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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

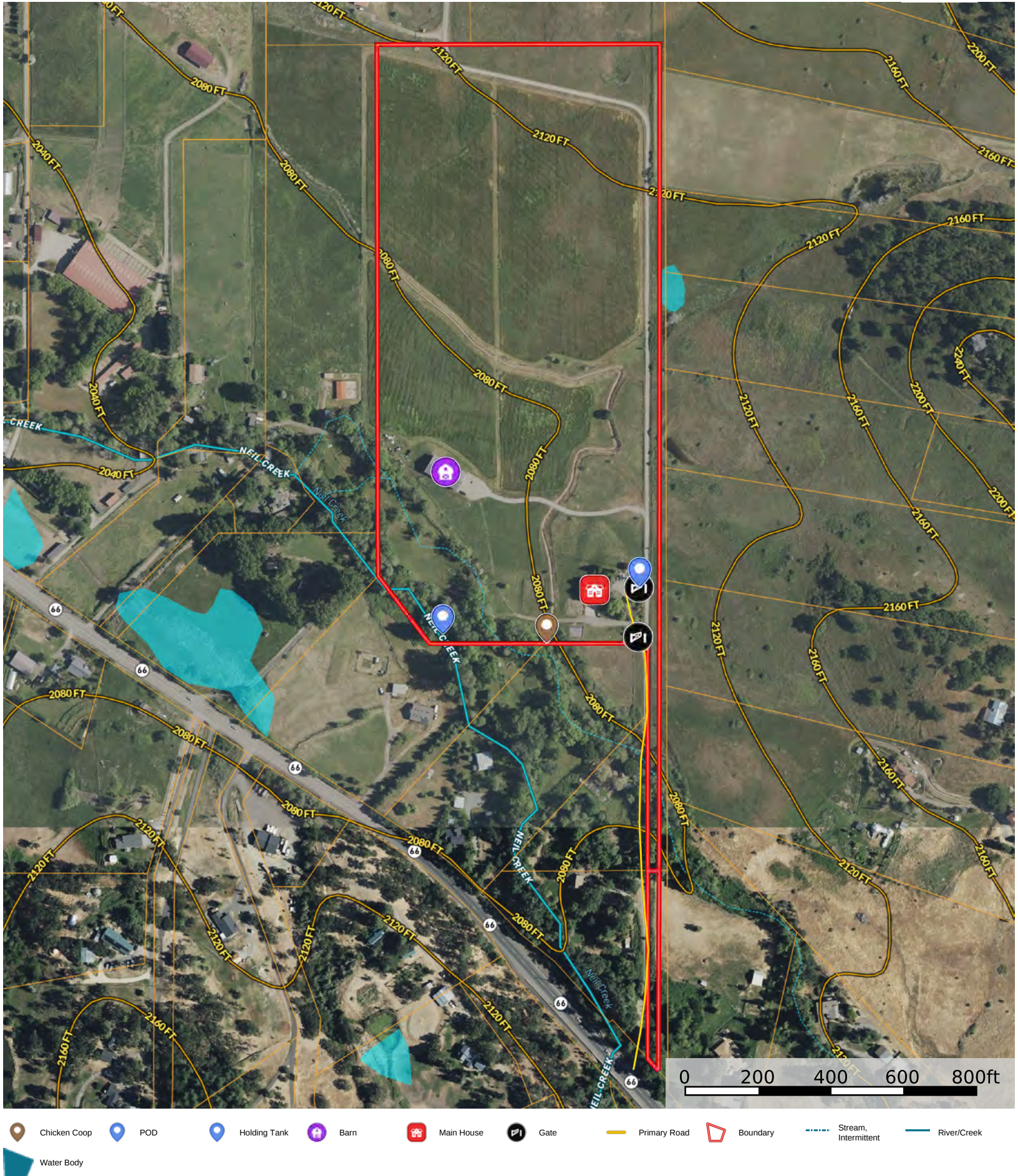
541.660.5111

Team@MOPG.com



Mapping

5293 Hwy 66
Oregon, AC +/-

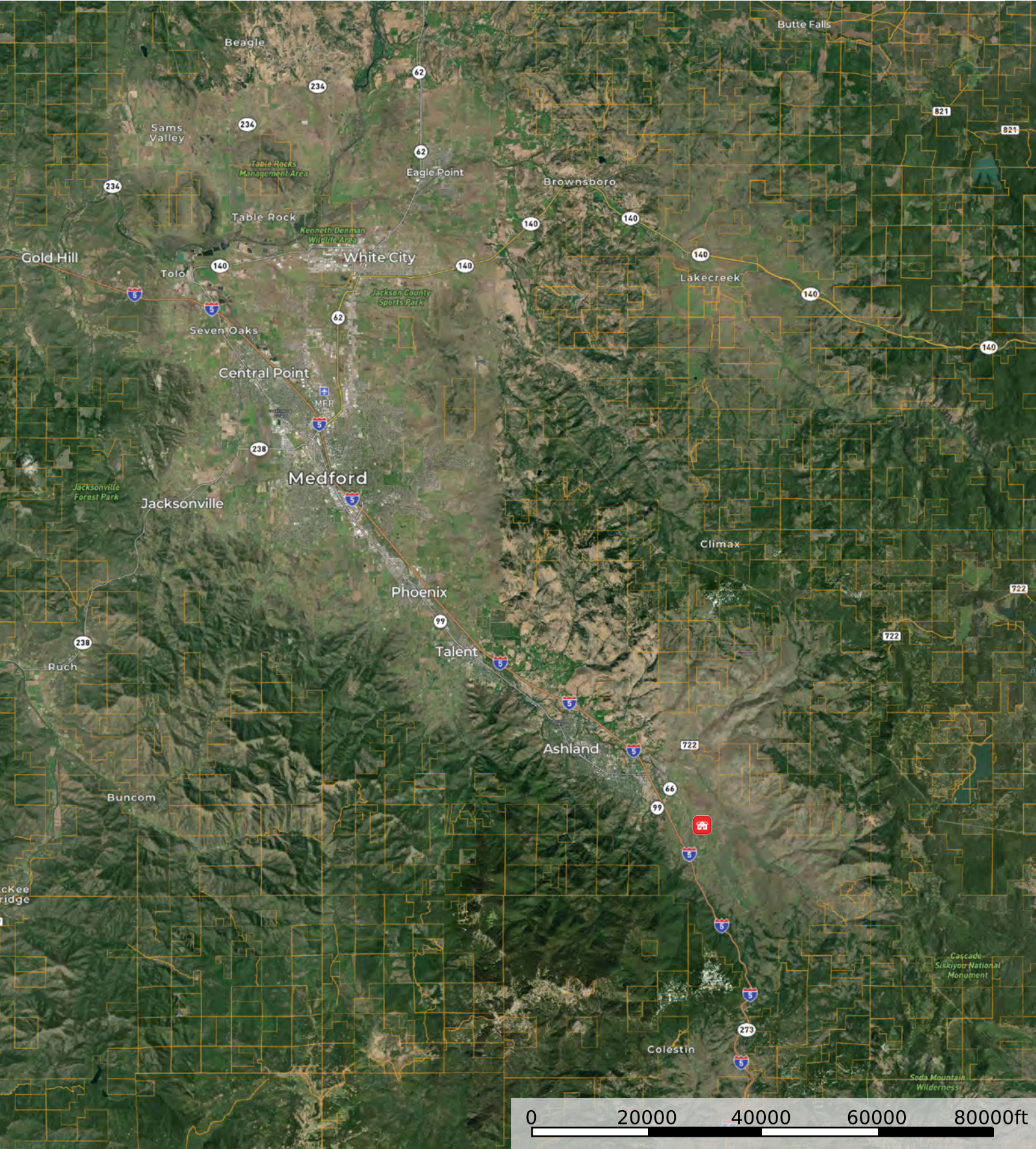


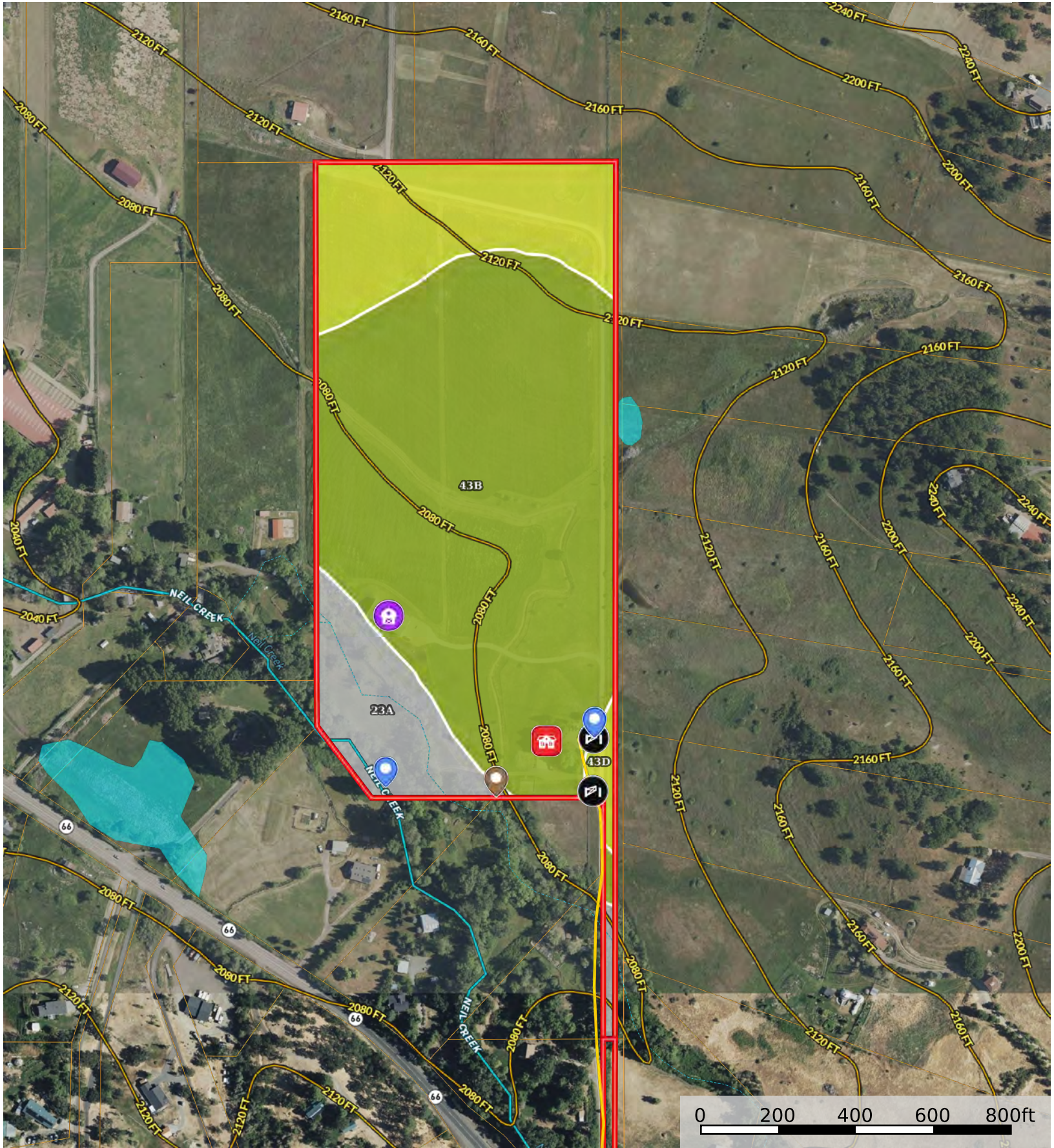
5293 Hwy 66
Oregon, AC +/-



 Main House  Boundary

5293 Hwy 66
Oregon, AC +/-





Chicken Coop

POD

Holding Tank

Barn

Main House

Gate

Primary Road

Boundary

Stream, Intermittent

River/Creek

Water Body

| Boundary 29.33 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
43B	Darow silty clay loam, 1 to 5 percent slopes	19.98	68.1	0	53	3s
43D	Darow silty clay loam, 5 to 20 percent slopes	5.87	20.01	0	52	4e
23A	Camas-Newberg-Evans complex, 0 to 3 percent slopes	3.48	11.86	0	55	-
TOTALS		29.33(*)	100%	-	53.02	3.23

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Tax Records



First American Title™

Jackson County Property Profile Information

Parcel #: 10104932

Tax Acct#: 392E190000504

Owner: **Traynor, Kerri L Trustee**

CoOwner:

Site: **5293 Hwy 66**

Ashland OR 97520 - 9712

Mail: 5293 Highway 66

Ashland OR 97520 - 9712

Land Use: 551 Farm - Exclusive Farm Use (EFU) - Impr

Std Land Use: 7001 - Farm land

Legal:

Twn/Rng/Sec: 39S / 02E / 19

ASSESSMENT & TAX INFORMATION

Market Total: **\$1,616,680.00**

Market Land: **\$611,850.00**

Market Impr: **\$1,004,830.00**

Assessment Year: **2025**

Assessed Total: **\$678,057.00**

Exemption:

2024 Taxes: **\$9,380.05**

Levy Code: 0504

Levy Rate: 14.5082

SALE & LOAN INFORMATION

Sale Date: 03/08/2011

Sale Amount: \$1,250.00

Document #: 7443

Deed Type: Warranty Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co: FA

PROPERTY CHARACTERISTICS

Year Built: 1994

Bedrooms: 4

Bathrooms: 2.5

Total SF: 4,850 SqFt

Basement SF: 1,530 SqFt

Lot Size: 29.52 Acres (1,285,891 SqFt)

Garage SF:

Heat Source: Heat Pump

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

School Dist: 5 Ashland

Primary School: Bellview Elementary School

Middle School: Ashland Middle School

High School: Ashland High School

Census: 2049 - 002400

Watershed: Bear Creek

Recreation:

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

IMPROVEMENT: 89223**PARCEL ID: 10104932**

Improvement Use: 154

Improvement Desc: RESIDENCE Two
story with basement

Year Built: 1994

% Complete:

Condition:

Eff Year Built: 2000

Total SqFt: 4,850

Bedrooms: 4

Roof Type:

Finished SqFt: 4,850

Bathrooms: 2.5

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt: 1,790

Basement Fin SqFt: 1530

Carport SqFt:

2nd Floor SqFt: 1,950

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:

IMPROVEMENT: 146182**PARCEL ID: 10104932**

Improvement Use: 852

Improvement Desc: FARM BLDG Metal
Component Bldg

Year Built: 2018

% Complete:

Condition:

Eff Year Built: 2018

Total SqFt: 5,000

Bedrooms:

Roof Type:

Finished SqFt: 5,000

Bathrooms:

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt:

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt:

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:



First American Title™

Jackson County Property Profile Information

Parcel #: 10105084

Tax Acct#: 392E190001902

Owner: **Traynor, Kerri L Trustee**

CoOwner:

Site: **Hwy 66**

OR 97520

Mail: 5293 Highway 66

Ashland OR 97520 - 9712

Land Use: 040 Misc. Tract - Unbuildable-size

Std Land Use: 0010 - Miscellaneous (General)

Legal:

Twn/Rng/Sec: 39S / 02E / 19

ASSESSMENT & TAX INFORMATION

Market Total: **\$1,000.00**

Market Land: **\$1,000.00**

Market Impr:

Assessment Year: **2025**

Assessed Total: **\$1,000.00**

Exemption:

2024 Taxes: **\$31.95**

Levy Code: 0504

Levy Rate: 14.5082

SALE & LOAN INFORMATION

Sale Date: 12/16/2005

Sale Amount: \$1,360,000.00

Document #: 76210

Deed Type: Warranty Deed

Loan Amount: \$940,000.00

Lender: GN MORTGAGE LLC

Loan Type: Fannie/Freddie

Interest Type:

Title Co: LAWYERS TITLE INS

PROPERTY CHARACTERISTICS

Year Built:

Bedrooms:

Bathrooms:

Total SF:

Basement SF:

Lot Size: 0.30 Acres (13,068 SqFt)

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-RR-5

School Dist: 5 Ashland

Primary School: Bellview Elementary School

Middle School: Ashland Middle School

High School: Ashland High School

Census: 2049 - 002400

Watershed: Bear Creek

Recreation:

