s, balanced by reliably cool mornings. Annual precipitation averages in the mid-20 inches, concentrated in the fall and winter months, while the summer season is typically dry. During winter, the Little Applegate Valley experiences clear skies on days of heavy fog throughout the Rogue Valley.

Destination	Approx. Drive
Ruch - town	~ 7 miles
Jacksonville - city	~14 miles
Applegate Lake	~18 miles
Medford - city	~20 miles
Providence Medford Medical Center	~21 miles
Medford Airport (MFR)	~22 miles
Ashland - city	~24 miles
Mt. Ashland Ski Area	~50 miles
Brookings (Oregon Coast)	~121 miles
Bend - city	~192 miles
Portland - city	~277 miles
San Francisco, CA	~379 miles

BELVOIR ESTATE - *Additional Notes*

3998 Little Applegate Road | Jacksonville, Oregon
French Country Chateau on the Little Applegate River

PROPERTY HIGHLIGHTS

- 24.56 private acres in Applegate Valley wine country
- 600+ feet of Little Applegate River frontage with multiple access points
- Borders extensive public lands offering long-term privacy and recreation
- Historic water rights (1857 & 1929) supporting irrigation and ag use
 - ~14 irrigated acres
- Fully developed organic garden with greenhouse and infrastructure
- Gated entry with private drive and strong sense of arrival

THE RESIDENCE

- 5,900 SF custom-built home thoughtfully designed for both everyday living and large-scale entertaining
- Distinctive French Country Chateau architecture blended with mountain chalet elements, creating a timeless and highly functional design
- Grand scale and volume throughout with soaring vaulted ceilings, exposed beams, and custom timber trusses that define the main living spaces
- Floor-to-ceiling windows positioned to capture sweeping valley and mountain views while maintaining privacy
- Extensive use of high-end natural materials, including custom Big Leaf maple flooring, stonework, and detailed millwork
- Thoughtful split floor plan design:
 - Private master suite wing
 - Separate guest bedroom wing
 - Central living and entertaining core
 - Lower level dedicated to recreation, guest space, fitness gym and utility
- Strong emphasis on indoor-outdoor integration, with direct access from main living areas to decks and covered patio spaces
- Designed to balance elegance and livability, offering both refined architectural character and comfortable, functional flow
- Lower level expands usability with entertainment, fitness, guest accommodations, and storage, creating a home that lives well across multiple lifestyles

MAIN LIVING SPACES

- Dramatic great room with a grand open feel and direct access to the front balcony with amazing vistas.
- Floor-to-ceiling windows create a striking focal point while capturing expansive valley and mountain views
- Soaring vaulted ceilings with exposed beams and timber detailing add warmth, scale, and architectural character
- Floor-to-ceiling stone fireplace anchors the space and serves as a central gathering point
- Open-concept design connects the great room seamlessly to the kitchen and dining areas
- Strong connection to the outdoors with natural light and view orientation throughout
- Central staircase provides both visual interest and functional access to the lower level
- Flexible layout allows for multiple seating areas and entertaining configurations
- Designed to feel both impressive and comfortable for daily living or hosting
- Window seating and built-in storage

KITCHEN & DINING

- Spacious kitchen with a large central island for prep and gathering
- High-end appliance package including Wolf and Sub-Zero
- Custom cabinetry with extensive storage and functional layout
- Granite and stone finishes throughout, reinforcing quality and durability
- Open design connects directly to the great room and dining area
- Dining space, positioned for both intimacy and accessibility
- Direct access to the covered patio, creating seamless indoor-outdoor dining opportunities
- Well suited for both everyday use and entertaining at scale

MASTER SUITE

- Privately positioned in its own wing, separated from main living and guest areas
- Primary bedroom boasts expansive windows and natural light
- Direct patio access connecting the suite to the outdoor environment
- Fireplace adds warmth and comfort to the space
- Dedicated office or flex room approximately 12' x 11', ideal for work, nursery, yoga, or additional bedroom
- Dual walk-in closets providing ample storage and organization with built-in drawers
- Barrel ceiling details
- Spa-style bathroom featuring:
 - Oversized Jacuzzi soaking tub positioned for views
 - Dual vanities with custom cabinetry

- Walk-in shower with stone and tile finishes
- Designed to offer a balance of privacy, comfort, and connection to the landscape

GUEST BEDROOM WING

- Located on the opposite side of the home for maximum privacy
- Two large guest bedrooms:
 - Approx. 15' x 26' with fireplace, architectural details large windows for expansive views and Juliet balconies
 - Approx. 21' x 13' with its own unique layout and walk-in closet with built-in storage and drawers
- Shared full bathroom with tub and built-in cabinets serving the guest wing
- Private hallway creates separation from main living areas
- Ideal for hosting guests, extended family, or multigenerational living
- A spacious laundry room

LOWER LEVEL

- Expansive recreation room approximately 43' x 28', designed for entertaining and gathering with soaring ceilings
- Full wet bar with sink, wine storage, warming drawer and serving space
- Built-in entertainment features and cabinetry
- Private guest suite with direct patio access and full bathroom
- Dedicated gym or fitness room
- Wine storage and pantry space
- Utility room and extensive additional storage
- Functional layout supporting recreation, guests, and flexible use

GARAGES & PARKING

- Attached garages totaling approximately **1,000 SF**
 - Two-car garage (~20' deep x 28' wide)
 - Oversized single bay (~27' deep x 15' wide)
- Gated entry with paved circular driveway and drive through portico
- Ample parking for guests, gatherings, or multiple vehicles
- Additional parking areas near guest home, barn and garden
- Functional setup for vehicles, equipment, or recreational use

SYSTEMS & INFRASTRUCTURE

- Private well producing approximately **35+ GPM**
- Standard septic system

- New 3-zone HVAC system
- 2 - 75 Gallon Rheem water heaters with lifetime tank guarantee
- Starlink internet with future fiber availability
- CenturyLink Landline

OUTDOOR LIVING

- Large covered patio, approximately 25' x 26', ideal for year-round entertaining
- Great room balcony deck, approximately 25' x 9', oriented North towards stunning views
- Lower-level patio serving guest suite
- Multiple outdoor living zones designed for dining, relaxing, and entertaining
- Strong indoor-outdoor flow from both main and lower levels
- Natural setting with privacy, mature landscaping, and defensible space

GUEST HOUSE

- 2 bedroom, 1.5 bathroom residence (~938 SF)
- Full kitchen and open living area
- Covered front deck, back deck and private yard space
- Upgraded wood finishes and newer HVAC system
- Positioned close yet private from the main residence
- Ideal for caretaker or extended family use

BARN & IMPROVEMENTS

- Approx. 6,000 SF historic barn with strong structural character
- Large center aisle suitable for hay, equipment, or storage
- Finished shop space and enclosed work areas
- Full electric service, potable water, and RV hookup
- Covered lean-to areas for equipment or livestock use
- Flexible use for agricultural, hobby, or recreational purposes

LAND & LIFESTYLE

- Balanced mix of pasture, wooded privacy, and riverfront
- Potential vineyard, orchard, family farm, animal sanctuary, horses, farm animals, livestock, etc. under EFU zoning
- Woodworking shop and artist studios in barn
- Primary Residence or Vacation home
- Multigenerational living
- Wellness Retreat, Bed & Breakfast or Events (with county approval)

- Close access to extensive public lands road systems and direct hiking access to public lands
- Located in the Applegate Valley AVA Wine Region with nearby wineries and amenities
- Close proximity to Ruch, Jacksonville, Medford, and Ashland
- Rare combination of privacy, water, usability, and access

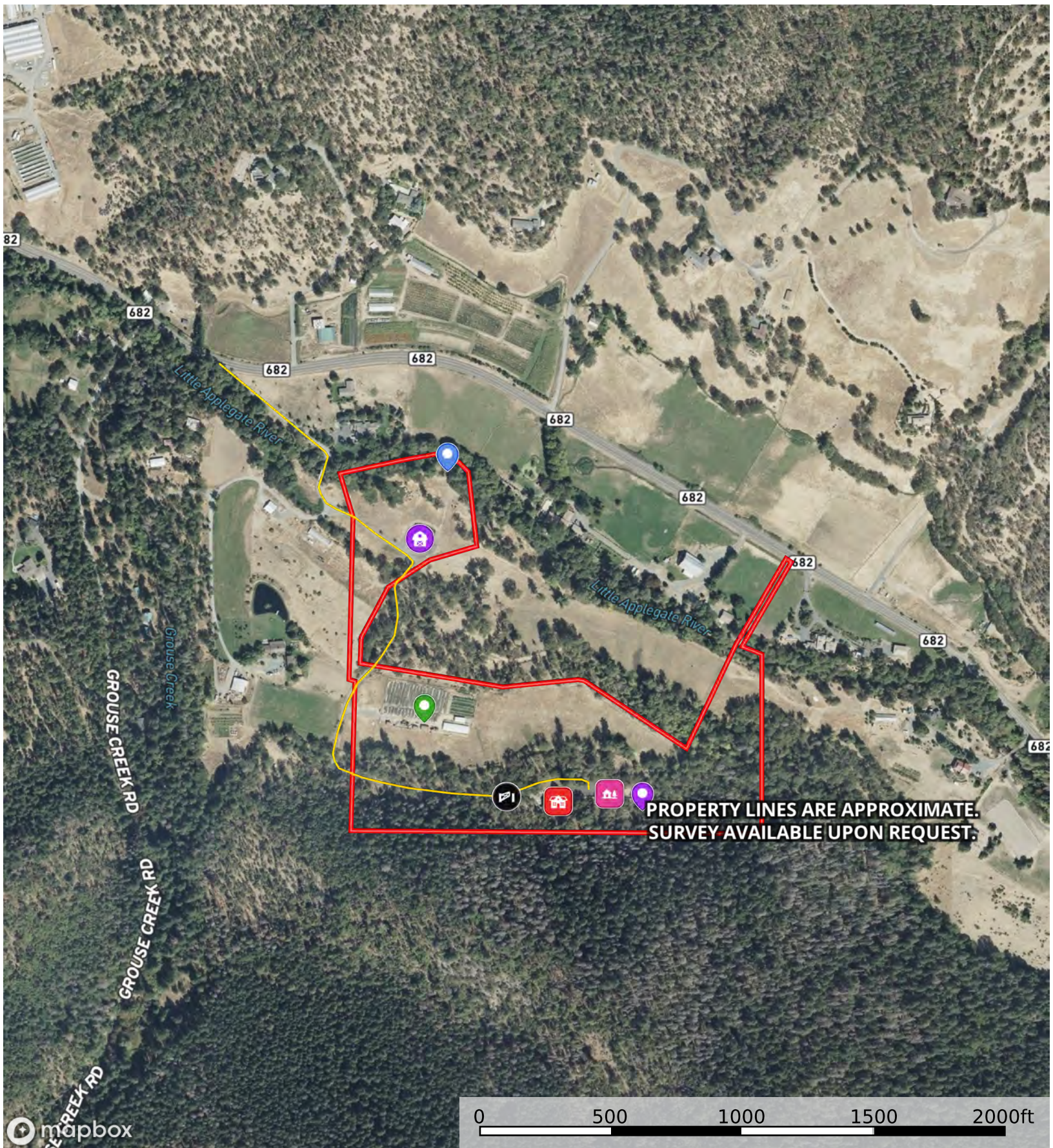
Disclosures

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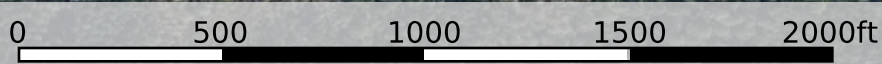
EXHIBIT SECTION A

Maps

3998 Little Applegate Road Oregon, AC +/-

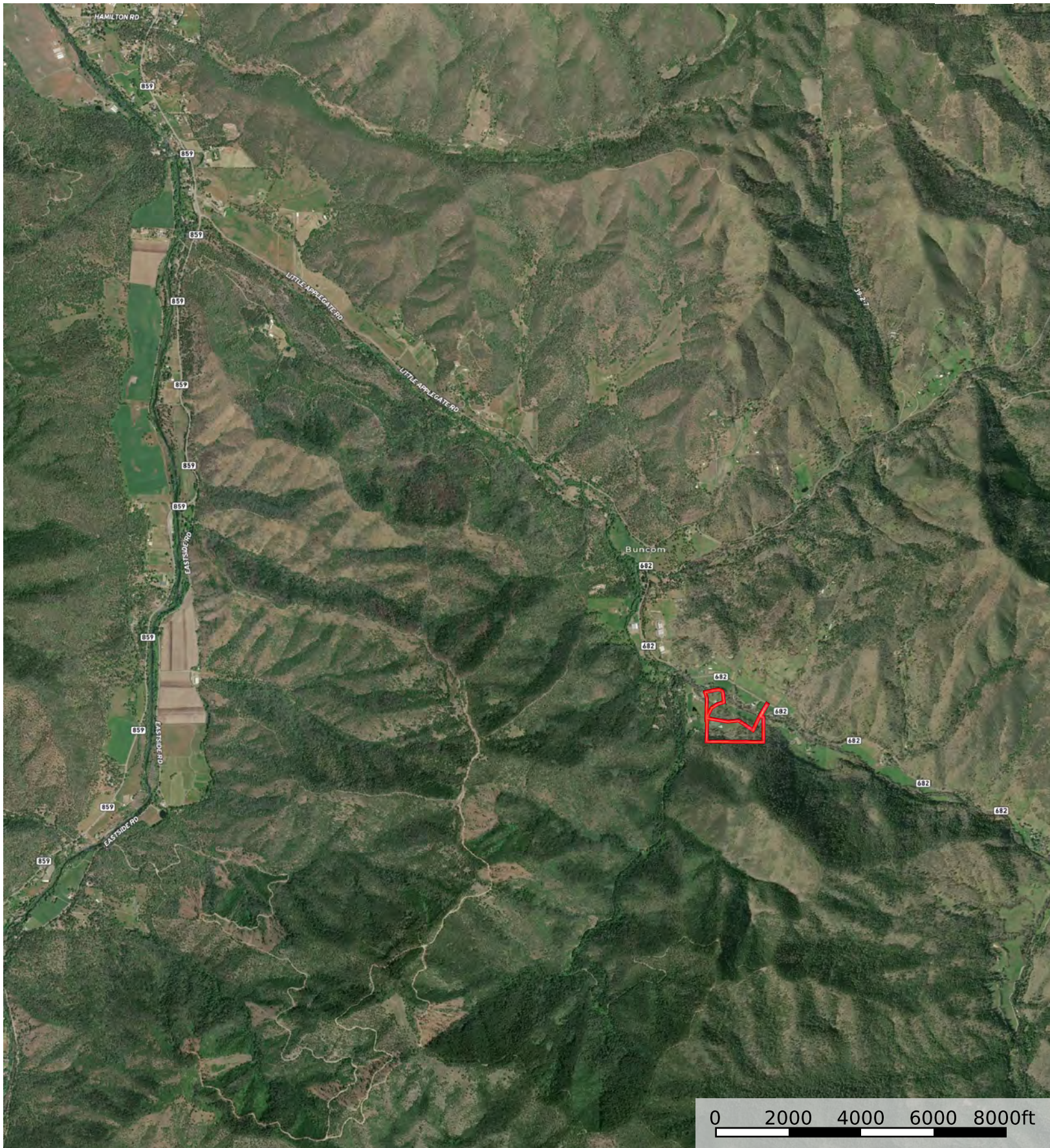


PROPERTY LINES ARE APPROXIMATE.
SURVEY AVAILABLE UPON REQUEST.



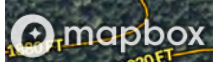
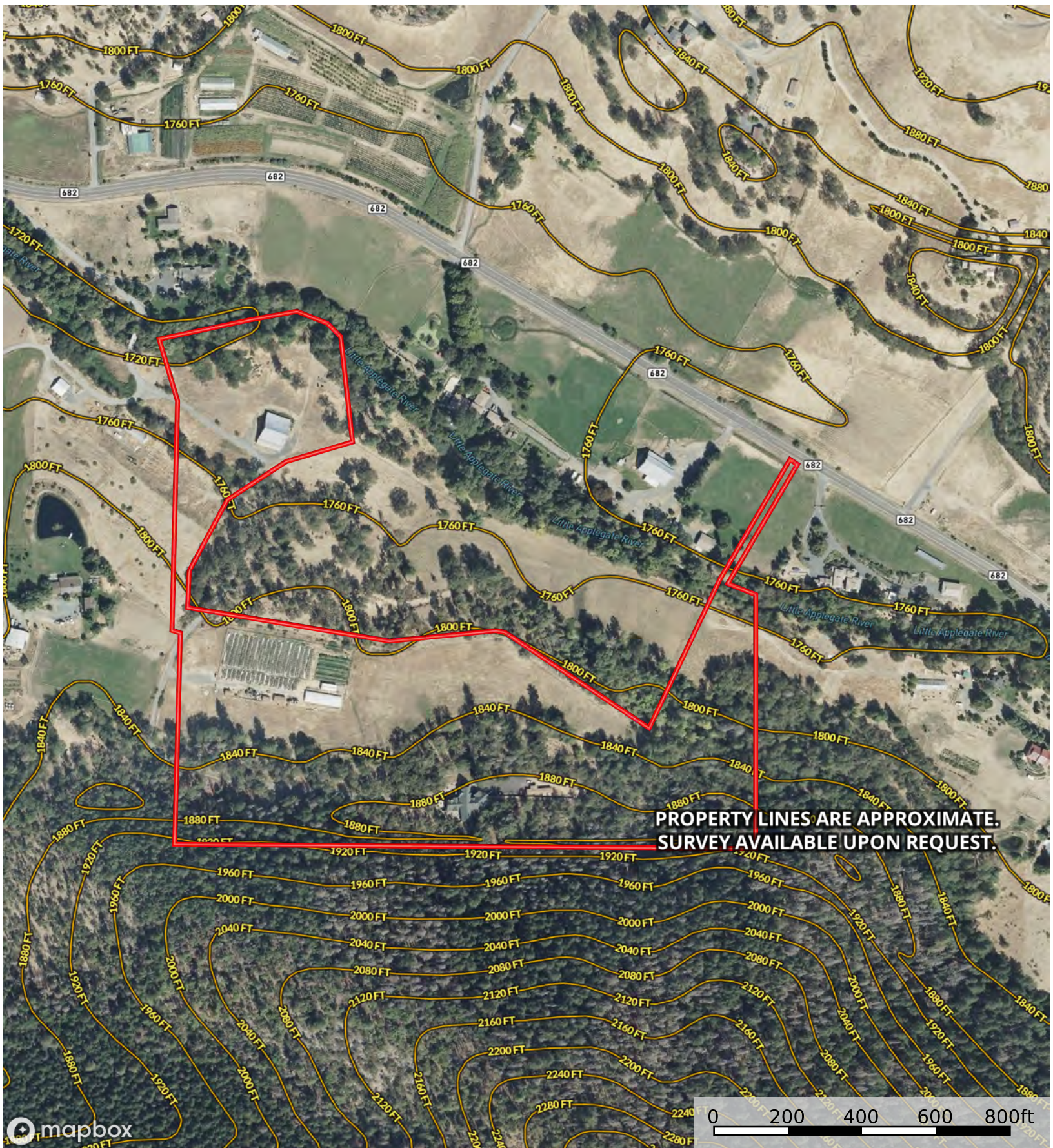
- Chicken Coop
- Cabin
- Main House
- Main River Access
- Gate
- Barn
- Garden Area
- Primary Road
- Boundary


3998 Little Applegate Road Oregon, AC +/-



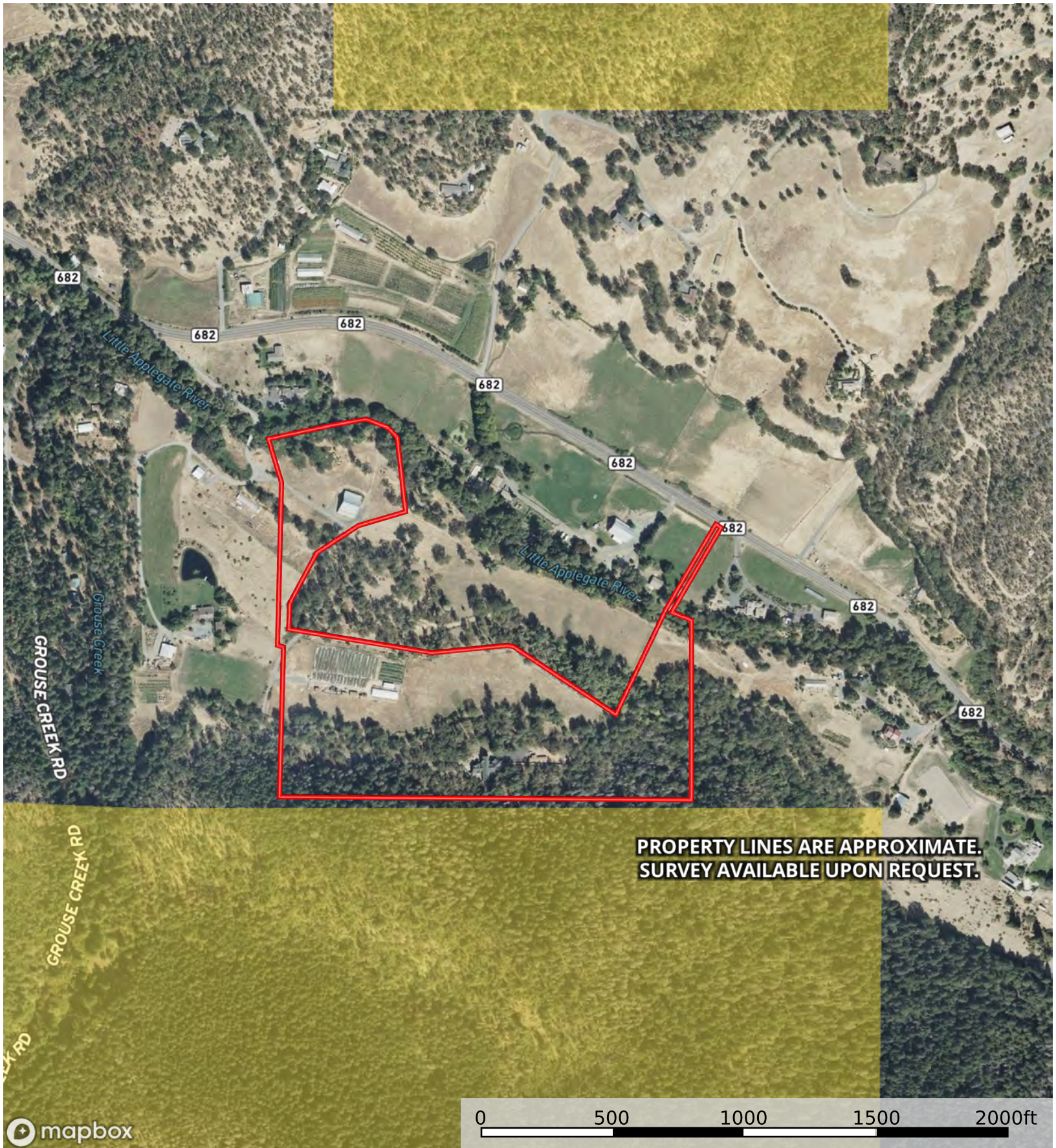
 Boundary

3998 Little Applegate Road Oregon, AC +/-



 Boundary

3998 Little Applegate Road Oregon, AC +/-



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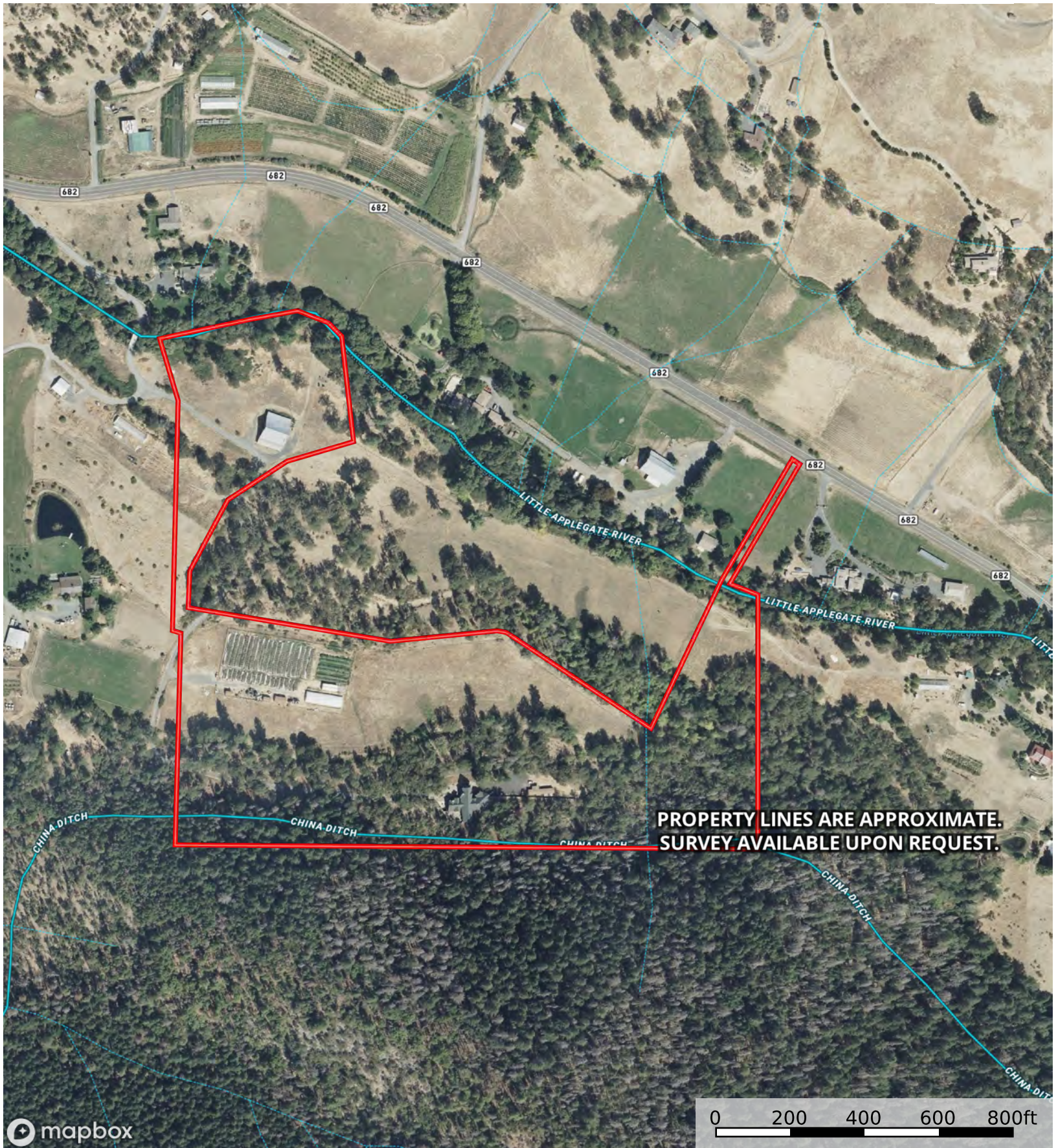
mapbox

0 500 1000 1500 2000ft

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

3998 Little Applegate Road

Oregon, AC +/-



**PROPERTY LINES ARE APPROXIMATE.
SURVEY AVAILABLE UPON REQUEST.**



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

3998 Little Applegate Road Oregon, AC +/-

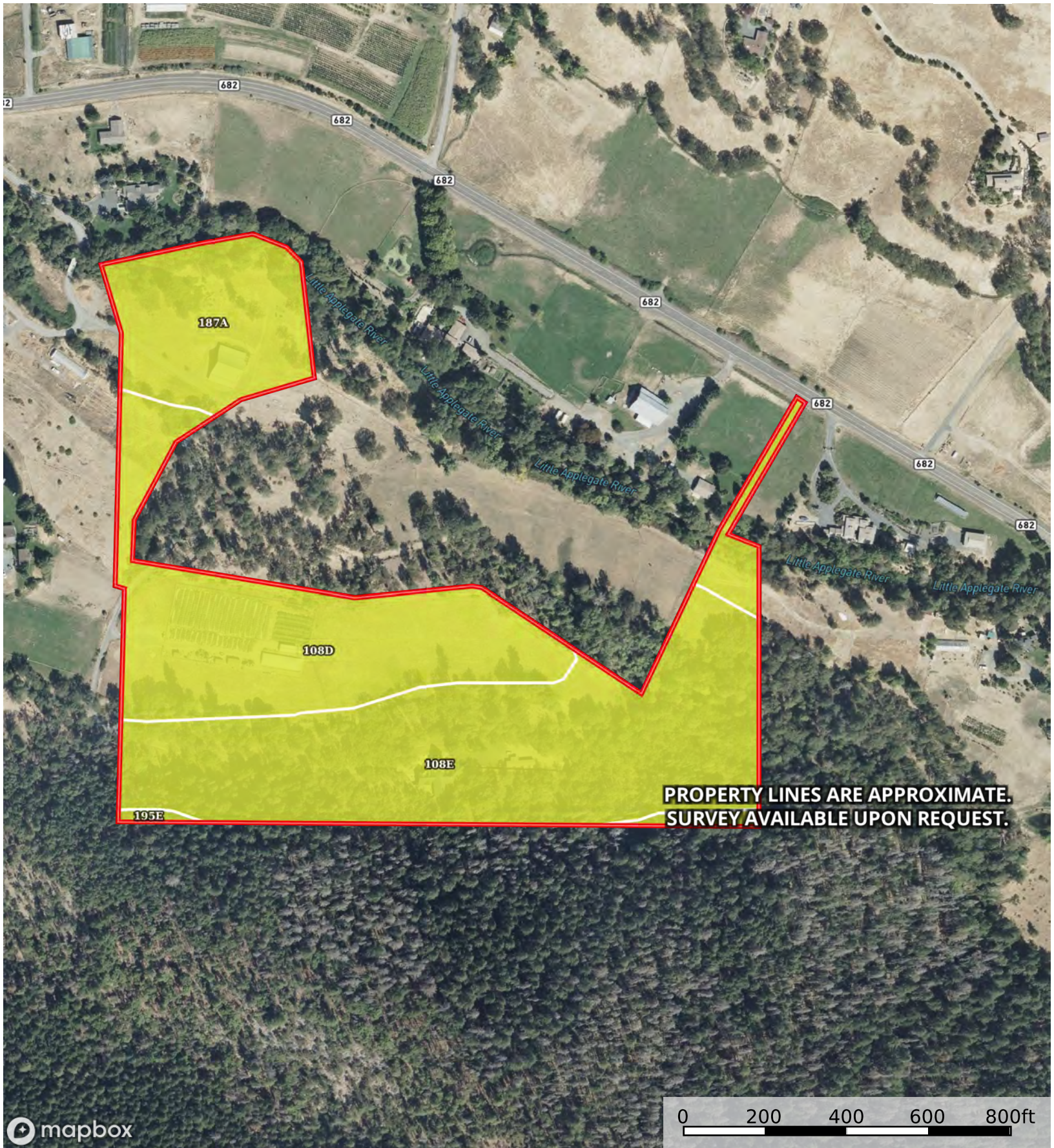


**PROPERTY LINES ARE APPROXIMATE.
SURVEY AVAILABLE UPON REQUEST.**



-  Boundary
-  Wetlands
-  Riparian

3998 Little Applegate Road Oregon, AC +/-



**PROPERTY LINES ARE APPROXIMATE.
SURVEY AVAILABLE UPON REQUEST.**

 Boundary

Boundary 24.96 ac

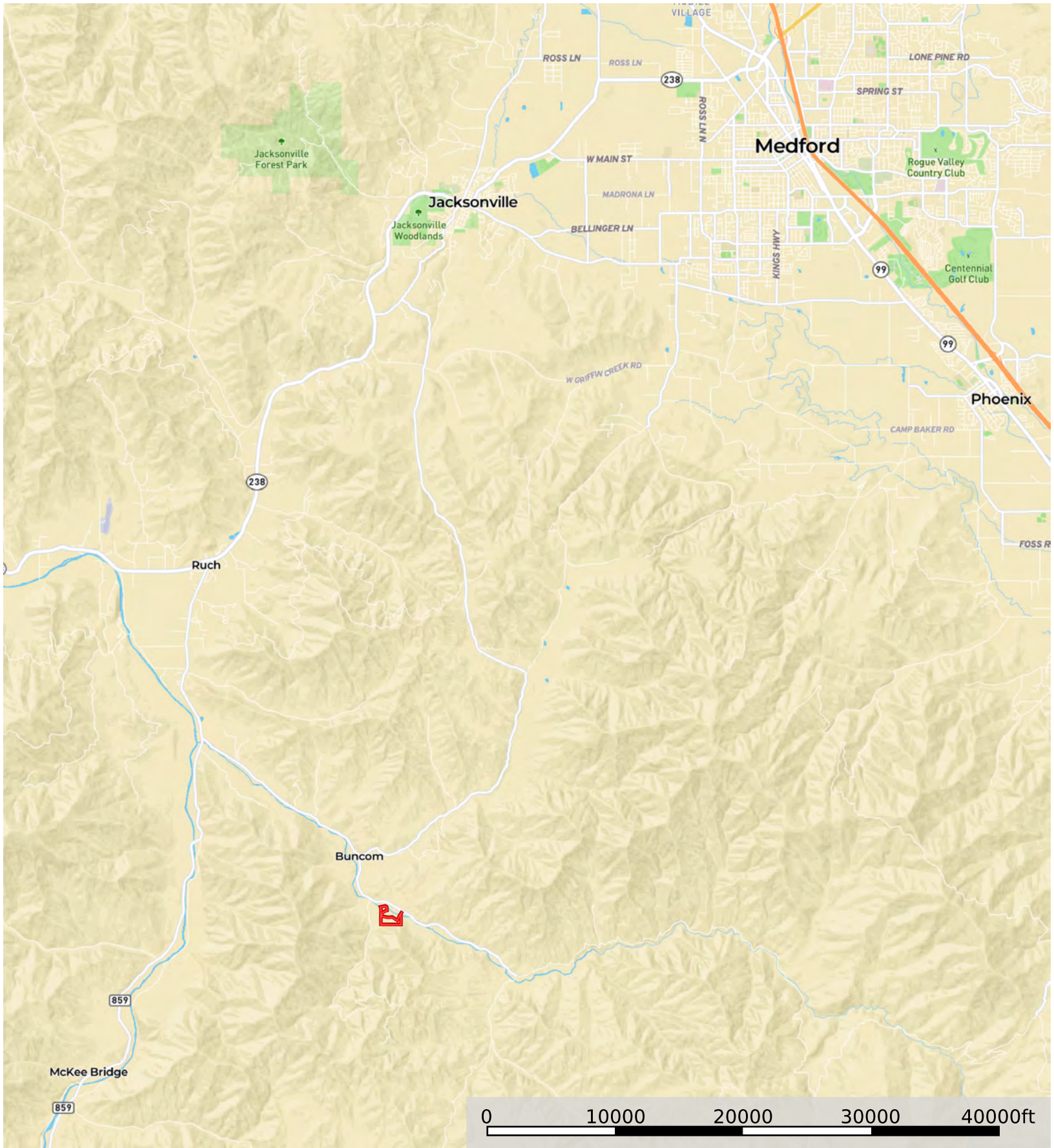
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
108E	Manita loam, 20 to 35 percent slopes, MLRA 5	11.98	48.0	0	62	4e
108D	Manita loam, 7 to 20 percent slopes	7.91	31.69	0	64	4e
187A	Takilma cobbly loam, 0 to 3 percent slopes	4.7	18.83	0	41	4s
195E	Vannoy silt loam, 12 to 35 percent north slopes	0.37	1.48	0	59	4e
TOTALS		24.96(*)	100%	-	58.64	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.