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

STATEMENT OF TAX ACCOUNT

JACKSON COUNTY TAX COLLECTOR

JACKSON COUNTY COURTHOUSE

MEDFORD, OR 97501

(541) 774-6541

9-Feb-2026

TRAYNOR KERRI L TRUSTEE ET AL
5293 HIGHWAY 66
ASHLAND OR 97520-9712

Tax Account #	10105084	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0504
Situs Address	HWY 66 ASHLAND/COUNTY OR 97520	Interest To	Feb 9, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.06	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.95	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.88	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13.09	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13.00	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13.01	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13.13	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12.73	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13.08	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13.17	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13.13	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13.06	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12.51	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12.58	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12.58	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12.74	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12.78	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12.66	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12.75	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.88	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.58	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.54	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.35	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.08	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.33	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.39	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.22	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.87	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.88	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11.66	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT

JACKSON COUNTY TAX COLLECTOR

JACKSON COUNTY COURTHOUSE

MEDFORD, OR 97501

(541) 774-6541

9-Feb-2026

Tax Account #	10104932	Lender Name	CLG - US BANCORP SERVICE PROVIDERS
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0504
Situs Address	5293 HWY 66 ASHLAND/COUNTY OR 97520	Interest To	Feb 9, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,568.31	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,380.05	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,083.51	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,768.89	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,481.10	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,258.26	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,072.13	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,634.51	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,586.51	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,402.27	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,321.97	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,889.24	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,461.51	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,238.13	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,183.31	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,328.94	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,197.97	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,020.26	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,415.22	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,389.68	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$402.07	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.94	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$106.33	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$113.46	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$97.51	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.23	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$96.36	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$93.23	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.39	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.99	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.00	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$53.72	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$88.01	Nov 15, 1993
Total		\$0.00	\$0.00	\$0.00	\$0.00		

2



After recording return to:
First American Title
370 Lithia Way
Ashland, OR. 97520

Until a change is requested all tax statements
shall be sent to the following address:
Same as of Record

FA- accom

File No.: ACCOM (JA)
Date: October 19, 2010

Jackson County Official Records 2010-035516

R-BSO

Cnt=1 MORGANSS

10/27/2010 08:30:00 AM

\$15.00 \$10.00 \$5.00 \$11.00 \$15.00 Total:\$56.00



01450576201000355160030036

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

THIS SPACE RESERVED

STATUTORY BARGAIN AND SALE DEED

Sean Traynor and Kerri L. Traynor, Grantor, conveys to Kerri L. Traynor (and her successors)
as Trustee of the Kerri L. Traynor Trust U.T.A.D. August 13, 2010, Grantee, the following
described real property:

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

Exhibit A attached

The true consideration for this conveyance is \$-0-. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

15
26
15

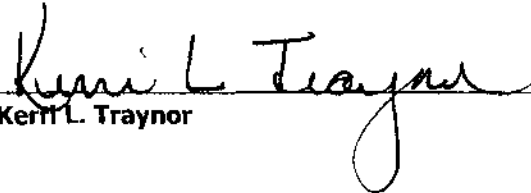
APN:

Bargain and Sale Deed
- continued

File No.: JAACCO10 ()
Date: 02/26/2010

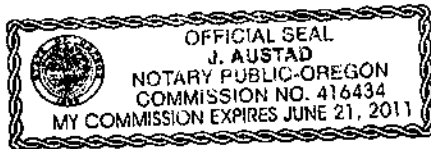
Dated this 19th day of Oct, 2010.


Sean Traynor


Kerri L. Traynor

STATE OF Oregon)
County of Jackson) ss.

This instrument was acknowledged before me on this 19th day of Oct, 2010
by Sean Traynor and Kerri L. Traynor.



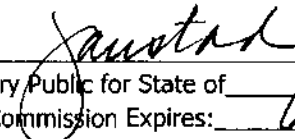

Notary Public for State of Oregon
My Commission Expires: 6-21-2011

EXHIBIT A

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

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 IN TOWNSHIP 39 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, THENCE WEST 2784.35 FEET, THENCE NORTH 394.64 FEET TO THE POINT OF BEGINNING OF THE LINE DESCRIBED IN INSTRUMENT RECORDED AS NO. 73-12422 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID POINT BEING LOCATED ON THE NORTHERLY RIGHT OF WAY OF GREENSPRINGS HIGHWAY (HIGHWAY NO. 66); THENCE, ALONG SAID RIGHT OF WAY, NORTH 42°08'40" WEST 74.47 FEET TO A 5/8" IRON PIN FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 0°01'50" EAST 1172.57 FEET TO A 5/8" IRON PIN; THENCE WEST 283.28 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89°00'48" WEST 320.96 FEET TO A 5/8" IRON PIN; THENCE NORTH 37°46'34" WEST 233.69 FEET TO A 5/8" IRON PIN; THENCE NORTH 1461.45 FEET TO A 5/8" IRON PIN; THENCE EAST 773.21 FEET TO A 5/8" IRON PIN; THENCE SOUTH 0°01'50" WEST 2840.81 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 42°08'40" WEST, ALONG SAID RIGHT OF WAY, 37.24 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

Title Report



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.: 7161-4367938

April 14, 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:

Lacey King, Title Officer

Phone: (541)779-7250 - Email: lrking@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:

5293 Highway 66, Ashland, OR 97520

2021 ALTA Owners Standard Coverage	Liability \$	2,195,000.00	Premium \$	3,893.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	30.00
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined

Proposed Borrower: TBD

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

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

and as of April 06, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Kerri L. Traynor (and her successors) as Trustee of the Kerri L. Traynor Trust U.T.A.D. August 13, 2010

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. These premises are situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

10. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Neil Creek.
11. Two-thirds interest in the William Taylor Ditch, reserved in deed recorded March 03, 1911, in [Volume 87, Page 13](#).
12. Easement, including terms and provisions contained therein:
Recording Information: [Volume 192, Page 284](#)
In Favor of: Postal Telegraph-Cable Company
For: Right of way
Affects: (Specific location not given)
13. Right, easement and privilege to enter upon, construct, repair, lay and maintain a pipe line for the purpose of carrying water or gas, and rights in connection therewith, granted to the City of Ashland, a municipal corporation, by instrument recorded July 16, 1915 as [Volume 109, Page 216](#).
14. Easement, including terms and provisions contained therein:
Recording Information: January 07, 1939 [Volume 220, Page 15](#)
In Favor of: PacifiCorp, an Oregon Corporation, or its predecessor in interest
For: Transmission and distribution of electricity (Specific location not given)
15. Non-exclusive private road easement for vehicular and public utility access, 25.00 feet in width, created by instrument recorded April 30, 1981 as Document No. [81-08006](#) of the Official Records of Jackson County, Oregon, and as shown on Major Land Partition No. 8813 filed April 30, 1981 as [Volume 2, Page 9](#) of the Major Land Partitions of Jackson County, Oregon.
16. Restrictive Covenant, including terms and provisions thereof.
Recorded: December 19, 1984 as Document No. [84-20291](#)

Modification and/or amendment by instrument:
Recording Information: August 13, 2007 as Document No. [2007-037964](#)
17. Easement, including terms and provisions contained therein:
Recording Information: July 16, 1987 as Document No. [87-14553](#)
For: Ingress and egress
18. Restrictions, including terms and provisions thereof.
Recorded: July 16, 1987 as Document No. [87-14553](#)
19. Easement, including terms and provisions contained therein:
Recording Information: December 19, 1994 as Document No. [94-44161](#)
In Favor of: PacifiCorp, an Oregon corporation, or its predecessor in interest
For: transmission and distribution of electricity
Affects: (Specific location not given)
20. Easement, including terms and provisions contained therein:
Recording Information: March 22, 1995 as Document No. [95-07614](#)
In Favor of: U.S. West Communications, Inc., a Colorado corporation
For: telecommunications facilities and rights in connection therewith (Specific location not given)

21. Easement, including terms and provisions contained therein:
- Recording Information: March 16, 1999 as Document No. [99-13403](#)
- For: Underground water pipeline
- Affects: South and East lines
22. Covenant to bear a share in the cost of construction, maintenance, or repair of domestic waterline easement, including terms and provisions thereof.
- Recorded: March 16, 1999 as Document No. [99-13404](#)
23. Deed of Trust and the terms and conditions thereof.
- Grantor/Trustor: Kerri L. Traynor (and her successors) as trustee of the Kerri L. Traynor Trust U.T.A.D. August 13, 2010
- Grantee/Beneficiary: U.S. Bank N.A.
- Trustee: Fidelity National Title Insurance
- Amount: \$914,000.00
- Recorded: July 26, 2013
- Recording Information: Document No. [2013-024964](#)
24. Deed of Trust and the terms and conditions thereof.
- Grantor/Trustor: Sean Traynor and Kerri L Traynor as Trustees of the Kerri L Traynor Trust dated August 13, 2010
- Grantee/Beneficiary: U.S. Bank National Association
- Trustee: David A. Kubat
- Amount: \$250,001.00
- Recorded: March 08, 2017
- Recording Information: Document No. [2017-007535](#)
- 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.
25. Restrictive Covenant Structural Use, including terms and provisions thereof.
- Recorded: May 04, 2018 as Document No. [2018-013922](#)
26. Easement, including terms and provisions contained therein:
- Recording Information: July 03, 2018 as Document No. [2018-020899](#)
- In Favor of: PacifiCorp, an Oregon corporation
- For: Underground Right of Way
27. The Company will require a Certification of Trust from the vestees named herein, providing information about the Kerri L. Traynor (and her successors) as Trustee of the Kerri L. Traynor Trust U.T.A.D. August 13, 2010, and confirming the powers of the trustees and the continuing existence of the trust.
28. Unrecorded leases or periodic tenancies, if any.
29. 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: \$9,568.31
Map No.: 392E19 504
Property ID: [1-010493-2](#)
Tax Code No.: 0504
(PARCEL 1)

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

Tax Amount: \$33.06
Map No.: 392E19 1902
Property ID: [1-010508-4](#)
Tax Code No.: 0504
(PARCEL 2)

NOTE: An easement appurtenant to the herein described property for private road and public utility, including the terms and provisions thereof, as set forth in instrument recorded Document No. [81-8006](#), Official Records of Jackson County, Oregon.

NOTE: An easement appurtenant to the herein described property for ingress and egress, including the terms and provisions thereof, as set forth in instrument recorded Document No. [87-14553](#), Official Records of Jackson County, Oregon.

NOTE: An easement appurtenant to the herein described property for water use, including the terms and provisions thereof, as set forth in instrument recorded Document No. [1999-13402](#) and [2000-34884](#) and [2015-30658](#), Official Records of Jackson County, Oregon.

NOTE: An easement appurtenant to the herein described property for installation of a domestic water line, including the terms and provisions thereof, as set forth in instrument recorded Document No. [99-13404](#), Official Records of Jackson County, Oregon.

NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Crops on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

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!

LACEY KING
TITLE OFFICER
lrking@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:

PARCEL 1:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 IN TOWNSHIP 39 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, THENCE WEST 2784.35 FEET, THENCE NORTH 394.64 FEET TO THE POINT OF BEGINNING OF THE LINE DESCRIBED IN INSTRUMENT RECORDED AS NO. [73-12422](#) OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID POINT BEING LOCATED ON THE NORTHERLY RIGHT OF WAY OF GREENSPRINGS HIGHWAY (HIGHWAY NO. 66); THENCE, ALONG SAID RIGHT OF WAY, NORTH 42°08'40" WEST 74.47 FEET TO A 5/8" IRON PIN FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 0°01'50" EAST 1172.57 FEET TO A 5/8" IRON PIN; THENCE WEST 283.28 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89°00'48" WEST 320.96 FEET TO A 5/8" IRON PIN; THENCE NORTH 37°46'34" WEST 233.69 FEET TO A 5/8" IRON PIN; THENCE NORTH 1461.45 FEET TO A 5/8" IRON PIN; THENCE EAST 773.21 FEET TO A 5/8" IRON PIN; THENCE SOUTH 0°01'50" WEST 2840.81 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 42°08'40" WEST, ALONG SAID RIGHT OF WAY, 37.24 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED LAND LYING SOUTH OF THE SOUTH LINE OF DONATION LAND CLAIM NO. 41: COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 IN TOWNSHIP 39 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, THENCE WEST 2784.35 FEET, THENCE NORTH 394.64 FEET TO THE POINT OF BEGINNING OF THE LINE DESCRIBED IN INSTRUMENT RECORDED AS NO. [73-12422](#) OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID POINT BEING LOCATED ON THE NORTHERLY RIGHT OF WAY OF GREENSPRINGS HIGHWAY (HIGHWAY NO. 66); THENCE, ALONG SAID RIGHT OF WAY, NORTH 42°08'40" WEST 74.47 FEET TO A 5/8" IRON PIN FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 0°01'50" EAST 1172.57 FEET TO A 5/8" IRON PIN; THENCE WEST 283.28 FEET TO 5/8" IRON PIN; THENCE SOUTH 89°00'48" WEST 320.96 FEET TO A 5/8" IRON PIN; THENCE NORTH 37°46'34" WEST 233.69 FEET TO A 5/8" IRON PIN; THENCE NORTH 1461.45 FEET TO A 5/8" IRON PIN; THENCE EAST 773.21 FEET TO A 5/8" IRON PIN; THENCE SOUTH 0°01'50" WEST 2840.81 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 42°08'40" WEST, ALONG SAID RIGHT OF WAY, 37.24 FEET TO THE POINT OF BEGINNING.

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



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2025

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

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

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

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

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

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

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

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

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



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

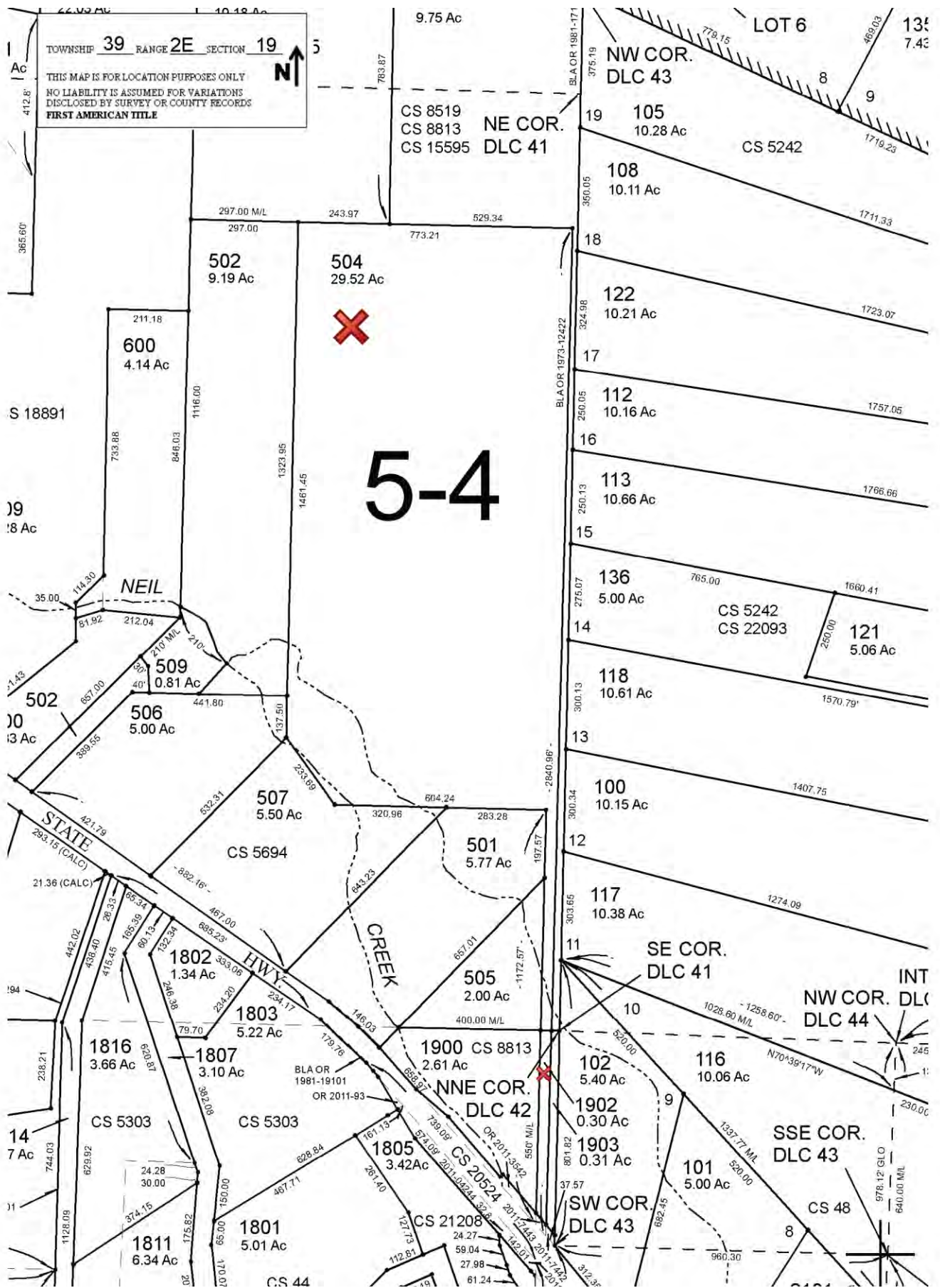
International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to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

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

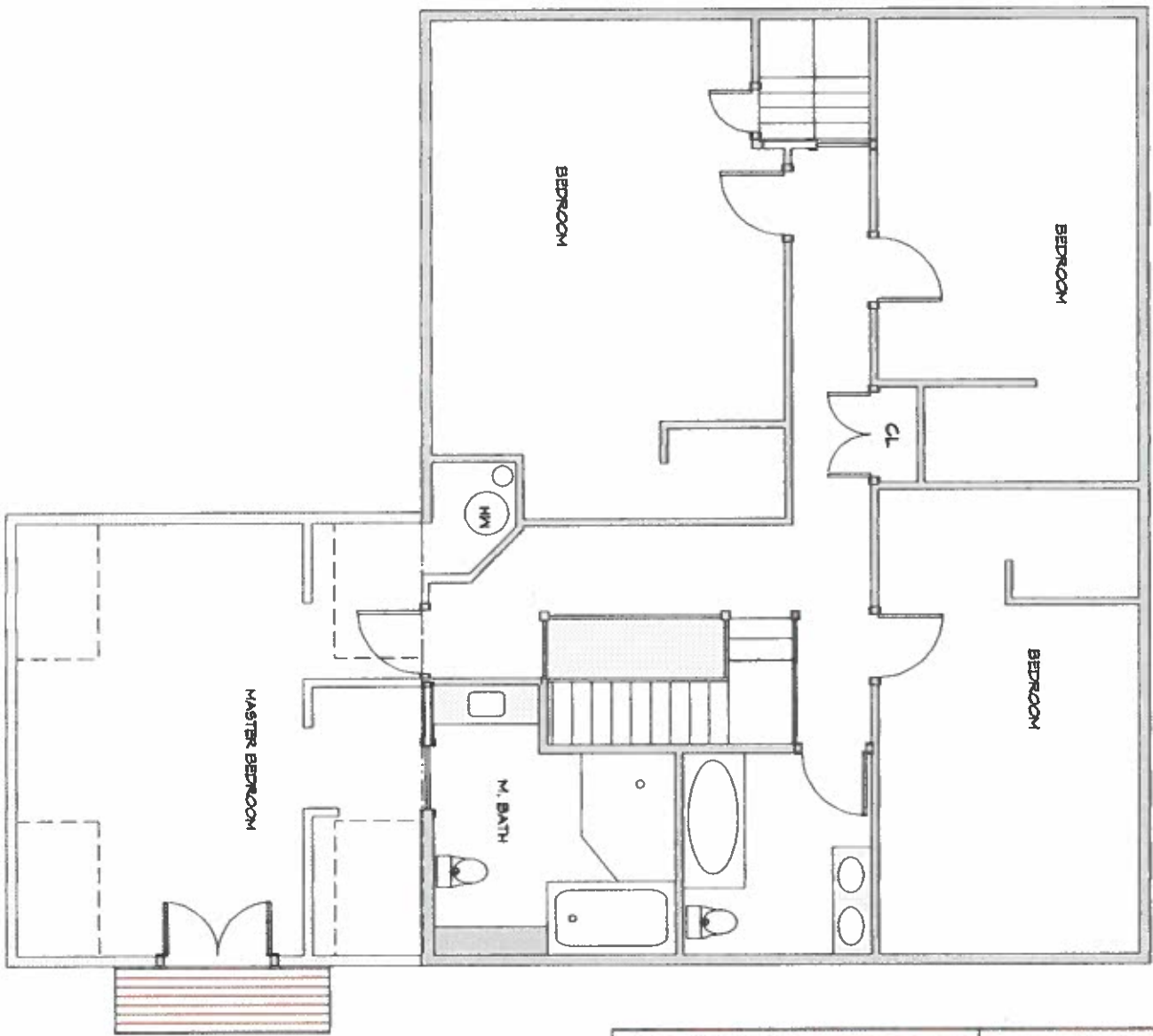
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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

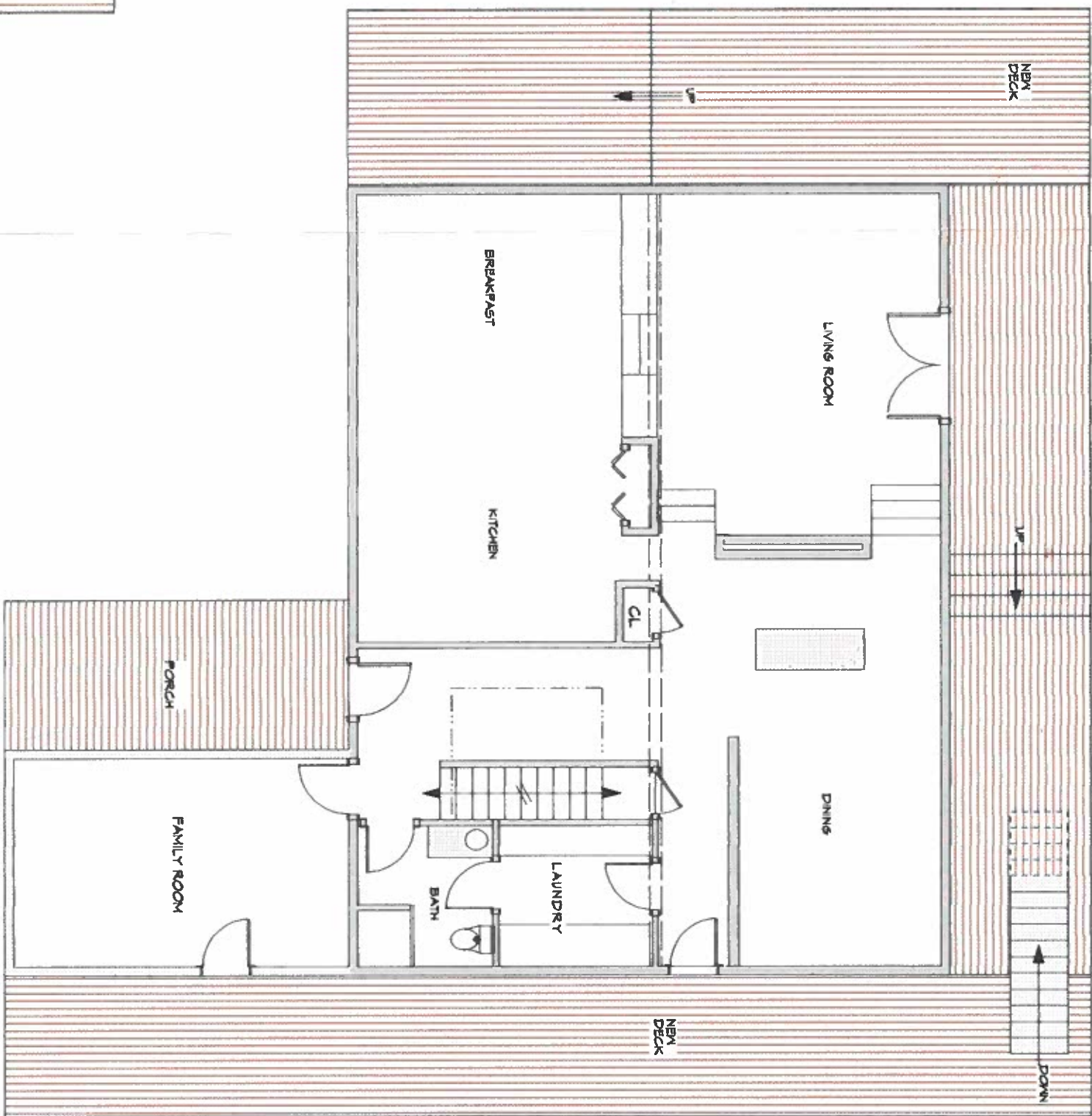
Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.



Floor Plans



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

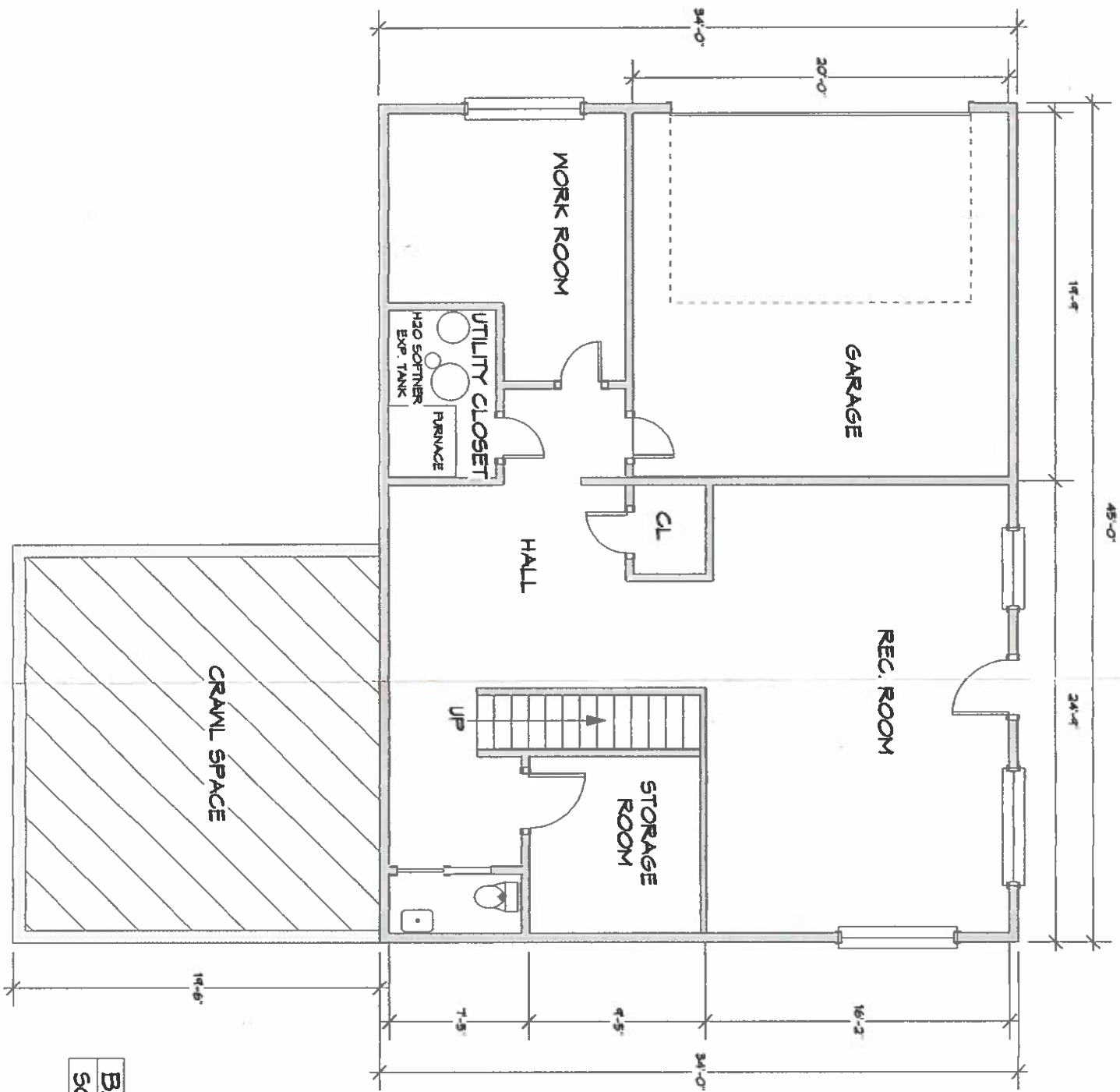
PAGE:

BLUE RESIDENCE
5293 HIGHWAY 66
ASHLAND, OR

DRAWN BY: JB
CHECKED BY: _____
DATE ISSUED: _____
JOB NO.: _____

THIS DOCUMENT, AND THE DESIGNS AND IDEAS INCLUDED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF JESSE BLUE AND MAY NOT BE USED IN ANY OTHER FORM FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF JESSE BLUE.

BLUE DESIGN
JESSE BLUE
541-488-3127
541-890-2159
blue@jeffnet.org
ASHLAND, OR



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

PAGE:

BLUE RESIDENCE
5293 HIGHWAY 66
ASHLAND, OR

DRAWN BY: JB
CHECKED BY:

DATE ISSUED:
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BLUE DESIGN

JESSE BLUE
541-488-3127
541-890-2159
blue@jeffnet.org
ASHLAND, OR

Home Inspection



Air Express Heating and Air

Kerri Traynor
5293 OR-66
Ashland, OR 97520

☎ (541) 941-4779
✉ traynors@mac.com

INVOICE	#5901
SERVICE DATE	Nov 13, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Nov 17, 2025
AMOUNT DUE	\$253.12

CONTACT US

4497 Innsbruck Ridge
Medford , OR 97504

☎ (541) 414-3185
✉ airexpressor@gmail.com

INVOICE

Services	amount
Service Call & Hourly Labor - First American already Paid	\$140.00
Checked out both heat pump units, both are working correctly at this time. Checked amp draws, refrigerant charge, capacitors, contactors, condenser fan motors . Replaced contactors on both units and dual run capacitor on the 1st floor unit. All working properly at this time.	
Materials	amount
Contactors - contactor 1 pole 24 vac 30 amp	\$73.60
Capacitors& Hard Starts - Dual Run cap 50.5x440	\$39.52
Capacitor Dual Run 50.5x440	
Subtotal	\$253.12
Job Total	\$253.12
Amount Due	\$253.12

Questions? Please call the office at 541-414-3185 and we'll gladly help.
Thank you for your Business!