3998 Little Applegate Road

Oregon, AC +/-



 Boundary

EXHIBIT SECTION B

Well Records

WELL FLOW REPORT

Rogue Valley Pump Services, LLC
 3396 Redwood Ave.
 Grants Pass, Or. 97527



LICENSED
 BONDED
 INSURED
 CCB# 51215

PROFESSIONAL QUALITY SERVICE

541-474-7877

NORTH VALLEY • CASCADE • CAPP'S • RVPS

TEST AUTHORIZED BY

BRIAN LEHNEN
 3998 LITTLE APPLGATE
 JACKSONVILLE, OR 97530

TEST PERFORMED BY CORBY

DATE 2/6/2026

TEST ADDRESS 3998 LITTLE APPLGATE
 JACKSONVILLE, OR 97530

AVERAGE GPM	36.4
GPM END OF TEST	36.4
TOTAL GALLONS PUMPED	8739

TEST DETAILS

TIME	STATIC	GPM
:00	72	
:15	73	36.6
:30	73	36.4
:45	73	36.4
1:00	73	36.4
1:15	73	36.4
1:30	73	36.4
1:45	73	36.4
2:00	73	36.4
2:15	73	36.4
2:30	73	36.4
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3:00	73	36.4
3:15	73	36.4
3:30	73	36.4
3:45	73	36.4
4:00	73	36.4

WELL DEPTH 200
 BEG. STATIC LEVEL 72
 ENDING STATIC LEVEL 73
 WELL SEALED YES

TEST PUMP SUB 3HP
 PUMP SETTING NA
 BEGINNING METER READING 0
 ENDING METER READING 8739

THESE TEST RESULTS ARE GUARANTEED ON DATE OF TEST ONLY, WELLS CAN CHANGE WITH TIME OF YEAR



Grants Pass Water Lab

"Fast & Reliable Water Testing Since 1978"

964 SE M Street • Grants Pass, OR 97526 • 541-476-0733 • www.gpwaterlab.com • ORELAP# OR100033

Mail To:

Rogue Valley Pump Service
Attn: John Dennis
1699 Granite Hill Rd.
Grants Pass, OR 97526

Date:

February 09, 2026

Address of Source:

3998 Little Applegate

Sample ID #:

22600369

Project Name:

None Provided

Analysis Report

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

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

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

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

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

Sincerely,

Doree Schaafsma
Laboratory Director

Sample Information

Sample ID:	22600369	Collectors Name:	Corby Leckie
Address of Source:	3998 Little Applegate	Sample Point:	Well Tap
Project Name:	None Provided	Source:	Well
Received Date:	02/05/2026	Treatment System:	None

Microbiological (Bacteria) Results

Sample Notes:		Collection Date: 02/05/26 2:30 PM					
Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	Absent	100ml	2/5/2026 4:25:24 PM	RJD	AC	A
E. Coli	COLILERT	Absent	100ml	2/5/2026 4:25:24 PM	RJD		

This Sample DOES Conform

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

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

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

Results of Chemical Analysis

Sample Notes:		Collection Date: 02/05/26 2:30 PM							
Contaminant	Method	LOQ	RESULTS	Units	EPA Limit	Date Analyzed	Analyst	ID	Data Flags
Arsenic	SM 3113 B	0.005	ND	mg/L	0.01	02/06/26 2:30 pm	PVS	AA	A
Nitrate	EPA 300.0	0.5	ND	mg/L	10	02/06/26 4:34 pm	PVS	AB	A

DEFINITIONS AND DATA FLAGS

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

Results Color Key

White - No EPA Limit

Low Risk
within EPA Limit

Medium Risk

High Risk
Exceeds EPA Limit

Call the Lab to Discuss

EXHIBIT SECTION C

Water Rights

STATE OF OREGON

COUNTY OF JACKSON

CERTIFICATE OF WATER RIGHT

This Is to Certify, That FIRST NATIONAL BANK OF ASHLAND and ARMIN RICHTER

of Route 2, Box 25, Jacksonville, State of Oregon 97530, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Little Applegate River

a tributary of Applegate River for the purpose of irrigation of 43.57 acres

under Permit No. 9389 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 November 12, 1929 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 0.54 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion ~~is located in the-~~ for the Gallagher Ditch is located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 26; for the Gin Lin Ditch is in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 29; and for the Upper Phillips Ditch is in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 29, all T39S, R2W, WM.

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,

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:

2.08 acres SW $\frac{1}{4}$ NW $\frac{1}{4}$	8.12 acres NE $\frac{1}{4}$ NW $\frac{1}{4}$
12.10 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$	5.58 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$
14.67 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$	Section 29
1.02 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$	
Section 19	Township 39 South, Range 2 West, WM

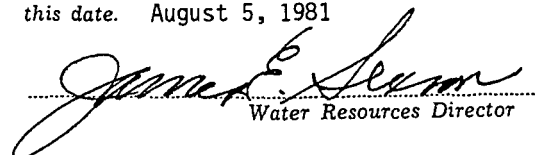
This certificate describes that portion of the water right confirmed by the prior certificate recorded at page 24479, Volume 17, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered on November 3, 1980, approving Transfer Application 2746.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date. August 5, 1981


Water Resources Director

STATE OF OREGON
COUNTY OF JACKSON
CERTIFICATE OF WATER RIGHT

THIS IS TO CERTIFY, that STUART V. HINSON,
of P.O. BOX 579, JACKSONVILLE, OREGON 97530, has a right to the use of
the waters of LITTLE APPLGATE RIVER A TRIBUTARY OF APPLGATE RIVER
for the purpose of IRRIGATION OF 16.6 ACRES.

The right has been confirmed by decree of the Circuit Court of the
State of Oregon for JACKSON County. The decree is of record at Salem,
in the Order Record of the WATER RESOURCES DIRECTOR, in Volume 4, at
page 1. The date of priority is SEPTEMBER 1, 1857.

The right is limited to not more than 0.41 CUBIC FOOT PER SECOND IF
AVAILABLE AT THE ORIGINAL POINT OF DIVERSION.

The point of diversion is located as follows:

NW1/4 NE1/4 Section 29, T39S, R2WWM; 1430
FEET NORTH & 1905 FEET WEST FROM E1/4 CORNER SECTION 29

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

NE1/4 SW1/4 0.6 ACRE
NW1/4 SW1/4 16.0 ACRES
Section 19
Township 39 South, Range 2 West, W.M.

The right to the use of the water for the above purpose is restricted
to beneficial use on the lands or place of use described and shall be
subject to all other conditions and limitations contained in said
decree.

This certificate is issued to confirm a change in point of diversion
and place of use approved by an order of the Water Resources Director
entered November 3, 1980, and together with certificate 50146,
supersedes certificate 38773, State Record of Water Right
Certificates.

The issuance of this superseding certificate does not confirm the
status of the water right in regard to the provisions of ORS 540.610
pertaining to forfeiture or abandonment.

WITNESS the signature of the Water Resources Director,
affixed this date July 26, 1988

/S/ WILLIAM H. YOUNG
Water Resources Director

Recorded in State Record of Water Right Certificates numbered 57351

EXHIBIT SECTION D

Tax Records and Title Report



First American Title™

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 11/03/2025

OWNERSHIP INFORMATION

Owner: Lehnen, Brian Carroll
CoOwner: Lehnen, Stacey Londo Et Al

Site: 3998 Little Applegate Rd Jacksonville OR 97530
Mail: 3998 Little Applegate Rd Jacksonville OR 97530

Parcel #: 10616969
Ref Parcel #: 392W190000214

TRS: 39S / 02W / 19
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 003002 Block: 3030
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-EFU - Exclusive Farm Use
Lat/Lon: 42.159991 / -122.988685
Watershed: Little Applegate River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$523,320.00
Market Impr: \$1,440,540.00
Market Total: \$1,963,860.00 (2025)
% Improved: 0.00%
Assessed Total: \$1,234,600.00 (2025)
Levy Code: 4946
Tax: \$14,324.74 (2024)
Millage Rate: 12.2637
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 4,807 SqFt	Year Built: 2000
Baths, Total: 3	First Floor: 4,292 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 24.56 Acres
Baths, Half: 0	Basement Fin: 3,730 SqFt	Lot Size SF: 1,069,833 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 1	Basement Total: 3,730 SqFt	Lot Depth: 0
# Fireplaces: 3	Attic Fin: 0 SqFt	Roof Material: Composition Shingle
Cooling: Yes	Attic Unfin: 0 SqFt	Roof Shape:
Heating: Heat Pump	Attic Total: 0 SqFt	Ext Walls: 17 - Wood
Building Style:	Garage: 0 SqFt	Const Type:

IMPROVEMENT: 89809 - 163 - RESIDENCE

One story with basement

Year Built: 2000
Bedrooms: 3
Bath Total: 0
Garage SqFt: 0
Basement Unfin SqFt: 0
Basement Fin SqFt: 3730
Floor Dsc:

Total SqFt: 0
Finished SqFt: 4,807
1st Floor SqFt: 4,292
2nd Floor SqFt: 0
Attic Fin SqFt: 0
Attic Unin SqFt: 0

PARCEL ID: 10616969

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

IMPROVEMENT: 146524 - 830 - FARM BLDG**PARCEL ID: 10616969****Commercial Greenhouse**

Year Built: 2017	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 2,940	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

IMPROVEMENT: 146708 - 961 - MANF**PARCEL ID: 10616969****STRCT Single wide**

Year Built: 1997	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 938	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 938	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
BRIAN CARROLL LEHNEN AND STACEY LONDON LEHNEN	10/27/2020	39987		Warranty Deed		Conv/Unk
BRIAN C LEHNEN	06/24/2014	15647		Stand Alone Mortgage	\$111,000.00	Credit Line/HELOC
BRIAN C LEHNEN	09/26/2013	33734	\$850,000.00	Warranty Deed	\$230,000.00	ARM
JACK D RESNER	08/22/2011	25424		Stand Alone Mortgage	\$100,000.00	Unknown
JACK D RESNER	12/05/2001	58347		Bargain and Sale Deed	\$675,000.00	Bldg/Const Loan
APPLEGATE FAMILY VENTURES LLC	06/22/1999	33285	\$172,000.00	Warranty Deed	\$122,000.00	Conv/Unk
ERIC ARTNER	04/16/1999	21107	\$55,000.00	Warranty 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.

Grantor Name and Address:

BRIAN C. LEHNEN
221 N. Central Ave. #319
Medford, OR 97501

Grantee Name and Address:

BRIAN LEHNEN and STACEY LEHNEN, as Trustees of The Brian Carroll Lehnem and Stacey London Lehnem Living Trust, dated 10/08/2020
221 N. Central Ave. #319
Medford, OR 97501

After recording, return to (Name and Address):

Brian Lehnem and Stacey Lehnem
221 N. Central Ave. #319
Medford, OR 97501

Send all tax statement to (Name and Address):

The Brian Carroll Lehnem and Stacey London Lehnem Living Trust
221 N. Central Ave. #319
Medford, OR 97501

Jackson County Official Records **2020-039987**

R-WD 10/27/2020 10:13:15 AM

Cnt=1 SIMPSOHP \$10.00 \$10.00 \$11.00 \$11.00 \$60.00 **Total:\$102.00**



I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Christine Walker - County Clerk

WARRANTY DEED - STATUTORY FORM

BRIAN C. LEHNEN, an estate in fee simple, Grantor, conveys and warrants to BRIAN LEHNEN and STACEY LEHNEN, Trustees, or their Successors in Trust, under The Brian Carroll Lehnem and Stacey London Lehnem Living Trust, dated 10/08/2020, and any amendments thereto, Grantee(s), the following described real property free of encumbrances, except as specifically set forth herein, situated in Jackson County, Oregon:

Commencing at a brass capped pipe marking the northwest corner of the Southwest Quarter of Section 19, Township 39 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 41°27'42" East 930.13 feet (Record North 41°18'42" West 928.31 feet) to a 5/8 inch iron pin marking the southwest corner of Parcel No. 2 of Partition Plat No. P-94-1990 of the Records of Jackson County, Oregon, County Surveyor's File No. 12191 and the POINT OF BEGINNING; thence North 1°32' 08" East, along the westerly boundary of said Parcel, 133.45 feet to a 5/8 inch iron pin; thence North 26°05'15" East, along the westerly boundary of said Parcel, 212.17 feet to a 5/8 inch iron pin; thence North 57°04'13" East, along said boundary, 196.28 feet; thence North 72°17'36" East, along said boundary, 171.64 feet to a 4 inch drill steel fence post; thence North 3 degrees 47'50" West 271.21 feet to the center line of the Little Applegate River; thence North 41°46'58" West, along said center line 68.00 feet; thence North 66°07'09" West 88.48 feet; thence South 79°29'00" West 132.36 feet; thence South 74°56'10" West 214.37 feet; thence leaving said center line South 10°03'53" East 52.65 feet to a 5/8 inch iron pin; thence continuing South 10°03'53" East 120.00 feet to a 5/8 inch iron pin; thence South 0°02'32" East 611.51 feet to a 5/8 inch iron pin; thence South 80°11'04" East 26.07 feet to a 5/8 inch iron pin; thence South 626.64 feet to the south line of the Northwest Quarter of the Southwest Quarter; thence North 89°56'07" East, along said south line, 1513.18 feet to a 5/8 inch iron pin; thence North 0°02'29" East 693.21 feet to the center line of said River; thence North 79°36'05" West, along said center line, 9.86 feet; thence North 66°22'14" West 86.87 feet; thence leaving said center line, North 30°32'40" East 391.68 feet to a 5/8 inch iron pin on the southerly right of way line of the Little Applegate (County) Road; thence North 59°23'50" West, along said right of way, 25.00 feet to a 5/8 inch iron pin; thence South 30°32'40" West 394.73 feet to said center line; thence South 24°45'46" West 443.04 feet to a 5/8 inch iron pin; thence North 56°19'38" West 462.75 feet to a 5/8 inch iron pin; thence South 82°52'35" West 294.80 feet to a 5/8 inch iron pin; thence North 80°11'04" West 546.11 feet to the point of beginning.

For information purposes only, the physical address, map/tax acct#(s) may be referenced here: 3998 Little Applegate Rd., Jacksonville, OR 97530.

This property is free from encumbrances except (if none, so state): Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

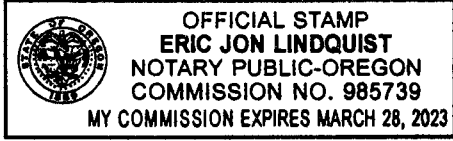
The true consideration for this conveyance is \$0.00. (See requirements of ORS 93.030)

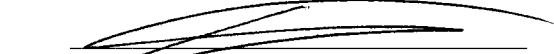
DATED 10/22/2020; any signature on behalf of a business or other entity is made with the authority of that entity.


BRIAN C. LEHNEN

State of Oregon
County of Jackson

This instrument was acknowledged before me on 10/22/2020 by BRIAN C. LEHNEN.




Notary Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

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

3-Nov-2025

LEHNEN BRIAN CARROLL& STACEY LONDO ET AL
3998 LITTLE APPLGATE RD
JACKSONVILLE OR 97530-9088

Tax Account #	10616969	Lender Name	CLG - RESURGENT CAPITAL SERVICES
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4946
Situs Address	3998 LITTLE APPLGATE RD MEDFORD/COUNTY OR 97530	Interest To	Nov 3, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$14,164.45	\$14,602.53	\$0.00	\$438.08	\$14,602.53	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$14,324.74	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13,686.60	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13,357.45	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13,074.30	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,768.54	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,476.89	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,401.96	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,233.33	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,029.64	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,667.09	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,520.28	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,859.93	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,533.50	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,374.24	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,215.52	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,981.99	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,778.90	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,063.23	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,994.64	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,779.69	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,197.76	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,205.23	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,181.60	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.40	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.20	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.23	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.16	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.64	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.76	Nov 15, 1996
Total		\$14,164.45	\$14,602.53	\$0.00	\$438.08		



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.: 7161-4353600
February 27, 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:

3998 Little Applegate Rd, Medford, OR 97530

2021 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$	TBD
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 February 18, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Brian Lehnen and Stacey Lehnen, Trustees, or their successors in Trust, under The Brian Carroll Lehnen
And Stacey London Lehnen Living Trust, Dated 10/08/2020, And Any Amendments Thereto

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. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

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 county tax roll discloses a mobile home on the herein described premises which is not included in title insurance coverage. Subject to requirements and provisions of O.R.S. 311.280 pertaining to mobile home taxes becoming liens on real property.
11. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the mean high water mark of Little Applegate River and the ownership of the State of Oregon in that portion lying below the high water mark of Little Applegate River.
12. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Little Applegate River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
13. Easement, including terms and provisions contained therein:
Recording Information: [Volume 371, Page 499](#) and [Volume 378, Page 106](#)
In Favor of: California Oregon Power Company
For: transmission and distribution of electricity
14. Easement, including terms and provisions contained therein:
Recording Information: Document Nos. [73-12911](#), [78-26513](#) and [80-25838](#)
In Favor of: Pacific Power and Light Company
For: transmission and distribution of electricity
15. Easement, including the terms and provisions thereof, for ingress and egress, over and along a 30 foot strip of land as set forth in Document No. [80-10417](#), Official Records of Jackson County, Oregon.
16. 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: Document Nos. [80-10349](#) and [80-12181](#)
17. An easement, and the right and obligation singly or jointly, to maintain said easement as provided by law, including the terms and provisions thereof, as more fully set forth in instrument recorded as Document No. [89-22881](#), Official Records of Jackson County, Oregon.
18. An easement for ingress, egress and utilities, 30 feet in width, and the right and obligation singly, or jointly, to maintain said easement as provided by law, including the terms and provisions thereof, as more fully set forth in instrument recorded as Document No. [89-22883](#), Official Records of Jackson County, Oregon.
19. An easement for construction, maintenance of an irrigation line, 20 feet in width, including the terms and provisions thereof, as more fully set forth in instrument recorded as Document No. [89-22882](#) and re-recorded [89-23427](#), Official Records of Jackson County, Oregon.
20. An easement for ingress and egress, including the terms and provisions thereof, as set forth in Document Nos. [90-15300](#) and [93-37473](#), Official Records of Jackson County, Oregon.

21. Easement for ingress, egress and utilities as shown on Survey No. [15202](#) filed in the office of the Jackson County Surveyor.
22. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded as Document Nos. [99-41950](#) and [99-41951](#), Official Records of Jackson County, Oregon.
23. Easement, including terms and provisions contained therein:
 Recording Information: Document No. [99-62910](#)
 In Favor of: Pacificorp dba Pacific Power and Light Company
 For: transmission and distribution of electricity
24. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded as Document No. [00-39580](#), Official Records of Jackson County, Oregon.
25. Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: Brian C. Lehen
 Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., "MERS" solely as A nominee for Citibank, N.A., its successors and assigns
 Trustee: First American Title Company
 Amount: \$230,000.00
 Recorded: September 26, 2013
 Recording Information: Document No. [2013-033735](#)
26. Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: Brian C. Lehen, an Estate in Fee Simple
 Grantee/Beneficiary: Umpqua Bank
 Trustee: Ticor Title Company of Oregon
 Amount: \$111,000.00
 Recorded: June 24, 2014
 Recording Information: Document No. [2014-015647](#)

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

27. The Company will require a Certification of Trust from the vestees named herein, providing information about the Brian Carroll Lehen and Stacey London Lehen Living Trust, dated 10/08/2020, and any amendments thereto and confirming the powers of the trustees and the continuing existence of the trust.
28. 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: \$14,602.53
Map No.: 392W19 214 (Includes X237230)
Property ID: 1-061696-9
Tax Code No.: 49-46

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 a brass capped pipe marking the Northwest corner of the Southwest Quarter of Section 19, Township 39 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 41°27'42" East 930.13 feet (record North 41°18'42" West 928.31 feet) to a 5/8 inch iron pin marking the Southwest corner of Parcel No. 2 of Partition Plat No. P-94-1990 of the records of Jackson County, Oregon, county surveyor's File No. 12191 and the Point of Beginning; thence North 1°32' 08" East, along the Westerly boundary of said parcel, 133.45 feet to a 5/8 inch iron pin; thence North 26°05'15" East, along the Westerly boundary of said parcel, 212.17 feet to a 5/8 inch iron pin; thence North 57°04'13" East, along said boundary, 196.28 feet; thence North 72°17'36" East, along said boundary, 171.64 feet to a 4 inch drill steel fence post; thence North 3 degrees 47'50" West 271.21 feet to the center line of the Little Applegate River; thence North 41°46'58" West, along said center line 68.00 feet; thence North 66°07'09" West 88.48 feet; thence South 79°29'00" West 132.36 feet; thence South 74°56'10" West 214.37 feet; thence leaving said center line South 10°03'53" East 52.65 feet to a 5/8 inch iron pin; thence continuing South 10°03'53" East 120.00 feet to a 5/8 inch iron pin; thence South 0°02'32" East 611.51 feet to a 5/8 inch iron pin; thence South 80°11'04" East 26.07 feet to a 5/8 inch iron pin; thence South 626.64 feet to the South line of the Northwest Quarter of the Southwest Quarter; thence North 89°56'07" East, along said South line, 1513.18 feet to a 5/8 inch iron pin; thence North 0°02'29" East 693.21 feet to the center line of said river; thence North 79°36'05" West, along said center line, 9.86 feet; thence North 66°22'14" West 86.87 feet; thence leaving said center line, North 30°32'40" East 391.68 feet to a 5/8 inch iron pin on the Southerly right of way line of the Little Applegate (County) Road; thence North 59°23'50" West, along said right of way, 25.00 feet to a 5/8 inch iron pin; thence South 30°32'40" West 394.73 feet to said center line; thence South 24°45'46" West 443.04 feet to a 5/8 inch iron pin; thence North 56°19'38" West 462.75 feet to a 5/8 inch iron pin; thence South 82°52'35" West 294.80 feet to a 5/8 inch iron pin; thence North 80°11'04" West 546.11 feet to the Point of Beginning.

Note: this legal description was created prior to January 1, 2008.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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/>.

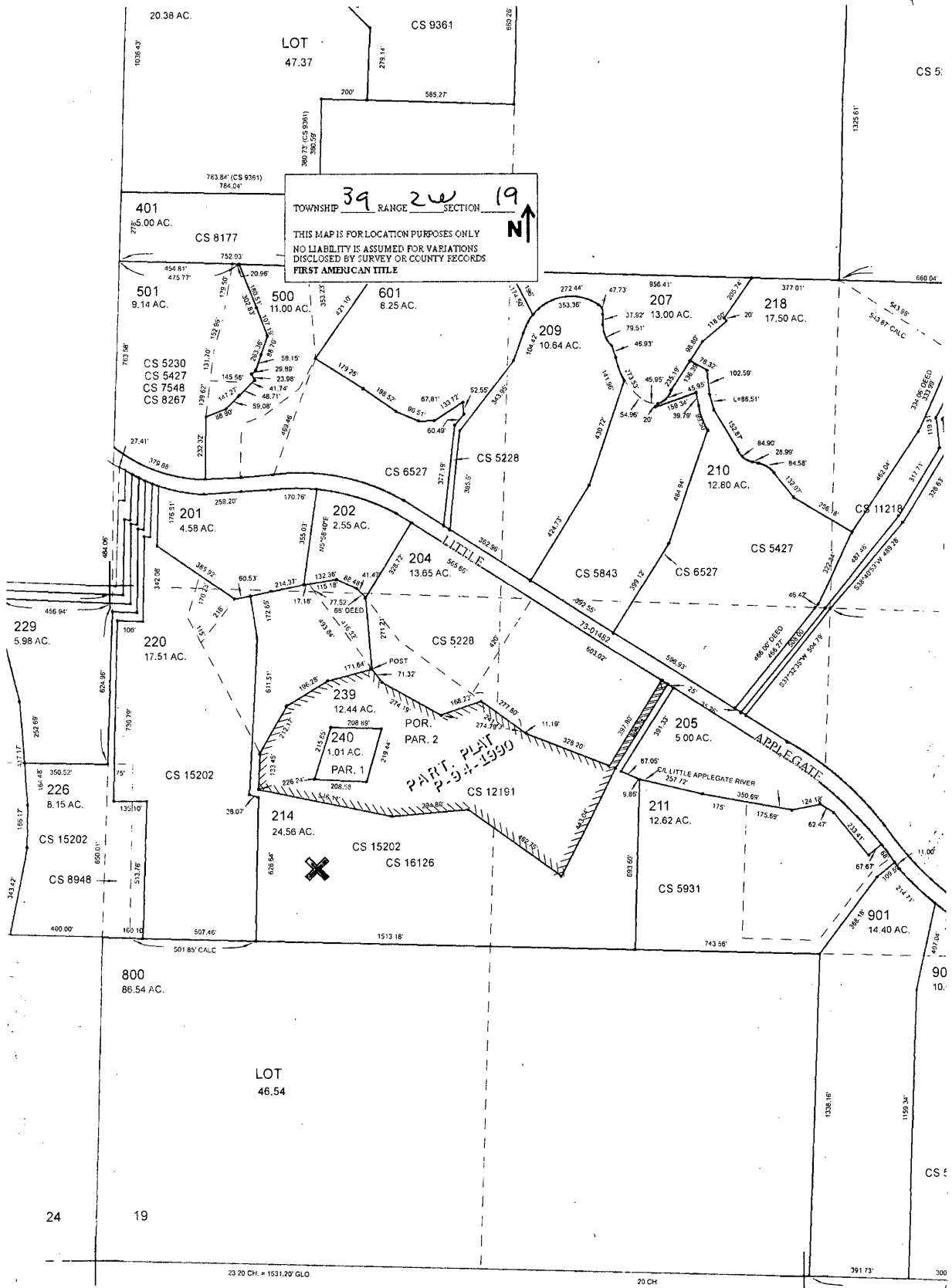
International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to 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.



TOWNSHIP 39 RANGE 20 SECTION 19
 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 2W

EXHIBIT SECTION E

Seller's Disclosures

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 3998 Little Applegate Rd, Jacksonville, OR 97530
2 10616969 (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**Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:**

12 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
13 of this form completely.

14 *Initial only the exclusion you wish to claim.*

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

17 _____ 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.

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

19 _____ This sale or transfer is by a governmental agency.

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

21 Seller _____ Print _____ Date _____ a.m. p.m. ←

22 Seller _____ Print _____ Date _____ a.m. p.m. ←

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

24 Buyer _____ Print _____ Date _____ a.m. p.m. ←

25 Buyer _____ Print _____ Date _____ a.m. p.m. ←

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION**Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:**

26 (NOT A WARRANTY) ([ORS 105.464](#))

27 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
28 PROPERTY LOCATED AT 3998 Little Applegate Rd, Jacksonville, OR 97530 (THE "PROPERTY").

Buyer Initials _____ / _____ Date _____

Seller Initials BCL / SLL Date 4-2-26

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

OREF 020 | Released 08/2025 | Page 1 of 7

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<https://orefonline.com/oref-forms-license-terms-and-conditions>

SELLER'S PROPERTY DISCLOSURE STATEMENT

31 Property Address or Tax ID # 3998 Little Applegate Rd, Jacksonville, OR 97530
32 10616969 (the "Property")

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

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

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

I. SELLER'S REPRESENTATIONS

43 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
44 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.

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

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

1. TITLE

47
48 A. Do you have legal authority to sell the Property?..... Yes No Unknown

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

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

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

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

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

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

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

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

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

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

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

Buyer Initials _____ / _____ Date _____

Seller Initials BCL / SLL Date 4-2-26

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

OREF 020 | Released 08/2025 | Page 2 of 7

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 3998 Little Applegate Rd, Jacksonville, OR 97530
10616969 (the "Property")

2. WATER**A. Household water**

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

(2) Water source information:

a. *Does the water source require a water permit?..... Yes* No Unknown

If yes, do you have a permit? Yes No Unknown N/A

b. Is the water source located on the Property? Yes No Unknown N/A

If not, are there any written agreements for a shared water source?..... Yes No Unknown N/A

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

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

Flow test Bacteria test Chemical contents test

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

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

Leased Owned

B. Irrigation

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

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

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

C. Outdoor sprinkler system

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

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

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

3. SEWAGE SYSTEM

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

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

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

(1) If yes, when was the system installed? 10-27-99 Unknown N/A

(2) *If yes, was the system installed by permit?..... Yes* No Unknown N/A

(3) *Has the system been repaired or altered?..... Yes* No Unknown N/A

(4) *Has the condition of the system been evaluated and a report issued? Yes* No Unknown N/A

(5) Has the septic tank ever been pumped?..... Yes No Unknown N/A

If yes, when? 2-24-26 N/A

Buyer Initials _____ / _____ Date _____

Seller Initials BCL / SLL Date 4-2-26

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SELLER'S PROPERTY DISCLOSURE STATEMENT

102 Property Address or Tax ID # 3998 Little Applegate Rd, Jacksonville, OR 97530
103 10616969 (the "Property")

- 104 (6) Does the system have a pump? Yes No Unknown N/A
105 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? Yes No Unknown N/A
106 (8) *Is a service contract for routine maintenance required for the system? Yes* No Unknown N/A
107 (9) Are all components of the system located on the Property?..... Yes No Unknown N/A
108 D. *Are there any sewage system problems or needed repairs?..... Yes* No Unknown
109 E. Does your sewage system require on-site pumping to another level?..... Yes No Unknown

4. DWELLING INSULATION

- 110 **4. DWELLING INSULATION**
111 A. Is there insulation in the:
112 (1) Ceiling? Yes No Unknown
113 (2) Exterior walls? Yes No Unknown
114 (3) Floors? Yes No Unknown
115 B. Are there any defective insulated doors or windows? Yes No Unknown

5. DWELLING STRUCTURE

- 116 **5. DWELLING STRUCTURE**
117 A. *Has the roof leaked?..... Yes* No Unknown
118 If yes, has it been repaired?..... Yes No Unknown N/A
119 B. Are there any additions, conversions or remodeling? Yes No Unknown
120 If yes, was a building permit required? Yes No Unknown N/A
121 If yes, was a building permit obtained? Yes No Unknown N/A
122 If yes, was final inspection obtained? Yes No Unknown N/A
123 C. Are there smoke alarms or detectors?..... Yes No Unknown
124 D. Are there carbon monoxide alarms? Yes No Unknown
125 E. Is there a woodstove or fireplace insert included in the sale? Yes No Unknown
126 *If yes, what is the make? _____
127 *If yes, was it installed with a permit?..... Yes* No Unknown N/A
128 *If yes, is a certification label issued by the United States Environmental Protection
129 Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?..... Yes* No Unknown N/A
130 F. *Has pest and dry rot, structural or "whole house" inspection been done within the
131 last three years? Yes* No Unknown
132 G. *Are there any moisture problems, areas of water penetration, mildew odors or
133 other moisture conditions (especially in the basement)? Yes* No Unknown
134 *If yes, explain on attached sheet the frequency and extent of problem and any insurance
135 claims, repairs or remediation done.
136 H. Is there a sump pump on the Property? Yes No Unknown
137 I. Are there any materials used in the construction of the structure that are or have been
138 the subject of a recall, class action suit, settlement or litigation? Yes No Unknown
139 If yes, what are the materials? _____
140 (1) Are there problems with the materials?..... Yes No Unknown N/A

Buyer Initials _____ / _____ Date _____

Seller Initials BCL / SLL Date 4-2-26**LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE****OREF 020 | Released 08/2025 | Page 4 of 7**

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SELLER'S PROPERTY DISCLOSURE STATEMENT

141 Property Address or Tax ID # 3998 Little Applegate Rd, Jacksonville, OR 97530
142 10616969 (the "Property")

- 143 (2) Are the materials covered by a warranty?..... Yes No Unknown N/A
144 (3) Have the materials been inspected?..... Yes No Unknown N/A
145 (4) Have there ever been claims filed for these materials by you or by previous owners? Yes No Unknown N/A
146 If yes, when? _____ N/A
147 (5) Was money received? Yes No Unknown N/A
148 (6) Were any of the materials repaired or replaced? Yes No Unknown N/A

6. DWELLING SYSTEMS AND FIXTURES

150 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?

- 151 A. Electrical system, including wiring, switches, outlets and service..... Yes No Unknown
152 B. Plumbing system, including pipes, faucets, fixtures and toilets Yes No Unknown
153 C. Water heater tank..... Yes No Unknown
154 D. Garbage disposal..... Yes No Unknown N/A
155 E. Built-in range and oven Yes No Unknown N/A
156 F. Built-in dishwasher Yes No Unknown N/A
157 G. Sump pump Yes No Unknown N/A
158 H. Heating and cooling systems
159 (1) Heating systems..... Yes No Unknown N/A
160 (2) Cooling systems..... Yes No Unknown N/A
161 I. Security system Owned Leased Yes No Unknown N/A
162 J. Are there any materials or products used in the systems and fixtures that are or have
163 been the subject of a recall, class action suit settlement or litigation?..... Yes No Unknown
164 If yes, what product? _____
165 (1) Are there problems with the product? Yes No Unknown N/A
166 (2) Is the product covered by a warranty? Yes No Unknown N/A
167 (3) Has the product been inspected? Yes No Unknown N/A
168 (4) Have claims been filed for this product by you or by previous owners?..... Yes No Unknown N/A
169 If yes, when? _____
170 (5) Was money received? Yes No Unknown N/A
171 (6) Were any of the materials or products repaired or replaced? Yes No Unknown N/A

7. COMMON INTEREST

- 173 A. Is there a Home Owners' Association or other governing entity? Yes No Unknown
174 Name of Association or Other Governing Entity: _____
175 Contact Person: _____
176 Address: _____
177 Phone Number: _____

Buyer Initials _____ / _____ Date _____

Seller Initials BCL / SLL Date 4-2-26

SELLER'S PROPERTY DISCLOSURE STATEMENT

178 Property Address or Tax ID # 3998 Little Applegate Rd, Jacksonville, OR 97530
179 10616969 (the "Property")

180 B. Regular periodic assessments: \$ _____ per Month Year Other N/A

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

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

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

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

189 **8. SEISMIC**

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

192 **9. GENERAL**

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

195 B. Does the Property contain fill?..... Yes No Unknown

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

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

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

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

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

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

208 **10. FULL DISCLOSURE BY SELLER(S)**

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

Outside Back Porch - details described attached

Buyer Initials _____ / _____ Date _____

Seller Initials BCL / SLL Date 4-2-26

SELLER'S PROPERTY DISCLOSURE STATEMENT

213 Property Address or Tax ID # 3998 Little Applegate Rd, Jacksonville, OR 97530
214 10616969 (the "Property")

VERIFICATION

215 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
216 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
217 their agents.

218 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero) 100 pages - 6 documents

219 Seller Brian Lehen Print Brian Lehen Date 4-2-26 4:30 a.m. p.m. ←

220 Seller Stacey Lehen Print Stacey Lehen Date 4-2-26 4:30 a.m. p.m. ←

II. BUYER'S ACKNOWLEDGMENT

221 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
222 utilizing diligent attention and observation.

223 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
224 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
225 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
226 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
227 another party's disclosure statement required by this section or any amendment to the disclosure statement.