See our [Terms & Conditions](#)

marquee home inspections

Confidential - Property Inspection Report - Confidential



5293 Highway 66 , Ashland, Oregon 97520

Inspection prepared for: Kerri Traynor

Real Estate Agent: No Agent involved -

Date of Inspection: 10/29/2025 Time: 11:00

Age of Home: 1994 Size: 4,850 sq ft

Weather: Cloudy

Inspector: Steve Cauvel

OCH#1988

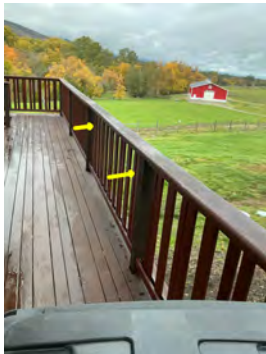
2126 Capital Ave, Medford, OR 97504

Email: steve.cauvel@marqueehomeinspections.com

Report Summary

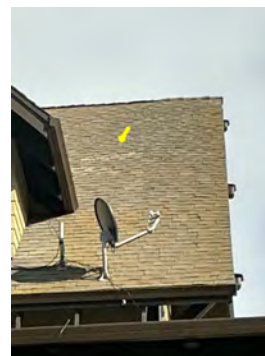
The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior

Page 11	Deck, Balcony	• possible fall hazard on west end of the deck, recommend scooting BBQ closer or installing handrail
		
possible fall hazard on west end of the deck, recommend scooting BBQ closer or installing handrail		
Page 12	Railings	• on the north and south side of the deck the railings are loose, recommend a lic contractor evaluate and repair as needed
		
South railings loose		
		
North railing loose		
Roofing		
Page 12	Roof Covering	• Roof looks to be the original roof on the home, i would recommend a lic roofing contractor evaluate the roof for how many years of life left on the roof and a cost to replace the roof



Patch on west side



Patch on west side

Attic and Insulation

Page 15	Vent Piping Through Attic	North end of attic bath fan vented into attic, recommend this be vented to the exterior
---------	---------------------------	---



North end of attic bath fan vented into attic, recommend this be vented to the exterior

Heating and Air Conditioning

Page 16	Heating System	No deficiencies observed at this time. Due to age i would recommend a lic HVAC tech service both units and discuss replacing both heating and cooling units
---------	----------------	---



Basement unit



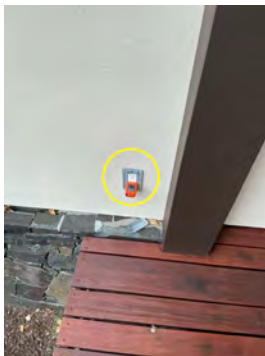
Attic



Attic

Electrical

Page 20	GFCI	• Repair cover on front porch GFCI, works good • Missing GFCI cover on west outlet on patio • Missing GFCI cover on downstairs west exterior outlet
---------	------	--



Repair cover on front porch GFCI, works good



Missing GFCI cover on west outlet on patio



Missing GFCI cover on downstairs west exterior outlet

Page 21	Smoke/Heat Detector(s)	• smoke detector in attic space needs to be replaced • North guest bedroom missing smoke detector recommend installing unit
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smoke detector in attic space needs to be replaced



North guest bedroom missing smoke detector recommend installing unit

Plumbing

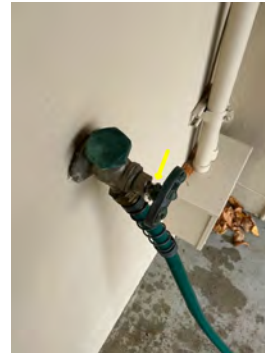
Page 22

Exterior Hose
Bibs/Spigots

- hose bib leaks, repair or replace
- South hose bib leaks recommend repair or replace



North hose bib leaks, repair or replace



South hose bib leaks recommend repair or replace

Page 24

Water Heater(s)
Condition

- need blocks behind water heater to make unit solid so does not move in a earthquake



need blocks behind water heater to make unit solid so does not move in a earthquake

Bathrooms

Page 26

Tub(s)

- Handles and nozzle loose in master tub, recommend a lic plumber secure these properly



Handles and nozzle loose in master tub, recommend a lic plumber secure these properly

Page 27

Bathroom Exhaust Fan(s)

- Did not operate when tested.



Laundry bathroom fan did not turn on

Interior

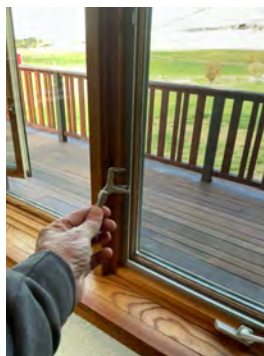
Page 30

Windows

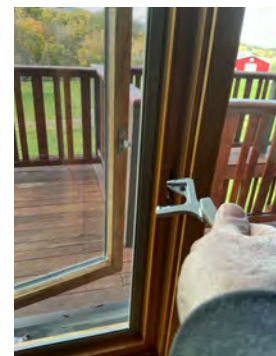
- several latches come off recommend having these repaired by lic contractor
- Right basement bedroom window sticks at the top corner, recommend having this windows and all windows serviced by lic contractor
- Windows worked good in the home



Right basement bedroom window sticks at the top corner, recommend having this windows and all windows serviced by lic contractor



Latch loose north dining room window



Latch loose west dining room window

Page 31

Interior Doors

- North guest door needs catch adjusted to latch when closed



North guest door needs catch adjusted to latch when closed

Page 33

Garage Door(s)

- Damaged bottom panel of the garage door, recommend lic contractor replace bottom panel



Damaged bottom panel of the garage door, recommend lic contractor replace bottom panel



Page 35

Garage Firedoor

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.



Inspection and Site Details

Inspection Time

Start: 11:00 AM

Attending Inspection

Client present

Residence Type/Style

Single Family Home

Garage/Carport

Attached 2-Car Garage

Age of Home or Year Built

Built in:1994

Square Footage

Approx 4,850 sq ft

Lot Size

Approximately 29.52 acres

Front of Home Faces

For the purpose of this report the building is considered to be facing, East

Bedrooms and Bathrooms

Number of Bedrooms: 4

Number of Bathrooms: 4

Occupancy

Occupied - Furnished

Temperature

Temperature at the time of inspection approximately, 55 degrees

Weather Conditions

Cloudy

Ground/Soil Surface Condition

Wet

Rain in the Last Three Days

No

Exterior

Exterior Views



South view



West view



North view



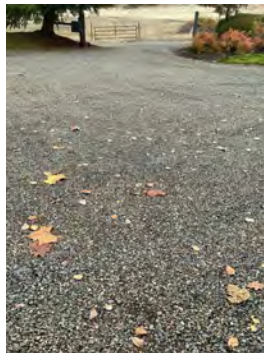
East view

Driveway

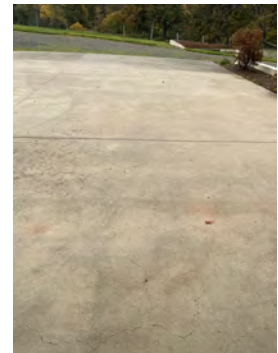
Materials: Gravel



Gravel driveway nice and level



Gravel driveway nice and level





a few small cracks in driveway normal for age of home

Steps, Stoop, Porch

Materials: Steps and Stoop:, Wood



Front porch

Exterior Doors



Front door



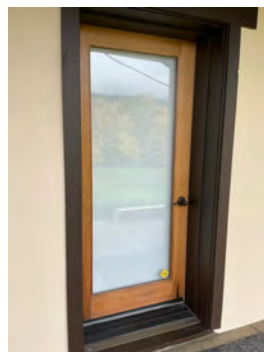
North office door



North door



West living room doors

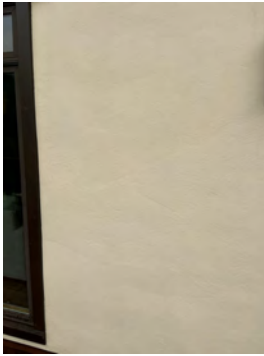


West downstairs door



Finish wearing thin on master deck doors

Exterior Cladding



house just freshly painted



siding on the home looks in good shape



Eaves, Soffits, Fascias

Description: Wood



Door/Window Frames, Trim

Description: Wood



Window trim in good shape on the home

Patio, Flatwork

Description: Rear patio:, Concrete



North patio



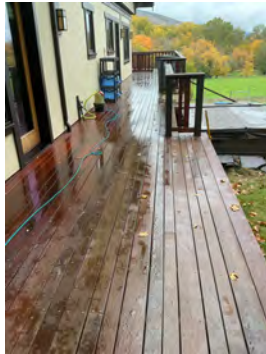
West patio under deck

Deck, Balcony

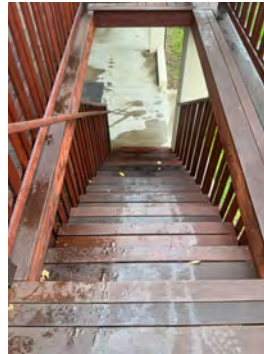
Description: Wood

Observations:

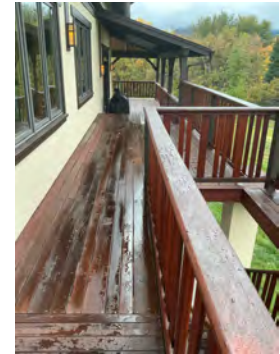
- possible fall hazard on west end of the deck, recommend scooting BBQ closer or installing handrail



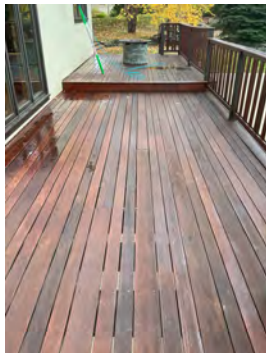
North deck on home in good shape



stairs on the west side of the deck



West view



South view



possible fall hazard on west end of the deck, recommend scooting BBQ closer or installing handrail



Steel L iron supporting ledger board on decks, very good and strong



Railings

Description: Wood railings

Observations:

- on the north and south side of the deck the railings are loose, recommend a lic contractor evaluate and repair as needed



South railings loose



North railing loose

Roofing

Method of Roof Inspection

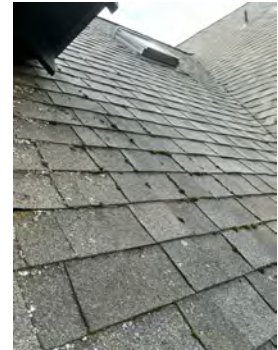
Viewed from Window

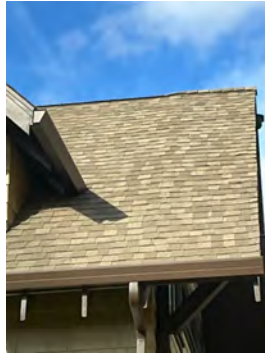
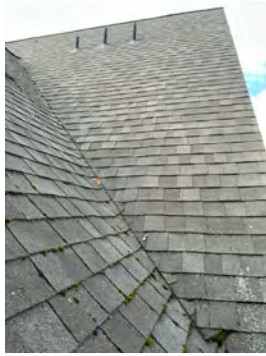
Roof Covering

Materials: Fiberglass-based asphalt shingles

Observations:

- Roof looks to be the original roof on the home, i would recommend a lic roofing contractor evaluate the roof for how many years of life left on the roof and a cost to replace the roof





Patch on west side



Patch on west side

Structural Components

Under Floor Crawlspace(s)



Crawlspace door in the basement



Vpaor barrier good in the crawlspace





small amount of efflorescence in the crawlspace
normal for age of home



Attic and Insulation

Attic Ventilation

Description: Ridge vent



ridge vent in attic space

Insulation in Unfinished Spaces

Description: Attic Insulation:, Fiberglass, batts



batt insulation in the attic space
is adequate



storage space in attic





Attic storage

Vent Piping Through Attic

Observations:

- North end of attic bath fan vented into attic, recommend this be vented to the exterior



no sign of any leaking around plumbing going through the roof



North end of attic bath fan vented into attic, recommend this be vented to the exterior

Heating and Air Conditioning

Thermostat(s)

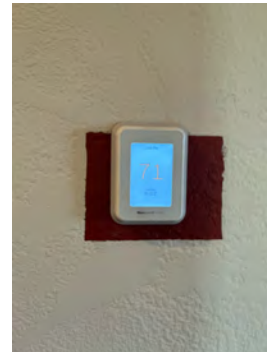
Description: Digital - programmable type.

Observations:

- No deficiencies noted.



Upstairs



Downstairs

Heating System

Description: Air-source electric Heat Pump

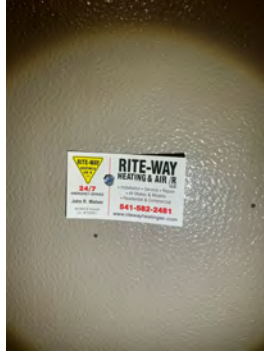
Age and Heating Capacity: Approximately: • Well over 20+ years on both heating units

Observations:

- No deficiencies observed at this time. Due to age i would recommend a lic HVAC tech service both units and discuss replacing both heating and cooling units



Basement unit



Attic



Attic



Radiant heating working in master bath.

Cooling System

Description: Air-source Heat Pump • 2 units • NuTone

Compressor Age and Cooling Capacity: Approximately: • 30 Years

Observations:

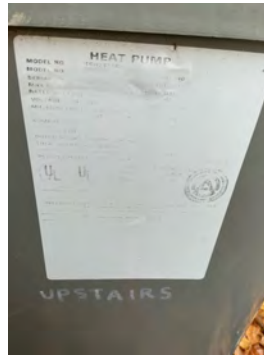
- Heat Pump not operated in the cooling mode (see Limitations). The ability of the cooling system to perform its normally intended function and operation could not be determined.
- FYI: Average life of a Heat Pump: 12-15 years
- The data plate on the exterior cooling unit was not visible/legible at the time of the inspection.



1994



Upstairs



Can't read info on upstairs unit



Recommend cleaning the leaves out from around the cooling units

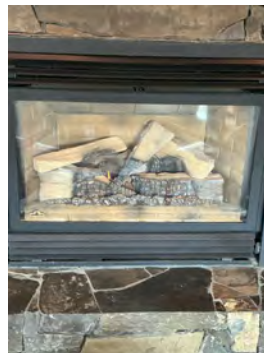


Solid Fuel Heating

Description: Location: • Living room

Gas Fireplace(s)

Description: Gas



Gas fireplace worked good, switches on west side of unit

Limitations of Heating and Air Conditioning Inspection

- The heat pump was operated in the heating mode only. To test in the cooling mode, the electrical power to the unit AND the outside air temperature must be above 65 degrees Fahrenheit for a period of 24 hours. Turning on a heat pump to the cooling mode if these time and outside temperature criteria have not been met will, more than likely, damage the compressor motor and other components.

Electrical

Service Drop

Description: Underground service lateral, Meter Location:, South, Outside wall of residence

Observations:

- No deficiencies noted.



Service Rating

Amperage Rating: • 2 - 200 amp panels

Main Disconnect

Description: One 200 Amp Breaker on each panel. See photo below.

Main Service Panel(s)

Description: Manufacturer: • General Electric • Location: • Basement bedroom

Observations:

- The wiring within the panel appeared satisfactory - no deficiencies.



Panel A



Panel B

Sub Panel(s)



Garage sub panel in good shape



Garage sub panel in good shape



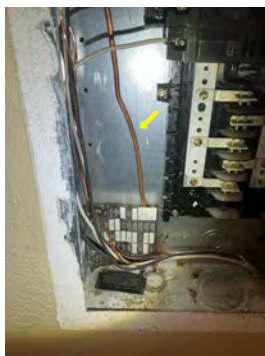
Attic sub panel in good shape



Attic sub panel in good shape

Service Grounding

Description: Copper



Panel B copper ground wire



Panel A Copper Ground wire

Overcurrent Protection

Type: Breakers

Observations:

- No deficiencies noted.



Panel A



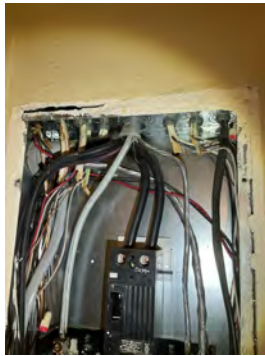
Panel B

Wiring Methods

Description: Wiring type: non-metallic sheathed cable "Romex"

Observations:

- Visible wiring appeared functional no discrepancies noted.



Panel A



Panel B

Lighting, Fixtures, Switches, Outlets

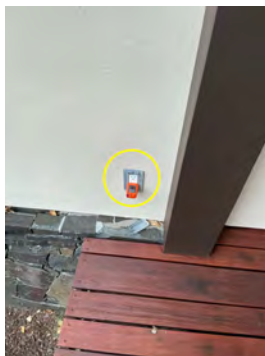
Description: Grounded

GFCI

Definition: Ground Fault Circuit Interrupter - **GFCI** - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Observations:

- Repair cover on front porch GFCI, works good
- Missing GFCI cover on west outlet on patio
- Missing GFCI cover on downstairs west exterior outlet



Repair cover on front porch GFCI, works good



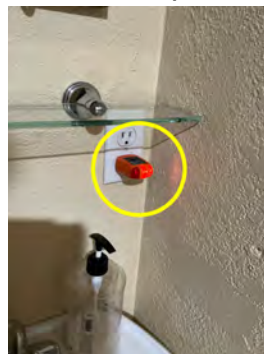
Missing GFCI cover on west outlet on patio



Missing GFCI cover on downstairs west exterior outlet



Garage GFCI works good



Basement 1/2 bath GFCI resets on wall behind you



Upstairs guest bath GFCI works good



Laundry bathroom GFCI works good



Kitchen GFCI works good

Smoke/Heat Detector(s)

Observations:

- smoke detector in attic space needs to be replaced
- North guest bedroom missing smoke detector recommend installing unit



smoke detector in attic space needs to be replaced



North guest bedroom missing smoke detector recommend installing unit



Carbon Monoxide (CO) Detector(s)

Observations:

- Operated When Tested



Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.

Plumbing

Water Supply

Source: Private well water supply

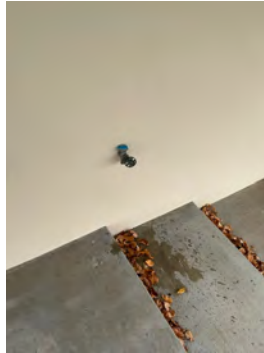
Exterior Hose Bibs/Spigots

Observations:

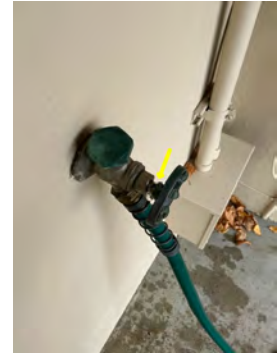
- hose bib leaks, repair or replace
- South hose bib leaks recommend repair or replace



North hose bib leaks, repair or replace



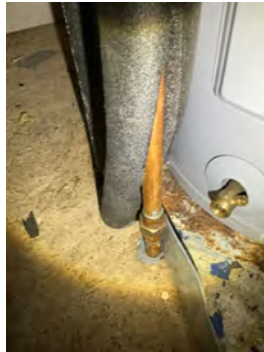
West hose bib works good



South hose bib leaks recommend repair or replace

Water Supply, Distribution Systems

Description: Readily visible water supply pipes are:, Copper

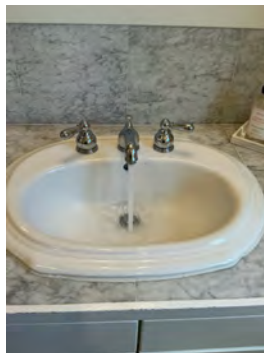


Nice copper water lines

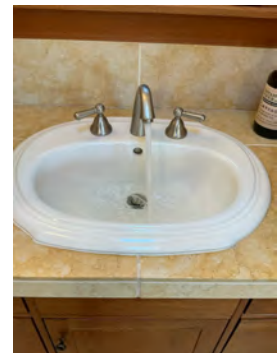
Faucets



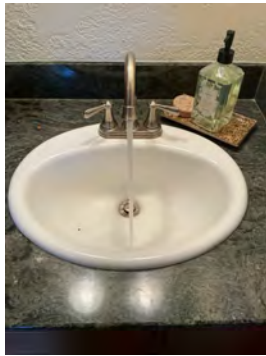
Stopper not connected in basement 1/2 bath



Upstairs guest



Master



Laundry bathroom sink did not work



Laundry



Kitchen faucet works good

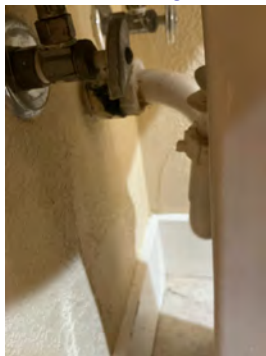
Sinks



Traps and Drains

Observations:

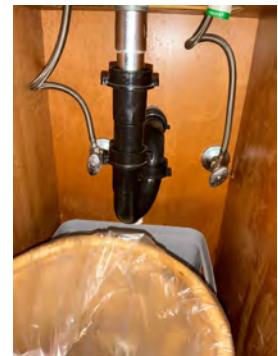
- Water was run through the fixtures and drains. Functional drainage was observed.



No sign of leaking under basement 1/2 bath sink at this time



No sign of leaking under upstairs guest bath sink at this time



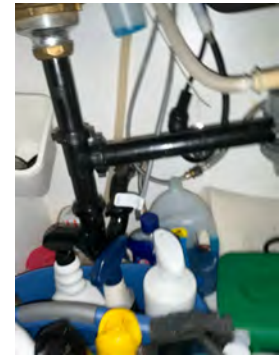
No sign of leaking under master bath sink at this time



No sign of leaking under laundry bathroom sink at this time



No sign of leaking under laundry sink at this time



No sign of leaking under the kitchen sink at this time

Flow and Pressure

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

Waste, Drain, Vent Piping

Waste System Type: Private sewage disposal - Septic - system



Sewer clean out on West side of home under deck stairs

Water Heater(s)

Description: Manufacturer:, A.O. Smith, Electric, Serial # 2029120179717, Model #ENS-40 110, Location: behind panel in master closet
Capacity: 40 Gallons

Water Heater(s) Condition

Age: 5 Years • FYI: Water heaters have a typical life expectancy of 8-12 years.

Observations:

- need blocks behind water heater to make unit solid so does not move in a earthquake



need blocks behind water heater
to make unit solid so does not
move in a earthquake



water heater access panel in master bedroom closet area

Bathrooms

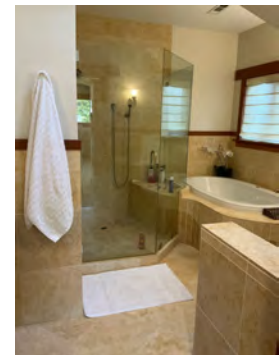
Bathroom Views



Basement 1/2 bath



Upstairs guest bath



Master bath

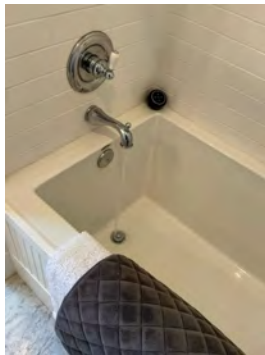


Laundry

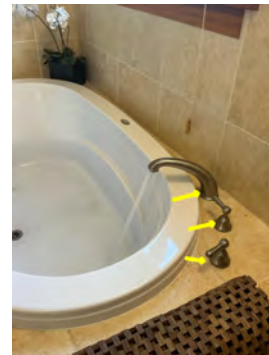
Tub(s)

Observations:

- Handles and nozzle loose in master tub, recommend a lic plumber secure these properly

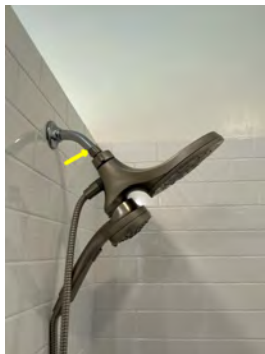


Upstairs guest

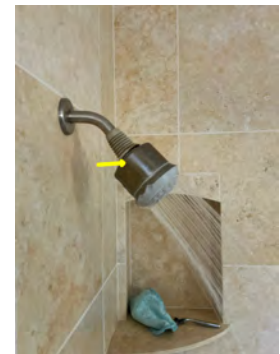


Handles and nozzle loose in master tub,
recommend a lic plumber secure these properly

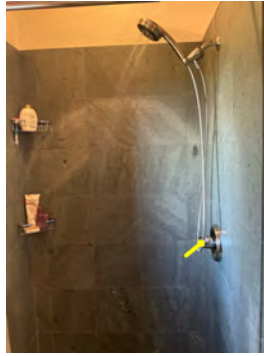
Shower(s)



Shower head leaks in upstairs
guest bathroom



Master Shower head leaks



Handle missing on laundry shower faucet

Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.



Basement



Upstairs guest



Master

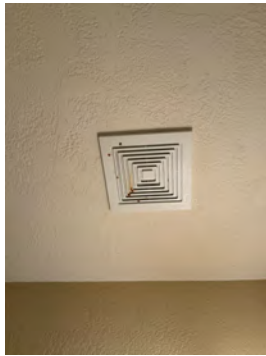


Laundry

Bathroom Exhaust Fan(s)

Observations:

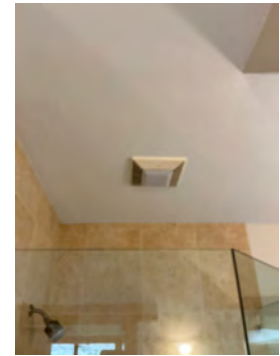
- Operated when tested.
- Did not operate when tested.



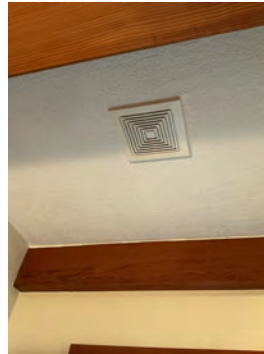
Basement 1/2 bath



Upstairs guest



Master



Laundry bathroom fan did not turn on

Interior

Interior Views



Entry



Office



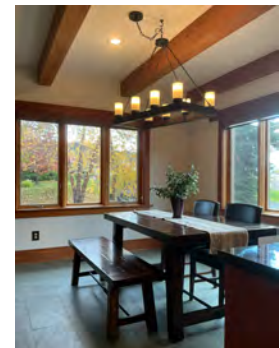
Laundry room



Dining room



Living room



Dining room



Kitchen



Basement living room



Basement bedroom



Basement storage



Master



North guest



South guest

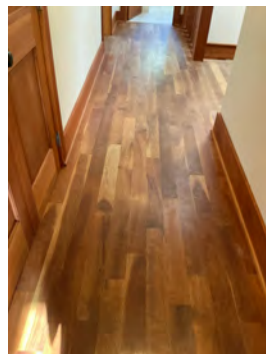


Work out room

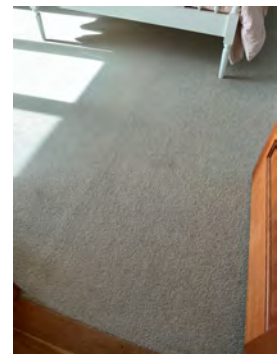
Floor Finishes

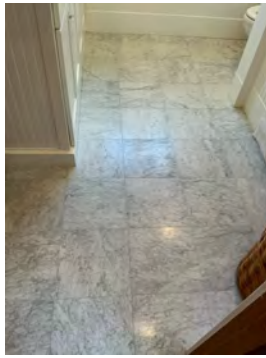


Basement

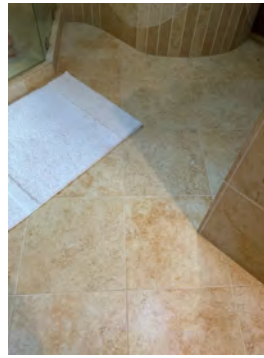


Upstairs landing

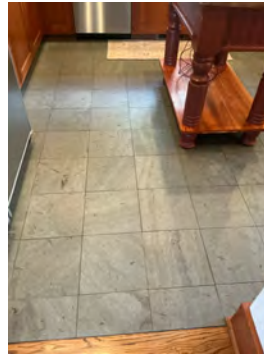
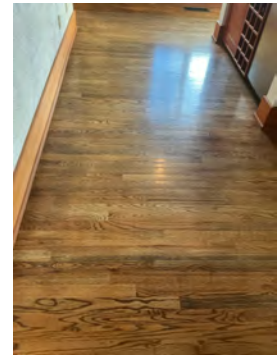




Upstairs guest bath



Master bath

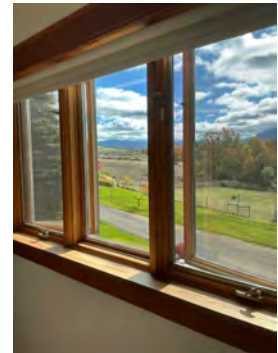
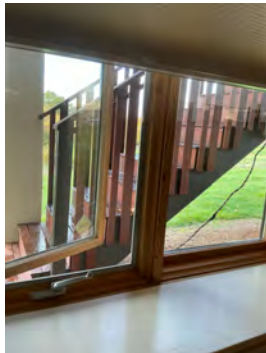


Windows

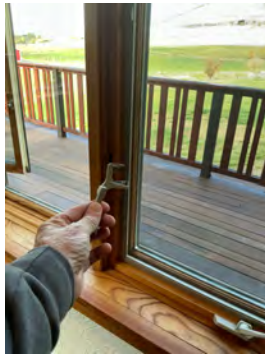
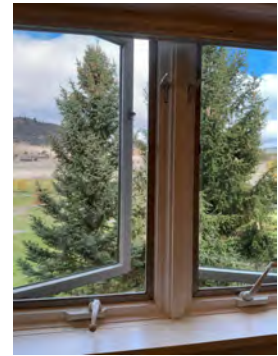
Description: Wood

Observations:

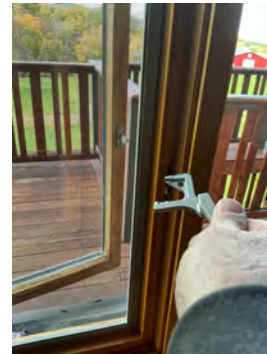
- several latches come off recommend having these repaired by lic contractor
- Right basement bedroom window sticks at the top corner, recommend having this windows and all windows serviced by lic contractor
- Windows worked good in the home



Right basement bedroom window sticks at the top corner, recommend having this windows and all windows serviced by lic contractor



Latch loose north dining room window



Latch loose west dining room window

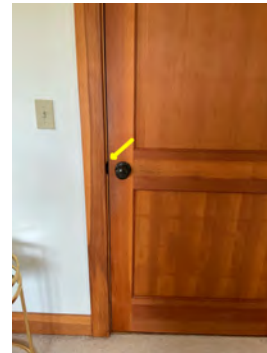
Interior Doors

Observations:

- North guest door needs catch adjusted to latch when closed



Doors in the home worked good



North guest door needs catch adjusted to latch when closed

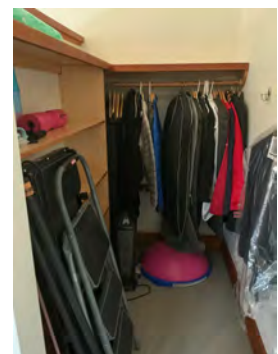
Closets



Under the stairs in basement closet



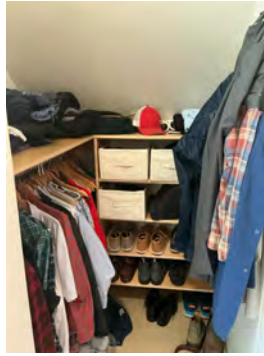
South guest closet



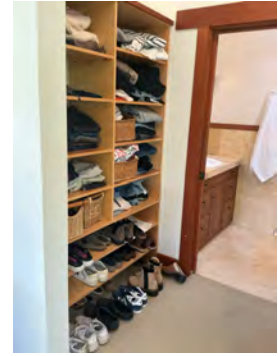
Work out room



North guest



Master



Master

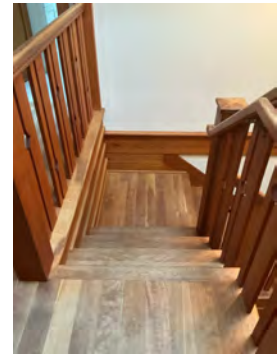
Stairways, Steps, Railings



Stairs downstairs



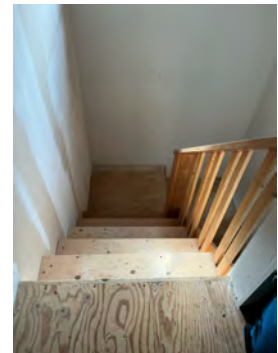
stairs in good shape handrail
nice and solid



railing solid in the home



No handrail going up to storage
area in attic space



No handrail steps to high

Countertops



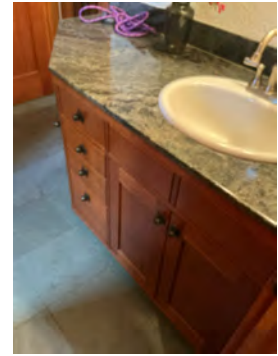
Cabinets, Vanities



Upstairs guest bath vanity



Master bath vanity



Laundry bathroom vanity



Laundry



Kitchen cabinet doors and drawers all worked good

Garage Door(s)

Description: Original 16' aluminum door

Observations:

- Damaged bottom panel of the garage door, recommend lic contractor replace bottom panel



Damaged bottom panel of the garage door, recommend lic contractor replace bottom panel





Damaged garage door seal bottom right side

Garage Door Opener(s)

Observations:

- Appeared functional using normal controls, at time of inspection.



Garage Door Safety Features

Safety Reverse: Present

Safety Sensor: Present

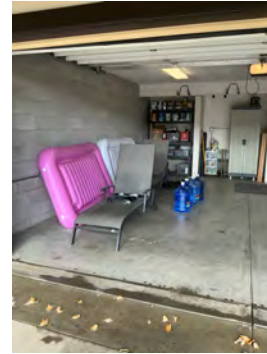
Observations:

- Safety sensors operated normally, reversing the door when tested..