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

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

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

236 Buyer _____ Print _____ Date _____ a.m. p.m. ←

237 Buyer _____ Print _____ Date _____ a.m. p.m. ←

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

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

240 Date received by Agent _____

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # 3998 Little Applegate Rd, Jacksonville, OR 97530
 2 10616969 (the "Property")

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

4 Question # 1.e.
 5 Details: There are several easements on the property. One shared easement to enter property.
 6 Access is never an issue.
 7 Terrasurvey, Inc Exhibit A - depicts entrance to property
 8 Terrasurvey, Inc Exhibit B - depicts additional easements
 9 Attachment Identified as: Easements - Exhibit A & Exhibit B

10 Question # 1.j.
 11 Details: Boundary survey
 12 _____
 13 _____
 14 _____
 15 Attachment Identified as: Property Survey

16 Question # 1.k.
 17 Details: Covenants - refer to covenants for property in title report
 18 _____
 19 _____
 20 _____
 21 Attachment Identified as: Not attached

22 Question # 2. B. 1&3
 23 Details: Irrigation water rights
 24 1857 Water Rights in pasture in front of house, including sustainable garden area
 25 1929 Water Rights down around Barn & Hidden Pasture
 26 Certificates attached
 27 Attachment Identified as: Water Rights - 3 pages

28 Question # 3.C.2.
 29 Details: 3.C.2.
 30 Septic system installed by permit.
 31 Jackson County Certificate 10-27-99- Permit# 15 284 99N
 32 _____
 33 Attachment Identified as: Septic Permit

34 Seller Brian Lehnen Print Brian Lehnen Date 4-2-26 4:30 a.m. p.m. ←
 35 Seller Stacey Lehnen Print Stacey Lehnen Date 4-2-26 4:30 a.m. p.m. ←

Buyer Initials _____ / _____ Date _____

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # 3998 Little Applegate Rd, Jacksonville, OR 97530
2 10616969 (the "Property")

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

4 Question # 3.C.4

5 Details: Septic system report

6 The septic system has been properly maintained and serviced.

7 There has not been an issue and has always worked reliably and well.

9 Attachment Identified as: Septic Evaluation

10 Question # 10.A

11 Details: On the outdoor, back covered patio, there are a couple glass skylights that leak during
12 heavy rains. We addressed the issue and made repairs which improved the situation,
13 but has not completely solved the issue.

15 Attachment Identified as: _____

16 Question # 10.A

17 Details: The downdraft range vent, next to the stovetop in the kitchen does not currently operate.
18 We did not find it necessary to use it.

21 Attachment Identified as: _____

22 Question # 2.B.2

23 Details: Irrigation water, pursuant to designated water rights, has been used on the property the past
24 5+ years.

27 Attachment Identified as: _____

28 Question # _____

29 Details: _____

33 Attachment Identified as: _____

34 Seller Brian Lehnen Print Brian Lehnen Date 4-2-26 4:30 a.m. p.m. ←

35 Seller Stacey Lehnen Print Stacey Lehnen Date 4-2-26 4:30 a.m. p.m. ←

Buyer Initials _____ / _____ Date _____

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MAP OF SURVEY

located in

SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 39 SOUTH, RANGE 2 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for

ERIC ARTNER

3826 LIVINGSTON DRIVE
CENTRAL POINT, OREGON 97502

LEGEND

- 3" BRASS CAP - SECTION CORNER MONUMENT FOR JACKSON COUNTY RE-ESTABLISH RECORD (RECOVERED)
- 3" BRASS CAP - 1/4 SECTION CORNER MONUMENT FOR JACKSON COUNTY RE-ESTABLISH RECORD (RECOVERED)
- 5/8" IRON PIN MONUMENT W/ BAY MONUMENT (RECOVERED)
- 5/8" IRON PIN MONUMENT AS DESCRIBED (RECOVERED)
- 5/8" IRON PIN MONUMENT W/ YELLOW PLASTIC CAP MARKED "TOWER PLS 2189" (RECOVERED)
- 5/8" x 24" IRON PIN MONUMENT W/ YELLOW PLASTIC CAP MARKED "TOWER PLS 2189" (ESTABLISHED)
- 5/8" - RECORD FILED SURVEY NUMBER
- W.C. - WITNESS CORNER
- E - CENTERLINE

- BASIS OF BEARING IS TRUE NORTH, AND AS DATA, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

- MONUMENTS DESCRIBED IN LEGEND ARE TYPICAL UNLESS OTHERWISE NOTED ON PLAN.

- RECORD SURVEY DATA IS SHOWN IN PARALLELS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To recover, re-estabish or establish the monuments on the boundary of that tract of land described on Instrument No. 96-08573, Jackson County, Oregon, County of Jackson, Oregon. The parcel is also known as Address & Map No. 260718 Top Lot 514.

Procedure: Monuments were recovered as shown herein. Monuments which had been destroyed were re-established in their original locations. The monument locations were determined by a computer for the most accurate corner of section 19. An error of approximately 3 feet was discovered in this corner. This survey represents the location of the existing monuments on the boundary of the tract of land described on Instrument No. 96-08573, Jackson County, Oregon, County of Jackson, Oregon. All bearings from previous surveys have been related to the 1983 datum. All bearings derived from Global Positioning System equipment.

RECEIVED

THIS SURVEY CONTAINS ON SHEET (1) MAP (2) NARRATIVE JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Handwritten Signature

ERIC A. FRISER
JULY 11, 1998

FEDERAL DATE 12-31-98



(INSTRUMENT RECORDED IN PREVIOUS SURVEY BY THIS OFFICE) 3/22/2001

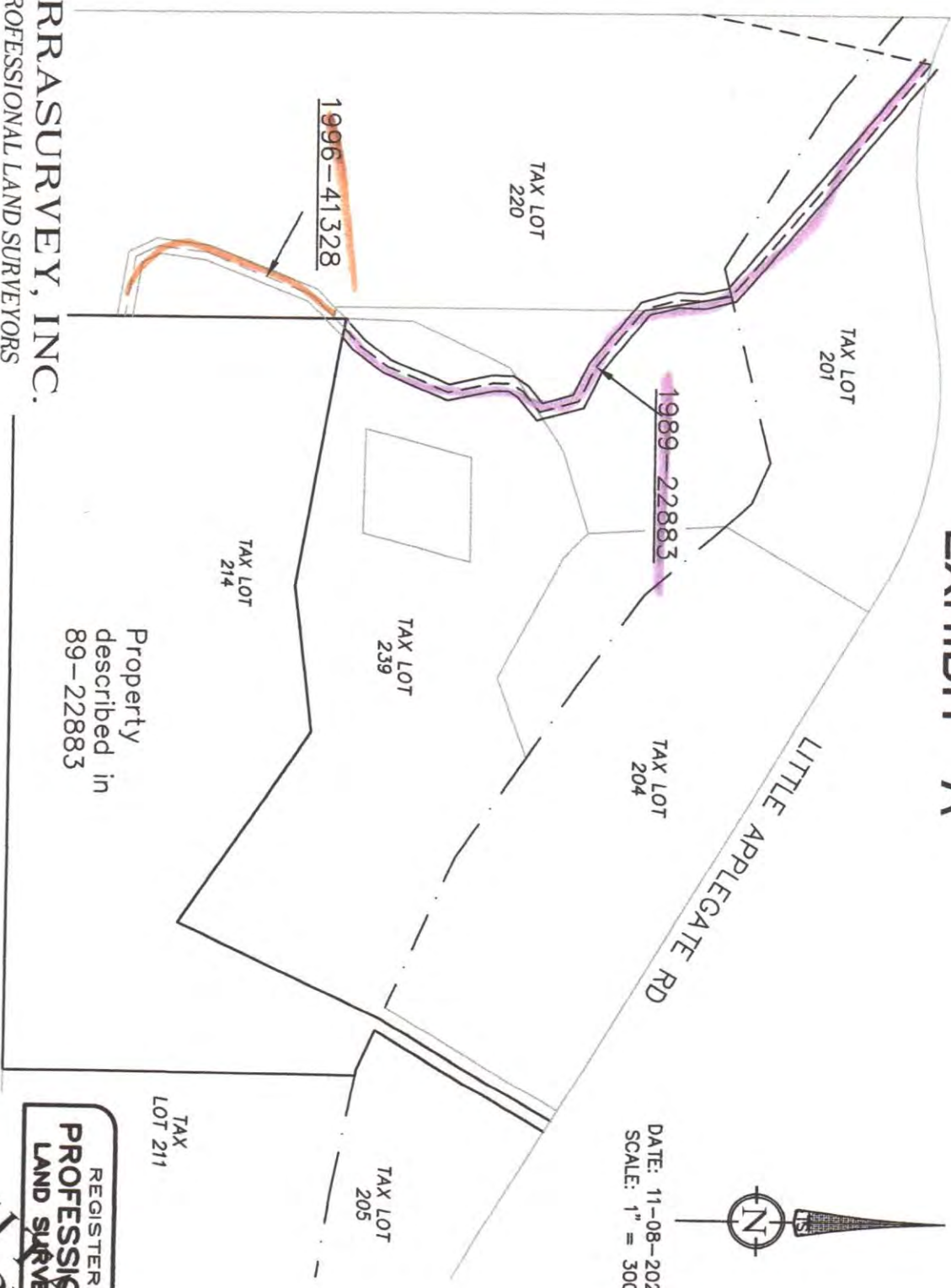
Office Location: 120 MISTLETOE MEDFORD, OREGON 97501

Surveyed by: FARBER & SONS, INC. dba FARBER SURVEYING (541) 776-0846

Mailing Address: P.O. BOX 5286 CENTRAL POINT, OREGON 97502

Scale: 1" = 200'
Date: APR. 23, 1998
Job No. 048M-84
Drawing File: J08B33VW84MCHV.MDS-PLAT.FLX

EXHIBIT "A"



DATE: 11-08-2020
SCALE: 1" = 300'

Property described in 89-22883

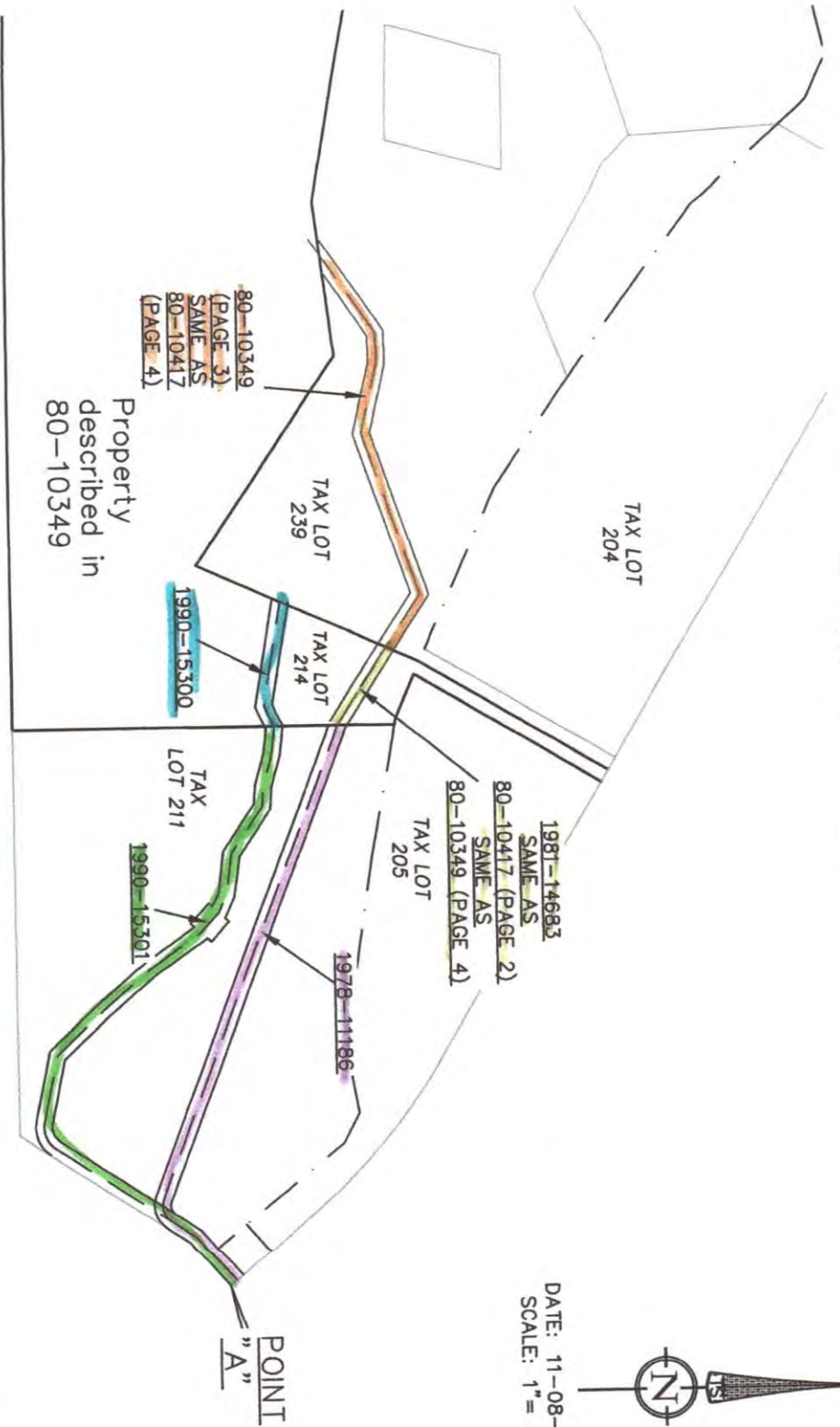
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@blisp.net
JOB NO. 1369-20

PROJECT NOTES:
BOUNDARY LINES, EASEMENT LINES, AND AERIAL IMAGERY SHOWN ARE APPROXIMATE AND ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. LINE LOCATIONS ARE SUBJECT TO CHANGE ONCE A FULL BOUNDARY SURVEY IS CONDUCTED.

REGISTERED
PROFESSIONAL LAND SURVEYOR
PHILIP W. DROSSOS
OREGON
JULY 17, 2016
No. 90718

Renewal 12-31-21

EXHIBIT "B"



DATE: 11-08-2020
SCALE: 1" = 300'

80-10349
(PAGE 3)
SAME AS
80-10417
(PAGE 4)

Property
described in
80-10349

1990-15300

1990-15301

1978-11186

1981-14683
SAME AS
80-10417 (PAGE 2)
SAME AS
80-10349 (PAGE 4)

POINT
"A"

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrains@bisp.net
JOB NO. 1369-20

PROJECT NOTES:
BOUNDARY LINES, EASEMENT LINES, AND AERIAL
IMAGERY SHOWN ARE APPROXIMATE AND ARE
SHOWN FOR GRAPHICAL PURPOSES ONLY. LINE
LOCATIONS ARE SUBJECT TO CHANGE ONCE A
FULL BOUNDARY SURVEY IS CONDUCTED.

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

PHILIP J. DROSSOS
No. 90718

Renewal 12-31-21

EXHIBIT SECTION F

Septic Records

Septic Evaluation

for the property located at:

3998 Little 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.

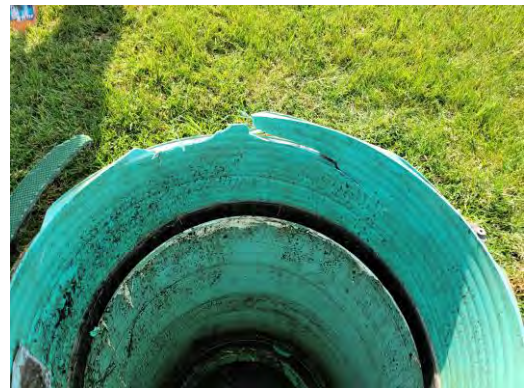
Never drive or park vehicles on top of septic systems – it can damage or dislodge the cover.

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

Sales Receipt

Date	Sale No.
2/24/2026	SWS 7107

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

Sold To
Brian & Stacey Lehnen Lehnen 3998 Little Applegate Rd. Jacksonville, OR 97530

Check No.	Payment Method	Project
107		

Description	Qty	Rate	Amount
Septic Pumping 3998 Little Applegate Rd. Jacksonville, OR 1250-1500 gals.		630.00	630.00
Septic Inspection		350.00	350.00
Total			\$980.00

www.swsmodoc.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): Brian & Stacey Lehnen Telephone: _____

Site Address: 3998 Little Applegate Rd. City: Jacksonville Zip Code: 97530

County: Jackson Lot Size: 24.56 Acres/Square Feet (circle units)

Legal Description: T:39 R:2W S:19 Taxlot:214

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

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

Number of people occupying dwelling 2 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:

- Installer
- Maintenance Provider
- National Association of Wastewater Technicians
- Other: DEQ approved in writing (please describe) _____
- Professional Engineer
- Environmental Health Specialist
- Waste Water Specialist

Certification Number: RI 749 SDS 38907

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

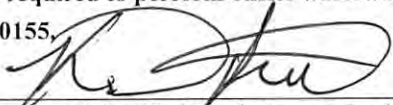
Business address 1736 Avenue F White City, OR 97503 Phone 541-821-1426

Date of Evaluation: 02/24/2026 9:03-10:28 (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.

02/24/2026

Date (MM/DD/YYYY)


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 type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool |
| <input type="checkbox"/> Dosing Tank | <input checked="" type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input checked="" 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) 15-0284-99N
- 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:

There is a detached living space that appears to be connected to the septic system

- Additional Comments:
Recent rain prior to and during evaluation. Lids were unsecured.
There was a constant inflow of water into the tank, there may be a leaking fixture.

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):

- The septic tank material is:

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

- Is the septic tank accessible? Yes No **Steep Driveway, Caution in wet weather**

- Septic tank volume in gallons 1500

- 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

- 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 and lid on outlet side is damaged, allows ground water to enter system.

- Septic tank lid(s) is intact Yes No 20" Tuftite (outlet side damaged)

- 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-.50 (inches) **Sludge** layer 5-6 (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:

Replaced missing screws on lids and secured outlet side as best we could for safety.

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

- 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

- Locate all drain lines in soil absorption system Yes No
Total length of drain lines 375 (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:

Grass is overgrown

Trans port line crosses under an irrigation / ditch. Pipe is 3' deep, not visible.

- 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:

Replacement would be a Sand Filter or ATT system, based on records.

(ATT is Alternative Treatment Technology.)

- Additional Comments:
Visual Inspection Only. Performed hydraulic load test and system appeared to drain too slow.
Further investigation would be needed to identify reason for system draining too slow.

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

- 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 _____

- 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.

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.

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.

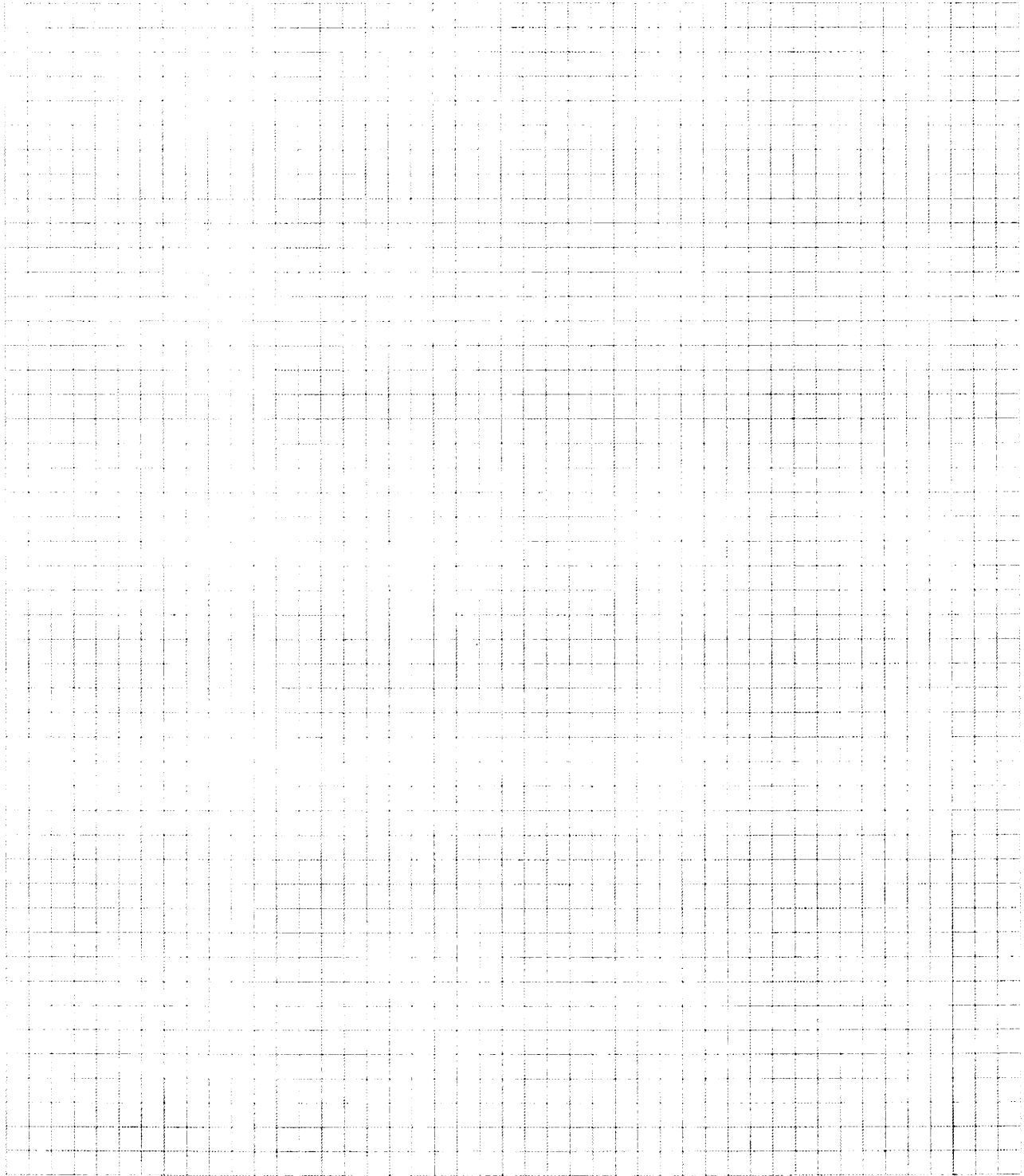
- 11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

02/24/2026

Date


Signature of Qualified Septic System Evaluator

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.**





Sweet Water Sanitation, LLC.

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

February 24, 2026

Septic Evaluation

3998 Little Applegate Rd. Jacksonville, OR Jackson County



Inlet Baffle



Interior Outlet Baffle



Outlet Baffle



Broken Riser on Outlet side of Tank

Pictures Page 1 of 2

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



Sweet Water Sanitation, LLC.

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

February 24, 2026

Septic Evaluation

3998 Little Applegate Rd. Jacksonville, OR Jackson County



Damaged Lid on Outlet Side



View of Lids to House



View of Drain Field

Pictures Page 2 of 2

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



JACKSON COUNTY

AUTHORIZATION NOTICE

FIELD COPY

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

9/28/2000

9:09:30

PLSW200R

OWNER: APPLGATE FAM VENTURES LLC MAP ID:39-2W-19 TAX LOT: 214
PROPERTY ADDRESS: 3998 LITTLE APPLGATE RD ACRES: 5.00
DIRECTIONS TO PROPERTY: JACKSONVILLE

PROPOSED RESIDENCE FEE: 140.00 RECEIPT#: 0121690 DATE: 9/28/2000
ANY RESIDENCE/BUSINESS ON LOT NOW? YES NBR OF BDRMS/SEATS/ EMPLOYEES 3 BDRM
PUMPING RECEIPT SUBMITTED? TANK UNCOVERED? DATE:

COMMENTS: IN-HOUSE AUTHORIZATION NOTICE. OWNER REPLACING MOBILE HOME WITH
STICK BUILT

OC-BC

APPLICANT NAME: APPLGATE FAM VENTURES LLC
MAILING ADDRESS: P O BOX 1807
CITY/ST: JACKSONVILLE OR 97530 TELEPHONE: 899-1594

Four bedroom standard septic system finalized October 27, 1999. Mobile home permit issued 10-15-1999, site inspected 7-24-2000. This is to replace mobile home with built three bedroom single family dwelling. Plot plan shows structures meet minimum distances to installed septic system and repair area.

INSPECTION BY: DATE:

THIS AUTHORIZATION NOTICE ACKNOWLEDGES THAT THE SEWAGE SYSTEM LOCATED ON THE PROPERTY IDENTIFIED ABOVE APPEARS ADEQUATE, ON THE BASIS OF A FILE RECORD REVIEW, TO SERVE A SINGLE FAMILY DWELLING WITH A SEWAGE FLOW UP TO 450 gallons per day.

SPECIAL CONDITIONS OF APPROVAL:

ROUTINE MAINTENANCE SHOULD INCLUDE PUMPING OF THE SEPTIC TANK EVERY 3 TO 5 YEARS.

- NOTE: 1. A PERMIT AND INSPECTION OF THE BUILDING SEWER CONNECTION TO THE SEWAGE SYSTEM MAY BE REQUIRED BY THE COMMERCE DEPARTMENT OR ITS AUTHORIZED REPRESENTATIVE.
2. THIS AUTHORIZATION NOTICE DOES NOT GUARANTEE SATISFACTORY OR CONTINUOUS OPERATION OF THE SEWAGE SYSTEM IDENTIFIED.

APPROVED DATE: 9/29/2000 EXPIRES: 9/29/2001

INSPECTOR SIGNATURE

DATE



AUTHORIZATION NOTICE
APPLICATION

1-089375-2

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

9/28/2000

8:40:07

PLSW200R

OWNER: APPLGATE FAM VENTURES LLC MAP ID:39-2W-19 TAX LOT: 214
PROPERTY ADDRESS: 3998 LITTLE APPLGATE RD ACRES: 19.56
DIRECTIONS TO PROPERTY: JACKSONVILLE

FEE: 140.00 RECEIPT#: 0121690 DATE: 9/28/2000

PROPOSED RESIDENCE
ANY RESIDENCE/BUSINESS ON LOT NOW? YES NBR OF BDRMS/SEATS/ EMPLOYEES 3 BDRM
PUMPING RECEIPT SUBMITTED? TANK UNCOVERED? *W* DATE: *W*

COMMENTS: IN-HOUSE AUTHORIZATION NOTICE. OWNER REPLACING MOBILE HOME WITH STICK BUILT

APPLICANT NAME: APPLGATE FAM VENTURES LLC *Notify Building* OC-BC
MAILING ADDRESS: P O BOX 1807
CITY/ST: JACKSONVILLE OR 97530 TELEPHONE: 899-1594

SIGNATURE: *[Signature]* DATE: *9/28/00*

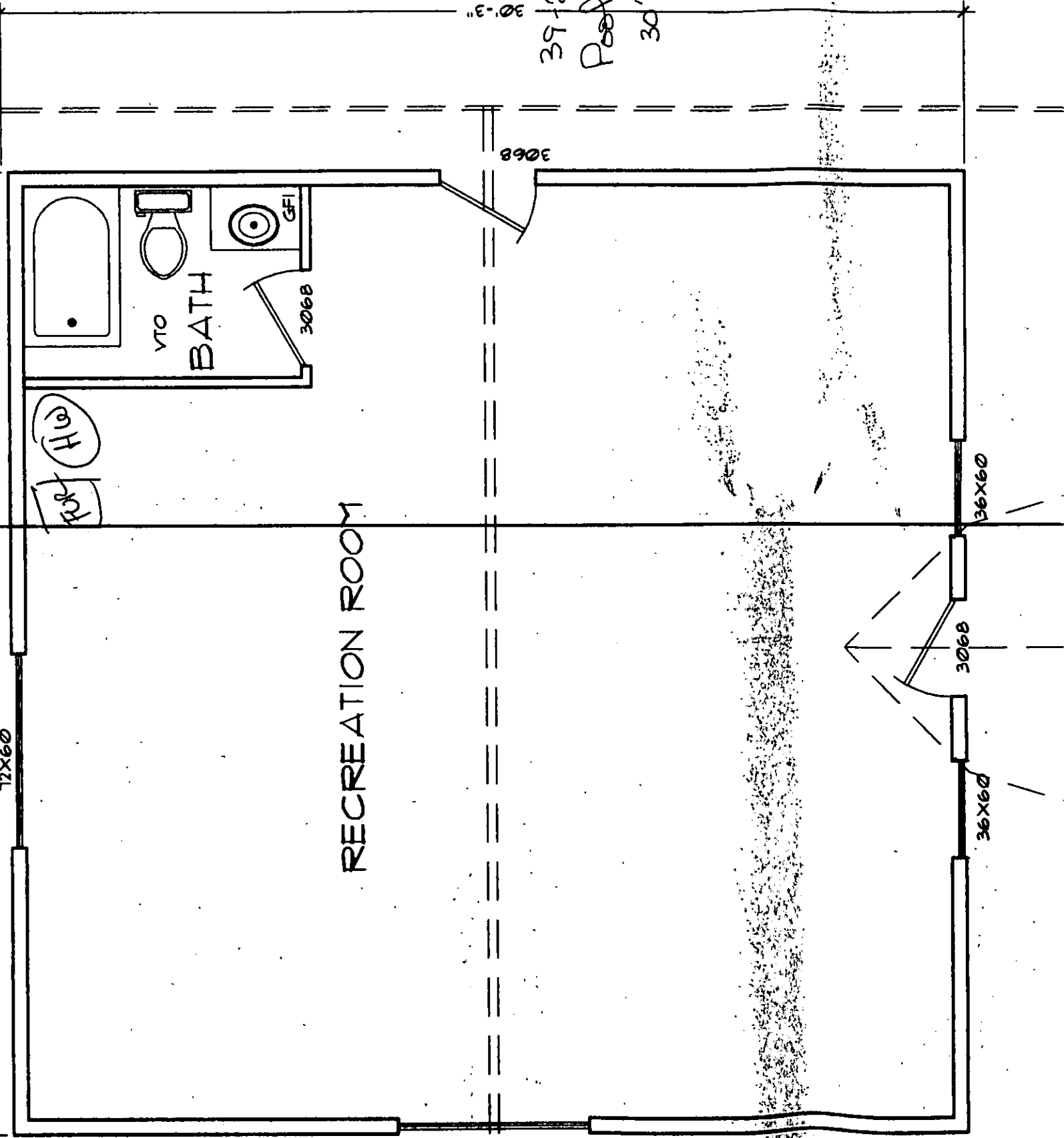
COMPLETED APPLICATION DATE: 9/28/2000

3912w-19-214

Pool House

30' x 30'

9-28-2000



RECREATION ROOM

BATH

VTO

GFI

3068

3068

3068

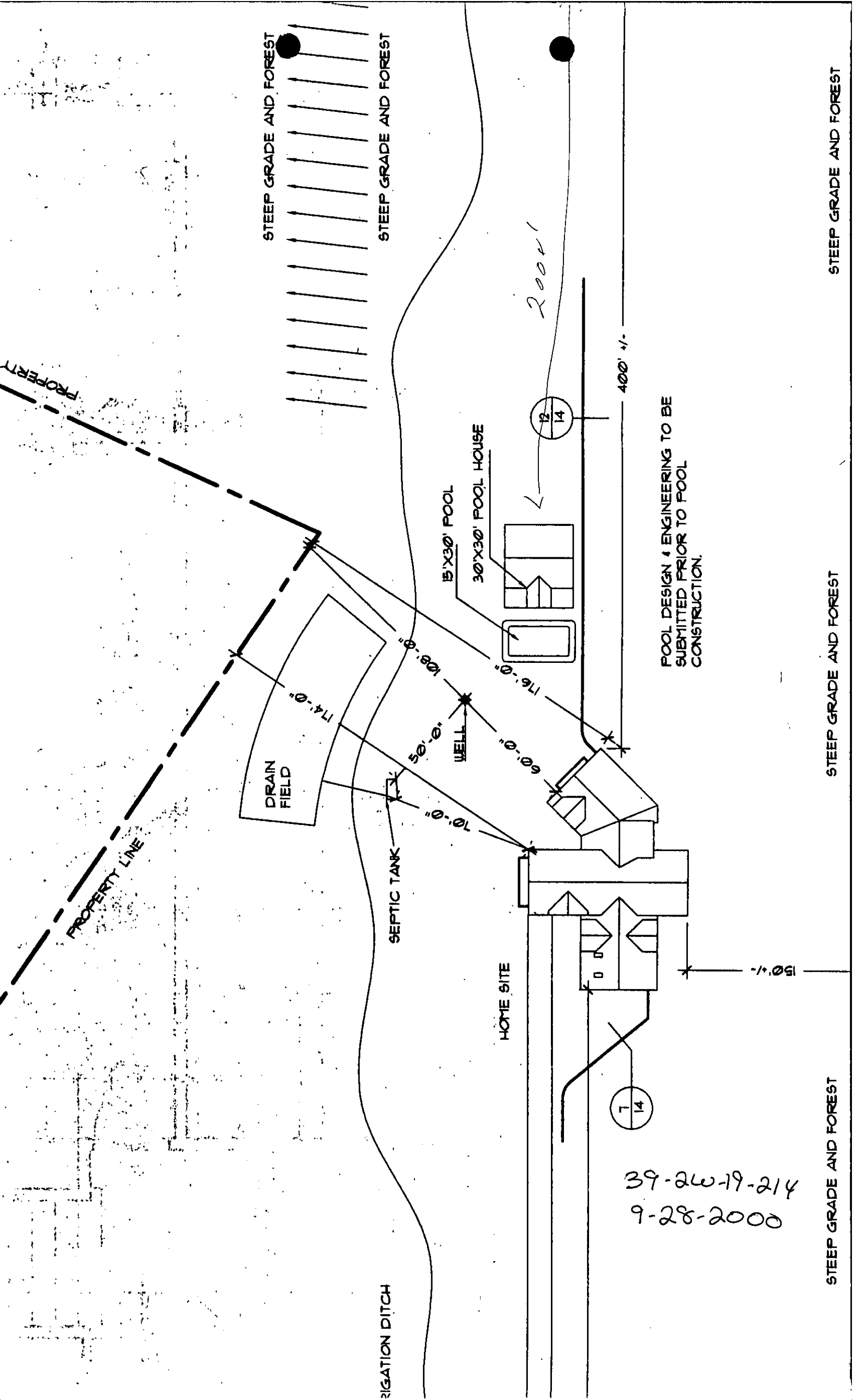
36x60

36x60

12x60

12x60

30' x 30'



STEEP GRADE AND FOREST

STEEP GRADE AND FOREST

POOL DESIGN & ENGINEERING TO BE
SUBMITTED PRIOR TO POOL
CONSTRUCTION.

400' +/-

HOME SITE

IRRIGATION DITCH

PROPERTY LINE

DRAIN FIELD

SEPTIC TANK

WELL

15'X30' POOL

30'X30' POOL HOUSE

200'

7/14

12/14

39-26-19-214
9-28-2000

STEEP GRADE AND FOREST

STEEP GRADE AND FOREST

STEEP GRADE AND FOREST



Authorization Notice

Roads, Parks & Planning
10 South Oakdale Rm 100
Medford OR 97501
(541)774-6900
Fax:(541)774-6791

DATE 9-28-00

TOWNSHIP 39 RANGE 2W SECTION 19 TAX LOT 214

I have no information that the existing subsurface sewage disposal system located on the above referenced property has ever failed by discharging sewage upon the ground surface or into public waters, by clogging or backing up, or in any other manner.

The existing system last served or is serving

- 1) a dwelling having 2 bedrooms (include all rooms that could be used as bedrooms though actually used for other purposes, such as a den or sewing room); OR
- 2) a business (type of) _____ consisting of _____ (number of employees).

Existing septic system is currently in use on 9-28-00 (date) OR was last used on _____ (date).

To the best of my knowledge, the existing septic tank has a 1500 gallon capacity determined by Permit (pumping record, permit, etc.).

The existing septic system was installed on 10/27/99 (date) under authority of Jackson County Subsurface Sewage Permit Number _____.

I intend to

- 1) connect a dwelling having 3 bedrooms (include all rooms that could be used as bedrooms though actually used for other purposes, such as a den or sewing room); OR
- 2) connect a business (type of) _____ consisting of _____ (number of employees); OR
- 3) add to my existing structure (state all rooms to be added)

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SYSTEM DOES NOT REQUIRE ANY REPAIRS AT THIS TIME.