Garage Floor, Sill Plates

Description: Concrete



Garage Firedoor

Material: Present

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.



Garage Firewall, Ceiling

Observations:

- Appeared satisfactory, at time of inspection.



Appliances

Dishwasher

Description: Brand: Bosch



Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.



Ranges, Ovens, Cooktops

Observations:

- All heating elements operated when tested.



Kitchen Hood/Exhaust Fan

Observations:

- Vented to exterior



Refrigerator

Description: Sub zero

Observations:

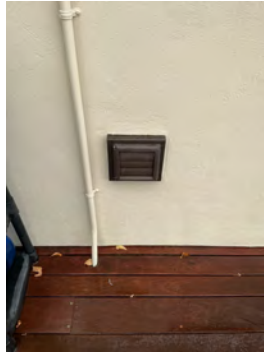
- Appeared functional, at time of inspection.



Dryer Vent

Observations:

- Properly vented to exterior.



Limitations of Appliances Inspection

- Appliances were tested by turning them on for a short period of time.

Roof Inspection

3/25/2026



Your Trusting, Full Service
Roofing Company

BLESER BUILT ROOFING

P.O. Box 5294 • Central Point, OR 97502

Phone: (541) 601-7870 • ryanbleser@hotmail.com

Licensed • Bonded • Insured • #75393

Kerri TRAYNOR • 5293 Hwy 66, Ashland, Ore
TRAYNORS@MAC.COM 541-941-4179 97520

Existing Roof is A 30 year Shingle
Installed About 2004

Southern Exposures are Showing U/V
Breakdown.

With Granule Loss U/V wear is
Accelerated

With these Factors Roof Life is About
2 years of performance security

All this be said with Age of
Existing Roof - Re Roof is
Recommended in Near Future

This Report is in Our Professional
Opinion. And Assume No Liability for
Existing Conditions.

Thank you,
Ryan Bleser

pres



QUOTE

NOV 21, 2025

**We can help you with
Roofing & Exteriors**

**info@pressurepointroofing.com
541.772.1945**

SHAUN & KERRI TRAYNOR

5293 Oregon 66
Ashland, OR
97520

COMPANY INTRODUCTION

Pressure Point Roofing, Inc., was founded in 1989. In 2008, Matt Stone purchased the company and has brought in additional people to help with its growth. What started as a small, primarily shake roof restoration company has developed into the largest roofing company in the Rogue Valley, installing residential and commercial roofing systems.

At Pressure Point Roofing, Inc., we don't want you to walk away dissatisfied with the final result. That's why we only install quality, time-tested and performance-proven materials. We only employ courteous and professional personnel who are committed to quality. This means that you'll get nothing but the best from us – whether you're in our office or meeting our team in the field.

From what started as a simple roofing company, has expanded to encompass a wide variety of services, including roof repairs and roof maintenance. When you work with us, you can have "Peace of Mind From the Top Down"!

What Makes Us Stand Out From the Rest?

Pressure Point Roofing, Inc. has partnered with some of the most well-known manufacturers in the industry, including Owens Corning®, Duro-Last® and Carlisle. We are a Owens Corning Platinum Preferred® Contractor and an Duro-Last Platinum Contractor, which means that we rank in the top three percent of roofers in the country.

Few roofing companies last over five years. Pressure Point Roofing, Inc. has been in existence now for over 30 years. This is a testament to both our commitment to our customers and our work. We have earned a five-star rating from countless clients, and we are happy to provide you with references.

Pressure Point Roofing, Inc. 5235 Rainbow Dr. Central Point, OR 97502



PROPOSAL DETAILS

Thank you for the opportunity to quote a replacement roof for your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Removal and disposal of old materials and inspection of roof sheathing. If any additional work is needed this would be additional at the Time and Material rate listed within the terms and conditions.
2. Supply and install new roofing system with your selected product and warranty.
3. Clean up of jobsite (all nails and other materials) daily
4. Clean all gutters or drains

All employees have full coverage for workman's compensation through SAIF and we are properly licensed and bonded with the State for business. We are Licensed to work in your city or county

Once the job is complete, your roofing consultant inspects your project to make sure we did everything correct and up to our strict standards and the site is left spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients. If we are outside your budget, please let me know and we will do our best to work within that.

We do have financing available with multiple options to choose from through a 3rd party finance company so you do not have to refinance your home or take money out of savings or retirement plans. If you would like to finance any portion of the project we need to know this before the proposal is given as some of the options have fees that we incur.

Again we appreciate the opportunity and we hope we can earn your business.

Kind regards,

Mike Sarro
Sales Consultant
Pressure Point Roofing, Inc
CCB#80247

OC TRUDEFINITION WITH SYSTEM WARRANTY

Description
Owens Corning TruDef Duration shingle with System Warranty
Install OC's Titanium X30 roof deck protection, synthetic underlayment using plastic capped nails (roof dried in daily)
Install 2x2 painted drip edge metal at gutter edge
Install OC's leak barrier/ice and water shield at all roof penetrations
Install metal W valley's (color to blend with shingle color selection)
Install 2x2 painted gable edge metal at gable edge
Install OC starter strip on perimeter of roof at eaves and gables
Install new roof shingle, Owens Corning Duration (with nails, no staples)
Install new metal flashing and/or components where needed
Install "flapper vent" style vents for bathroom fans and hood vent venting
Install 10" Deco Ridge high profile ridge cap on ridge
Clean gutters and final clean-up of grounds to condition at commencement or better
Register Owens Corning System warranty. 50 years non prorated on materials & 2 year PPR workmanship

Quote subtotal	\$48,993.00
Total	\$48,993.00

CLEANING AND MAINTENANCE

Description
Cleaning and Maintenance
- Clean roof of all large debris. - Blow off any small loose debris. - Reduce large chunks of moss. - Clean the gutters and check the top of downspouts for clogs. - Apply MossOut as needed to affected areas. **There will be visible moss left on the roof. - *Recommend MossOut is applied yearly to help maintain moss growth. Would Recommend a yearly maintenance agreement. **Shingle manufactures state the use of chemical moss treatment may void their warranties. - Clean up any and all debris related to this project. - Install OSHA required tie off brackets that will be left on the house. **This is a one time charge, on the first visit. No warranties expressed or implied.

Quote subtotal	\$975.00
Total	\$975.00

INSPECTION



Moderate-severe granule loss on shingles

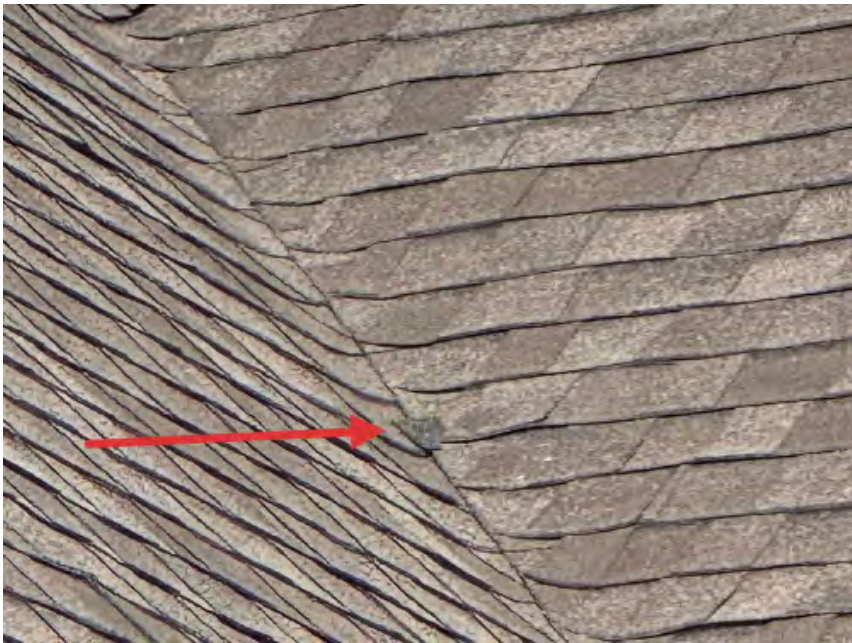
Arrows point to shingle damage



Shingles curling, reaching end of lifespan.



Moss growth on north side of home.



Broken shingle tab in valley.

AUTHORIZATION

☐ OC TruDefinition with System warranty	\$48,993.00	Name: Shaun & Kerri Traynor
☐ Cleaning and Maintenance	\$975.00	Address: 5293 Oregon 66, Ashland, OR

Understructure, (if necessary) is additional at Time (\$105 per man hour) and Materials (plus 10%)up to \$500. Any understructure to be deemed to cost more than that will require a change order. We will notify owner if additional work is needed before proceeding. Payment terms: 25% Down, Balance upon project completion. Payment to be made within 10 days receipt of invoice. Estimates are valid for 30 days from date of estimate. A 25% deposit is required before any project begins. The paint on the underside of any roof sheathing has a possibility of chipping or cracking during the course of the re-roofing process. Pressure Point Roofing is not liable for repainting these areas if this happens.

Customer Comments / Notes

My Product Selections

Roof Color

Metal color

Siding color/profile

Shaun & Kerri Traynor:

Date:

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.

PRESSUREPOINT

R O O F I N G I N C

Customer Precautions

Replacing your roof is a messy process, vibrations, noise, and debris. To try and alleviate stress that can take place during the replacement process we have come up with a list of precautions and things to be aware of during your upgrade.

Inside:

- ☐ Wall hangings, pictures, etc. removed from walls.
- ☐ Fragile or family heirlooms should be removed from shelves
- ☐ Glass or irreplaceable shades from hanging light fixtures to be removed
- ☐ Pets - are they ok inside or should they go to a pet sitter?
- ☐ After job is completed fans/ fan covers (kitchen/bathroom) may need to be pulled apart and cleaned.
(We are not responsible for the inside cleaning of vents.)

Attic:

- ☐ Valuables removed or covered.
- ☐ Garage area - if it does not have a ceiling - all areas of garage should be covered with plastic to prevent debris entering toolboxes, stored items, etc. – Skip sheeted roofs will have a tremendous amount of debris falling into the attic/ garage space. (If vehicles are to remain in garage, they should be covered but preferably removed from garage.)

Outside yard area, driveway, etc.:

- ☐ Have the grass mowed - it is easier to clean up debris in a short-trimmed yard.
- ☐ Take note any plants that may need covered. Please ask our Foreman the day of start to cover.
- ☐ Please move any items that could be damaged from falling debris to a safe place
- ☐ We take reasonable precautions to protect your landscape, like any work area, grass and plants will show some signs of our presence, due to tear off and foot traffic – should you have items you would like additional precautions, inform our foreman prior to the start of the job
- ☐ Gutters will be cleaned at end of project, do not worry about cleaning them prior.
- ☐ Please remove any flags, bird feeders, wind chimes, etc. that are attached to house.
- ☐ Driveway to be clear of vehicles and leave us enough room for our 9'x14' dump trailer.
- ☐ Please keep in mind a 30 square home has approximately 10,000 nails (not counting staples) – throughout the workday there may be nails/staples on the ground, walkway, driveway, etc. we cleaned up and magnet sweep at the end of each day. I would like to say you won't find any staples or nails

Things we will need access to:

- ☐ Power plugs on the front and back of home - preferably 2 locations from 2 different breakers to avoid breaker tripping. If these power access points are on the same breaker as a fridge or freezer, please check them periodically to assure they have constant power (if they are hooked to a breaker that has blown the light will not come on when you open door.) Do we need to bring a generator? Or do we need access into the garage for power.
- ☐ Attic - we may need to block off gable vents or check locations of bathroom fans, hood vents, etc.
- ☐ Access with a ladder - if the only access to the roof with a ladder is in a main walkway, please plan on using the back-door entry.
- ☐ **If you have a satellite dish mounted on your roof, we will have to remove and reset the dish. There may be a temporary loss of service and the dish may have to be fine-tuned for service. We will take care of the service but, we cannot be responsible for the temporary loss of service

Any further concerns please let us know in the office or discuss them with the Foreman at start date. Thank you for taking the time to review this list to help us better provide you with a pleasant re-roof/construction process.

TERMS AND CONDITIONS

1. These Agreement & Authorization are subject to be automatically withdrawn on the 30th day following its date of issue if not accepted in writing and returned to **PRESSURE POINT ROOFING, INC.** ("Contractor").
2. Payment Terms: Estimates are valid for 30 days from the date of estimate. A 25% deposit is required before any work is to begin. Balance is due upon completion. Payment is to be made within 10 days of receipt of invoice. Contractor will not perform service, warranty and/or punch list work if Customer fails to timely pay Contractor, and Contractor may cease all work or terminate the Agreement if Customer fails to timely pay Contractor. All checks are to be payable to Pressure Point Roofing, Inc. By signing this Agreement, Customer gives Contractor the right to obtain a credit check on the signatory. Customer agrees to pay interest of 1 1/2 % per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices.
3. Customer agrees to provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Contractor is not liable and Customer is solely liable for work installed by any person other than Contractor, unless otherwise specified by Contractor in this Agreement.
4. Understructure, (if necessary) is additional at Time (\$105 per man hour) and Materials (plus 10%) up to \$500. Any understructure to be deemed to cost more than that will require a change order. We will notify owner if additional work is needed before proceeding.
5. Should concealed or unknown conditions be at variance with conditions indicated in the description of the work to be performed from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, the Agreement price shall be equitably adjusted, as indicated above, upon notice thereof from the Contractor to the Customer. In the event that Federal, state, county, or municipal codes, regulations or permitting authorities require work not expressly set forth in this Agreement or differ materially from that generally recognized as inherent in work provided for in this Agreement, Customer shall pay for all extra costs incurred by Contractor in addition to the contract price. Customer shall be present for all scheduled inspections. Customer shall be liable to Contractor for any damages incurred by Contractor as a result of Customer not being present for inspections.
6. It shall be the sole obligation of the Customer to determine the existence of restrictions contained in deeds, subdivision or neighborhood regulations which might relate to or restrict the improvements under this Agreement. Contractor shall have no liability or responsibility for any such non-conformity with such restrictions/requirements. Contractor shall be entitled to payment from Customer of all sums due hereunder notwithstanding any injunction/prohibition against the work as a result of any violation of such restriction/requirement.
7. Due to the nature of the construction to be done at Customer's request, the Customer takes sole responsibility for any damage done to curbs, walkways, driveways, structures, septic tanks, sewer lines, water or gas lines, arches, sod, shrubs, lawn, trees, landscaping, clotheslines, telephone or electric lines, appurtenances, person(s) or real or personal property at the job location. Contractor is not responsible/liable for any hairline cracks, or any cracks, in the drywall due to the removal and reinstalling of windows or doors or any damage caused by dust or debris caused by Contractor's work. Contractor is not liable for damage to person or property caused by nails, however, Contractor agrees that it will take the appropriate precautions to avoid said damage. The cost for testing/abatement for asbestos is the sole responsibility of the Customer.
8. This Agreement shall be governed by the laws of the State of Oregon. Venue of any dispute arising out of this Agreement shall be **Jackson County, Oregon**, unless the parties hereto mutually agree otherwise. Should Contractor employ an attorney to collect amounts owed under the Agreement from Customer, Contractor shall be entitled to recover from the Customer all of its attorney's fees, costs and expenses incurred therein, including attorney's fees, costs, and expenses incurred at mediation, administrative, appellate or bankruptcy proceedings, and any proceedings required to determine the reasonable amount of attorney's fees owed pursuant to a court order or judgment. Customer hereby grants Contractor the irrevocable right to repossess any materials either installed or uninstalled on the property in the event Customer fails to pay Contractor for the work performed. The repossessed materials will be credited against any amounts owed by Customer to Contractor at their resale or scrap value on the date the materials are repossessed.
9. Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew and mold ("Mold"), including Claims arising out or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties.
10. Arbitration Required. If there is an increase in the actual cost of the labor or materials charged to the Contractor in excess of 5% subsequent to making this Agreement, the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to the Contractor. Contractor will submit written documentation of the increased charges to the Owner upon request. As an additional remedy, if the actual cost of any line item increases more than 10% subsequent to the making of this Agreement, Contractor, at its sole discretion, may terminate the contract for convenience. Disputes to be Arbitrated. Any dispute between the parties concerning the interpretation, application, enforcement or validity of this agreement shall be arbitrated under Chapter 13 of the Uniform Trial Court Rules effective August 1, 1990 or as amended thereafter. All arbitration hearings shall take place in Jackson County, Oregon. The cost of arbitration shall be shared equally between the parties; however, the prevailing party shall be entitled to recover the attorney's fees incurred concerning the arbitration and/or any appeal thereof. In the event Customer or Contractor shall take any action, judicial or otherwise, concerning this agreement, including but not limited to enforcement or interpretation of any terms of the agreement, the prevailing party shall be entitled to recover from the other party all expenses which it may reasonably incur in taking such action, including but not limited to costs incurred in searching records, the cost of title reports, taking and transcribing of depositions, surveyor reports and foreclosure reports and attorney fees, whether incurred in a suit or action or appeal from a judgment or decree therein or in connection with non-judicial action, including the giving by Contractor to Customer of any notice necessitated by Customer's failure to comply with these Terms and Conditions.
11. **WAIVER OF JURY TRIAL. THE PARTIES KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT.**
12. Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms. All warranties and guarantees, if any, are solely are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory.
13. In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, or indirect damages, including loss of use, loss of profits, or actions by third parties.
14. Contractor will perform the work hereunder within a reasonable time and in a workmanlike manner. Contractor shall not be liable for any damages, and Customer waives all damages associated with delays in the completion of the work due to permitting or inspection issues, delays in obtaining materials or the transportation of materials, or delays caused by Customer or any person other than Contractor. Payment to Contractor is an absolute and independent obligation, and Customer shall not withhold any part of the Agreement amount for which payment is due under the Agreement as retainage or on account of alleged charge backs or set offs unless previously authorized by Customer in writing. The total Agreement price,

including the charges for changes/extras, shall be payable to Contractor in accordance with the Payment Terms herein.

15. Contractor shall not be liable for any damage, whether actual or consequential, or claim arising out of or relating to Acts of God, accidents, civil disturbances, fires, weather conditions, pandemics, tropical storms, hurricanes, windstorms, strikes, war or other causes beyond Contractor's reasonable control. Prior to construction, Customer shall obtain fire, tornado, flood, builder's risk and other necessary insurance for this project.
16. It is Customer's duty to notify Contractor in writing within seven (7) days of the occurrence of any claim, defect, default or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims. Upon notification, Customer shall provide Contractor with a reasonable time of not less than ten (10) business days to cure or correct the Occurrence before terminating the Agreement, hiring a replacement Contractor or taking any adverse or legal action against Contractor. Under this agreement, notice is proper if served on an officer of Contractor and an officer of Customer or Customer individually.
17. Upon completion of the work as determined by the Contractor, Customer and Contractor in each other's presence shall conduct a "walk-through" inspection of the Project, and a punch list of items needing correction will be prepared and signed by the parties. The punch list will include an estimated completion date for each item. The existence of a punch list shall not constitute a basis for delaying any payment including final payment if all other conditions for final payment have been satisfied. Customer

acknowledges that the punch list is to only include those items that are required pursuant to the contract, but which have yet to be completed at the time of the punch list walk through. Only one punch list shall be prepared for the Project. Extra or additional work outside the terms of the written contract is not punch list items.

18. Customer's Right of Cancellation. Customer acknowledges that they understand the right of rescission and warranties set forth in this Agreement. Customer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction with no financial penalty. See the attached notice of cancellation form for an explanation of this right. Contractor reserves the right to assess a financial fee if this Agreement is canceled after the right of rescission period.
19. Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled, "Authorization", "Customer Precautions," "Statutory Warnings" and "Warranty." Customer acknowledges that it has read/agreed to all incorporated documents and exhibits.

Customer's Signature: _____

Statutory Notices

I acknowledge that I have read and understand this page. Initials: _____



Consumer Protection Notice

Actions to Take When Hiring a Contractor

(ORS 701.055 (13)) (2005)

Oregon law requires contractors to provide the homeowner with this notice at the time of contract, for work on a residential structure. This notice explains licensing standards, bond and insurance requirements, and steps that consumers can take to help their construction project run smoothly.

TAKE ACTION TO HELP MAKE YOUR PROJECT SUCCESSFUL

1. **Make sure your contractor is properly licensed** before you sign a contract. Visit www.oregon.gov/ccb, and click on the link, **Check on a Contractor's License**, or call our offices at 503-378-4621. To be licensed in Oregon, contractors or employees who exercise supervisory authority over construction activities, must take training and pass a test on business practices and law. Licensing is not a guarantee of the contractor's work.
 - **A license also requires the contractor to have a surety bond and liability insurance** - Depending on license category, the CCB surety bond provides from \$5,000 to \$20,000 coverage if the contractor is ordered to pay damages in contract disputes. Insurance coverage provides from \$100,000 to \$500,000 in general liability for property damage and bodily injury caused by the contractor.
 - **If your contractor is not licensed** - the CCB bond and dispute resolution services will not be available to you.
2. **What you should know about bids, contracts, and change orders: GET IT IN WRITING!** Always get bids, the contract, and any changes to the contract in writing. Make sure the contractor name, CCB number, and contact information are included on any written documents related to your project.
 - **Bids** - *Do not automatically accept the lowest bid* - A low bid may make it necessary for the contractor to use lower quality materials and to cut corners in workmanship.
 - **Contracts and Change Orders** - *Always get it in writing.* Your contractor is required to provide a written contract if the contract price is more than \$2000. The CCB recommends that all contracts be in writing.
 - **Make sure the contractor's name, CCB number, and contact information** is included in the contract.
 - **For your protection** - *Contracts should be as detailed as possible.* Some items to include are materials and costs, permits, estimated start and completion dates, debris removal, and arbitration clauses.
 - **Read and understand your contract before signing it** - Don't be pressured into signing your contract without taking the time needed to go through it. Make sure it includes enough details to avoid misunderstandings and to protect you and your property.
3. **Additional contract information you should know:**
 - **A Payment Schedule** - should be included in the contract. Stick to the schedule and never pay in full for a project before the work is complete.
 - **Special Note on Liens** - Subcontractors and material suppliers that work on your project are often paid by the general contractor. If a general contractor fails to pay, the subcontractor may file a lien on your property. For information on construction liens, visit the CCB's Consumer Help Page at www.oregon.gov/ccb, or contact an attorney.
4. **If you should have a problem with your contractor** - You can file a complaint with the CCB against a **licensed** contractor within one year of the substantial completion of work on your project. Contact the CCB office at 503-378-4621 for help.

CONTRACTOR: CCB#: _____

PROPERTY OWNER: _____

Signature _____

Date _____

Signature _____

Date _____

CONSTRUCTION CONTRACTORS BOARD

700 Summer St NE, Suite 300, PO Box 14140, Salem, OR 97309-5052



Notice of Procedure

Regarding Residential Construction Arbitrations and Lawsuits

(ORS 701.330 (2))

Oregon law contains important requirements that homeowners must follow before starting an arbitration or court action against any contractor, subcontractor, or supplier (materials or equipment) for construction defects.

Before you start an arbitration or court action, you must do the following:

1. Deliver a written notice of any conditions that you believe are defective to the contractor, subcontractor, or supplier that you believe is responsible for the alleged defect.
2. Allow the contractor, subcontractor, supplier, or its agent, to visually inspect the possible defects and also allow the contractor, subcontractor, or supplier to do reasonable testing.
3. Provide the contractor, subcontractor, supplier, or its agent, the opportunity to make an offer to repair or pay for the defects. You are not obligated to accept any offer made.

There are strict procedures and deadlines that must be followed under Oregon law. Failure to follow those procedures or meet those deadlines will affect your right to start an arbitration or court action.

You should contact an attorney for information on the procedures and deadlines required under Oregon law.

Your contractor is supplying this notice to you as required by Oregon law.

CONTRACTOR: CCB#: _____

HOMEOWNER: _____

Print Contractor Name (as it appears on contract)

Print Homeowner Name (as it appears on contract)

Signature of Authorized Representative Date

Signature Date



Information Notice To Owner About Construction Liens

(ORS 87.093 and 701)

This is not a lien. Your contractor is required by law to provide this notice to inform you about construction lien laws. This notice explains the construction lien law, and gives steps you can take to protect your property from a valid lien. As an owner, you should read this information notice carefully. This information notice is required to be given if you contract for residential construction or remodeling, if you are buying a new home, or at any time the contract price exceeds \$1,000.

- Under Oregon law, your contractor and others who provide labor, materials, equipment, or services to your project may be able to claim payment from your property if they have not been paid. That claim is called a Construction Lien.
- If your contractor does not pay subcontractors, employees, rental equipment dealers, materials suppliers, or does not make other legally required payments, those who are owed money may place a lien against your property for payment. **It is in your best interest to verify that all bills related to your contract are paid, even if you have paid your contractor in full.**
- If you occupy or will occupy your home, persons who supply materials, labor, equipment, or services ordered by your contractor are permitted by law to record a lien against your property only if they have sent you a timely Notice of Right to Lien (which is different from this Information Notice), before or during construction. If you enter into a contract to buy a newly-built, partially-built, or newly-remodeled home, a lien may be claimed even though you have not received a Notice of Right to a Lien. If you do not occupy the building, a Notice of Right to Lien is not required prior to filing a lien.

This notice is not intended to be a complete analysis of the law in ORS Chapter 87 and 701. You should consult an attorney for more information.

Common Questions and Answers About Construction Liens

Can someone record a construction lien even if I pay my contractor? Yes. Anyone who has not been paid for labor, material, equipment, or services on your project and has provided you with a valid Notice of Right to Lien has the right to record a construction lien.

What is a Notice of Right to Lien? A Notice of a Right to Lien is sent to you by subcontractors, material supplier, etc who have provided labor, materials, or equipment to your construction project. It protects their construction lien rights against your property.

What should I do when I receive a Notice of Right to Lien? Don't ignore it. Find out what arrangements your contractor has made to pay the sender of the Notice of Right to Lien.

When do construction liens need to be recorded? In Oregon, construction liens generally need to be recorded within 75 days from the date the project was substantially completed, or 75 days from the date that the lien claimant stopped providing labor, material, equipment, or services, whichever happened first. To enforce a lien, the lien holder must file a lawsuit in a proper court within 120 days of the date the lien was recorded.

I acknowledge that I have read and understand this page. Initials: _____

Steps That Consumers Can Take to Protect Themselves

- **Contact the Construction Contractors Board (CCB) and confirm that your contractor is licensed.** The law requires all construction contractors to be licensed with the CCB. Check a contractor's license online at the CCB consumer website: www.hirelicensedcontractor.com, or call 503-378-4621.
- **Review the Consumer Protection Notice (ORS 701),** which your contractor must provide to you at the time of contract on a residential structure.
- **Consider using the services of an escrow agent** to protect your interests. Consult your attorney to find out whether your escrow agent will protect you against liens when making payments.
- **Contact a title company about obtaining a title policy** that will protect you from construction lien claims.
- **Find out what precautions, if any, will be taken** by your contractor, lending institution, and architect to protect your project from construction liens.
- **Ask the contractor to get lien waivers or lien releases** from every subcontractor, materials provider, equipment provider, and anyone else the contractor is responsible for paying. Do this before you give your contractor a progress payment.
- **Have a written contract with your contractor.** A written contract is **required** for projects greater than \$2,000. An original contractor that fails to provide a written contract as required by law, may not place a construction lien against the owner's property.
- **If you receive a Notice of Right to Lien, ask for a statement of the reasonable value of the materials, labor, equipment, or services** provided to your project from everyone who sends you a Notice of Right to Lien. If the information is not provided in a timely manner, the sender of the Notice of Right to Lien may still be able to record a construction lien, but will not be entitled to attorney fees.
- **When you pay your contractor, write checks made jointly payable to the contractor, subcontractors, materials, equipment, or services providers.** The checks name both the contractor and the subcontractor, materials or equipment provider. The checks can only be cashed if **both** contractor and subcontractor, materials or equipment provider endorses it. This ensures that the subcontractor and other providers will be paid by your contractor, and can eliminate the risk of a lien on your property.
- **Should you have a dispute with your contractor,** you may be able to file a complaint with the CCB and be reimbursed in whole or in part from the contractor's bond. For more details about help available through the agency, write to the CCB at PO Box 14140, Salem, OR 97309-5052 or call 503-378-4621.
- **Consult an attorney.** If you do not have an attorney, consider contacting the Oregon State Bar Referral Service at 503-684-3763 or 1-800-452-7636.

Signing this Information Notice verifies only that you have received it. Your signature does not give your contractor or those who provide material, labor, equipment, or services, any additional rights to place a lien on your property.

Job Site Address: _____

CONTRACTOR: CCB#: _____

PROPERTY OWNER: _____

Print Name (as it appears on contract)

Print Name (as it appears on contract)

Signature

Date

Signature

Date

CONSTRUCTION CONTRACTORS BOARD
700 Summer St NE, Suite 300, PO Box 14140
Salem OR 97309-5052
503-378-4621/ Fax: 503-373-2007/ www.oregon.gov/ccb

WARRANTY



LIMITED WARRANTY

PRESSURE POINT ROOFING WILL WARRANTY FOR 2 YEARS, THAT THE SERVICE PERFORMED BY PRESSURE POINT ROOFING WILL BE FREE FROM DEFECTS IN WORKMANSHIP.

LABOR AND MATERIALS NECESSARY TO REPAIR ANY WORKMANSHIP PROBLEMS WILL BE SUPPLIED BY PRESSURE POINT ROOFING, INC. AT NO ADDITIONAL COST TO THE CUSTOMER.

THIS WARRANTY IS TRANSFERABLE ONE TIME. THE TRANSFERRED WARRANTY IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF OWNERSHIP CHANGE (OR WHATEVER TIME IS REMAINING). TRANSFERRED WARRANTIES ARE HONORED ONLY IF PRESSURE POINT, INC. IS NOTIFIED (IN WRITING) WITHIN 30 DAYS OF THE PROPERTY SALE.

Limitations:

This warranty does not cover damages caused by acts of God, such as fire, excessive wind, trees, branches, or other heavy foreign objects falling on or through the roof system. Note: Wind damage limit is determined by the manufacturer's warranty coverage.

This warranty does not cover damages caused by foot traffic, improper maintenance, lack of maintenance, negligence or abuse.

This warranty does not cover any defects in or failure of materials. Please refer to the manufacturer's warranty, where applicable, for terms and limitations on material warranties.

This warranty does not cover damages resulting from leaks or other causes.

This warranty becomes null and void if any workmanship is performed on the project or any of its components other than that of Pressure Point Roofing, Inc.

This warranty does not cover any damages, mold or mildew caused by improperly vented bathroom fans.

THIS WARRANTY IS IN EFFECT AS OF THE DATE OF COMPLETION AND ONCE INVOICE HAS BEEN PAID IN FULL.

Customer

Shaun & Kerri Traynor

Project address

5293 Oregon 66, Ashland, OR

Date Project Completed

-

Disclosures

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

Well Information

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

JACK
30199

(START CARD) # 20291

39S/2E/19

(1) OWNER:

Name JACK & HELEN BEATON Well Number:
Address 5415 E. CAMELHILL RD
City PHOENIX State AZ Zip 85108

(2) TYPE OF WORK:

☒ New Well ☐ Deepen ☐ Recondition ☐ Abandon

(3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Cable
☐ Other

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval Yes No Depth of Completed Well 307 ft.
Explosives used Yes No Type Amount

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
10	0	18	CONCRETE	0	18	5 SACKS
6	18	307				20 LB BENT

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E
☐ Other

Backfill placed from ft. to ft. Material
Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6	1	19	250	☒	☐	☐	☐
Liner:	4	0	307	960	☐	☒	☒	☐

Final location of shoe(s) N/A

(7) PERFORATIONS/SCREENS:

☒ Perforations Method SAW
☐ Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
267	307	4-6"	66	1 1/8		☐	☒
212	228	4-6"	24	1 1/8		☐	☒
172	192	4-6"	32	1 1/8		☐	☒
111	151	4-6"	65	1 1/8		☐	☒

(8) WELL TESTS: Minimum testing time is 1 hour

☐ Pump ☐ Bailer ☒ Air ☐ Flowing
Yield gal/min Drawdown Drill stem at Time
3 307 1 hr.