[Signature]
Property Owner's Signature
(or representative with written authorization)

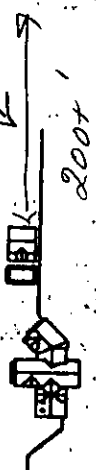
ENTER PROPERTY
THIS ROAD

LITTLE APPLIGATE ROAD

LITTLE APPLIGATE RIVER

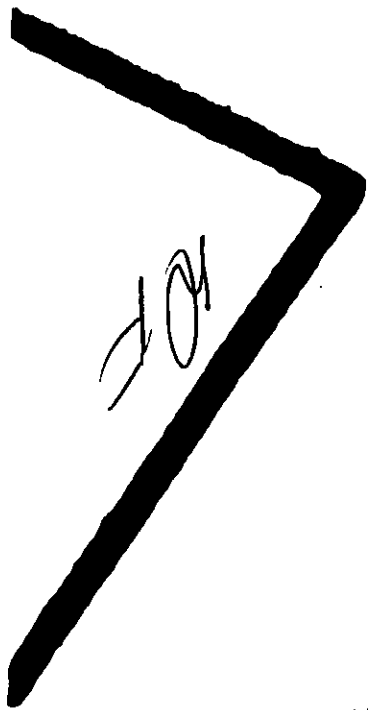
LITTLE APPLIGATE RIVER

See
blown-up
map

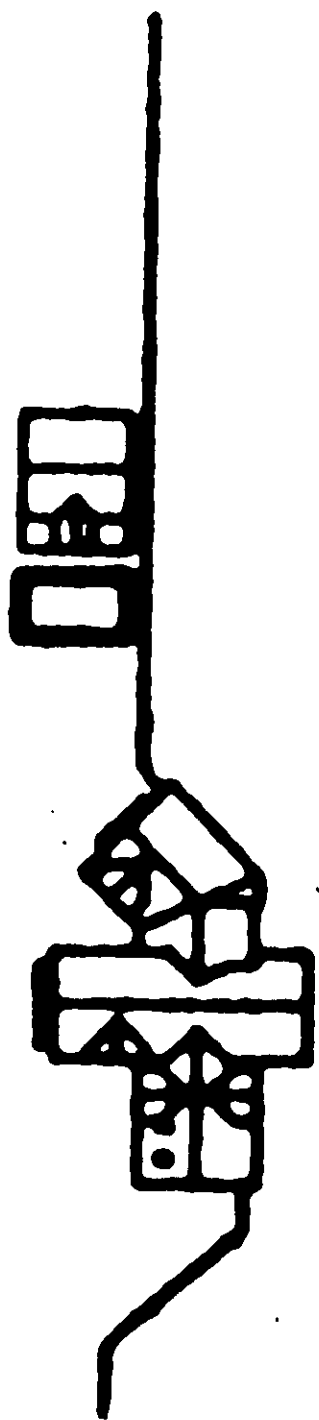


200'

SEC. 19, TOWNSHIP 39 S, RANGE 2 WEST, TAX LOT 214



front ●
well ●



2 WEST, TAX LOT 214



CERTIFICATE OF SATISFACTORY COMPLETION

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

~~Jack Resner~~

Name: JACK RESNER Address: 399B Little Applegate

Township: 39 Range: Zul Section: 19 Tax Lot: 214

Permit Number: 15 284 99N Installer: MIC OFFENBACHER

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.

10/27/99
Date

Jackson County Environmental Health Specialist

10/14/99
(Date Received)

FINAL INSPECTION REQUEST AND NOTICE

Pursuant to the requirements within ORS 454.665, OAR 340-71-170 and OAR 340-71-175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The Department (or Agent) has 7 days to perform an inspection of the completed construction after the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Please complete all four sections of the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: BASIC INFORMATION.

Property Owner Jack Reswan OK Permit Number 15-0284-99 County JACKSON
Appelgar Family Unit
Township 39; Range 24; Section 19; Tax Lot 214; Tax Acct. # _____
Job Location 3998 Lt. Appelgar Rd. Jacksonville OK 97530
Date System Construction Completed 10-14-99; Date Submitted to DEQ or Agent 10/14/99

SECTION 2: MATERIALS LIST. Identify and list all materials used in the system's construction.

- 1 - 1500 2 comp TANK
- 20' 6" Steel Casing For Tank Casing
- 250' 3034 4" Crossovers And Fittings
- 45 OR 375' Infiltrator
- 6 End Plates
- 2" Risson For Inspection
- 200' 4" ADS Slotted
- 20' 4" Sch 40 ABS w/caps
- Misc 90° & 20° & 45° Fittings (sewer)
- 30 yds 1 1/2 Round
- 200' Visqueen
- 250' Filter Fabric.

Call Mc 840-5565
To cover 1451MP.
Would like to come late
today! MD

At 12:14 Drop in 36 hrs

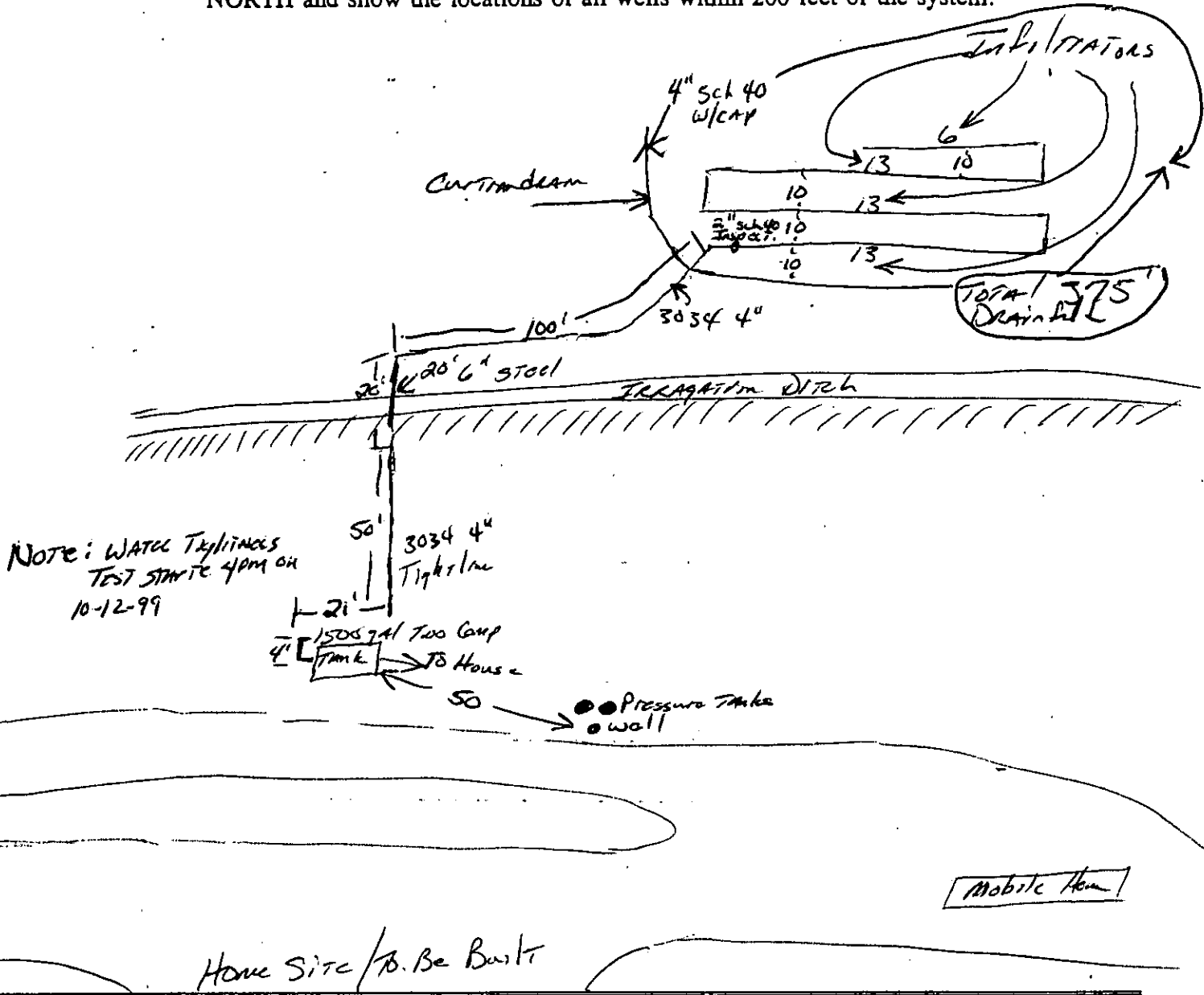
Looks good to me!

AT 4 P.M. ~~Mc~~

TEST STRUCTURE 10-12-99

INSPECTOR - Where Trip to work

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.



SECTION 4: CONSTRUCTION WAS PERFORMED BY:

Property Owner (Permittee)

Sewage Disposal Service Business: Offenbacher Earthworks Inc 60315
 (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).

[Signature] owner 10-13-99
 (System Installer's Signature) (Title) (Date)

Name: Resner

Twp: 39 Ra: 2W Section: 19 Tax Lot: 214

Address (location) _____ System Type _____ PERMIT# _____

TANKS AND SEWER LINES

Date 10/14 Effluent Sewer to DF _____
 Press. Transport Pipe to DF or SF _____
 Septic Tank Size 1500 Dbl Sgl _____
 Material & Manuf. RR
 Dosing Tank Size _____
 Material & Manuf. _____
 Fittings, Connections _____ Riser(s) 3
 Water Test: Marked _____ Passed 10/14/10
 Tank to House NA

DRAINFIELD

Staking Date _____ Install Date 10/14
 Infiltrator Easy Drain _____ PIP/LP _____
 Trench: Width 24 Depth 24-28 Gravel _____
 Filter Fabric _____ Paper _____ Straw _____
 Lines Level OK Distance Between Lines 10
 Overflow Pipe OK Undisturbed Earth OK
 Drop Box(es) _____ D-Box _____ Line End Caps OK
 Total Lineal Feet 375
 Distance Well to: Tank 60 Drainfield _____

PUMP/SIPHON SYSTEMS

Date _____
 Siphon # _____
 Pump # _____
 Floats: Sgl _____ Dbl _____ Alarm _____
 Valves: Check _____ Gate _____
 Anti-Siphon _____
 Safety Line _____ Screen _____
 Union _____ Block _____ Vault _____
 Counter _____ Timer _____ Motor _____
 Alarm/Panel _____

ETA

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

LOW PRESSURE DISTRIB.

Pressure Test Date _____ Discharge _____
 Hole Spacing _____ Total Holes _____
 Filter Fabric _____ Hydrosplitter / #Lines _____
 Hole sizes: #1 _____ #2 _____ #3 _____ #4 _____
 #5 _____ #6 _____ #7 _____ #8 _____

CAPPING/FILL

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

SAND FILTER/TRENCH

Trench: Date _____ Width _____ Depth _____
 SF: Box Inspect Date _____ Size _____
 Underdrain Pipe: _____ Dir. Holes/Slots: _____
 Pres. Date _____ Discharge _____
 Sand _____ Sieve Analysis _____ Btm FFabric _____
 Pea Gravel: Top _____ Btm _____ Analysis _____
 Eff. Sewer or Pres. Pipe to DF _____
 Cover Depth _____ Date _____

FILTER PUMP SYSTEM

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

TILE DEWATERING

Staking Ok Date _____
 Trench Ck Date _____
 Rock & Pipe Date _____
 Silt Trap Dia. _____
 Outlet Pipe _____ Flap gate _____
 Backfill Date _____

CURTAIN DRAIN

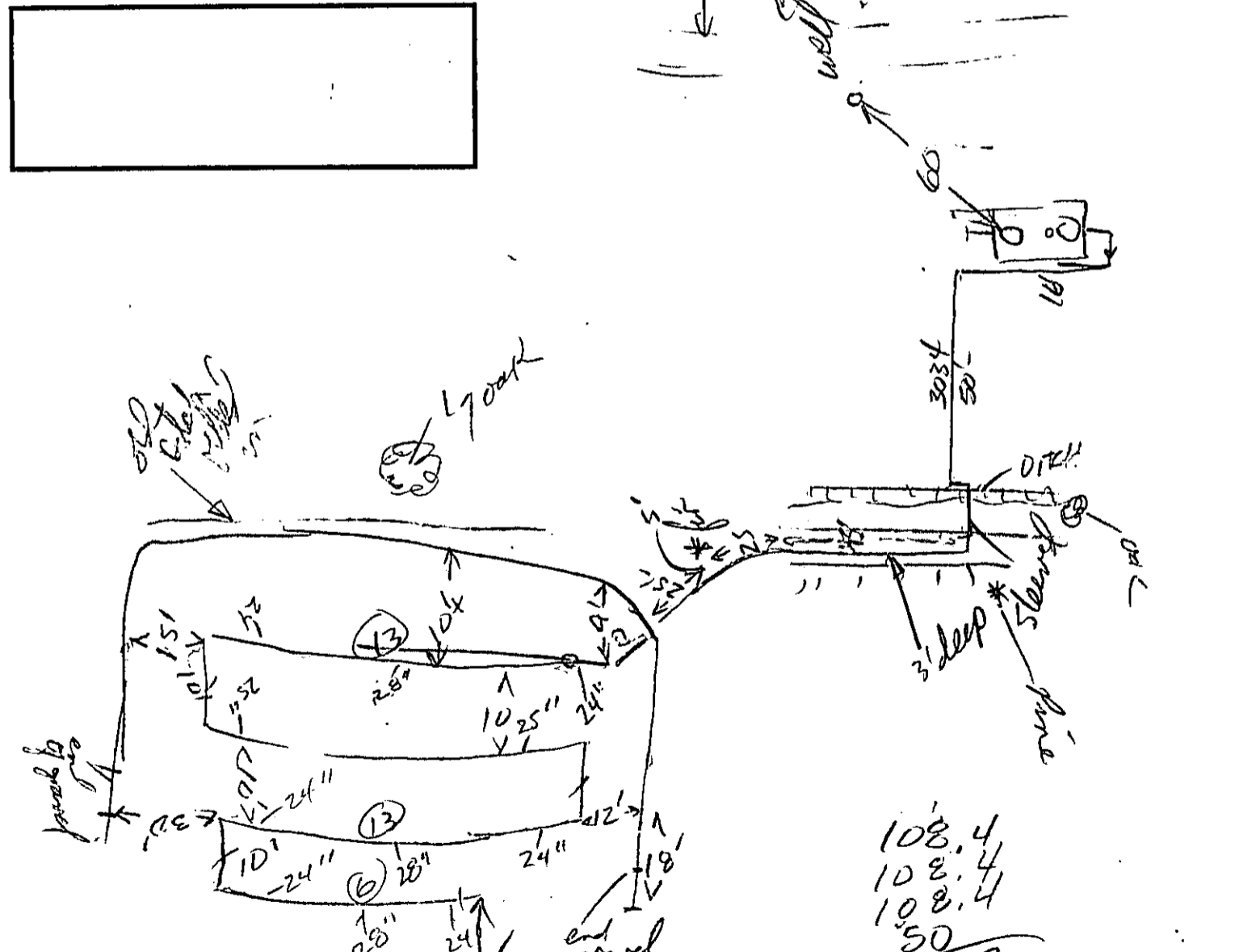
Date _____
 Depth _____ Rock Depth _____
 Visqueen Filter Fabric
 Sch. 40 End(s) Screen
 Vditch _____ Berm _____

FINAL INSPECTION REQUEST AND NOTICE form received _____ INSPECTION DATES: 10/14

INSTALLER: _____



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

EASEMENT LINE
INCREASING ACCESS
AND UTILITIES

FLAT TO GENTLE SLOPING
PASTURE LAND TO RIVER

STEEP SLOPING BANKS WITH
HEAVY FOREST AND FORAGE

GENTLE
ROLLING
PASTURE

TAX LOT 214
24.5 ACRES

GENTLE
ROLLING
PASTURE

GIN LINN IRRIGATION DITCH

SMALL IRRIGATION FEEDER DITCH

DRIVEWAY FROM LITTLEAPPLEGATE ROAD TO HOUSE

STEEP GRADE AND HEAVY FOREST

AC. HOME SITE

400'

443.00'

452.00'

294.00'

540.00'

2607

698.00'

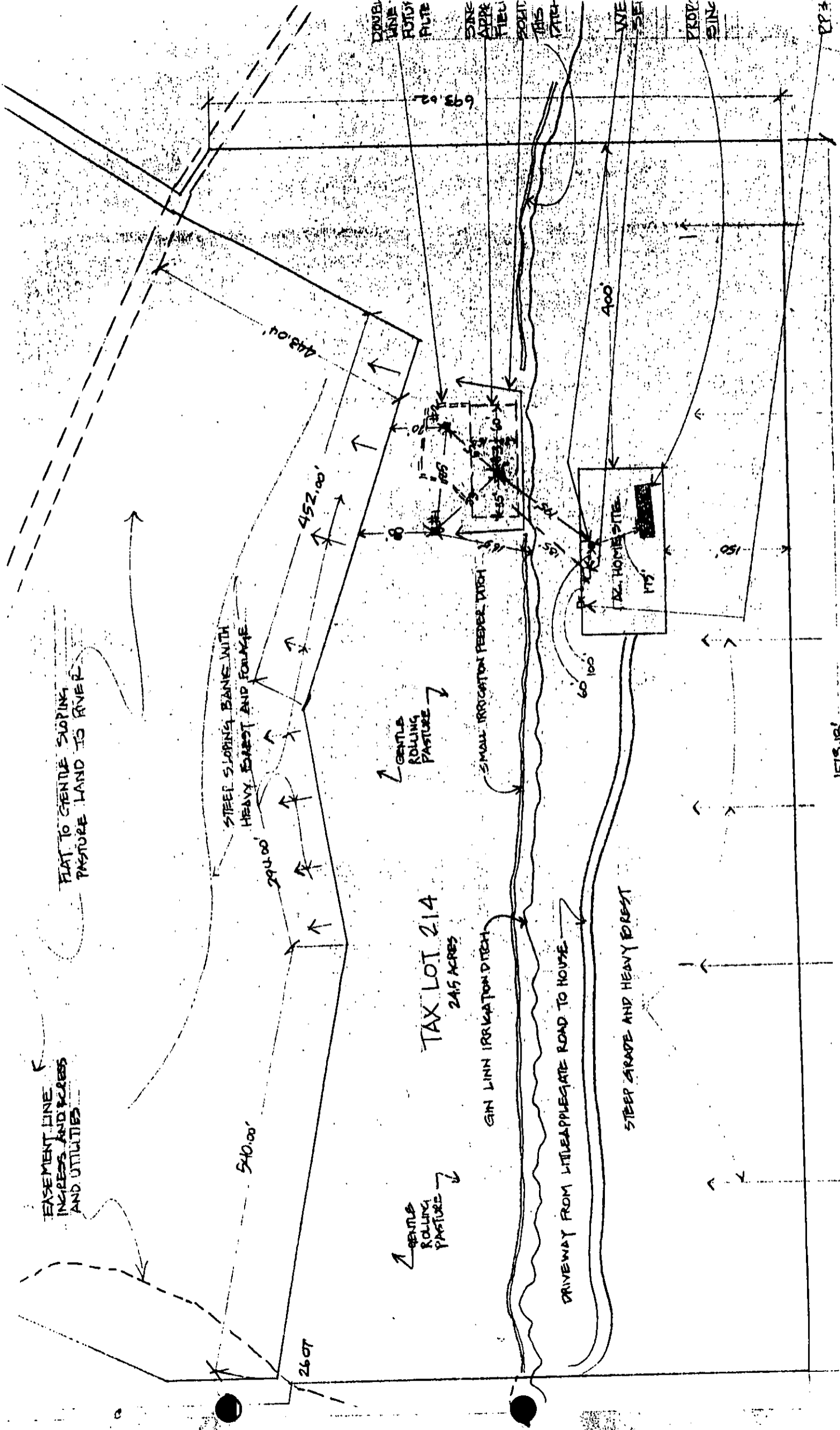
DOUBLE
LINE
FUTUR
PLATE
DINK
APRA
FIELD
SOUTH
THUS
PAPER

WAVE
SEI

PROV
SINK

PP#

1513.18'



09/21/99 09:21

J C PLAN AND DEV

003



JACKSON COUNTY
Oregon

FAXED
9/24/99

Planning and Development Services

CHECKLIST #1

FIRE SAFETY INSPECTION

PROPERTY OWNER: RESNER

PROPERTY ADDRESS: 3998 Little Applegate Road

MAILING ADDRESS: 1467 Stardust Way
Medford OR 97504

PHONE / FAX: 801-1555

FILE NO: 94-15-NF

ZONE: BFU

LEGAL: 39-2W-18-214

FIRE DIST: No. 9

DATE OF REQUEST: 9/21/99

**PRIOR TO THE ISSUANCE OF PERMITS,
THE FOLLOWING CONDITIONS MUST BE VERIFIED AS BEING COMPLETED**

REQUIREMENTS

FIRE DISTRICT COMMENTS

- 1) DRIVEWAY
- 2) BRIDGE ACCOMMODATION CAPACITY
- 3) ADDRESS SIGN INSTALLED
- 4) APPROVED LANDSCAPE PLAN

OK

OK

COMMENTS: _____

INSPECTED BY: [Signature]

DISTRICT: F.D. #9 DATE: 9/24/99

THE ABOVE CONDITIONS HAVE ALL BEEN MET:

THE ABOVE CONDITIONS HAVE NOT BEEN MET:

TO BE COMPLETED BY JACKSON COUNTY PLANNING DEPARTMENT

REVIEWED BY: Margaret Wilson DATE: 10.14.99

APPROVED: DENIED:

COMMENTS: _____

PHONE #			PERMIT #	15-254-1999N							
OWNER/CONTRACTOR:	MIKE OPEN ACEY SR 840-5565		DATE RCD:	10-8-99							
LOCATION:	3998 LT APPLE GATE		TIME RCD:								
LEGAL DESCRIPTION:	39-20-19-214										
READY: AM () ANYTIME ()	INSPECTION TYPE:										
PM () ASAP ()	P:	R	C	TOP	F	SEW	WAT	SOLAR	PMP	CORR	
DAY: <u>W</u> T W T F	E:	RC	CIRC	F	TEMP	SVC	SC	SPECIAL	PMP	CORR	
INSPECTED: TIME _____	B:	EXC	FND	MSN	UNFL	FRM	INS	RF	DRY	MECH F	
DATE _____	WS	REVIEW	MHSI	MH	SOLAR	CORR					
APPROVED (_____) _____	S:	CON	STK	BED	TANK	LIN	PRES	CD	TDW	TRENCH	DF
DISAPPROVED - Call for reinspection () _____	COV	F	CAP	CORR							
REMARKS:	<p style="font-size: 2em; text-align: center;">JOB WET</p> <p>10/11/99</p> <p>1) Soil wet, but will only get worse, will probably have to make sidewalls.</p> <p>2) Tank slopes from ground 50' - 50' from well.</p> <p>3) post staked. OK to proceed.</p>										
INSPECTOR: <u>PLS</u>											

Pay in tax office prior to M.D. Permit

JACKSON COUNTY, OREGON

10 S. Oakdale, Medford, Oregon 97501

ASSESSMENT RECORD: COUNTYWIDE ROAD PROJECTS SYSTEM DEVELOPMENT CHARGES PAYMENT OPTION FORM

Lot # 214 392W192
Tax Acct # 1-0601696-9

Date: 9-8-99

RECEIVED
SEP 09 1999

Project Situs: 3998 Little Applegate Rd Jackson Co. Planning

Project Type: Residence

Property Owner: Applegate Fam Ventures

Billing Address: 1467 Stardust Way - Mfr 97504
(Installment Option)

For this building, the Countywide Road Projects System Development Charge (CRPSDC) is \$ 1,110.31. At the time of building permit submittal you may select one of the two payment options. Payment under one of these options must be made before a building permit can be issued. This CRPSDC will be recalculated based upon the adopted rates at the time of payment. This rate may increase July 1:

Payment in full at the time the building permit is issued.

Payment in installments. **ONLY OWNERS MAY APPLY FOR THIS OPTION.**

Planning Dept Authorization [Signature]

FOR INSTALLMENT PAYMENT OPTION:

The first installment for this CRPSDC would be \$ 110.00. This amount includes administration fees of \$5.00, and recording fees of \$5.00. Each subsequent billing will include administrative fees and interest. Interest will be accrued at 16% annually. Semiannual payments over ten (10) years will be due March 1st and September 1st of each year.

By signing below, the property owner acknowledges the following:

I understand that this agreement will be recorded against this property, and that all charges must be paid in full upon the sale of the property. I waive the right to contest the validity of this lien, except for computational errors.

I understand, and agree to the above terms of this agreement.

PV #4644
\$1110.31

(Property Owner) L. Adritt 9-8-99
(Cashier / Amount Collected / Date)

****Bring this form to the Payment Center at the time of payment. Payment will not be accepted without this form.**

EXHIBIT 1: SDC PAYMENT SCHEDULE (JULY 1, 1999 - JUNE 30, 2000)

Payments due March 1st and September 1st of each year for 10 (ten) years.

Residential SDC: \$1,110.31
 Fixed Principal Amt: \$110.00
 Interest Rate: 16%

Pmt #	PRINCIPLE	INTEREST	PAYMENT	ADMIN	RECORDING	ADJUSTED	PRINCIPLE
	AMOUNT	AMOUNT	AMOUNT	FEE	FEE	PAYMENT	BALANCE
							\$1,110.31
1	(\$100.00)	\$0.00	\$100.00	\$5.00	\$5.00	\$110.00	\$1,010.31
2	\$53.17	\$80.82	\$134.00	\$5.00	\$0.00	\$139.00	\$897.14
3	\$53.17	\$76.57	\$129.75	\$5.00	\$0.00	\$134.75	\$903.96
4	\$53.17	\$72.32	\$125.49	\$5.00	\$0.00	\$130.49	\$850.79
5	\$53.17	\$68.06	\$121.24	\$5.00	\$0.00	\$126.24	\$797.61
6	\$53.17	\$63.81	\$116.98	\$5.00	\$0.00	\$121.98	\$744.44
7	\$53.17	\$59.56	\$112.73	\$5.00	\$0.00	\$117.73	\$691.26
8	\$53.17	\$55.30	\$108.48	\$5.00	\$0.00	\$113.48	\$638.09
9	\$53.17	\$51.05	\$104.22	\$5.00	\$0.00	\$109.22	\$584.92
10	\$53.17	\$46.79	\$99.97	\$5.00	\$0.00	\$104.97	\$531.74
11	\$53.17	\$42.54	\$95.71	\$5.00	\$0.00	\$100.71	\$478.57
12	\$53.17	\$38.29	\$91.46	\$5.00	\$0.00	\$96.46	\$425.39
13	\$53.17	\$34.03	\$87.21	\$5.00	\$0.00	\$92.21	\$372.22
14	\$53.17	\$29.78	\$82.95	\$5.00	\$0.00	\$87.95	\$319.05
15	\$53.17	\$25.52	\$78.70	\$5.00	\$0.00	\$83.70	\$265.87
16	\$53.17	\$21.27	\$74.44	\$5.00	\$0.00	\$79.44	\$212.70
17	\$53.17	\$17.02	\$70.19	\$5.00	\$0.00	\$75.19	\$159.52
18	\$53.17	\$12.76	\$65.94	\$5.00	\$0.00	\$70.94	\$106.35
19	\$53.17	\$8.51	\$61.68	\$5.00	\$0.00	\$66.68	\$53.17
20	\$53.17	\$4.25	\$57.43	\$5.00	\$5.00	\$67.43	(\$0.00)
		\$808.25	\$1,918.56				

**DO NOT MODIFY THIS PROGRAM WITHOUT CHECKING WITH FINANCE FIRST.



SEPTIC PERMIT APPLICATION

FIELD COPY

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

9/29/1999 14:56:42

PLSW200R

OWNER: APPEGATE FAM VENTURES LLC

MAP ID:39-2W-19

TAX LOT: 214

PROPERTY ADDRESS: 3998 LITTLE APPEGATE RD

ACRES: 19.56

DIRECTIONS TO PROPERTY: ROAD ENTRANCE IS AT 4000 LITTLE APPEAGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.

RECORDING TO APPEGATE FAMILY VENTURES LLC - 99-33285 (JACK & PAULA RESNER)

APPLICATION TYPE: STD FEE 490.00 RECEIPT#: 109275 DATE: 9/27/1999

PROPOSED RESIDENCE

TEST HOLES, READY:

DATE:

ANY RESIDENCE/BUSINESS ON LOT NOW? NO

4 BDRM

COMMENTS: OK PER PLOT PLAN. WILL HIRE AN INSTALLER.

APPLICANT NAME: RESNER JACK

MAILING ADDRESS: 4028 LIVINGSTON RD

CITY/ST: CENTRAL POINT OR 97502

TELEPHONE:

899-4000

COMPLETED APPLICATION DATE: 9/27/1999

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: 1000 Gallon Septic Tank. 375 lineal feet of Drainfield. INSTALL STANDARD SEPTIC SYSTEM WITH CURTAIN DRAIN AS PER ATTACHED INSTALLATION REQUIREMENTS. SMALL FLOOD IRRIGATION DITCH MUST BE ELIMINATED.

PERMIT- APPRV

DATE: 9/29/1999

EXPIRES: 9/29/2000

BY: DICK FLOREY

15-0284-1999-N

INSPECTOR SIGNATURE

DATE

[Handwritten Signature: Florey]

[Handwritten Date: Sept 29, 99]



SEPTIC PERMIT APPLICATION

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

9/27/1999 14:06:42

PLSW200R

OWNER: APPLGATE FAM VENTURES LLC MAP ID:39-2W-19 TAX LOT: 214
PROPERTY ADDRESS: 3998 LITTLE APPLGATE RD ACRES: 19.56

DIRECTIONS TO PROPERTY: ROAD ENTRANCE IS AT 4000 LITTLE APPLGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.
RECORDING TO APPLGATE FAMILY VENTURES LLC - 99-33285 (JACK & PAULA RESNER)
APPLICATION TYPE: STD FEE 490.00 RECEIPT#: 109275 DATE: 9/27/1999

PROPOSED RESIDENCE # TEST HOLES READY: DATE: 4 BDRM
ANY RESIDENCE/BUSINESS ON LOT NOW? NO

COMMENTS: OK PER PLOT PLAN. WILL HIRE AN INSTALLER.

APPLICANT NAME: RESNER JACK
MAILING ADDRESS: 4028 LIVINGSTON RD
CITY/ST: CENTRAL POINT OR 97502

TELEPHONE: 899-4000

cc/cr

SIGNATURE: [Signature] DATE: 9/27/99

COMPLETED APPLICATION DATE: 9/27/1999

*Call when Permit
Ready for pick up
9/20/99*



SEPTIC SYSTEM INSTALLATION REQUIREMENTS
THIS PERMIT MUST BE POSTED ON SITE

Applicant: Jack Resner

Twp. 39 Range 2W Section 19 Tax Lot 214

TYPE OF SYSTEM: STANDARD

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 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; 375 lineal feet; Trench Depth 24 to 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 August 18, 1999.

Curtain Drain: Trench depth 48 inches; Gravel Depth 36 inches; A visqueen liner is required.

*Filter fabric is required over the drain media.

SPECIAL CONDITIONS:

Small flood irrigation ditch must be completely eliminated, consult at time of staking check .

Installer to consult on main irrigation ditch crossing at time of staking check. Effluent line must be sleeved in protective pipe such as Schedule 80 PVC or thick wall steel pipe whether it "bridges" or is buried beneath the ditch. If the ditch is controlled by a "ditch company" the crossing must also meet the companies minimum requirements.

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 initial drainfield installation and repair area 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.

After the small flood irrigation ditch has been eliminated, the curtain drain trench has been excavated, and the pipe, drain media and filter fabric have been installed but **before** backfilling.

After small flood irrigation ditch must be eliminated.


Dick Florey
Environmental Health Specialist

Permit #15-0284-1999N

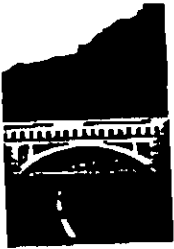
Issued: September 29, 1999

Expires: September 29, 2000

Inspected and approved by _____

Date _____

Correction Notice issued on _____



JACKSON COUNTY

Roads

Joseph L. Strahl, P.E.
Director

200 Antelope Road
White City, Oregon 97803
(541) 774-8184
Fax: (541) 830-6407

September 9, 1999

Jack Resner
4028 Livingston Rd.
Jacksonville, OR 97530

RE: 3998 Little Applegate Road
Driveway Verification
39-2W-19-214

Dear Mr. Resner,

This letter is to inform you subject address at 3998 Little Applegate Road has a pre-existing driveway as verified by our District Maintenance Manager, Jim Douglas.

You will not be required to obtain a Road Approach Permit from this department unless modifications or alterations are made to the existing driveway.