Temperature of water Depth Artesian Flow Found
Was a water analysis done? ☐ Yes By whom
Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other
Depth of strata:

(9) LOCATION OF WELL by legal description:

County JACKSON Latitude Longitude
Township 39S N or S, Range 2E E or W, WM.
Section 19 1/4 1/4
Tax Lot 504 Lot Block Subdivision
Street Address of Well (or nearest address) NEENT SIDE OF HWY 66
APPROX MAP 4.3 WHERE NEIL CR CROSSES HWY 66

(10) STATIC WATER LEVEL:

19 ft. below land surface. Date 6-25-90
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found		82-123	
From	To	Estimated Flow Rate	SWL
82	123	1 1/2	19
123	164	3/4	19
284	285	1 3/4	19

(12) WELL LOG:

Material	From	To	SWL
CLAY BROWN	0	4	
CONGLOMERATE YELLOW/BROWN	4	6	
SANDSTONE BROWN	6	9	
CLAY ALTERNATING LAYERS OF GREY AND BROWN	9	13	
CLAYSTONE GREY WITH INTERBEDDED GREY	13		
SILTSTONE		307	

Date started 6-24-90 Completed 6-25-90

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

WWC Number
Signed Date

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. all work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

WWC Number 796
Signed Pioneer Drilling Date



Green Valley Pump, Inc
609 S Pacific Hwy
Talent, OR 97540

541-535-4275

FLOW TEST REPORT

NAME Traynor

DATE 3/25/26

ADDRESS: 5293 Hwy 66

Pump: F/W 5 gpm, 1/2 hp

Well depth: 284'

Pump Setting: 270'

15 minute readings as listed below:

Time	Static Level	Meter Readings	Total Gallons	GPM	Time	Static Level	Meter Readings	Total Gallons	GPM
:00	74	5248	-----	-----			-----	-----	
:15	162	5360	112	7.4	2:15	270	5560	9	0.6
:30	236	5451	91	6	2:30	270	5565	5	0.3
:45	270	5503	52	3.4	2:45	270	5572	7	0.4
1:00	270	5515	12	0.8	3:00	270	5579	7	0.4
1:15	270	5525	10	0.6	3:15	270	5585	6	0.4
1:30	270	5535	10	0.6	3:30	270	5592	7	0.4
1:45	270	5544	9	0.6	3:45	270	5599	7	0.4
2:00	270	5551	7	0.4	4:00	270	5604	5	0.3

Static level 15 minutes after test was at 265'

336 total gallons pumped in 4 hours making a 1.4 gpm average

Tested by Tanner

Septic Information



SYSTEM CONSTRUCTION REPORT

SANITATION DIVISION

PERMIT # 15-52-94N

DEPARTMENT OF PLANNING & DEVELOPMENT • 10 SOUTH OAKDALE • MEDFORD, OREGON 97501 • (503) 776-7554

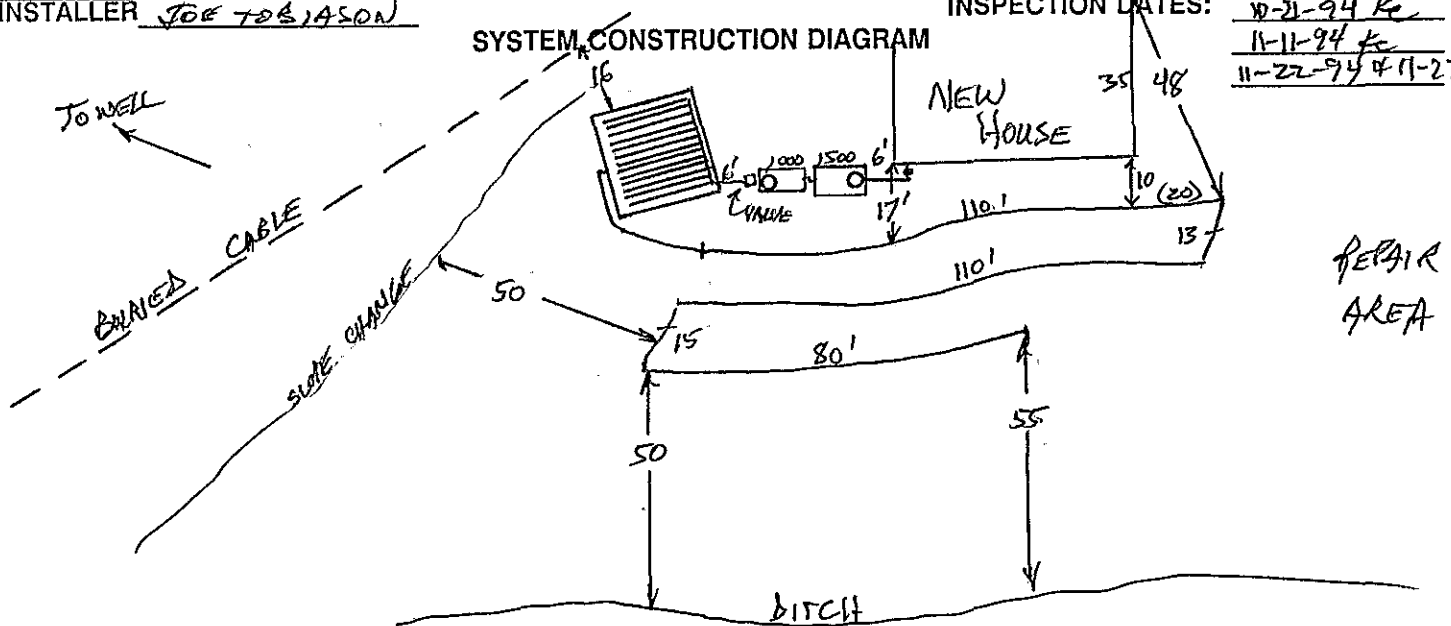
Name ROGER MURRAY Twp. 39 R. 2E S. 19 TaxLot 504Address (location) 5293 HWY 66 System Type SAND FILTER

TANKS AND SEWER LINES	DRAINFIELD	DATE	CURTAIN DRAIN
Effluent Sewer <u>25' D3034</u> COMPARTMENTS	Trench Width <u>24"</u> Staking <u>9-30-94</u>	<u>10-10-94</u>	Total Depth _____
Pressure Transport Pipe <u>6"</u> Single ☒	Trench Depth <u>24-36"</u>		Rock Depth _____
Septic Tank Size <u>1500</u> Double _____	Gravel Depth <u>12-14"</u>		Visqueen _____
Material & Manuf. <u>CEM - DAVISON</u>	Distance Between Lines <u>10' ±</u>		Screen _____
Dosing Tank Size <u>1000</u>	Line Level <u>OK</u> End Caps <u>OK</u>		Sch. 40 End(s) _____
Material & Manuf. <u>CEM - DAVISON</u>	Overflows <u>OK</u> Undisturbed Earth <u>OK</u>		<u>V-DITCH</u>
Fittings, Material & Connections <u>OK</u>	Total Lineal Feet <u>300</u>		V-Ditch _____
Tank to House <u>6'</u>	Distance to Well <u>OVER 100</u>		Berm _____
Riser(s) <u>ONE EACH - CEM</u>			

ETA	SAND FILTER/TRENCH	TILE DEWATERING	PUMP/SIPHON SYSTEMS
Bed Depth _____	Staking <u>9-30-94</u>	Staking Check _____	<u>FRANKLIN</u>
Bed Dimensions _____	Trench Width _____	TDW. (Trench) Check _____	Type & H.P. <u>1 1/2 HP</u>
Bed Check _____	Trench Depth _____	Rock & Pipe in Drain _____	Floats: <u>#2445049004</u>
Gravel & Pipe _____	Box Size <u>22" X 22"</u>	Trench _____	Single _____ Double ☒
Cap _____ Depth _____	Box Inspection Date <u>10-23-94</u>	Silt Trap Dia. _____	Check Valve ☒
<u>LOW PRESSURE DISTRIB.</u>	Pressure Test Date <u>11-1-94</u>	Flapgate _____	Antisiphon _____
Staking _____	Discharge Height <u>10' ±</u>	Sch 80 Outlet Pipe _____	Safety Line ☒
Pressure Test _____	Filter Fabric <u>OK</u>	Backfill _____	Quick Disconnect ☒
Discharge Height _____	Sand Depth <u>27" AVE 11-1-94</u>	<u>CAPPING FILL</u>	Pump Off Floor _____
Filter Fabric _____	Backfill <u>24" 11-23-94</u>	Scarified Surface _____	Alarm ☒
	Sieve Analysis ☒	Staking _____	Alarm Float ☒
		Cap _____ Depth _____	Gate Valve ☒
			Screened Enclosure ☒
			<u>ORFENCO VAULT</u>
			<u>AUTO-DISC VALVE</u>
			Siphon Manuf. _____
			Siphon Model# _____
			<u>9-30-94 KC</u>
			<u>10-10-94 KC</u>

INSTALLER JOE TOLSONINSPECTION DATES: 10-21-94 KC
11-11-94 KC
11-22-94 & 11-23-94 KC

SYSTEM CONSTRUCTION DIAGRAM



2-5-DZ
CONTROL PANEL = ORFENCO SI-PTRO (ANALOG TIMER & MOTOR CONTROLS + HOUSING AND CABLE COUNTER)

Corrections Notice Issued _____ COMMENTS
REAR 8/10/94 5/10/94

CERTIFICATE OF SATISFACTORY COMPLETION

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

FEB 2, 1995
Date

James B. GORAS
Jackson County Environmental Health Specialist

Water Rights

STATE OF OREGON

COUNTY OF JACKSON

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

J W. MCDONOUGH
ASHLAND, OR

confirms the right to use the waters of NEIL CREEK, a tributary of BEAR CREEK, for PRIMARY IRRIGATION of 1.92 ACRES and SUPPLEMENTAL IRRIGATION of 5.88 ACRES, AND DOMESTIC USE.

This right was confirmed by decree of the Circuit Court of the State of Oregon for Jackson County. The decree is of record at Salem, Oregon, in the Order Record of the Water Resources Director in Volume 4, at Page 1. The date of priority is 1854.

The amount of water to which this right is entitled, is limited to an amount actually used beneficially, and shall not exceed 0.095 CUBIC FOOT PER SECOND (CFS), being 0.023 CFS for primary irrigation and 0.072 CFS for supplemental irrigation.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
39 S	2 E	WM	19	SE SW	330 FEET SOUTH AND 65 FEET WEST FROM SW CORNER OF DLC 43

A description of the place of use to which this right is appurtenant is as follows:

PRIMARY IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
39 S	2 E	WM	19	NE SW	1.92

SUPPLEMENTAL IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
39 S	2 E	WM	19	NE SW	5.88

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

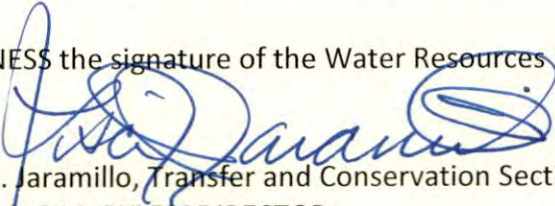
This is an order in other than a contested case. This order is subject to judicial review under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482. Pursuant to ORS 183.482, ORS 536.075 and OAR 137-003-0675, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

This certificate is issued to describe the right as modified by provisions of an order of the Water Resources Director, entered 778-784 MAY 14 2020, and recorded in Special Order Volume 116, Pages 778-784, approving a partial diminution of the right evidenced by Certificate 37488. This certificate supersedes Certificate 37488.

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

WITNESS the signature of the Water Resources Director, affixed MAY 14 2020.



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
THOMAS M. BYLER, DIRECTOR
Oregon Water Resources Department

Mailing Date: MAY 15 2020

Water Systems Summary – 5293 Hwy 66

SYSTEM	DESCRIPTION	DOCUMENTATION INCLUDED
Historic 1854 Irrigation Right	Senior surface water right from Neil Creek (via Taylor Ditch) for 7.8 acres. Gravity-fed flood irrigation.	State Certificate of Water Right Rotation Schedule
Purchased Irrigation Rights (20.68 Acres)	Neil Creek water rights acquired 2006–2019. Delivered through engineered pumped irrigation system.	TID transfer records Purchase documentation
Neil Creek Pumped System	7.5 HP Berkeley pump (installed 2021), Danfoss VFD controls (upgraded 2022), RainPro sand media filtration (6 tanks), 6-inch PVC mainline, Lakos fine filter.	Tech Rain invoices (2013, 2020, 2022) System summary sheet
Taylor Ditch System	Gravity-fed rotational ditch system serving 7.8 acres. Annual shared maintenance among users.	Rotation calendar Maintenance notes
Private Domestic Well	303' deep, 6" casing, pump set at 294'. 3.37 GPM test (2005). Serves residence with pressure tank, softener, carbon filter, UV treatment.	Well & Treatment Summary Upcoming water test
CRWS (Secondary Domestic Right)	Recorded legal right to connect to Corp Ranch Water System for additional domestic flexibility.	Restated Amendment Agreement CRWS summary sheet

Historic 1854 Irrigation Water Right

Certified Water Right Overview

This property benefits from a certificated irrigation water right with a confirmed priority date of 1854 from Neil Creek (a tributary of Bear Creek), Jackson County, Oregon. Under Oregon's prior appropriation doctrine, priority date determines seniority. An 1854 priority places this right among the earliest established rights in the basin.

- Certified irrigation of 7.8 acres and domestic use
- Certificate issued April 20, 1971; recorded in State Record of Water Right Certificates

Taylor Ditch Rotation & Operation

Water is delivered via the Taylor Ditch rotational system. Delivery follows a continuous geographic sequence based on property location along the ditch.

- Approximately three consecutive irrigation days per rotation cycle
- Rotation repeats continuously throughout the irrigation season
- Start day shifts as the cycle advances (not fixed to specific weekdays)
- During the allotted window, full ditch flow is available
- Current seasonal calendar included in binder

Operational Summary

The 7.8-acre senior irrigation right provides reliable seasonal flood irrigation for the pasture located below the ditch and residence. Water delivery operates within a structured rotation shared among neighboring users, a common and established system in Jackson County gravity-ditch irrigation.

Irrigation Water Rights Summary

Talent Irrigation District (TID) Purchased Rights

Date	Acres	Price per Acre	Total Purchase Price
November 2006	2.5 acres	\$4,000	\$10,000
May 2007	10 acres	\$3,810	\$38,100
January 2008	1.5 acres	\$5,000	\$7,500
June 2019	6.68 acres	\$6,000	\$40,080

Total Purchased Irrigation Rights: 20.68 acres

Total Investment in Purchased Irrigation Rights: \$95,680

Irrigation Infrastructure Overview

Professional Irrigation Support

Primary irrigation contractor: Monte Minchow, Tech Rain (Talent, Oregon). Supporting invoices for pump purchase, installation, filtration system, and control upgrades are included in binder.

1. Neil Creek Pumped Irrigation System (20.68 Purchased Acres)

- Diversion via headgate south of property across Hwy 66 near Neil Creek Bridge (documented through TID).
- Talent Irrigation District (TID) assessments paid annually for Neil Creek water usage.
- 7.5 HP Berkeley pump purchased Dec 2020, installed Spring 2021.
- Danfoss VFD pressure-controlled system with electrical upgrades completed Dec 2022.
- Electric, hardwired control panel; timer-controlled operation.
- Raine Pro sand media modular filtration system (6 tanks, automatic backflush).
- 130 GPM intake screen at creek; Lakos fine screen filter near residence (installed 2012).
- 6-inch PVC mainline (installed 2006); approx. 13 irrigation zones.
- Serves both pasture and landscaped areas; sectional shutoff and isolation valves installed.
- Active May–October; system winterized annually by removing pump and draining lines.
- No history of major pipe failures; pump has operated reliably since installation.

2. Taylor Ditch Gravity Irrigation (Senior 1854 Right – 7.8 Acres)

- Gravity-fed rotational ditch system; no pump involved.
- Primarily used for flood irrigation of pasture.
- Water directed through hand-shaped field channels.
- Annual ditch cleaning and maintenance shared among users.

3. System Separation & Protection

- Irrigation systems fully separate from domestic well system.
- Backflow prevention devices installed.
- Landscape irrigation near residence can be supplied by either the Neil Creek system or domestic holding tank via manual valve switch.