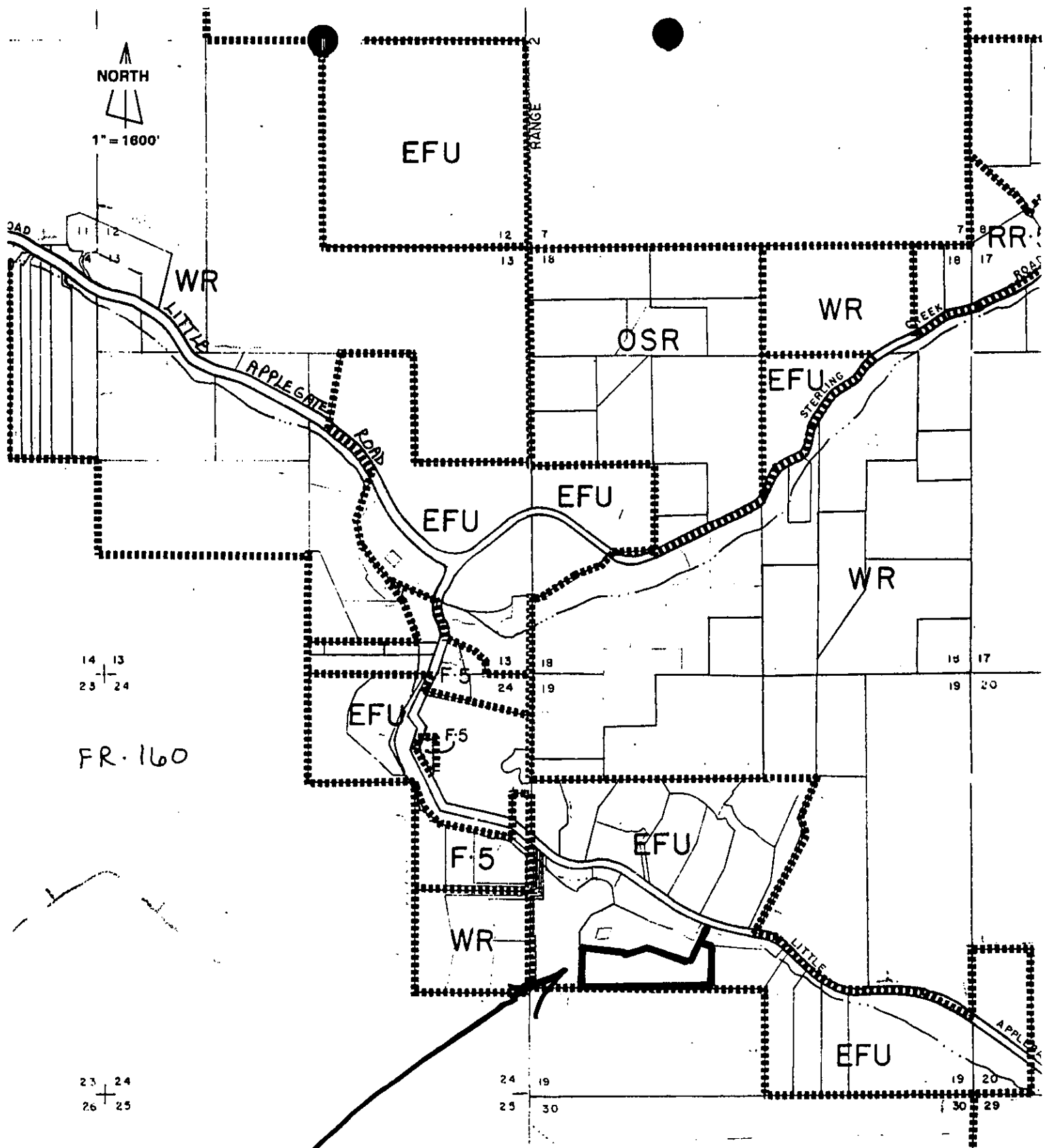
Sincerely,

Julie A. Slaughter
Office Assistance III

cc: Planning



1" = 1600'



14	13
25	24

FR-160

23	24
26	25

24	19
25	30

15	17
19	20

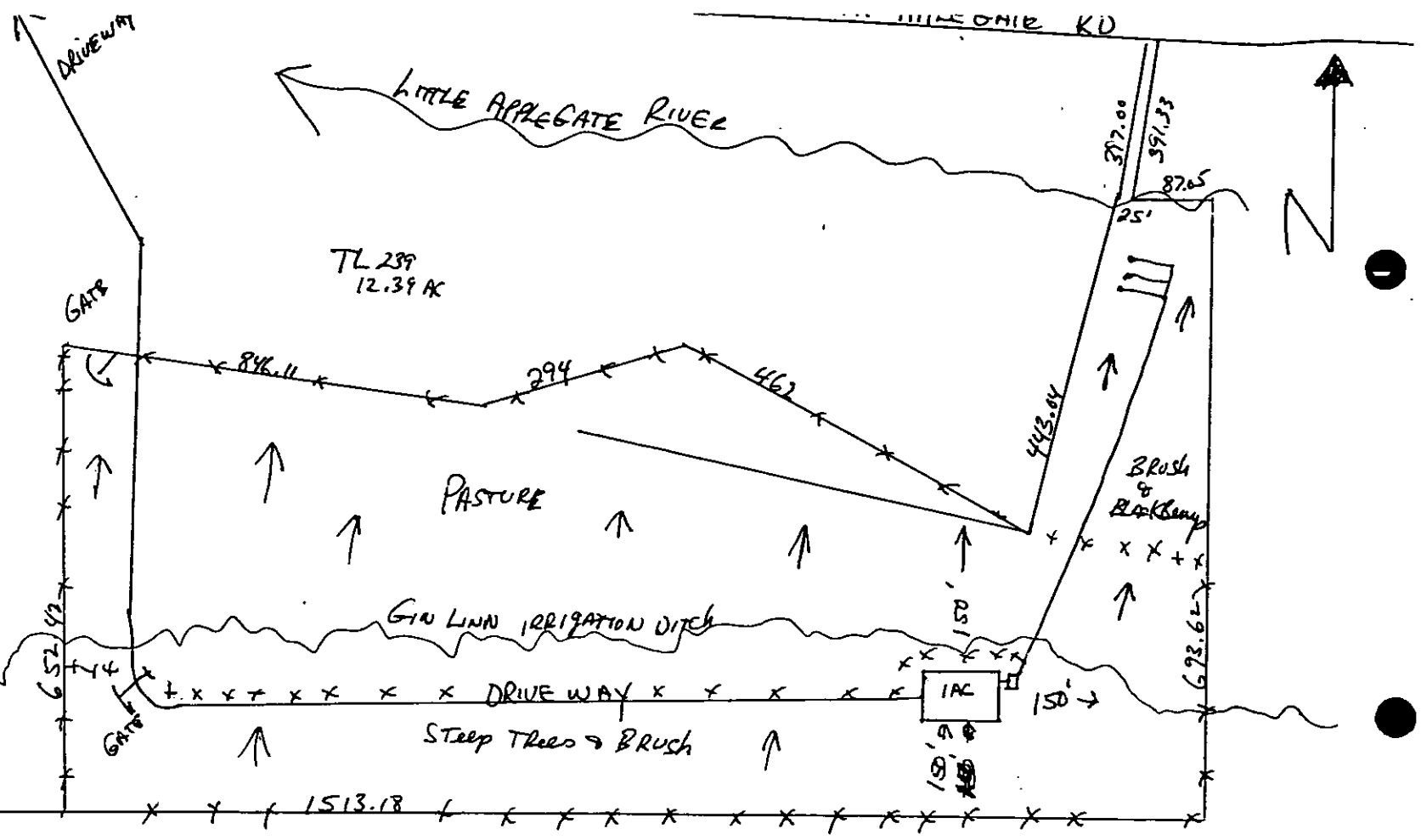
19	20
30	29

APPLICANT:
 PARTNER
 39.2W.19 TL 214
 94-15-NF

Post-It® Fax Note	7671	Date	1/21	# of pages	3
To	FD #9	From	Margaret Oaso		
Co./Dept.		Co.	Jackson County		
Phone #		Phone #	Dina J		
Fax #		Fax #	74-6922		

94-15-NF

Conditionally Approved (H)
 Approved (H)
 Denied (H)
 Date: 5-12-95
 Jackson County Planning & Development



ERIC AND LISA PARTNER NOT TO SCALE

392W19 214

4006 LT APPLE GATE RD

REDUCED COPY

JACKSON COUNTY, OREGON

10 S. Oakdale, Medford, Oregon 97501

ASSESSMENT RECORD:
COUNTYWIDE ROAD PROJECTS
SYSTEM DEVELOPMENT CHARGES
PAYMENT OPTION FORM

Lot # 214 392W19
Tax Acct # 1-061696-9

Date: 9-8-99

Project Situs: 3998 Little Applegate Rd

Project Type: Residence

Property Owner: Applegate Fam Ventures

Billing Address: _____
(Installment Option)

For this building, the Countywide Road Projects System Development Charge (CRPSDC) is \$ 1,110.31. At the time of building permit submittal you may select one of the two payment options. Payment under one of these options must be made before a building permit can be issued. The CRPSDC will be recalculated based upon the adopted rates at the time of payment. This rate may increase July 1:

Payment in full at the time the building permit is issued.

Payment in installments. **ONLY OWNERS MAY APPLY FOR THIS OPTION.**

Planning Dept Authorization [Signature]

FOR INSTALLMENT PAYMENT OPTION:

The first installment for this CRPSDC would be \$ 110.00. This amount includes administration fees of \$5.00, and recording fees of \$5.00. Each subsequent billing will include administrative fees and interest. Interest will be accrued at 16% annually. Semiannual payments over ten (10) years will be due March 1st and September 1st of each year.

By signing below, the property owner acknowledges the following:

I understand that this agreement will be recorded against this property, and that all charges must be paid in full upon the sale of the property. I waive the right to contest the validity of this lien, except for computational errors.

I understand, and agree to the above terms of this agreement.

PV #4644
\$1110.31

(Property Owner)

[Signature] 9-8-99
(Cashier / Amount Collected / Date)

****Bring this form to the Payment Center at the time of payment. Payment will not be accepted without this form.**



FORMAL SITE EVALUATION

FIELD COPY

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

9/01/1999 9:01:10

PLSW200R

OWNER: APPEGATE FAM VENTURES LLC MAP ID:39-2W-19 TAX LOT: 214
PROPERTY ADDRESS: 3998 LITTLE APPEGATE RD ACRES: 19.56

DIRECTIONS TO PROPERTY: ROAD ENTRANCE IS AT 4000 LITTLE APPEAGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.
RECORDING TO APPEGATE FAMILY VENTURES LLC - 99-33285 (JACK & PAULA RESNER)
SITE EVALUATION FEE: 480.00 MINUS PRELIMINARY SITE FEE: 160.00
BALANCE: 320.00

RECEIPT#: 106836 DATE: 7/23/1999

PROPOSED RESIDENCE # TEST HOLES READY: 3 DATE: 7/23/1999
ANY RESIDENCE/BUSINESS ON LOT NOW? NO

COMMENTS: MAP ATTACHED SHOWS TEST PITS - OWNER DUG WHERE SUGGESTED BY ROBIN D OC-CY

APPLICANT NAME: RESNER JACK/APPEGATE TRUST
MAILING ADDRESS: 1467 STARDUST WAY
CITY/ST: MEDFORD OR 97504 TELEPHONE: 779-1555

COMPLETED APPLICATION DATE: 7/23/1999

INSPECTOR DICK FLOREY INSPECTION DATE 8/18/1999

SITE EVALUATION RESULTS:

Based upon information provided us including a soils and topographic report made by Dick Florey on Aug. 18, 1999 we have found your drainfield site to conform with minimum standards for the issuance of a permit to install a STANDARD subsurface sewage disposal system. A permit can be issued providing no conflict exist with zoning requirements. This approved evaluation report shall remain in effect until issuance of a permit to construct unless in the meantime conditions on this or adjacent properties have been altered in any manner which would prohibit issuance of a permit, in which case, this evaluation report shall be considered null and void. Technical rule changes will not invalidate this report. Should this initial system ever fail, repair under current standard would require installation of a SAND FILTER sewage disposal system.

ACCURATE DEVELOPMENT PLOT PLAN
REQUIRED WITH PERMIT APPLICATION

INSPECTOR SIGNATURE [Handwritten Signature]

DATE: 9/1/99



FORMAL SITE EVALUATION

APPLICATION

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

7/23/1999 14:42:11

PLSW200R

OWNER: HINSON STUART V

MAP ID: 39-2W-19

TAX LOT: 214

PROPERTY ADDRESS: 3998 LITTLE APPELEGATE RD

ACRES: 19.56

DIRECTIONS TO PROPERTY: ROAD ENTRANCE IS AT 4000 LITTLE APPELEGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.

RECORDING TO APPELEGATE FAMILY VENTURES LLC - 99-33285 (JACK & PAULA RESNER)

SITE EVALUATION FEE: 480.00 MINUS PRELIMINARY SITE FEE: 160.00

BALANCE: 320.00

RECEIPT#: 106836 DATE: 7/23/1999

PROPOSED RESIDENCE

TEST HOLES READY: 3 DATE: 7/23/1999

ANY RESIDENCE/BUSINESS ON LOT NOW? NO

COMMENTS: MAP ATTACHED SHOWS TEST PITS - OWNER DUG WHERE SUGGESTED BY ROBIN D OC-CY

APPLICANT NAME: RESNER JACK/APPELEGATE TRUST

MAILING ADDRESS: 1467 STARDUST WAY

CITY/ST: MEDFORD OR 97504

TELEPHONE:

899-1594 home
779-1555
899-4000 office
(1)

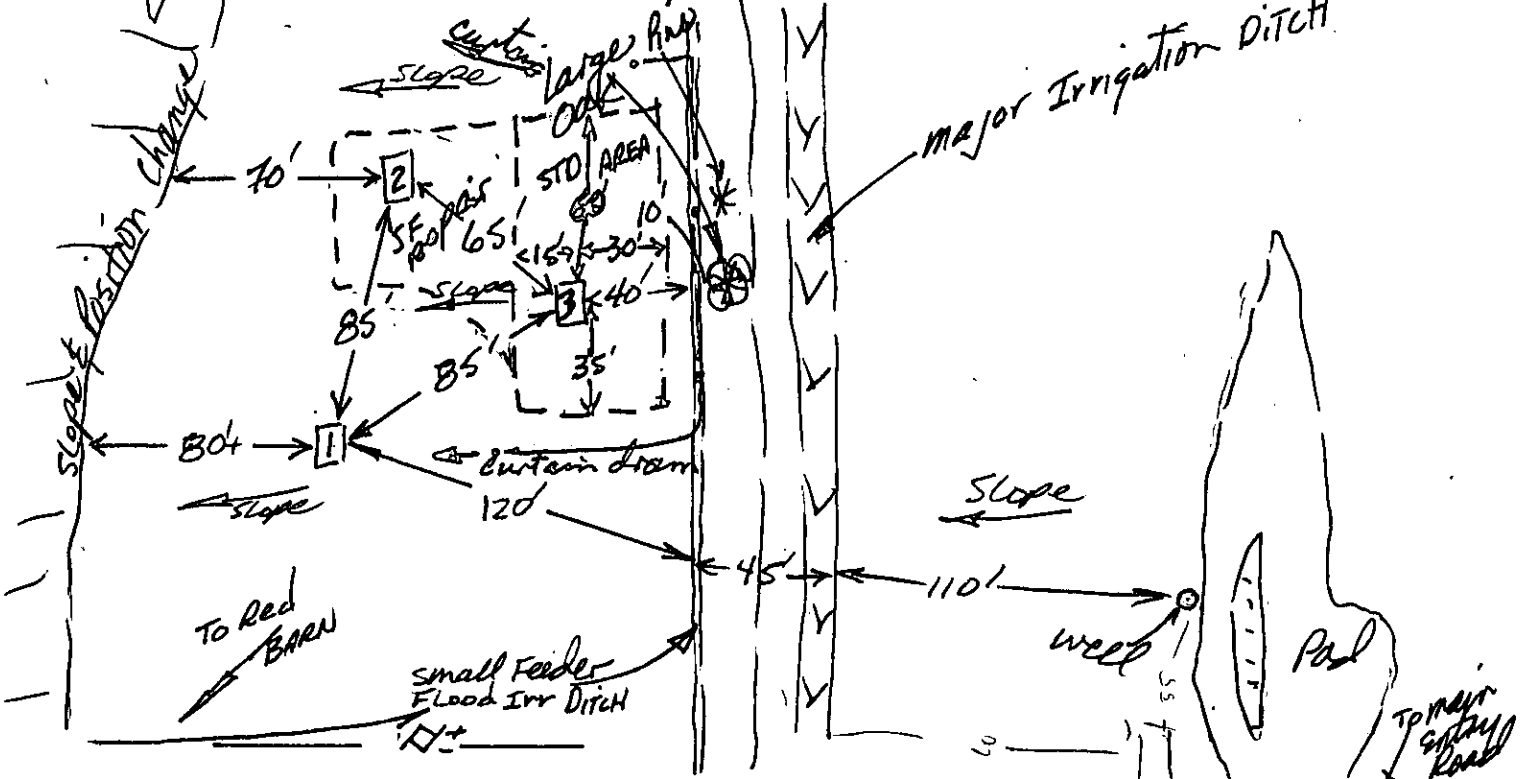
SIGNATURE:

Jan Resner

DATE:

COMPLETED APPLICATION DATE: 7/23/1999

8575307 Pager
601-1555
cell



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 = 60 feet
 Gallons Per Day (GPD) 450 Linear Feet Per 150GPD 125 Total Linear Feet 375
 Trench Depth 24" WITH 12" Rock Cap = Curtain Drain 48" WITH 12" Rock
 Other SMALL FLOOD Irrigation Ditch MUST be ELIMINATED
 STAKE

Position: Foot Slope Side Slope Top Fan High Terrace Low Terrace Bottom Flood Plain Other _____
 Relief: Smooth Concave Convex Undulating Hummocky

PIT #	Depth	Texture	Structure	Pores	REDOX	Water Table at
#1	0-16	Lt Sil	sa Wk Mod Str SG a Bk Grn Ply Mas	Few Com Mny disc F Med Co con	Faint Pro <u>Dip</u> Dis <u>12</u>	Matrix: 7.5 YR 4/3 Feature: 7.5 YR 4/2
	16-25	C massive Interbed	sa Wk Mod STD SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: 10 YR 4/2 Feature: 10 YR 5/3
	25-54	C	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: 6.2 4.5 GY Feature: 6.2 4/10 GY
			sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: Feature:

Pit #1 Notes: Pressure faces 16" Pressure faces & Slits 25"

PIT #	Depth	Texture	Structure	Pores	REDOX	Water Table at
#2	0-9	Sil	sa Wk (Mod) Str SG a Bk (Grn) Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: Feature:
	9-24	Sil	sa Wk (Mod) Str SG a Bk (Pri) Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: 7.5 YR 4/4 Feature:
	24-36	C	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: 10 YR 4/2 Feature: 10 YR 5/4
	36-55	Cy Sap/Sap	sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: Feature:

Pit #2 Notes: few Pressure faces in C

PIT #	Depth	Texture	Structure	Pores	REDOX	Water Table at
#3	0-7	Sil	sa Wk (Mod) Str SG a Bk (Grn) Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: Feature:
	7-43	Sil	sa Wk (Mod) Str SG a Bk (Pri) Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis <u>20"</u>	Matrix: Hi block 20" Feature:
	43-57	Sil/C	sa Wk (Mod) Str SG a Bk (Pri) Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: Hi & Lo Feature:
			sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: Feature:

Pit #3 Notes:

PIT #	Depth	Texture	Structure	Pores	REDOX	Water Table at
#4			sa Wk Mod Str SG a Bk Grn Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: Feature:
			sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: Feature:
			sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: Feature:
			sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Pro Dis	Matrix: Feature:

Pit #4 Notes:
 Additional Notes:

SITE SUITABILITY: STANDARD Initial/Sand better Repair USEABLE AREA: Initial = 95' x 45'
 Site Evaluation By: Horsley Date On-Site: 8/18/99 Date Completed: 8/31/99

- 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



JACKSON COUNTY

Oregon

[mhstor.frm] Rev. 3/99
Planning & Development Services
10 South Oakdale Ave. Room 100
Medford OR 97501-2902
Phone: 774-6900

Manufactured Dwelling Storage Permit

Property Owner: APPLEGATE FAMILY VENTURES, LLC Phone N^o: 541-779-1555
Applicant Name: JACK D. & PAULA G. RESNER Phone N^o: 541-779-1555
Mailing Address: 4028 Livingston Rd., Jacksonville, OR 97530
Property Address: 3998 Litte Applegate Rd., Jacksonville, OR 97530

I hereby seek written approval for storage of a manufactured dwelling on my property known as:

Township 39 S Range 2W Section 19 Tax Lot 214

pursuant to Section 280.260 of the Jackson County Land Development Ordinance. This approval is to place the following manufactured dwelling in storage:

Make: NASHUA Year: 1997 X #: 237230 Size: 14x66

This request is for administrative approval. I acknowledge the Land Development Ordinance which requires:

- 1) The manufactured dwelling can be stored for six months from the date of this permit.
- 2) A one-time six month extension can be granted by submitting a written request and the extension fee prior to the expiration date below.
- 3) Permanent blocking (per building code), electrical, plumbing, and/or sewage hookup is expressly prohibited; (One block per girder at each end of the manufactured dwelling is permissible as temporary storage.)
- 4) All normal setback requirements of the CF4 zoning district must be met:
 - A) Fuelbreak: 100', must be met.
 - B) Setbacks: Front 30; Side 30; Rear 20.
- 5) Only one Manufactured Dwelling Storage Permit may be issued on any tract within any five year period. Tract is defined as one or more contiguous lots or parcels under the same ownership.

In making this application for a permit to store a manufactured dwelling, I hereby acknowledge and agree that the manufactured dwelling will not be used for residential purposes under this permit.

Signed: Jane D. Resner Property Owner Signed: Jane D. Resner Manufactured Dwelling Owner
Date: 08/05/99 Date: 08/05/99

DEPARTMENT USE ONLY			
Approved by:	<u>Dody Jacobson</u>	Issue Date:	<u>8-11-99</u>
Position:	<u>Plan. Tech</u>	Exp. Date:	<u>2-11-2000</u>
cc: Central File	Permit N ^o : <u>1999-73-MDS</u>	Fee Paid:	<u>\$ 15.00</u>
Code Compliance	Statements Attached: _____	Receipt N ^o :	<u>107559</u>

NOTE: THIS STORAGE PERMIT IS NOT A MANUFACTURED DWELLING INSTALLATION PERMIT.

The undersigned, being the record owners of all of the real property described on the attached Exhibit A, located in Jackson County, State of Oregon, do hereby make the following restrictive covenant(s) for the above-described real property, specifying that the covenant(s) shall constitute covenants to run with all of the land and shall be binding on all persons claiming under such land and that these restrictions shall be for the benefit of and limitation upon all future owners of said real property.

The following restrictive covenant(s) hereafter bind the subject property:

The record owners, their heirs, legal representatives, assigns, and lessees hereby acknowledge and agree to accept by the placement of this covenant or the acceptance and recording of this instrument, that the property herein described is situated near or upon land zoned Exclusive Farm Use, and as such may be subjected to common, customary, and accepted farming practices such as the operation of an orchard, feedlot, or dairy farm, any of which operations may include pesticide and herbicide spraying, weed cutting, irrigation, application of manure, fertilizer, orchard heating, and any other accepted and customary farm practices. Said practices listed above ordinarily and necessarily produce noise, dust, spray residue, smudge smoke, vapor, and other types of visual, odor, or noise pollution which declarant accepts as a normal and necessary farming practice and as part of the risk of purchasing a structure and living in a farm area. Jackson County shall be a party to this declaration, which cannot be removed or modified without written consent of the County for so long as the subject or adjoining property is zoned Exclusive Farm Use."

The record owners and their heirs, legal representatives, assigns, and lessees, also hereby acknowledge by the placement of this covenant, or the acceptance and recording of this instrument, that the property herein described is situated on land which has been identified by the Oregon Department of Fish and Wildlife as constituting critical winter deer range or is situated upon or near agricultural land used for livestock grazing and as such the grantee agrees to prohibit dogs, under the care or ownership of those residing on the property, from running at large on the subject property or adjacent properties. Any dog shall be considered running at large when it is off or outside of the premises belonging to the owner or keeper of such dog, or not in the company of and under the control of its owner or keeper. 'Running at large' does not include the use of a dog under the supervision of a person in order to legally hunt, chase or tree wildlife; use to control or protect livestock; or use in other related agricultural activities. Jackson County shall be a party to this declaration, which cannot be removed or modified without written consent of the County for so long as the subject or adjoining property is situated on land identified by the Oregon Department of Fish and Wildlife as constituting critical deer range or is situated upon or near agricultural land used for livestock grazing."

The covenant(s) shall not be modified or terminated except by the express written consent of the owners of the land at the time, and the Jackson County Department of Planning and Development, as hereafter provided.

JACKSON COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this covenant and shall have the right, if it so desires, to enforce any or all of the covenant(s) contained herein by judicial or administrative proceeding. This covenant is made pursuant to the provisions of the Jackson County Land Development Ordinance.

Dated this 11 day of August, 1999.

[Signature]
Record Owner

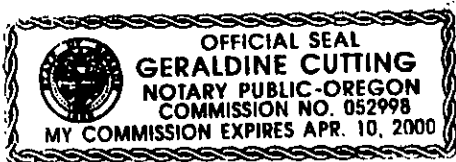
Record Owner

Record Owner

Record Owner

STATE OF OREGON)
County of Jackson) ss.

Personally appeared the above names Jack D. Resner
and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 11th day
of August, 1999.



Geraldine Cutting
Notary Public for State of Oregon
My Commission Expires: 4-10-2000

[a-rc-EFU.dog\60] (Rev. 6/11/90)
(EFU & Dog Control)

Note: In order to record the restrictive covenant, a copy of your deed or legal instrument describing the property, which is referred to as "Exhibit A" in the covenant, must be attached. A copy of the recorded instrument must be returned to the Planning and Development Department before permits can be issued.

99-41950

99-33285

Exhibit A

Commencing at a brass capped pipe marking the Northwest corner of the Southwest Quarter of Section 19, Township 39 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence South 41° 27' 42" East, 930.13 feet (Record North 41° 18' 42" West, 928.31 feet) to a 5/8 inch iron pin marking the Southwest corner of Parcel No. 2 of Partition Plat No. P-94-1990 of the Records of Jackson County, Oregon, County Surveyor's File No. 12191 and the point of beginning; thence North 1° 32' 08" East, along the Westerly boundary of said Parcel, 133.45 feet to a 5/8 inch iron pin; thence North 26° 05' 15" East, along the Westerly boundary of said Parcel, 212.17 feet to a 5/8 inch iron pin; thence North 57° 04' 13" East, along said boundary, 196.28 feet; thence North 72° 17' 36" East, along said boundary, 171.64 feet to a 4 inch drill steel fence post; thence North 3° 47' 50" West, 271.21 feet to the centerline of the Little Applegate River; thence North 41° 46' 58" West, along said centerline 68.00 feet; thence North 66° 07' 09" West, 88.48 feet; thence South 79° 29' 00" West, 132.36 feet; thence South 74° 56' 10" West, 214.37 feet; thence leaving said centerline South 10° 03' 53" East, 52.65 feet to a 5/8 inch iron pin; thence continuing South 10° 03' 53" East, 120.00 feet to a 5/8 inch iron pin; thence South 0° 02' 32" East, 611.51 feet to a 5/8 inch iron pin; thence South 80° 11' 04" East, 26.07 feet to a 5/8 inch iron pin; thence South 626.64 feet to the South line of the Northwest Quarter of the Southwest Quarter; thence North 89° 56' 07" East, along said South line, 1513.18 feet to a 5/8 inch iron pin; thence North 0° 02' 29" East, 693.21 feet to the centerline of said River; thence North 79° 36' 05" West, along said centerline, 9.86 feet; thence North 66° 22' 14" West, 86.87 feet; thence leaving said centerline, North 30° 32' 40" East, 391.68 feet to a 5/8 inch iron pin on the Southerly right of way line of the Little Applegate (County) Road; thence North 59° 23' 50" West, along said right of way, 25.00 feet to a 5/8 inch iron pin; thence South 30° 32' 40" West, 394.73 feet to said centerline; thence South 24° 45' 46" West, 443.04 feet to a 5/8 inch iron pin; thence North 56° 19' 38" West, 462.75 feet to a 5/8 inch iron pin; thence South 82° 52' 35" West, 294.80 feet to a 5/8 inch iron pin; thence North 80° 11' 04" West, 546.11 feet to the point of beginning.

99-41950

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

AUG 11 1999

10:54 AM
Heckman J. Beckwith
COUNTY CLERK

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

JUN 22 1999

8:40 am

Heckman J. Beckwith
COUNTY CLERK

RESTRICTIVE COVENANT

The undersigned, being the record owners of all of the real property described on the attached Exhibit A, located in Jackson County, State of Oregon, do hereby make the following restrictive covenant for the above-described real property, specifying that the covenant(s) shall constitute covenants to run with all of the land and shall be binding on all persons claiming under such land and that these restrictions shall be for the benefit of and limitation upon all future owners of said real property.

The following restrictive covenant hereafter binds the subject property:

The record owners, their heirs, legal representatives, assigns, and lessees hereby acknowledge and agree to accept by the placement of this covenant or the acceptance and recording of this instrument, that the property herein described is situated near or upon land which includes or is adjacent to an irrigation ditch or canal. The record owners agree to allow access and maintenance of the irrigation ditch/canal. Maintenance can include, and is not limited to, mechanical cleaning, brush and tree removal not inconsistent with riparian habitat measures, and any repairs deemed necessary to maintain proper water storage, diversion, or carriage of water.

This covenant shall not be modified or terminated except by the express written consent of the owners of the land at the time, and the Jackson County Department of Planning and Development, as hereafter provided.

JACKSON COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this covenant and shall have the right, if it so desires, to enforce any or all of the covenant contained herein by judicial or administrative proceeding. This covenant is made pursuant to the provisions of the Jackson County Land Development Ordinance.

Dated this 11 day of August, 19 99.

[Signature]
Record Owner

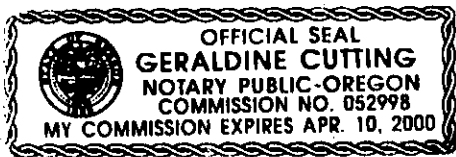
Record Owner

Record Owner

Record Owner

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared the above named Jack D. Resner and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 11 day of August, 19 99.



[Signature]
Notary Public for State of Oregon
My Commission Expires: 4-10-2000

[a-rc-irr.rep]
(Rev. 8-14-91)
(Irrigation Ditch Repair)

Note: In order to record the restrictive covenant, a copy of your deed or legal instrument describing the property, which is referred to as "Exhibit A" in the covenant, must be attached. A copy of the recorded instrument must be returned to the Planning and Development Department before permits can be issued.

99-41951

99-33285

Exhibit A

Commencing at a brass capped pipe marking the Northwest corner of the Southwest Quarter of Section 19, Township 39 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence South 41° 27' 42" East, 930.13 feet (Record North 41° 18' 42" West, 928.31 feet) to a 5/8 inch iron pin marking the Southwest corner of Parcel No. 2 of Partition Plat No. P-94-1990 of the Records of Jackson County, Oregon, County Surveyor's File No. 12191 and the point of beginning; thence North 1° 32' 08" East, along the Westerly boundary of said Parcel, 133.45 feet to a 5/8 inch iron pin; thence North 26° 05' 15" East, along the Westerly boundary of said Parcel, 212.17 feet to a 5/8 inch iron pin; thence North 57° 04' 13" East, along said boundary, 196.28 feet; thence North 72° 17' 36" East, along said boundary, 171.64 feet to a 4 inch drill steel fence post; thence North 3° 47' 50" West, 271.21 feet to the centerline of the Little Applegate River; thence North 41° 46' 58" West, along said centerline 68.00 feet; thence North 66° 07' 09" West, 88.48 feet; thence South 79° 29' 00" West, 132.36 feet; thence South 74° 56' 10" West, 214.37 feet; thence leaving said centerline South 10° 03' 53" East, 52.65 feet to a 5/8 inch iron pin; thence continuing South 10° 03' 53" East, 120.00 feet to a 5/8 inch iron pin; thence South 0° 02' 32" East, 611.51 feet to a 5/8 inch iron pin; thence South 80° 11' 04" East, 26.07 feet to a 5/8 inch iron pin; thence South 626.64 feet to the South line of the Northwest Quarter of the Southwest Quarter; thence North 89° 56' 07" East, along said South line, 1513.18 feet to a 5/8 inch iron pin; thence North 0° 02' 29" East, 693.21 feet to the centerline of said River; thence North 79° 36' 05" West, along said centerline, 9.86 feet; thence North 66° 22' 14" West, 86.87 feet; thence leaving said centerline, North 30° 32' 40" East, 391.68 feet to a 5/8 inch iron pin on the Southerly right of way line of the Little Applegate (County) Road; thence North 59° 23' 50" West, along said right of way, 25.00 feet to a 5/8 inch iron pin; thence South 30° 32' 40" West, 394.73 feet to said centerline; thence South 24° 45' 46" West, 443.04 feet to a 5/8 inch iron pin; thence North 56° 19' 38" West, 462.75 feet to a 5/8 inch iron pin; thence South 82° 52' 35" West, 294.80 feet to a 5/8 inch iron pin; thence North 80° 11' 04" West, 546.11 feet to the point of beginning.

99-41951

Jackson County, Oregon
 Recorded
 OFFICIAL RECORDS

AUG 11 1999

10:54 AM

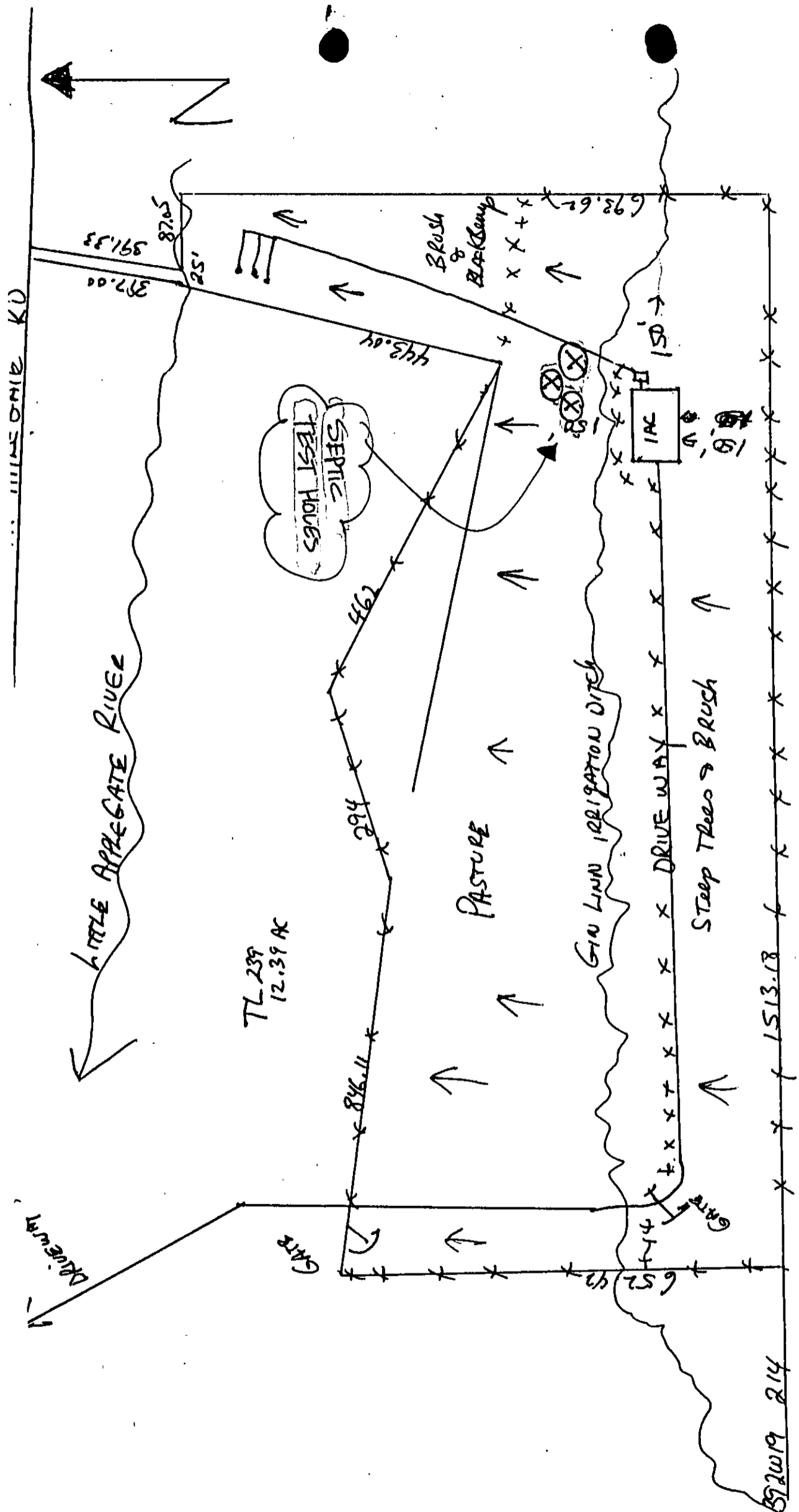
Arthur S. Beckwith
 COUNTY CLERK

Jackson County, Oregon
 Recorded
 OFFICIAL RECORDS

JUN 22 1999

8:40 am

Arthur S. Beckwith
 COUNTY CLERK



ERIC AND LISA PARTNER
 392W19 214
 4006 LT APPLEGATE RD
 NOT TO SCALE

Conditionally Approved
 Approved
 Denied
 By: [Signature]
 Date: _____
 Jackson County Planning & Development

FILE COPY
 94-15-NF



PRELIMINARY SITE INSPECTION

FIELD COPY

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

7/27/1999 17:26:28

PLSW200R

OWNER: HINSON STUART V

MAP ID: 39-2W-19

TAX LOT: 214

PROPERTY ADDRESS: 3998 LITTLE APPEGATE RD

ACRES: 19.56

DIRECTIONS TO PROPERTY: ROAD ENTRANCE IS AT 4000 LITTLE APPEAGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.

RECORDING TO APPEGATE FAMILY VENTURES LLC - 99-33285 (JACK & PAULA RESNER)
COMMENTS: MAP ATTACHED - JACK R WOULD LIKE TO RELOCATE SEPTIC APPROVAL AREA
OC-CY

FEE: 160.00 RECEIPT#: 106129 DATE: 7/08/1999

APPLICANT NAME: HINSON STUART V

MAILING ADDRESS: C/O JACK D RESNER
CITY/ST: MEDFORD OR 97504

1467 STARDUST WAY
TELEPHONE: 601-1555

FIELD WORK

ASSIGNED TO: ROBIN DAVIS

APPOINTMENT DATE & TIME: 7/19/1999 3:00

Met with owner Jack Resner on the subject parcel. Our office has conducted two site evaluations on this property in 1979 and 1997 respectively and approved sites for a standard system and a bottomless sand filter. Mr. Resner has selected a homesite that is some distance from the previous approvals and thus would like to pursue a closer septic approval. We were able to locate the standard approval that was done in 1979. Unfortunately it appears that lot line changes have resulted in the majority of the approval falling onto the neighboring property. This approval is essentially void unless the owner can obtain an easement from the neighbor. The area just below the new proposed homesite has good potential for a septic system and is in a well drained position. I recommended three test pits on a slightly convex part of the slope approximately 75 feet apart. Pits should be dug to five feet with one side tapered for access.

SUGGESTED DIGGING TEST PITS - YES

NUMBER OF POSSIBLE AREAS: 1

Robin Davis
INSPECTOR SIGNATURE

8/1/99
DATE

Note: If you apply for a formal site evaluation within 90 days of the date of the preliminary site inspection, the normal site evaluation fee will be reduced by the preliminary fee. SITE EVALUATION APPLICATION MUST BE SUBMITTED BEFORE TEST HOLES WILL BE EVALUATED.



ELIMINARY SITE INSPECTION

APPLICATION

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

7/08/1999 11:24:50

PLSW200R

OWNER: HINSON STUART V

MAP ID: 39-2W-19

TAX LOT: 214

PROPERTY ADDRESS: 3998 LITTLE APPEGATE RD

ACRES: 19.56

DIRECTIONS TO PROPERTY: ROAD ENTRANCE IS AT 4000 LITTLE APPEAGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.

COMMENTS: MAP ATTACHED - JACK R WOULD LIKE TO RELOCATE SEPTIC APPROVAL AREA OC-CY

FEE: 160.00 RECEIPT#: 106129 DATE: 7/08/1999

APPLICANT NAME: HINSON STUART V
MAILING ADDRESS: C/O JACK D RESNER
CITY/ST: MEDFORD OR 97504

1467 STARDUST WAY
TELEPHONE: 601-1555

SIGNATURE: *Jack Resner*

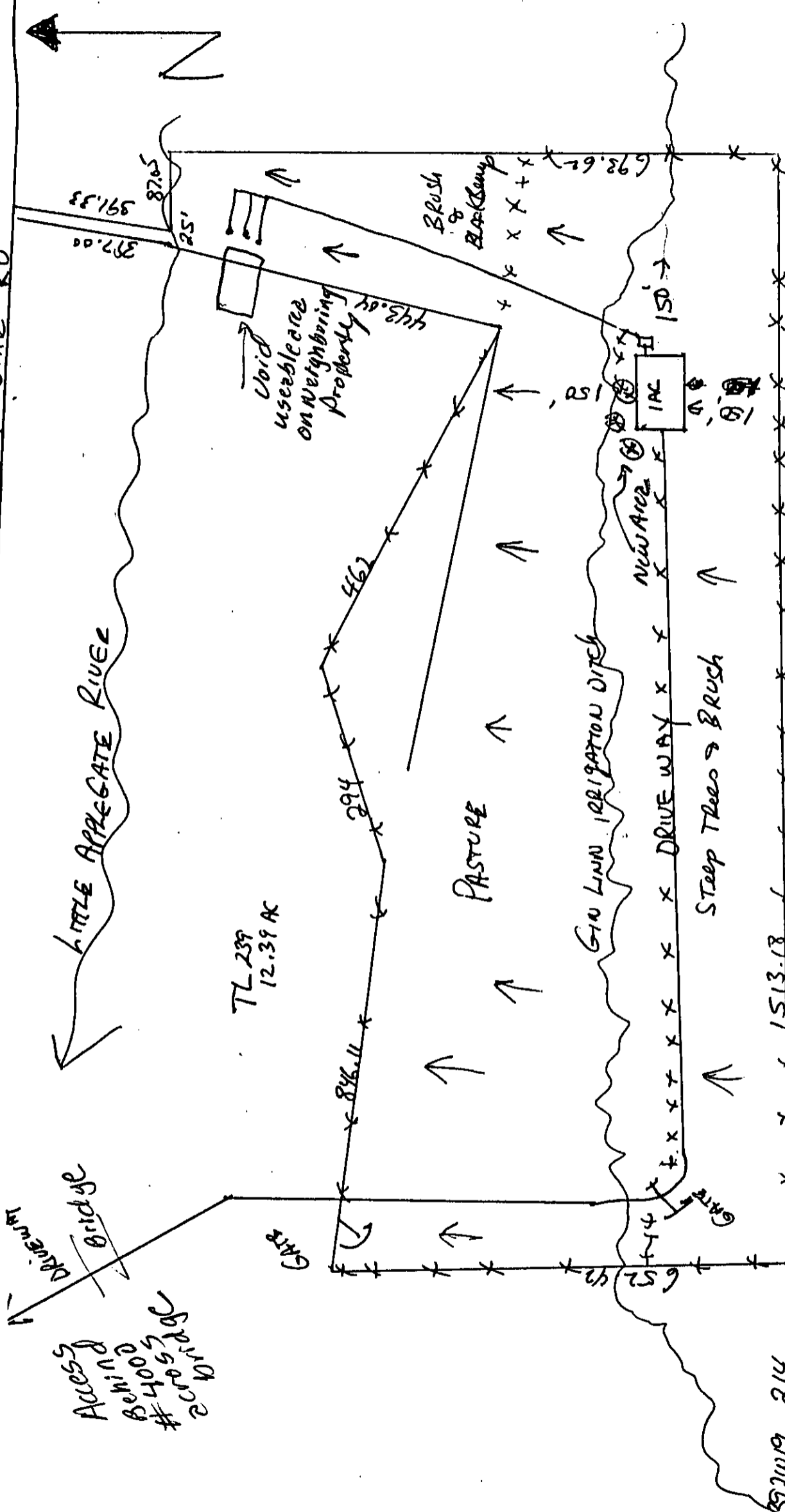
DATE: 7/8/99

①
7/12 No Answer
9:20 am

Call office too
774-1555
7/19 left mess
8 am

Site Eval Applied for 7/23/99


WINE OAK RD





ERIC AND LISA PARTNER NOT TO SCALE


392w19 214

4006 LT APPLEGATE RD

Conditionally Approved 

Approved 

Denied 

By:  Date: _____

Johnson County Planning & Development

FILE COPY 94-15-NF

Exhibit A

Commencing at a brass capped pipe marking the Northwest corner of the Southwest Quarter of Section 19, Township 39 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence South $41^{\circ} 27' 42''$ East, 930.13 feet (Record North $41^{\circ} 18' 42''$ West, 928.31 feet) to a 5/8 inch iron pin marking the Southwest corner of Parcel No. 2 of Partition Plat No. P-94-1990 of the Records of Jackson County, Oregon, County Surveyor's File No. 12191 and the point of beginning; thence North $1^{\circ} 32' 08''$ East, along the Westerly boundary of said Parcel, 133.45 feet to a 5/8 inch iron pin; thence North $26^{\circ} 05' 15''$ East, along the Westerly boundary of said Parcel, 212.17 feet to a 5/8 inch iron pin; thence North $57^{\circ} 04' 13''$ East, along said boundary, 196.28 feet; thence North $72^{\circ} 17' 36''$ East, along said boundary, 171.64 feet to a 4 inch drill steel fence post; thence North $3^{\circ} 47' 50''$ West, 271.21 feet to the centerline of the Little Applegate River; thence North $41^{\circ} 46' 58''$ West, along said centerline 68.00 feet; thence North $66^{\circ} 07' 09''$ West, 88.48 feet; thence South $79^{\circ} 29' 00''$ West, 132.36 feet; thence South $74^{\circ} 56' 10''$ West, 214.37 feet; thence leaving said centerline South $10^{\circ} 03' 53''$ East, 52.65 feet to a 5/8 inch iron pin; thence continuing South $10^{\circ} 03' 53''$ East, 120.00 feet to a 5/8 inch iron pin; thence South $0^{\circ} 02' 32''$ East, 611.51 feet to a 5/8 inch iron pin; thence South $80^{\circ} 11' 04''$ East, 26.07 feet to a 5/8 inch iron pin; thence South 626.64 feet to the South line of the Northwest Quarter of the Southwest Quarter; thence North $89^{\circ} 56' 07''$ East, along said South line, 1513.18 feet to a 5/8 inch iron pin; thence North $0^{\circ} 02' 29''$ East, 693.21 feet to the centerline of said River; thence North $79^{\circ} 36' 05''$ West, along said centerline, 9.86 feet; thence North $66^{\circ} 22' 14''$ West, 86.87 feet; thence leaving said centerline, North $30^{\circ} 32' 40''$ East, 391.68 feet to a 5/8 inch iron pin on the Southerly right of way line of the Little Applegate (County) Road; thence North $59^{\circ} 23' 50''$ West, along said right of way, 25.00 feet to a 5/8 inch iron pin; thence South $30^{\circ} 32' 40''$ West, 394.73 feet to said centerline; thence South $24^{\circ} 45' 46''$ West, 443.04 feet to a 5/8 inch iron pin; thence North $56^{\circ} 19' 38''$ West, 462.75 feet to a 5/8 inch iron pin; thence South $82^{\circ} 52' 35''$ West, 294.80 feet to a 5/8 inch iron pin; thence North $80^{\circ} 11' 04''$ West, 546.11 feet to the point of beginning.

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

JUN 22 1999

8:40 am

Arthur J. Reed
COUNTY CLERK

**OPERATING AGREEMENT OF
APPLEGATE FAMILY VENTURES LLC,
an Oregon Limited Liability Company**

The undersigned members, desiring to form a limited liability company under the Oregon Limited Liability Company Act, hereby agree as follows:

ARTICLE 1

FORMATION

1.1 Name. The name of the limited liability company (the "LLC") is APPEL GATE FAMILY VENTURES LLC.

1.2 Articles of Organization. Articles of Organization were filed with the Oregon Secretary of State on May 10, 1999.

1.3 Duration. The duration of the LLC shall be perpetual.

1.4 Principal Place of Business. The principal office of the LLC shall initially be at 1467 Stardust Way, Medford, OR 97504. The members may relocate the principal office or establish additional offices from time to time.

1.5 Registered Office and Registered Agent. The LLC's initial registered office shall be 201 West Main Street, Suite 5A, Medford, OR 97501, and the name of its initial registered agent at such address shall be Douglass H. Schmor.

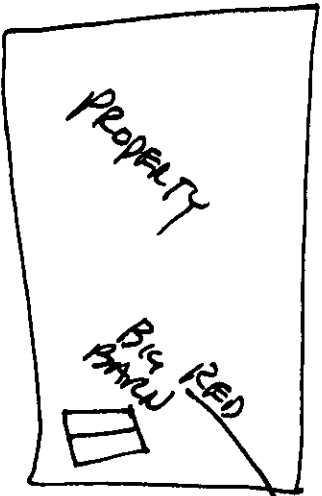
ARTICLE 2

MEMBERS, CONTRIBUTIONS, AND INTERESTS

2.1 Names and Addresses. The names and addresses of the members of the LLC, the agreed value of their initial capital contributions, and their initial unit ownership interests are:

<u>Name and Address</u>	<u>Contribution</u>	<u>Unit Ownership</u>
Jack Resner 1467 Stardust Way Medford, OR 97504	\$100.00	100 Units
Paula Resner 1467 Stardust Way Medford, OR 97504	\$100.00	100 Units

*7-23-99
Per Note B -
rec. 99-33285
approves Jack & Paula
to be listed as owners*



LITTLE APPLEGATE CREEK



STREET ADDRESSES MARKED
4000

BLIND GRENDEL DRIVE
GO STRAY TO RIGHT
GO OVER BRIDGE

LITTLE APPLEGATE

STEARNS CREEK

UPPER APPLEGATE

HWY 238



APPLEGATE CHRISTIAN FELLOWSHIP
CHURCH



WELL PERMIT

FIELD COPY

WATERMASTER'S OFFICE • 10 S. OAKDALE AVE., RM. 106 • MEDFORD, OREGON 97501-2902 • (541) 774-6880

4/19/1999 12:10:55

PLSW200R

OWNER: HINSON STUART V MAP ID: 39-2W-19 TAX LOT: 214
PROPERTY ADDRESS: 3998 LITTLE APPELEGATE RD ACRES: 19.56

DIRECTIONS TO PROPERTY: ROAD ENTRANCE IS AT 4000 LITTLE APPELEGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.

PERMIT FEE: 90.00 RECEIPT#: 100739 DATE: 4/19/1999
WATER QUALITY TESTING VOUCHER: 120.00
WATERMASTER SURCHARGE:
TOTAL FEES: 210.00

PROPOSED RESIDENCE RESIDENCE DRILLERS NAME: GRIBBLE DRILLING
ANY RESIDENCE/BUSINESS ON LOT NOW? NO

COMMENTS: PERMIT AND VOUCHER TO APPLICANT

APPLICANT NAME: RESNER JACK D
MAILING ADDRESS: 1467 STARDUST WAY
CITY/ST: MEDFORD OR 97504 TELEPHONE: 779-1555

Completed Application Date: 4/19/1999

WELL PERMIT-APPROVED DATE: 4/19/1999 BY: SUE WALDRON
EXPIRES: 4/19/2000 WELL PERMIT# 000060-1999W
To be installed so as to meet state and county codes

JACKSON COUNTY INDIVIDUAL WATER SYSTEM ORDINANCE
WELL SETBACK REQUIREMENTS:

- 100 FEET FROM ANY SEPTIC SYSTEM OR APPROVED DRAINFIELD AREA
50 FEET FROM ANY SEPTIC TANK, EFFLUENT OR SEWER LINE
20 FT FROM PROPERTY LINE IF ADJOINING PARCEL IS CURRENTLY UNDEVELOPED
40 FEET FROM ANY EXISTING WELL ON AN ADJOINING PROPERTY

NOTICE
THIS PERMIT DOES NOT INCLUDE ELECTRICAL OR PLUMBING PERMITS

INSPECTOR SIGNATURE DATE

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT



NOTICE OF AUTHORIZATION

LET IT BE KNOWN THAT JACK D. RESNER
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:
3998 LITTLE APPLEGATE STULES DR
(Address or Road)

AND DESCRIBED IN THE RECORDS OF JACKSON COUNTY AS:

TOWNSHIP 39, RANGE 2W, SECTION 19, TAX LOT(S) 214
TOWNSHIP _____, RANGE _____, SECTION _____, TAX LOT(S) _____
TOWNSHIP _____, RANGE _____, SECTION _____, TAX LOT(S) _____

APPLICANT:

SIGNATURE: [Signature]
PRINTED NAME: JACK D. RESNER
ADDRESS: 1467 STANWISWAY
CITY/STATE/ZIP: Medford, OR 97504
PHONE: 779-1555

DATE: _____

PROPERTY OWNER:

* SIGNATURE: [Signature]
PRINTED NAME: ERIC ARTNER
ADDRESS: 3826 LIVINGSTON RD.
CITY/STATE/ZIP: CENTRAL POINT 97502
PHONE: 899-4423

DATE: 4-1-89

AGENT:

SIGNATURE: _____
PRINTED NAME: _____
ADDRESS: _____
CITY/STATE/ZIP: _____
PHONE: _____

DATE: _____

(bun-1.7m)



FORMAL SITE EVALUATION

FIELD COPY

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 776-7554

10/29/97 10:19:34

PLSW200R

OWNER: HINSON STUART V

MAP ID:39-2W-19

TAX LOT: 214

PROPERTY ADDRESS: 3998 LITTLE APPEGATE RD

ACRES: 19.56

DIRECTIONS TO PROPERTY:ROAD ENTRANCE IS AT 4000 LITTLE APPEAGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.

SITE EVALUATION FEE: 480.00 MINUS PRELIMINARY SITE FEE: 160.00
BALANCE: 320.00

RECEIPT#: 84113 DATE: 9/02/97

PROPOSED RESIDENCE

TEST HOLES READY: 2 DATE: 9/02/97

ANY RESIDENCE/BUSINESS ON LOT NOW? NO

5 BDRM

COMMENTS: TWO TEST HOLES DUG WHERE SUGGETED. SEE PSI. HIGHLIGHTED TEST HOLES THAT WERE DUG.

APPLICANT NAME: ARTNER ERIC
MAILING ADDRESS: 3826 LIVINGTON RD
CITY/ST: CENTRAL POINT OR 97502

TELEPHONE: 899-4423

COMPLETED APPLICATION DATE: 9/02/97

INSPECTOR DICK FLOREY

INSPECTION DATE 10/10/97

SITE EVALUATION RESULTS:

Based upon information provided us including a soils and topographic report made by Dick Florey on October 10, 1997, we have found your drainfield site to conform with minimum standards for the issuance of a permit to install a Bottomless Sand Filter subsurface sewage disposal system. A permit can be issued providing no conflict exist with zoning requirements. This approved evaluation report shall remain in effect until issuance of a permit to construct unless in the meantime conditions on this or adjacent properties have been altered in any manner which would prohibit issuance of a permit, in which case, this evaluation report shall be considered null and void. Technical rule changes will not invalidate this report. Should this initial system ever fail, repair under current standard would require installation of a Sand Filter sewage disposal system.

ACCURATE DEVELOPMENT PLOT PLAN
REQUIRED WITH PERMIT APPLICATION

INSPECTOR SIGNATURE

DATE:



FORMAL SITE EVALUATION

APPLICATION

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 776-7554

9/02/97 15:09:32 PLSW200R

OWNER: HINSON STUART V MAP ID:39-2W-19 TAX LOT: 214

PROPERTY ADDRESS: LITTLE APPEGATE RD ACRES: 19.56

DIRECTIONS TO PROPERTY: ROAD ENTRANCE IS AT 4000 LITTLE APPEAGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.

SITE EVALUATION FEE: 480.00 MINUS PRELIMINARY SITE FEE: 160.00
BALANCE: 320.00

RECEIPT#: 84113 DATE: 9/02/97

PROPOSED RESIDENCE # TEST HOLES READY: 2 DATE: 9/02/97

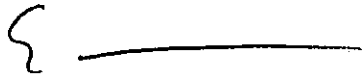
ANY RESIDENCE/BUSINESS ON LOT NOW? NO 5 BDRM

COMMENTS: TWO TEST HOLES DUG WHERE SUGGETED. SEE PSI. HIGHLIGHTED TEST HOLES THAT WERE DUG.

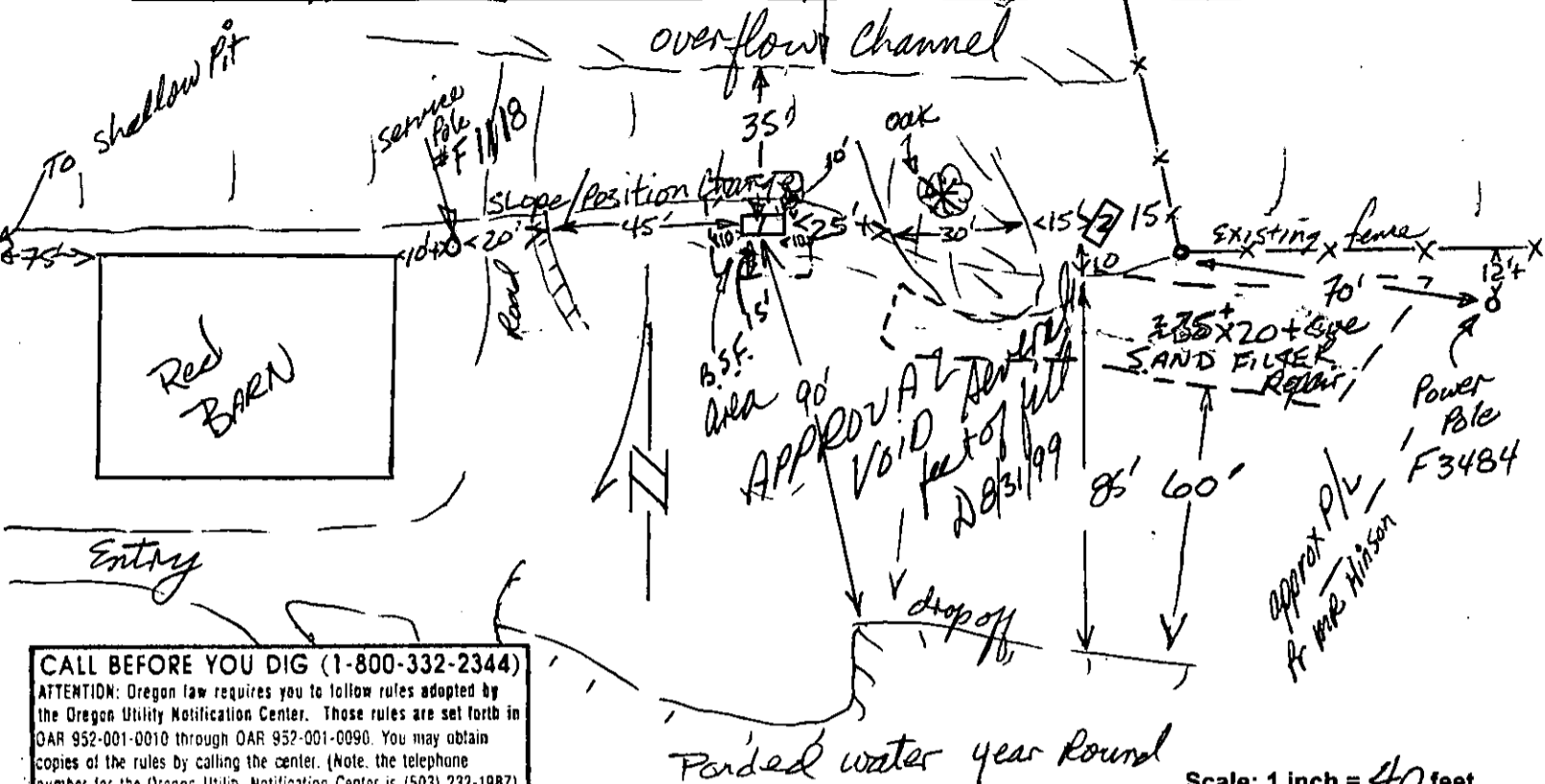
APPLICANT NAME: ARTNER ERIC
MAILING ADDRESS: 3826 LIVINGTON RD
CITY/ST: CENTRAL POINT OR 97502

TELEPHONE: 899-4423

oc/cr
1

SIGNATURE:  DATE: 9-2-97

COMPLETED APPLICATION DATE: 9/02/97



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).

Scale: 1 inch = 40 feet

Potential Permit Recommendations: Gallons Per Day (GPD) 525 Lineal Feet Per 150GPD Total Lineal Feet
 (See Permit For Specifics) Trench Depth WITH Rock Cap Curtain Drain WITH Rock
 Other BSE TRENCH depth 33" Max Uphill Side

Position: Foot Slope Side Slope Top Fan High Terrace Low Terrace Bottom Flood Plain Other
 Relief: Smooth Concave Convex Undulating Hummocky

PIT #	Depth	Texture	Structure	Pores	Mottling	Soil Color	Water Table at
1	0-18	sel	Wk Mod Str SG Bk Grn Ply Mas	Few Com Mny disc E Med Co con	Faint Dis or Pro	10YR 4/1	Slope Up 5% Down 10% Limiting Layer at
	18-33	Gr Col sel	Wk Mod Str SG Bk Pri Ply Mas	Few Com Mny disc E Med Co con	Faint Dis or Pro	10YR 5/3	
	33-59	Lo SL	Wk Mod Str SG Bk Pri Ply Mas	Few Com Mny disc E Med Co con	Faint Dis or Pro	10YR 6/0	

Pit #1 Notes: 18-33 70 to 80% P&K 33-59 25% P few K 10YR 5/1 57"

PIT #	Depth	Texture	Structure	Pores	Mottling	Soil Color	Water Table at
2	0-15	K L 60% P&K	Wk Mod Str SG Bk Grn Ply Mas	Few Com Mny disc F Med Co con	Faint Dis or Pro	10YR 3/1	Slope Up 2% Down 13-14% Limiting Layer at
	15-44	Lt Sel 40% P	Wk Mod Str SG Bk Pri Ply Mas	Few Com Mny disc E Med Co con	Faint Dis or Pro	2.5Y 5/2	
	44-60	Lo SL 15% P	Wk Mod Str SG Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis or Pro	10YR 6/4	

Pit #2 Notes:

PIT #	Depth	Texture	Structure	Pores	Mottling	Soil Color	Water Table at
3			Wk Mod Str SG Bk Grn Ply Mas	Few Com Mny disc F Med Co con	Faint Dis or Pro		Slope Up % Down % Limiting Layer at
			Wk Mod Str SG Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis or Pro		
			Wk Mod Str SG Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis or Pro		

Pit #3 Notes:

PIT #	Depth	Texture	Structure	Pores	Mottling	Soil Color	Water Table at
4			Wk Mod Str SG Bk Grn Ply Mas	Few Com Mny disc F Med Co con	Faint Dis or Pro		Slope Up % Down % Limiting Layer at
			Wk Mod Str SG Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis or Pro		
			Wk Mod Str SG Bk Pri Ply Mas	Few Com Mny disc F Med Co con	Faint Dis or Pro		

Pit #4 Notes:
 Additional Notes: Water table depth limits BSE/D.F. trench to max of 33" uphill side of trench.

SITE SUITABILITY: Bottomless S.F. / SAND FILTER Repair USEABLE AREA: Shown
 Site Evaluation By: FLOPEY Date On-Site: 10/10/97 Date Completed: 10/29/97

- 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
 - Met - Many
 - Mod - moderate
 - P - pebbles(2mm-.3")
 - Pf - pressure faces
 - Ply - platy
 - Pri - prismatic
 - Pri - prominent
 - Rx - rock
 - Rx Out - outcrop
 - sa - subangular
 - Sap - Saprolite
 - S - sand(y)
 - Sds - sedimentary
 - SG - single grain
 - Si - silt(y)
 - Slicks - Slickensides
 - St - stones (+10")
 - Str - strong
 - Sub - substrata
 - V - very
 - Vol - volcanic
 - W - weathered
 - Wk - weak



PRELIMINARY SITE INSPECTI

FIELD COPY

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 776-7554

8/28/97 13:08:34

PLSW200R

OWNER: HINSON STUART V MAP ID:39-2W-19 TAX LOT: 214
PROPERTY ADDRESS: LITTLE APPLGATE RD ACRES: 19.56
DIRECTIONS TO PROPERTY: ROAD ENTRANCE IS AT 4000 LITTLE APPLGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.

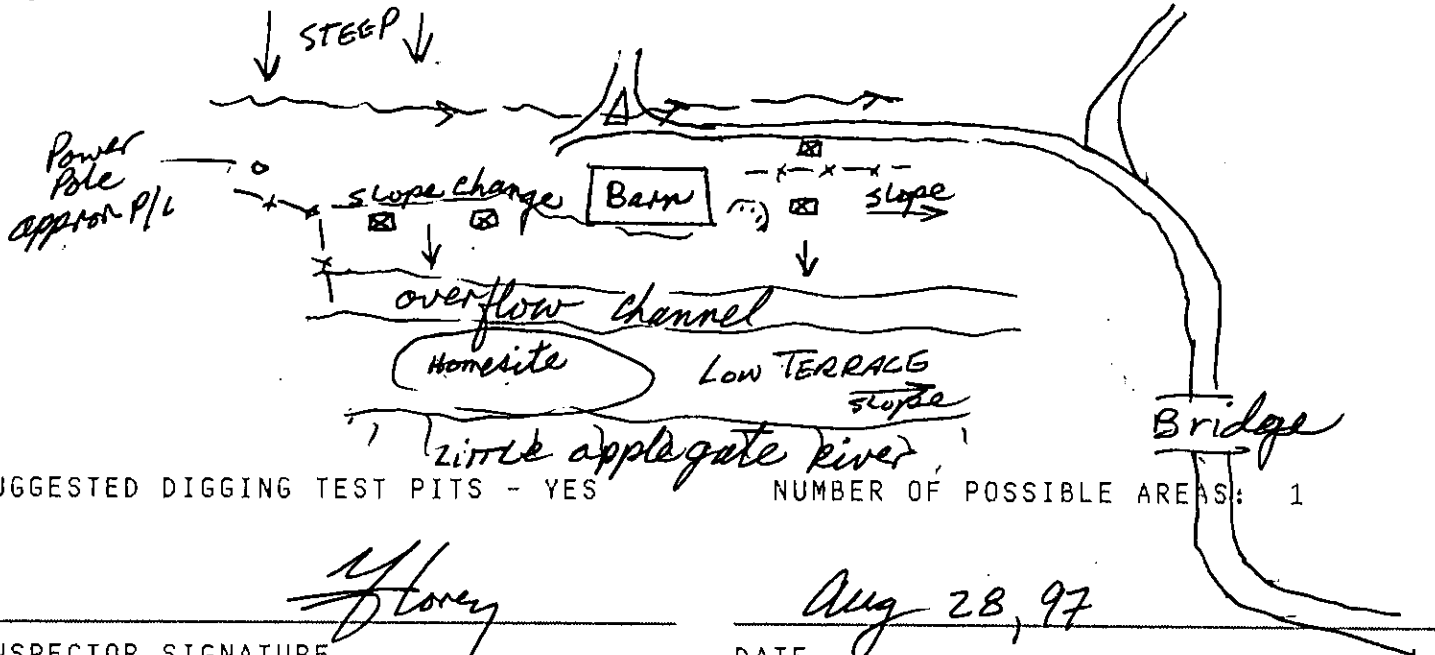
COMMENTS: WANTS TO RELOCATE THE SEPTIC APPROVAL FROM SOUTH END OF THE PROPERTY TO THE NORTH WEST CORNER OC-LHL

FEE: 160.00 RECEIPT#: 83299 DATE: 8/11/97
APPLICANT NAME: HINSON STUART V
MAILING ADDRESS: P.O. BOX 56
CITY/ST: JACKSONVILLE OR 97530 TELEPHONE: 899-9000

FIELD WORK ASSIGNED TO: DICK FLOREY APPOINTMENT DATE & TIME: 8/26/97 2

I met on site with Eric Artner, property owner, and Stuart Hinson, agent. The parcel has an existing approval a long ways from the proposed new homesite. The new homesite and recommended test pit areas are shown on the map below. These proposed septic areas are limited in size due to water from an irrigation ditch upslope and an old overflow channel of the little Applgate River. The soils will most likely be sands and gravels from past deposits of this ancient stream terrace. System type is determined by the actual soils present. Most likely types are the standard, capping fill, sand filter, or bottomless sand filter.

I recommend 4 test pits be dug 5 feet deep and tapered on one side for ease of entry.



SUGGESTED DIGGING TEST PITS - YES NUMBER OF POSSIBLE AREAS: 1

Inspector signature: Florey

DATE: Aug 28, 97

INSPECTOR SIGNATURE

DATE

Note: If you apply for a formal site evaluation within 90 days of the date of the preliminary site inspection, the normal site evaluation fee will be reduced by the preliminary fee. SITE EVALUATION APPLICATION MUST BE SUBMITTED BEFORE TEST HOLES WILL BE EVALUATED.

X = Suggested Pits



PRELIMINARY SITE INSPECTI

APPLICATION
PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 776-7554

8/11/97 11:57:20 PLSW200R

OWNER: HINSON STUART V MAP ID: 39-2W-19 TAX LOT: 214

PROPERTY ADDRESS: LITTLE APPEGATE RD ACRES: 19.56

DIRECTIONS TO PROPERTY: ROAD ENTRANCE IS AT 4000 LITTLE APPEAGATE, CROSS BRIDGE, STAY TO LEFT TO BIG RED BARN. YOU ARE THERE.

COMMENTS: WANTS TO RELOCATE THE SEPTIC APPROVAL FROM SOUTH END OF THE PROPERTY TO THE NORTH WEST CORNER

OC-LHL

FEE: 160.00 RECEIPT#: 83299 DATE: 8/11/97

APPLICANT NAME: HINSON STUART V
MAILING ADDRESS: P.O. BOX 56
CITY/ST: JACKSONVILLE OR 97530

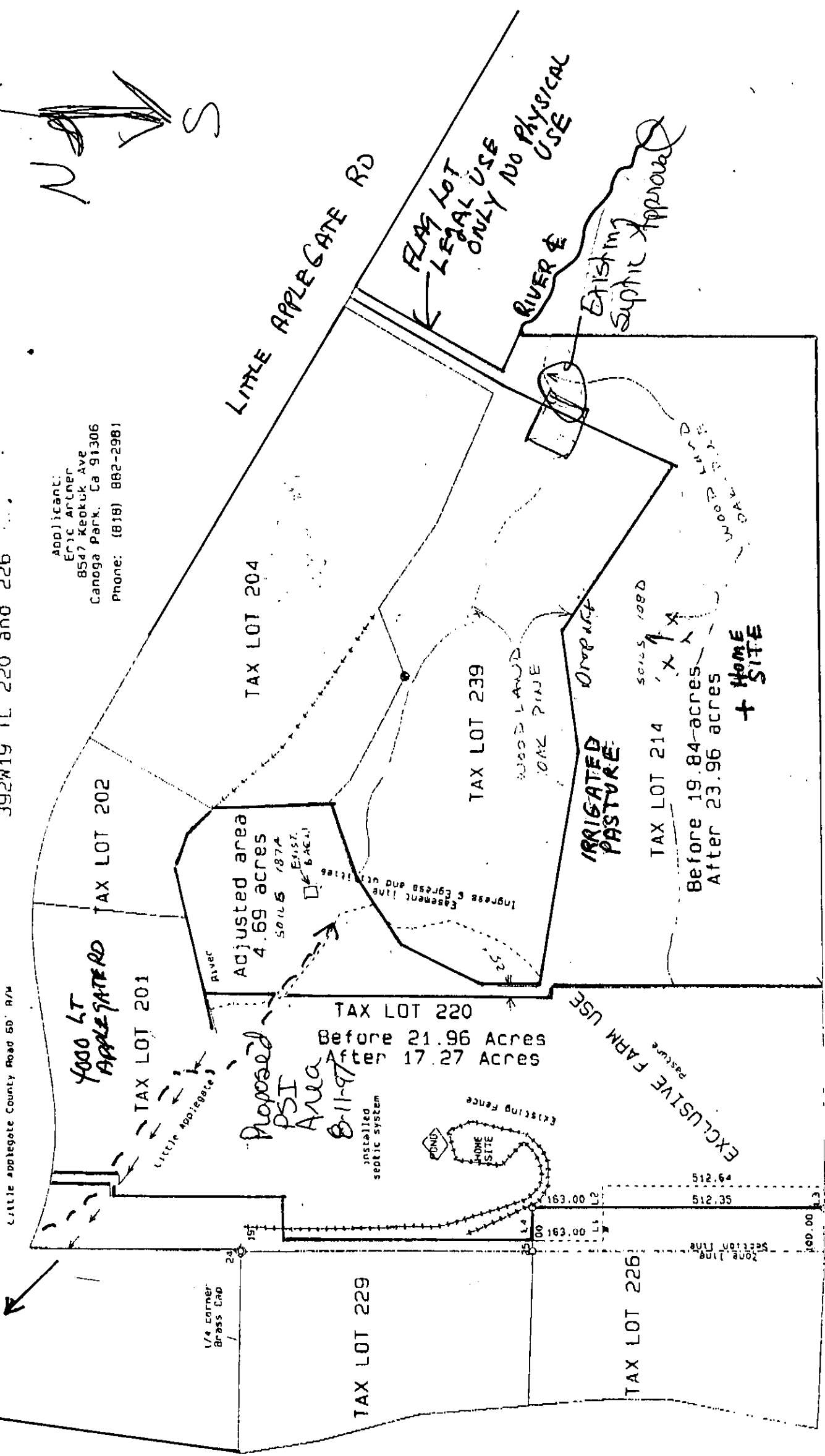
TELEPHONE: 899-9000

SIGNATURE: 

DATE: 8/11/97

8/16/97
* meet at Barn
2:00 pm
-
35 min

GROUSE CREEK ROAD
 River



Tentative
 Lot Line Adjustment
 Located in
 Assessor's Map No.
 392W19 TL 220 and 226

Applicant:
 ERIC ARNER
 8547 Keokuk Ave
 Canoga Park, Ca 91306
 Phone: (818) 882-2981

Little Applegate County Road 60' R/W



ZONING CLEARANCE SHEET

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 778-7544 200R

File Number: 97 746 ZCS

Current Owner: HINSON STUART V

Map Id: 392W19 Tax Lot: 214 Acreage: 24.56
Property Address: LITTLE APPLGATE RD Acres: 19.56

Applicant Name: HINSON STUART V

Mailing Address:

City/St:

Zoning Clearance Date: 8/11/97

Phone:

Creation Date: 0/00/00

Proposal: PSI
S/E

To Serve: Initial Dwelling

Property is Zoned: EFU Minimum Parcel Area:
MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front: 30 Side: 30 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.

Comments:

RE: 94-15-NF-EXT VALID UNTIL 5-12-98. OK FOR PSI AND S/E ONLY. PRIOR TO PERMITS THE FOLLOWING MUST BE DONE: RESOURCE COVENANT TO BE RECORDED, COVENANT FOR DITCH TO BE RECORDED AND FIRE DISTRICT #9 MUST APPROVE DRIVEWAY. \$1500 paid.

Update: Extensions of homesite, file 94-15-NF, have been approved. New expiration date 5/12/2000. Reviewed conditions with new property owner. mpo

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: 8-11-97

7-8-99 Ok for septic presite for possible relocation of Septic approval. mpo.

9/21/99 Pre-permit driveway inspection ordered. mpo

9/22/99 Ok for septic permit only. No bldg permit until "pre-permit driveway" inspection is approved.

10-15-99 Driveway approved 9/24/99. Ok to issue mh permit. Inu-wifon.

9/28/00 OK FOR REPLACEMENT DWELLING TO BE LOCATED 400'-200" EAST LINE & 150'+ FROM SOUTH PROPERT LINE. PRIOR TO PERMITS FOR POOL & POOL ASE, REST. COV. RE: NO OVER-NIGHT ACCOM. NEEDS TO BE RECORDED WITH A COPY TO ZONING. ALL FIRE SAFETY REQS. APPLY. OK FOR SEPTIC AUTH. mpo

**JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
NONFARM DWELLING AND NONFARM PARCEL
STAFF REPORT**

APPLICANT: Eric and Lisa Artner
8547 Keokuk Avenue
Canoga Park, CA 91306

FILE: 94-15-NF

AGENT: Stuart Hinson
P.O. Box 56
Jacksonville, OR 97530

LEGAL DESCRIPTION: TWP 39 RANGE 2W SECTION 19 TAX LOT 214

NATURE OF APPLICATION: An application to place a first single family dwelling, a Nonfarm Dwelling, on a 19.84 acre parcel in the Exclusive Farm Use zoning district.

LOCATION: 4006 Little Applegate Road, located on the south side of the Little Applegate River, approximately one mile southeast of its intersection with Sterling Creek Road, eight miles southeast of Ruch. While the property has 25 feet of road frontage, due to its flaglot configuration, the access is by way of an easement to use the driveway for 3996 Little Applegate Road.

STAFF DECISION: Tentative approval with conditions.

I. FINDINGS OF FACT

- A) **Legality:** Staff determined the property is a legally created separate parcel as a result of the recording of OR 80-10349, which created the subject parcel in its present configuration including access and septic drainfield easements.
- B) **Size of present parcel:** Acres 19.84 **Date of Creation** June 3, 1980
Size of Proposed Nonfarm Parcel: Acres N/A
Size of Remainder: Acres N/A
- C) **Farm Assessment:**

Is the proposed parcel, if any, assessed as farmland? Yes
Is the proposed site for the nonfarm dwelling assessed as farmland? Yes
acreage of Subject Parcel Farm Assessed: 19.84
- D) **Subject Property Owner:** Eric and Lisa Artner
Contiguous Ownerships: One

K) Compatibility with Other Lands Within 1/2 Mile Radius of Subject Property:

The predominate ownership/management type on lands other than EFU is forest/woodland under the BLM. Directly adjacent to the south of the subject property is a 86.54 acre parcel under the management of the BLM. Additional BLM holdings, greater than 7000 acres, extending upslope into the foothills to the south and west. The south-facing slopes, north of the Little Applegate River, above the cluster of hobby-farms, are also under the BLM. While portions of several BLM parcels are within the 1/2 mile area, most of the acreage is outside of the study area. The calculations below exclude BLM parcels when their acreage extends outside of the study area.

- 1) Range of Parcel Sizes: 4.11 to 64.47 acres.
- 2) Number of Parcels: 10 parcels and portions of 4 parcels extending outside of the study area.
- 3) Number of Residences: 6 dwellings, located on parcels ranging in size from 4.11 to 11.87 acres and zoned Farm Residential (F-5) or Woodland Resource (WR). A 64.47 acre parcel, zoned WR, has a 1983 approval for a dwelling (File 83-42-SPR(F)).
- 4) Number of Vacant Lots: 3

L) Fire Protection: The property is within Jackson County Fire District No. 9, but is more than five miles from a responding station.

M) Access: The property has 25 feet of frontage on Little Applegate Road, which is a County-maintained road. Actual physical access is by an easement over an existing driveway serving 3996 Little Applegate Road.

N) Irrigation District: The property has an undetermined portion of an irrigation water rights with a priority date of 1856. Application of the water is for an area of the property below the Gin Lin Irrigation Ditch. The proposed dwelling location is above this ditch.

O) Fish and Wildlife Habitat: The property has not been identified as sensitive wildlife habitat by the Oregon Department of Fish and Wildlife. The parcel's south property line serves as the boundary of the mapped wildlife habitat area classified by the ODFW as "Especially Sensitive Winter Range", to maintain a maximum overall density of one dwelling per 160 acres. Both the Little Applegate River and Grouse Creek are identified as Class I streams, subject to the standards of Section 280.060 (2) of the Jackson County Land Development Ordinance.

Finding (N) may be waived only when:

- 1) The applicant substantiates to the satisfaction of the County, that one or more suitable alternative urban sites are not available, and the proposed location is central to the likely area of service for the proposed use; or
- 2) The proposed use is to be located within Light Industrial, General Commercial, and General Industrial zones or within Urban Growth or Urban Containment Boundaries (UGBs or UCBs).
- 3) The proposed conditional use is for a single family dwelling and application of this standard is deemed inappropriate.

FINDING: The proposed use is a single family dwelling, so compliance with this finding is waived, as referenced above.

IV. CONCLUSION

The proposal, with adherence to conditions of approval stated below, has been found to be consistent with the Jackson County Comprehensive Plan the site contains Class IV soils, has not been found to have any impact on agricultural activities, is generally unsuitable for farm use, is consistent with the nonfarm density and land use pattern of the area, and will not affect fish or wildlife habitat. The proposal has also been found to be consistent with the Oregon Agricultural Land Use Policy Act because the homesite cannot be effectively farmed, no partitioning for separate sale will occur, the parcel is surrounded by nonfarm uses to the north, east and west, and the proposal is for a rural level of development requiring a rural level of service.

V. DECISION

File 94-15-NF, an application for a first dwelling, a nonfarm dwelling, on property described as Township 39 South, Range 2 West, Section 19, Tax Lot 214, is hereby approved, subject to the following conditions:

- Done*
- A) A building permit shall not be issued for the nonfarm dwelling until the applicant has furnished the Planning Director with evidence the lot or parcel upon which the dwelling is proposed has been disqualified for valuation at true cash value for farm use under ORS 308.370. This evidence shall be provided to the Planning Director within 120 days of the date of this staff report. Enclosed is the appropriate form.

Take the form to the Assessor's Office for acknowledgment and return the form to the Planning Department for notation in this file.

99-41950
The attached restrictive covenant, which acknowledge and accepts farm and forest activity on adjacent lands and require owner control of dogs, shall be recorded between 11 and 45 calendar days after the signing of this report. The metes and bounds description for the subject property must be attached to the covenant(s); then signed in the presence of a notary public; and then taken to the County Clerk's Office for recordation. This metes and bounds description can be found on the deed or contract for the subject property. It sets out, by measurements, the location and boundaries of the property. After the covenant has been recorded, return the form(s) to the Planning Department for notation in this file. This must be done prior to issuance of permits.

C) The landowner or authorized agent shall obtain a road approach permit for the creation of any new driveways or modifications of existing driveways off Little Applegate Road, as per requirements of the Jackson County Roads and Parks Services.

D) The nonfarm dwelling shall be placed as designated on the map you submitted. The placement of any outbuildings on the parcel shall be subject to the review of this department.

If you put fencing this applies:
E) ~~Fencing is required to be maintained around the residence.~~ Wood, cyclone, and barbed or smooth strand fences may be utilized. If strand fencing is proposed, the first strand must be a minimum of 16 inches from the ground surface, the second strand (optional) should be seven inches from the first, the third strand (optional) should be 8 inches from the second, and the top strand must be at least 12 inches from the third strand. The purpose of the fence design criteria is to minimize conflicts between this residence and livestock grazing and to prevent fence caused injury or loss of life, to the extent possible, to the local deer and other wildlife population.

F) The following fire safety requirements must be met prior to occupancy of the dwelling. **A fire inspection is to be requested by contacting the Planning Department, Zoning Division (and not the fire district), when all requirements have been met.**

1) Fire protection facilities and fuelbreaks as required by Section 280.100 of the Land Development Ordinance (enclosed) shall be provided. Please note wood roofing shakes are not permitted in this zone. Also note, the 100 foot fuelbreak around dwellings and accessory structures must be totally contained within your parcel; and will mandate either receiving a fuelbreak

easement if the residence is located closer than 100 feet to any property line, or approval of a reduction in the fuelbreak by the County based on review of a written request.

- 2) Emergency water storage facilities shall be provided for wildfire protection. Such facilities should have a minimum capacity of 500 gallons (or a year-around source of water) with its own 20 gallon per minute pump, and an adequate length of hose with a 1/4 inch nozzle, which can reach all sides of the structures. The pump must utilize a generator or manual system which can remain operational in case of fire or power failure. A pump may not be needed for the purpose of creating pressure if water is derived from a gravity-flow system and sufficient pressure is available. The pump or gravity-flow system should be capable of delivering 20 gallons per minute at fifty (50) pounds per square inch pressure in order to provide a sufficient volume and pressure.

Access to the homesite must be constructed to support a gross vehicle weight of 50,000 pounds to accommodate heavy fire fighting equipment, and shall not exceed a 15 percent grade.

- 4) Premise identification (address sign) must be placed at the driveway access to the subject parcel visible from Little Applegate Road.
- 5) Bridge access shall be constructed of nonflammable materials (see Chapter 25).

~~The placement of a bridge over the Little River or a culvert in Gin Lin Ditch must be approved by this Department.~~

~~Ditch is not considered a flood prone area this condition does not apply~~
This site may include wetlands within its boundaries. Fill or removal activities in wetlands or other waters of the State typically require a permit from the Division of State Lands and/or the Army Corps of Engineers. Within 35 days of submitting a completed local application, the Division of State Lands will notify you as to whether you need to apply for a state Removal-Fill permit. Jackson County is not liable for any delays in the processing of a state or federal permit.

The Gin Lin Ditch crosses the subject property and reenters the area's natural stream system by Grouse Creek, a tributary of the Little Applegate River. The enclosed restrictive covenant acknowledging a 30 foot setback must be maintained on property that has or is adjacent to an irrigation ditch shall be recorded and a copy of the recorded document returned to this office prior to the issuance of permits. Vegetational cover adjacent to the ditch shall be maintained to provide shading of the water flow.

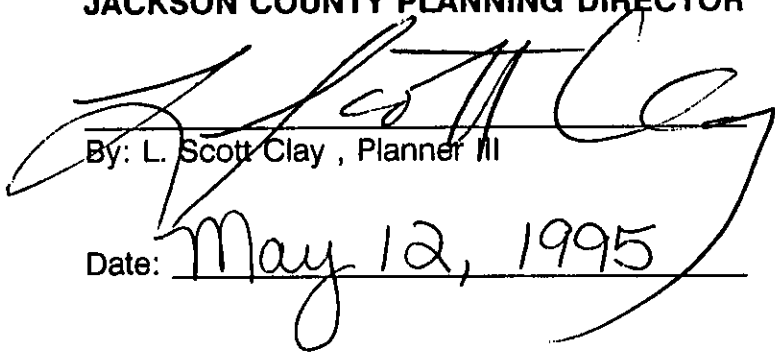
7-3-95 done
Per Agency Comments
F.D.#9 wants to
check access
prior to issuance
of permits
A culvert has
been in existence
for approx.
12 years.
This culvert
on this parcel.
9-22-98 nww

X
99-41951

Done J)
Paid
9-8-99

- J) Structural development for projects approved after July 1, 1991, is subject to the Countywide Road Projects System Development Charge. An informational brochure is attached to this approval, explaining this charge. The exact system development charge fee will be determined during the plan review process.
- K) This approval is void after two years of the signing of the final decision unless a building permit has been issued.
- L) The enclosed riparian setback provisions of Section 280.060 (2) of the Jackson County Land Development Ordinance must be strictly adhered to on the Little Applegate River and Grouse Creek, including retention of riparian vegetation.
- M) Permits must be obtained for a barn or other agricultural building, if it is to be located closer than 100 feet to the property line of Tax Lot 214 or Tax Lot 220, a fuelbreak reduction must be approved by this Department, or a fuelbreak easement obtained from the adjacent property owner.

JACKSON COUNTY PLANNING DIRECTOR



By: L. Scott Clay , Planner III

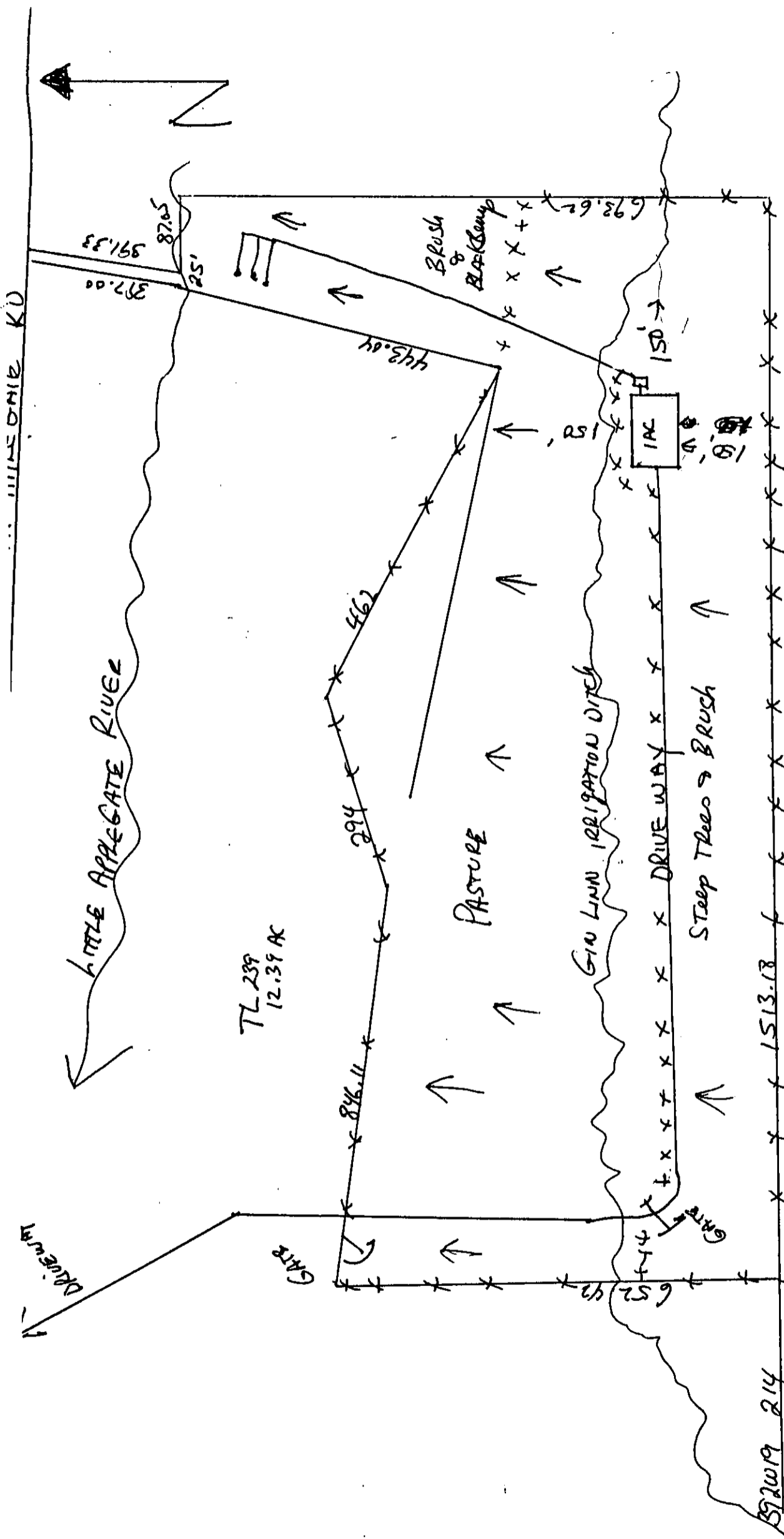
Date: May 12, 1995

[C:9415NF.SR] LSC

Enclosures:

- Disqualification of Specially Assessed Land Form
- Restrictive Covenant; EFU, Forest & Dog Control
- How to Record a Restrictive Covenant
- Applicant's Map
- Fire Safety Requirements and Guidelines, Section 280.100 LDO
- Driveway Standards
- Fire Safety Inspection Request Form
- Restrictive Covenant; Irrigation Ditches
- System Development Charge InfoSheet
- Stream Setback/Riparian Habitat, Section 280.060 (2) LDO
- Landscape Plan for Replacement/Riparian Setback Request Form
- Floodplain Overlay, Chapter 254

cc: Jackson County Watermaster, Gin Lin Ditch
Denny Nevin, Assessment



ERIC AND LISA PARTNER
 392W19 214
 4006 LT AGGREGATE RD

Conditionally Approved
 Approved
 Denied
 By: *[Signature]* Date: _____
 Jackson County Planning & Development

FILE COPY
 94-15-NF



JACKSON COUNTY OREGON

COUNTY COURTHOUSE • MEDFORD, OREGON 97501

DEPARTMENT OF PLANNING
AND DEVELOPMENT
Kerry L. Lay, Director
(503) 776-7554

February 3, 1988

Mr. Stuart V. Hinson
4020 Little Applegate Road
Jacksonville, OR 97530

RE: Lot Legality for the Property Known of as 39, 2W, 19, Tax Lots 201,
202, 203, 204, 205, 214, 220, 236, and 237

Dear Mr. Hinson:

Thank you for your time and assistance in trying to determine the potential developability of this property. Your property was zoned as Farm Residential in 1973. In the late 1970's county staff was required to review all building and sanitation permits for compliance with the state goals. Through this review, building and/or septic permits were denied for Tax Lots 201, 204, 205, 214, 216 (which is now 236 and 237), and 220, because the property was part of one farm unit and was on prime agricultural land. These denials were appealed to the Board of County Commissioners, who upheld the denials. An appeal of the denial of a farm laborer's residence on Tax Lot 203 was sustained, with the condition that Tax Lots 203 and 204 be consolidated before permits were issued. As noted in the December 11, 1987 letter, this approval is still valid, provided the lots are consolidated, and the remaining conditions of approval are met.

During the countywide rezoning in late 1980, your property was again zoned Farm Residential, which is a 'residential' district, not an 'agricultural' district. This new zoning took effect on your property on October 28, 1980. In October and November of 1980, you applied for septic permits on Tax Lots 214, 216, and 220. These permits were issued, however only the system on Tax Lot 220 was installed. The other two permits expired, and cannot be renewed until you comply with the ordinance requirements in effect today.

In December of 1980, County staff determined that an error had been made in the designation of Tax Lots 201, 202, 203, 204, 205, 211, 214, 220, 236, and 237 as residential property. File ME-2 was initiated at staff level to review the zoning. It was determined, and approved by the Board of County Commissioners on January 21, 1981 that the zoning on these properties should be EFU-2, the precursor to the current EFU District. Ordinance No. 81-6 is enclosed for your review. Since that date your property has been zoned Exclusive Farm Use and any development proposals must comply with the standards of the Exclusive Farm Use District.

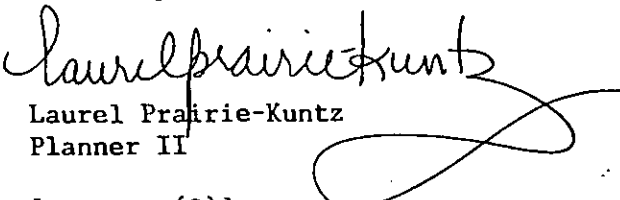
Although Tax Lot 220 has an installed septic system, residential development of the property has not been review against the nonfarm dwelling standards of the Exclusive Farm Use District. Section 218.130 allows a waiver of the nonfarm dwelling review procedures only if the property and residential development have been found in the past to comply with the State Agricultural Goal. As previously noted, the goal reviews on this property determined that residential development was not in keeping with the agricultural goals, therefore a Nonfarm Dwelling Application must be submitted for review and approval before residential permits can be issued on Tax Lot 220. Additionally, a lot line adjustment was approved on April 18, 1979, approving the consolidation of 5.67 acres from Tax Lot 216 with Tax Lot 220. The deeds which implemented this approval resulted in the creation of Tax Lot 236 as a separate parcel. Tax Lots 220 and 236 must be consolidated before any permits could be issued.

Nonfarm Dwelling approval will also be required before any permits can be issued on any of your remaining property. The state laws regarding agricultural lands have not been relaxed, and review of new residences could be denied, as your 1985 applications were. Ira G. Schubert will also need Nonfarm Dwelling approval before a residence can be placed on the property she purchased from you.

In summary, the entire property in your ownership is still considered to be one farm parcel. Residential development of any of the separate tax lots would need to be reviewed under the Nonfarm Dwelling Application procedure. The Septic Permits you did receive in 1980 were issued during the short three month period during which your property was considered to be residential, and not agricultural.

Please feel free to contact me if you have any further question.

Sincerely,


Laurel Prairie-Kuntz
Planner II

[1-hinson(3)]

cc: Kurt Weaver, Agent
File 79-9-AP
File 79-42-AP
File 79-97-AP
File 80-23-AP
File 85-10-NF
File 85-11-NF

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
32 West Sixth Street
Medford, Oregon 97501 - 776-7551

11/13

Owner: S.V. HINSON Twp. 39 Range 24 Section 19
Tax Lot 214 Code _____ Acreage 1.87

Address/Directions to Property 5 mile up little apple gate
X Steel Bridge R approx 1200' to site

(ALL FEES ARE NON-REFUNDABLE)

Site Evaluation Fee _____ Receipt # _____ No. of Sites _____ Date: _____
X Permit Application Fee 40.00 Receipt # 2178 Date: 11/12/80
New Installation std Repair/Alteration _____ Sewage Connection _____
Well Permit Fee _____ Receipt # _____ Date: _____

Proposed Use of Property _____ Test Holes Ready _____
Zoning Cleared 1st dwelling Number of Bedrooms 4

Comments: Owns both lots

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

Date: 11-12-80 Signature: [Signature]

4045 L Applegate Rd 5 mile or Phone 899-7300
Mailing Address (Street, City, State, Zip Code)

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

Site Evaluation: _____

By: _____ Date: _____

WELL PERMIT: Approved _____ Not Approved _____ Date _____ By: _____

Comments: _____ WELL PERMIT # _____

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: 1000 Gallon Septic Tank (1250 gallon recommended)
750 Square Feet of Drainfield: INSTALL A SERIAL DISTRIBUTION SEPTIC SYSTEM IN HALF OF AREA APPROVED ON 2/26/79. SAVE REMAINING HALF OF APPROVED AREA FOR FUTURE REPAIR. MAINTAIN 24-36" DEEP DISPOSAL TRENCHES. THE SEPTIC SYSTEM AUTHORIZED BY THIS PERMIT IS TO SERVE A SINGLE FAMILY DWELLING HAVING A DAILY SEWAGE FLOW NO GREATER THAN 450 GALLONS. (4)

Keep drainfield and approved repair area free of all development, compaction, soil modification, traffic, heavy cultivation and fenced from livestock.

PERMIT: Approved OK Not Approved _____ By: Dennis D. Hillman # 15-575-80N
Date: 11/18/80 EXPIRES 11/18/81 Final Inspection On: _____

Certificate of Satisfactory Completion issued: _____ By: _____
Installer: DAVE JOHNSON

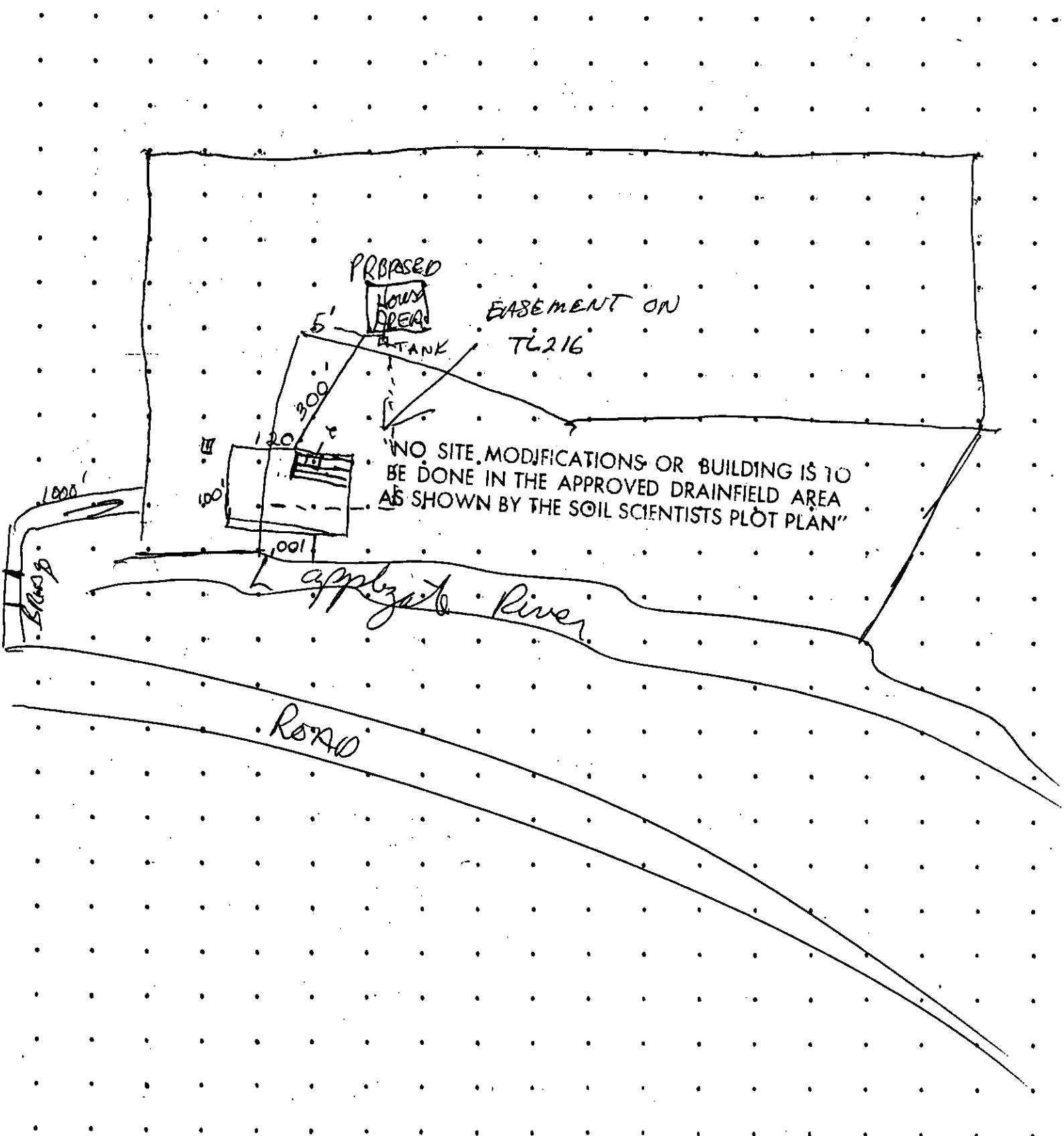
JACKSON COUNTY PLANNING & DEVELOPMENT
ENVIRONMENTAL SANITATION
PLOT PLAN

Owner S Huson Twp 39 R2W Sec 19 T.L. 214

DOT TO DOT = 100 Feet.

Note: Show property lines, access roads, north arrow, distances from proposed developments or existing structures, etc. See accompanying instruction sheet.

PL111



ZONING CLEARANCE SHEET

11/13

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: S.V. HINSON PHONE NO. 899-7300

PROPERTY LEGAL DESCRIPTION: Township: 39 Range: 2W Section: 19 Tax Lot: 214

DATE PARCEL RECORDED: _____ PARCEL AREA: 18+ CODE: 49-16

Proposed use(s) of property at this date: First Dwelling Second Dwelling

Temporary Dwelling Commercial (Explain) Other (Explain)

Comments: septic permit

This property is zoned: Farm Residential

The minimum parcel size for each new 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 Yard 30'; Side Yard 20'; Rear Yard 20'. Minimum average parcel width is: _____.

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. Legal access must be clarified.
- Conditional use permit must be approved by the Hearings Council.
- Other (Explained below)

Comments by Staff: Must comply with Section 280.100 prior to of the zoning ordinance prior to occupancy of the dwelling.

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

CERTIFICATION OF PROPERTY OWNER: The statements and information herein contained and supplied by myself are, in all respects, true and correct to the best of my knowledge and belief. I am aware that the above information supplied by Staff 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.

Signature of Property Owner: _____ Date: _____

Signature of Staff Member: Paul M. Nelson Date: 11/14/80

Copy handgiven to property owner on: _____ Date: _____

Copy mailed to property owner on: _____ Date: _____

C) Lot or parcel descriptions: When the legal description of a lot or parcel includes the area within the right-of-way of a county road, street, or dedicated public way, the area of such right-of-way may be considered as a portion of the lot or parcel for determining minimum lot or parcel area, only if the lot or parcel was so described prior to September 1, 1977. For purposes of determining lot or parcel coverage or setback requirements, the right-of-way line of the road shall be used.

280.100 FIRE SAFETY REQUIREMENTS AND GUIDELINES:

1) Purpose: As a matter of public safety and welfare, to provide minimum fire prevention and suppression standards for rural areas subject to high wildfire hazard. To provide for mandatory requirements in areas outside rural fire protection districts where no structural fire protection is provided, and within rural fire districts beyond a five (5) road mile radius of a responding fire station; and to provide guidelines for development in rural areas within a rural fire district and less than five (5) road miles from a responding fire station.

2) Mandatory Fire Safety Requirements: The following minimum standards are mandatory in rural areas outside of rural fire protection districts or within a fire protection district, but outside of a five (5) mile radius of a responding fire district.

A) A minimum fuelbreak of fifty (50) feet in width, as defined in section 200.030. Such fuelbreak shall be maintained in a cleared condition; and,

B) Wood roofing shakes and other highly flammable roofing materials, if used, shall be chemically treated with fire retardant.

C) Emergency water storage facilities must be provided for fire protection with a minimum capacity of 500 gallons, or a year around alternative source of water with its own twenty (20) gallon per minute pump, adequate length of hose to reach all sides of the structure(s), and one-quarter ($\frac{1}{4}$) inch nozzle.

The pump must utilize a generator or manual system which can remain operational in case of fire or power failure. A pump may not be required for the purpose of creating pressure if water is derived from a gravity-flow system, and sufficient pressure is available.

D) The Department may inspect the site to ensure compliance with the provisions, and any other requirements of the zoning ordinance.

BEFORE THE BOARD OF COMMISSIONERS
COUNTY OF JACKSON, STATE OF OREGON

APPEAL OF A PLANNING DEPARTMENT DENIAL OF A
BUILDING AND SEPTIC PERMIT FOR LAUREN HARDY
FILE NUMBER 80-23-AP

FINDINGS
AND ORDER

This matter came to the Board of Commissioners as an appeal of the Department of Planning and Development's ~~denial of a building and septic permit~~ for Lauren Hardy on property described as ~~Tax Lot 214 in Section 19, Township 39 South, Range 2 West~~ of the Willamette Meridian.

The department reviewed the permit as required by the Board's Order of February 15, 1980. The Order requires the denial of any permit for lands containing predominantly Class I-IV soils or also having a farm assessment as defined and authorized by ORS Chapter 308. The department found the land to have a farm assessment.

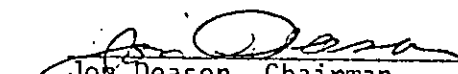
The Board heard the appeal at a public meeting on July 7, 1980 and finds and orders as follows:

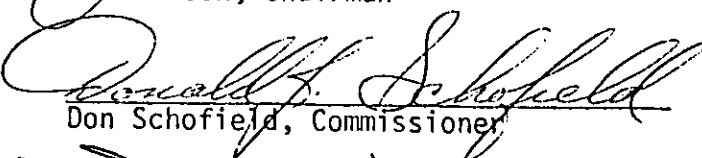
- 1) This parcel was originally reviewed under File #79-9-AP and denied due to conflict with the agricultural goal. Said application also considered other adjacent lots which were also denied due to the impact on the total farm unit.
- 2) This application is considered to be an appeal of the decision on File #79-9-AP.
- 3) The Board findings of the previous application concluded the subject parcel was an integral part of a ranching unit. This condition has not changed. Expert testimony was not presented to contradict this conclusion.
- 4) Nor was testimony presented which evaluated how this unit affects the operation of the whole ranch by its removal from the ranch.
- 5) The applicant bought the parcel having knowledge of the Board of Commissioners past decision of denial.

Based on the above findings, this appeal does not conform with the Statewide Agricultural Goal nor ORS 215.213 (3) and is ~~denied~~.

Adopted this 7th day of July, 1980 at Medford, Oregon.

JACKSON COUNTY BOARD OF COMMISSIONERS


John Deason, Chairman


Don Schofield, Commissioner


John Keefe, Commissioner

ATTEST:


By: Recording Secretary

#288-80

BEFORE THE BOARD OF COMMISSIONERS
-COUNTY OF JACKSON, STATE OF OREGON

RECEIVED

MAY 1 1979

Jackson Co. Planning

APPEAL OF A PLANNING DEPARTMENT DENIAL)
OF BUILDING AND SEPTIC PERMIT FOR)
STUART HINSON, FILE #79-9-AP)

FINDINGS
AND ORDER

This matter came to the Board of Commissioners as an appeal of the Department of Planning and Development's denial of building and septic permits for Stuart Hinson on property described as Tax Lot 204, 205, 214, 216 and 220 in Section 19, Township 39, Range 2W of the Willamette Meridian.

The department reviewed the permit as required by the Board's order of February 15, 1979. The order requires the denial of any permit for lands containing predominantly class I through IV soils and also having a farm assessment as defined and authorized by ORS Chapter 308. The department found the land to have the predominant soils, classification of II and IV, and to have a farm assessment.

The Board heard the appeal at the public meeting on April 20, 1979, and finds and orders as follows:

- 1) The subject lands are considered agricultural due to the following:
 - A) The soils on the affected parcels are predominantly classes II and IV.
 - B) Irrigation is available to the subject parcels.
 - C) The affected parcels have historically been part of one ranch. These lands are still being farmed as a single unit, even though it has been partitioned into eight (8) tax lots. Combined, there are 70.22 acres in the affected parcels. Tax lots 201, 202, and 203 are also part of the ranch unit, and add an additional 12.70 acres.
 - D) The Court of Appeals in Meyer vs. Lord found that the goal determination of predominant soil type applies to the total farm unit, not a smaller portion of the farm. Therefore, all of the lots affected herein clearly meet the class II and IV predominant criteria.
- 2) The applicant did not provide evidence to support a finding that the proposed use (single family dwellings on five (5) to nineteen (19) acre parcels) was a use in conjunction with farm use as defined in ORS 215.203. While evidence submitted indicated the parcels could support some farm use activity, i.e., two cows per acre of pasture, there was no documentation to indicate whether this would result in more, equal, or lessor production than what occurs now, or could potentially occur on the total 82.92 acre farm unit.
- 3) Furthermore, the Board of Commissioners found that issuance of building permits on each of the affected parcels would conflict with the provisions of ORS 215.213 for the following reasons:
 - A) The proposal conflicts with the intent of ORS 215.243 (2) in that the land resource is not being preserved in large blocks, but has been divided into eight (8) parcels ranging from 2.44 acres to 19.84 acres in size.

#195-79

B) It would materially alter the stability of the overall land use pattern of the area by adding seven (7) additional dwellings, related outbuildings and driveways to an 82.92 acre area that now support only one dwelling and related farm buildings. Such an increase would remove some of the land from production, as well as placing more population into a farming area and potentially having a negative affect on accepted farming practices.

C) It is generally believed the owner of a large farm unit will attempt to effectively use and manage the lands for a farm purpose simply to offset the cost of the land at a minimum. On the other hand, the owners of smaller units may have a lesser burden with the smaller acreage, and choose not to make any significant farm use of the smaller parcels, thereby concluding there is a greater chance for less total productivity on the smaller parcels as compared to greater incentive for productivity on the single large ownership.

4) Evidence was submitted by the applicant indicating a cash loss on the farm from approximately \$6,000 to \$2,000 annually over the four year period 1974 to 1977. However, nothing was submitted to indicate how these losses compare industry-wide, nor was any evidence submitted to determine the level of management applied, which may have resulted in significant losses. Furthermore, the documentation was obtained from tax records. Such records do not represent a true profit or loss picture. For example, the appreciated value of the farm is not considered. The applicant did not indicate or provide support for any finding that the profit or loss picture would change as the result of the partitioning or farming of the smaller parcels.

Based on the above findings, this application cannot be found to conform with state goal 3 and ORS 215.213, and therefore is hereby denied.

Dated this 27th day of April, 1979, at Medford, Oregon.

JACKSON COUNTY BOARD OF COMMISSIONERS

Carol N. Doty
Carol N. Doty, Chairwoman

Jon Deason
Jon Deason, Commissioner

Don Schofield
Don Schofield, Commissioner

ATTEST:

Deane M. Smith
By: Recording Secretary

8870

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
32 West Sixth Street
Medford, Oregon 97501 - 776-7551

X

Owner S. V. Numan Twp. 39 Range 24 Section 19
Tax Lot 214 Code _____ Acreage 19+

Address/Directions to Property 4 1/4 mile up Little Applegate Rd
Turn R at Red Barn 4020 Little Applegate Road or go 1/2 mile
West to steel Bridges Back Down River follow attached map

(ALL FEES ARE NON-REFUNDABLE)

Site Evaluation Fee 75.00 Receipt # 2068 No. of Sites 1 Date: 1/29/79
 Permit Application Fee _____ Receipt # _____ Date: _____
 New Installation _____ Repair/Alteration _____ Sewage Connection _____
 Well Permit Fee _____ Receipt # _____ Date: _____

Proposed Use of Property Residence Test Holes Ready 2
Zoning Cleared FS Number of Bedrooms 4

Comments: _____

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

Date: 1-29-79 Signature: [Signature]
4020 LITTLE APPLGATE JACKSONVILLE 899-7300
Mailing Address (#, Street, City, State, Zip Code) Phone

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

Site Evaluation: Based upon information provided us including a soils and topographic report made by Pat Acklin on 3-5-79, we have found your drainfield site to conform with minimum standards for the issuance of a permit to install a subsurface sewage disposal system. A permit can be issued providing no conflicts exist with zoning requirements. This approved evaluation report shall remain in effect until issuance of a permit to construct unless in the meantime conditions on this or adjacent properties have been altered in any manner which would prohibit issuance of a permit, in which case, this evaluation report shall be considered null and void. Technical rule changes will not invalidate this report.

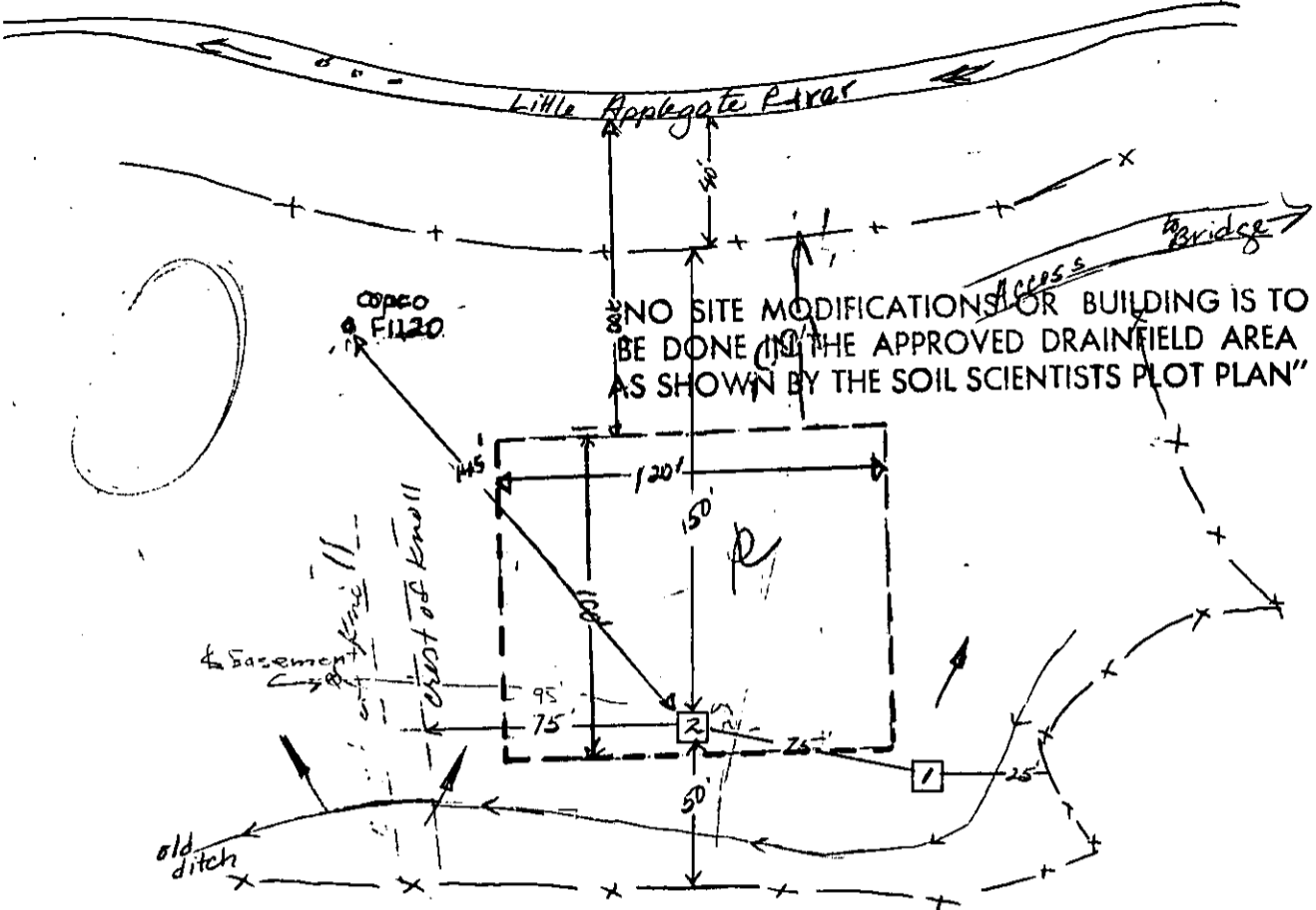
By: Pat Acklin Date: 4-23-79

WELL PERMIT: Approved _____ Not Approved _____ Date _____ By: _____
Comments: _____ WELL PERMIT # _____

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: _____ Gallon Septic Tank (1250 gallon recommended)
_____ Square Feet of Drainfield: _____

Keep drainfield and approved repair area free of all development, compaction, soil modification, traffic, heavy cultivation and fenced from livestock.

PERMIT: Approved _____ Not Approved _____ By: _____ # _____
Date: _____ EXPIRES _____ Final Inspection On: _____
Certificate of Satisfactory Completion Issued: _____ By: _____
Installer: _____



Any Special Conditions for Permit:

All irrigation ditches must be abandoned!

Position		Relief	
Ft. Slope	Hl Terrace	Smooth	Undit.
Side Slope	Lo Terrace	Concave	Hmky.
Top	Btm	Convex	
Fan	Other		

Depth	Texture	Structure		Pores				Mottling	Notes: (% Co Frags., Rooting, Depth, R or I, etc.)	Water Table	
		Wk	Mod	St	SG	Few	Com			Mny	dis
P	0-12 SiCL	Bk	Ply	Mas	F	Med	Co	con	Faint	many s & gr fragments	Up 17
t	12-42 gr CL	Bk	Pri	Ply	Mas	F	Med	Co	con		Down 11
#		Wk	Mod	St	SG	Few	Com	Mny	dis	Faint	Duck
1		Bk	Pri	Ply	Mas	F	Med	Co	con	Dis or Pro	
P	0-12 simto	Bk	Grn	Ply	Mas	F	Med	Co	con	Faint	gravel & s. frags
t	12-45 #1	Bk	Pri	Ply	Mas	F	Med	Co	con	Dis or Pro	
#		Wk	Mod	St	SG	Few	Com	Mny	dis	Faint	Up 14
2		Bk	Pri	Ply	Mas	F	Med	Co	con	Dis or Pro	
P		Bk	Grn	Ply	Mas	F	Med	Co	con	Faint	Water Table
t		Bk	Pri	Ply	Mas	F	Med	Co	con	Dis or Pro	
#		Wk	Mod	St	SG	Few	Com	Mny	dis	Faint	Down
3		Bk	Pri	Ply	Mas	F	Med	Co	con	Dis or Pro	
P		Bk	Grn	Ply	Mas	F	Med	Co	con	Faint	Water Table
t		Bk	Pri	Ply	Mas	F	Med	Co	con	Dis or Pro	
#		Wk	Mod	St	SG	Few	Com	Mny	dis	Faint	Down
4		Bk	Pri	Ply	Mas	F	Med	Co	con	Dis or Pro	

Additional Notes:

SITE SUITABILITY: Suitable for standard system
 USABLE AREA: 250 LF 100' x 100'
 Site Evaluation By: Acklin & Davis Date: 2-26-79

Abbreviations Redrawn 3-5-79

- Lt. - light
- H - heavy
- F - fine
- Co. - coarse
- S - sand(y)
- Si. - silt(y)
- C - clay
- L - loam
- P - pebbles (2mm.-3")
- K - cobbles (3"-10")
- St. - stones (+10")
- V - very

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: S.V. Hinson PHONE NO. 899-7300

PROPERTY LEGAL DESCRIPTION: Township: 39 Range: 2W Section: 19 Tax Lot: 214

DATE PARCEL RECORDED: 9-27-78 PARCEL AREA: 19+ CODE: _____

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

Comments: for S/E

This property is zoned: Farm Residential

The minimum parcel size for each new 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 Yard 30'; Side Yard 20'; Rear Yard 20'. Minimum average 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. Legal access must be clarified.
- Conditional use permit must be approved by the Hearings Council.
- Other (Explained below)

Comments by Staff: The subject site has class I-II soils, if a permit is issued prior to the lifting of the LCDC moratorium it would require a review by the Board of Commissioners.

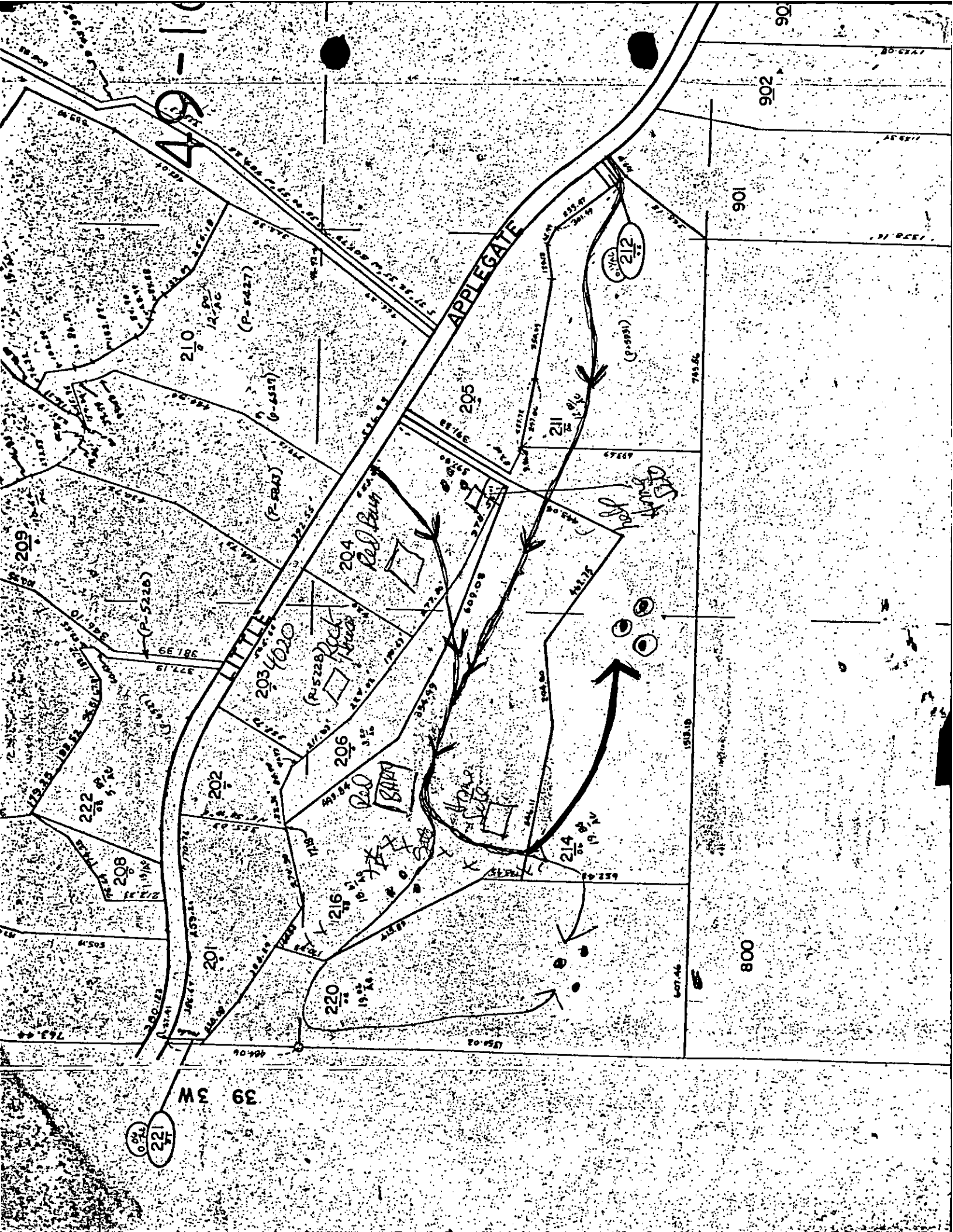
NO CONFLICTS EXIST. The proposed use or development as presented herein is in conformance with the Zoning Ordinance. Falsification of information by the property owner renders this zoning clearance null and void.

CERTIFICATION OF PROPERTY OWNER: The statements and information herein contained and supplied by myself are, in all respects, true and correct to the best of my knowledge and belief. I am aware that the above information supplied by Staff 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.

Signature of Property Owner: _____ Date: _____

Signature of Staff Member: Rody Jackson Date: 2-8-79

- Copy handgiven to property owner on: _____ Date: _____
- Copy mailed to property owner on: _____ Date: _____



49-10

210
12 AC
(P-5427)
(P-4510)

APPLGATE

205

212
0.72 AC
(P-5931)

209

208

203
4020

204
Red Barn

206
Rock House
(P-5228)

202

206
Red Barn

216
10 AC
19 AC

214
0.72 AC
19 AC

201

220
19 AC

222
0.72 AC
5 AC

39 M

221
0.72 AC

800

901

902

903

Recorded Deed ^Q
from Eric Artnar
to
Applegate Family Ventures
LLC

99-33285 - 6-22-99

need recorded Document
showing who is
Applegate Family Ventures
OK for recorded
doc. per Wade
7-23-99

TO: Robin

DATE: 8-25 TIME: 9:14

WHILE YOU WERE OUT

MR. Stu Hanson

MS. Stu Hanson

OF: St. Mary's up w/o garage

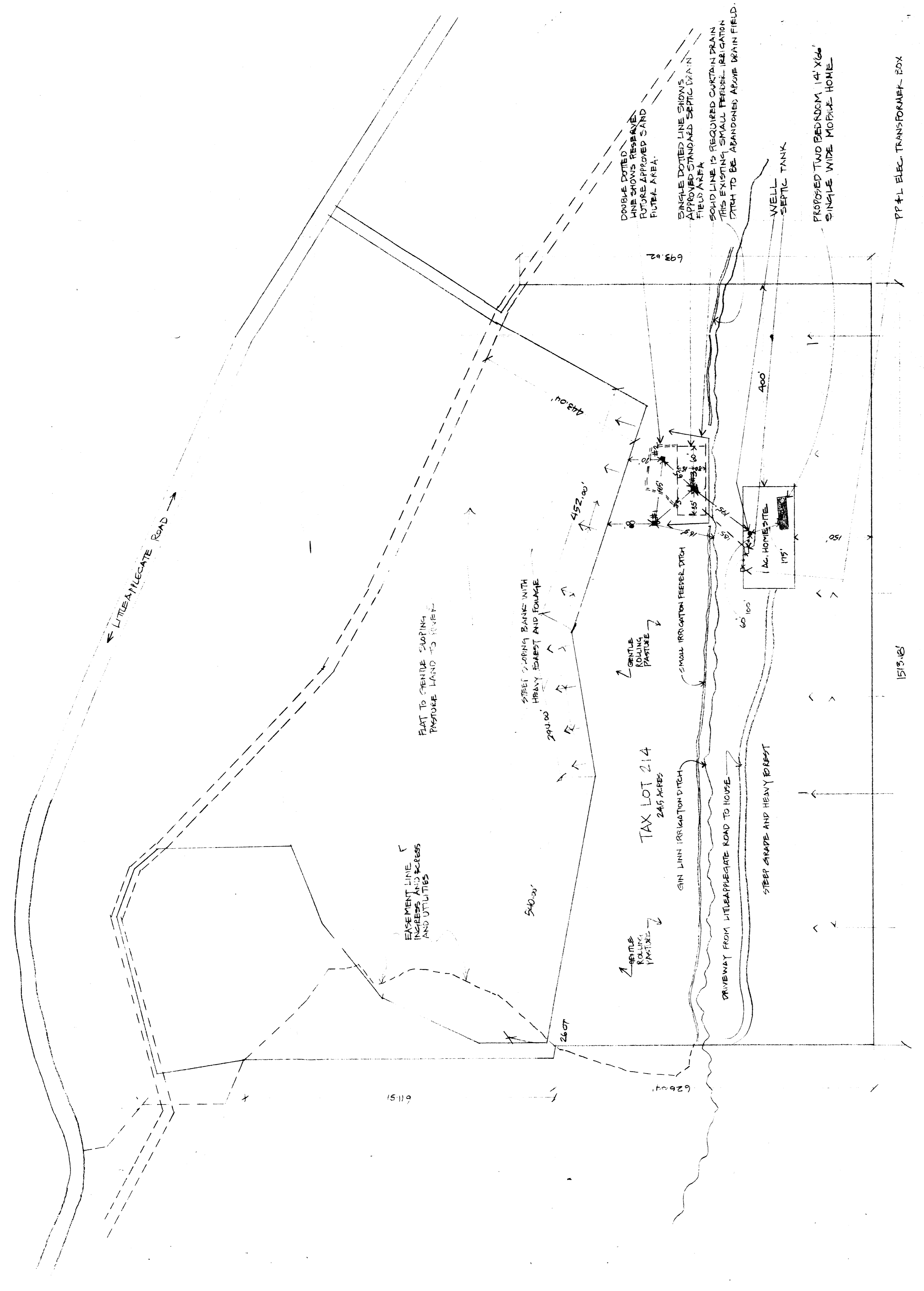
AREA CODE _____ PHONE _____ #

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE PHONE	<input checked="" type="checkbox"/>
CAME BY TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE: I would like to meet at 2 PM instead of 1:30 PM

Little Applegate

MESSAGE TAKEN BY: 2



DOUBLE DOTTED LINE SHOWS RESERVE FUTURE APPROVED SAND FUTURE AREA.
 SINGLE DOTTED LINE SHOWS APPROVED STANDED SEPTIC DRAIN FIELD AREA.
 SOLID LINE IS REQUIRED CURTAIN DRAIN THIS EXISTING SMALL FEEDER IRRIGATION DITCH TO BE ABANDONED ABOVE DRAIN FIELD.

SEPTIC LAYOUT	
SCALE: 1" = 100'	APPROVED BY: JOP
DATE: 01/25/19	REVISED
APPLICANT: FAMILY VENTURES	
399B LITTLEAPPLE GATE RD, SYDNEY	
DRAWING NUMBER	

SEPTIC PLAN
 39-2-19-214
 SCALE 1" = 100'



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.

Be Septic Smart

What to consider BEFORE Buying a Home



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

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

Roofing Report

Dan Daulton

JAM Roofing

Apr 7, 2026 | 39 Photos



3998 Little Applegate Rd. Roof Condition Report



Section 1

overall this roof looks to be in fair to good condition. the section of roof that is closest to the back yard patio seems to have the heaviest wear, likely from being a more shaded area that holds snow and ice load for the longest period of time. as usual, the ridge shingles have the heaviest amount of wear throughout the roof, and I would expect them to deteriorate sooner than the field shingles. I would estimate the life of this roof to be five to ten years, with the areas where fiberglass is currently showing to be more prominent in about five years, and the rest leaning more toward the ten year mark.



Shingles are in good condition, there is a fiberglass showing on some shingles near the valley, likely from snow load often trapped in that area in winters.

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Date: Apr 6, 2026, 9:14 AM
Creator: Dan Daulton



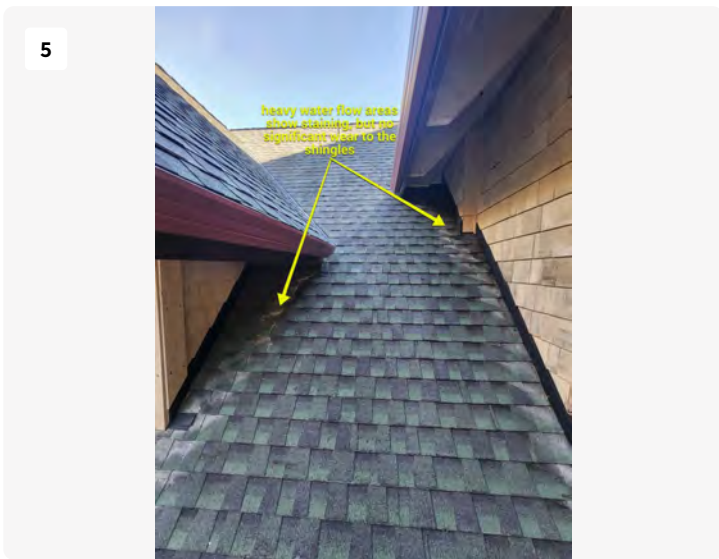
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Creator: Dan Daulton

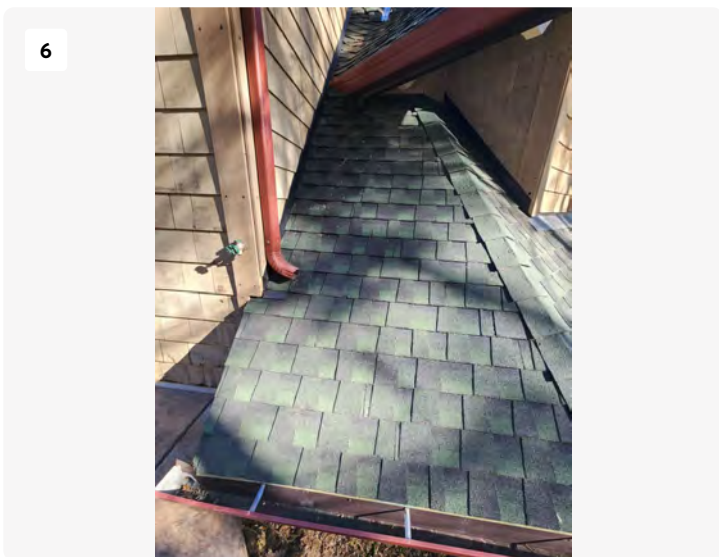


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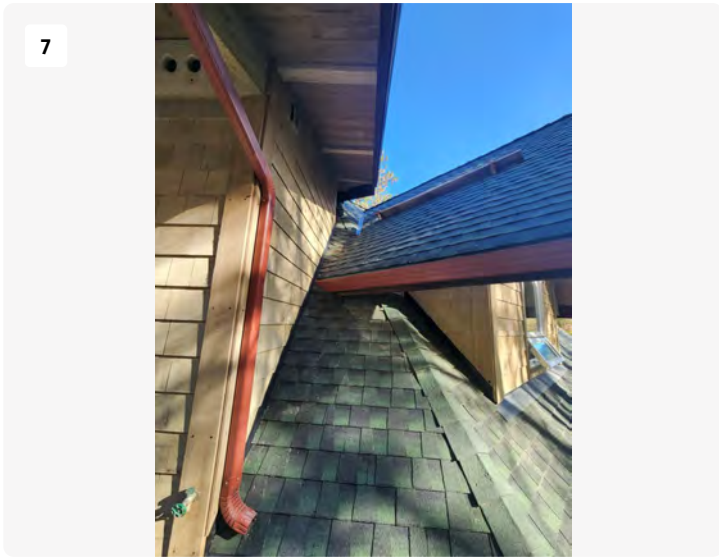


this picture shows staining on the shingles from heavy water flow, but no significant granule loss, or damage to the shingles.

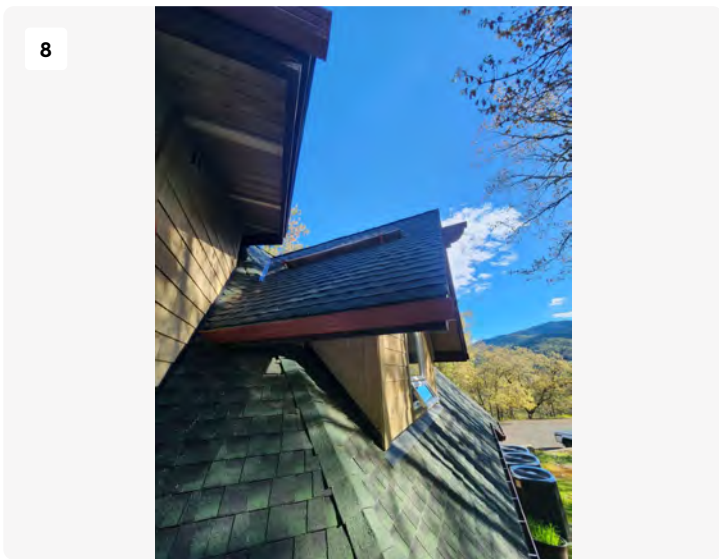
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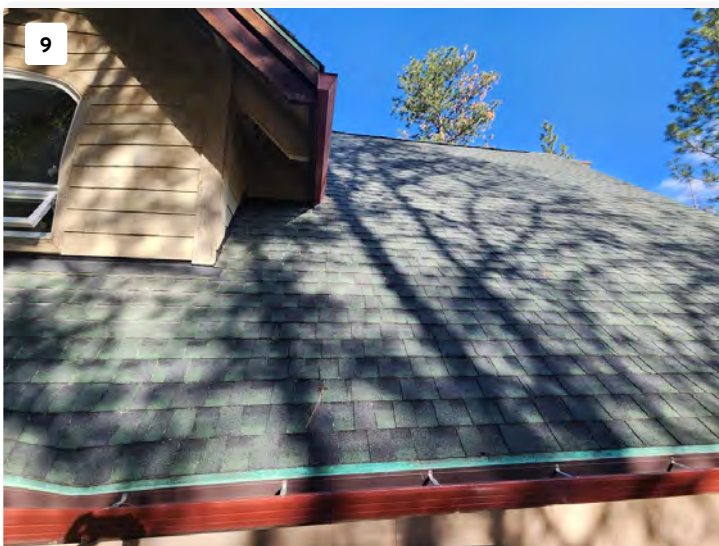
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10



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11



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12



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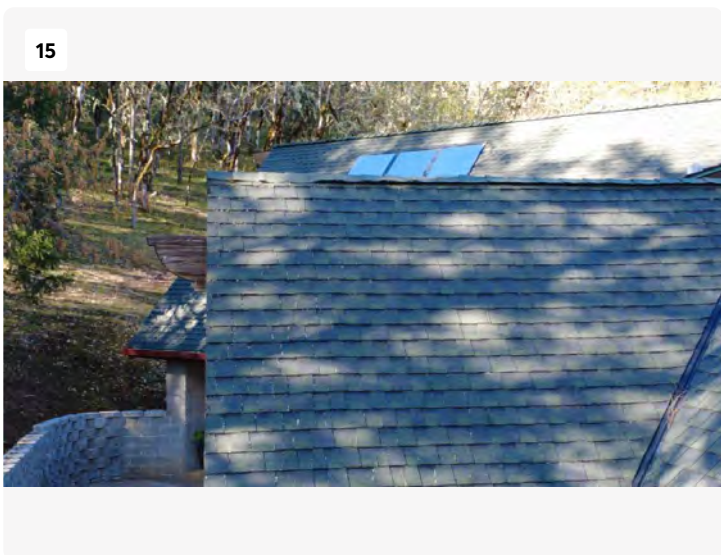


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at a glance it looks like the edges of the dimensional portion of the shingles are worn and showing fiberglass, but once you zoom in the pictures you can see that it is light moss growth.

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16



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17



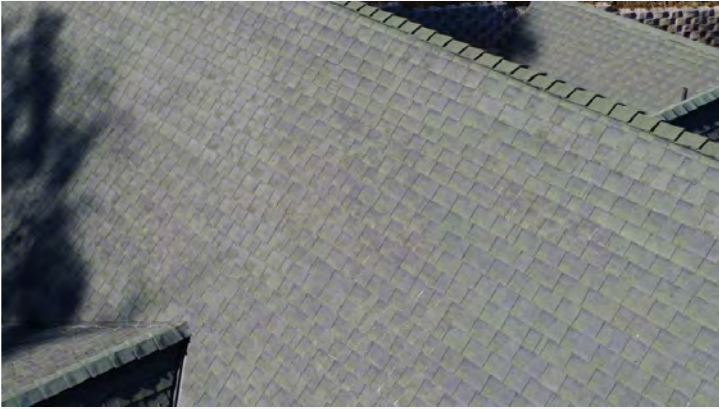
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18



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19



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20



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21



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22



small repair to roof - likely where shingle was damaged by wind or animals

this photo shows a small repair to roof.

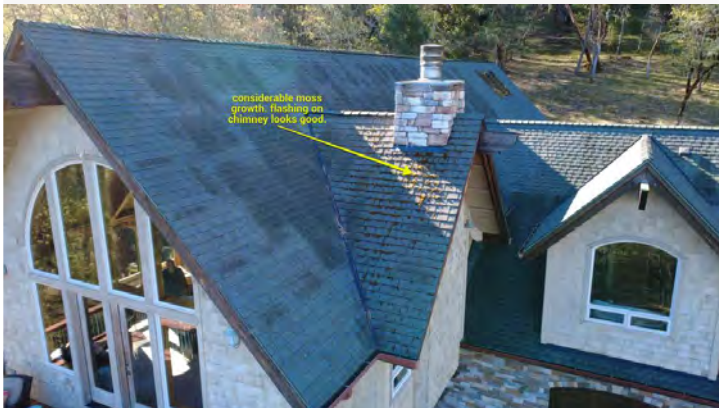
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23



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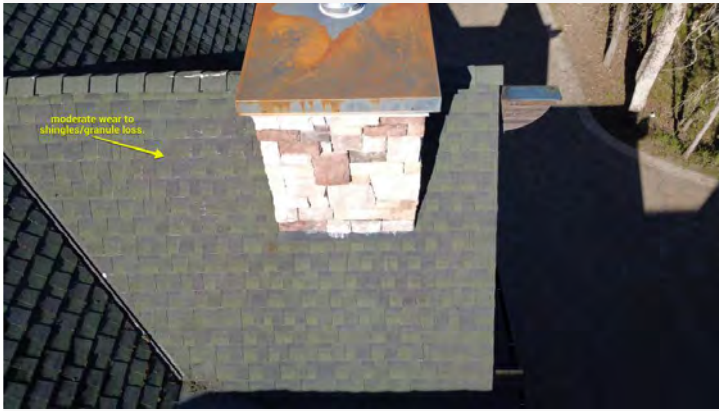
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considerable moss growth. Looking on chimney looks good.

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25



there is an area here with moderate granule loss of shingles.

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26



low slope roofing material looks good. no damage to laps, flashings are in good condition. there are a couple of bricks, and a piece of debris that should be removed.

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27



chimney flashing is in good condition, cannot see the step flashing, but that is because of the design of the rock chimney.

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29



this entire roof plane on both sides of dormer have the most significant amount of granule loss on the house.

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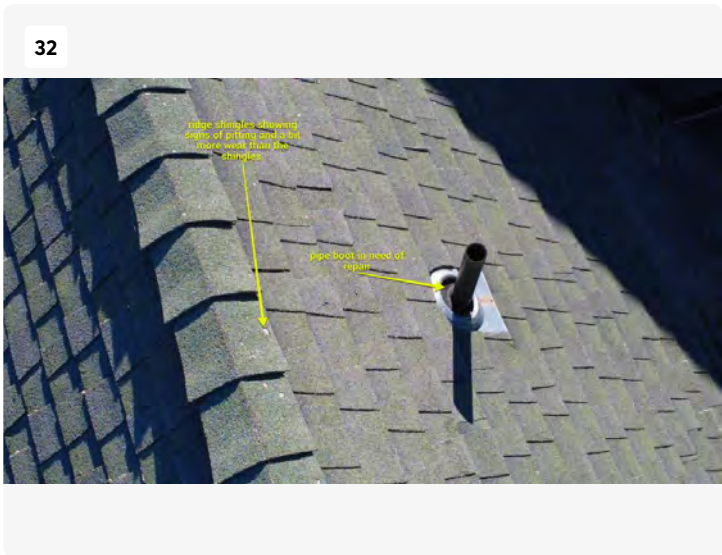
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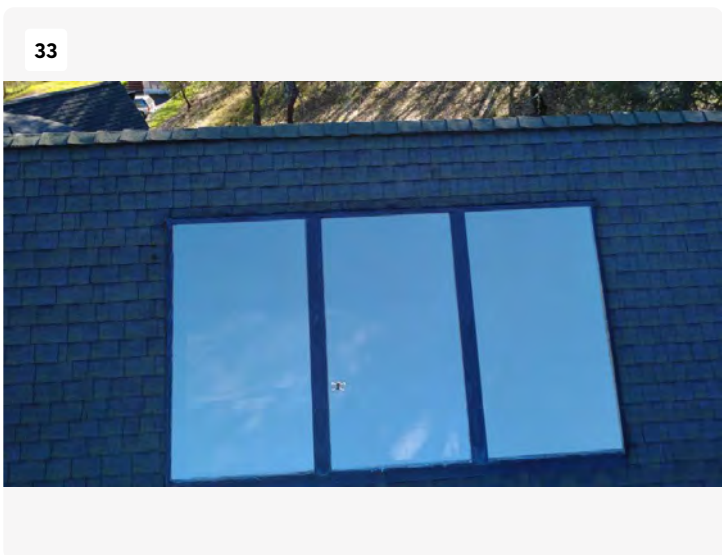
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flashing on skylights looks good.

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34



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35



all of the light coloring on the edges of the dimensional portion of the shingles are showing signs of very light moss growth.

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36



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37



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38



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39



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