

# Table of Contents

---

Mapping.....	2-11
Floor Plan.....	12-14
Water Rights.....	15-26
Tax Records & Title Report.....	27-42
Seller's Disclosures.....	43-52
Home Inspection.....	53-54
Septic Information.....	55-70
Recent Invoices.....	71-80
Well Information.....	81-83

Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

[Team@MOPG.com](mailto:Team@MOPG.com)



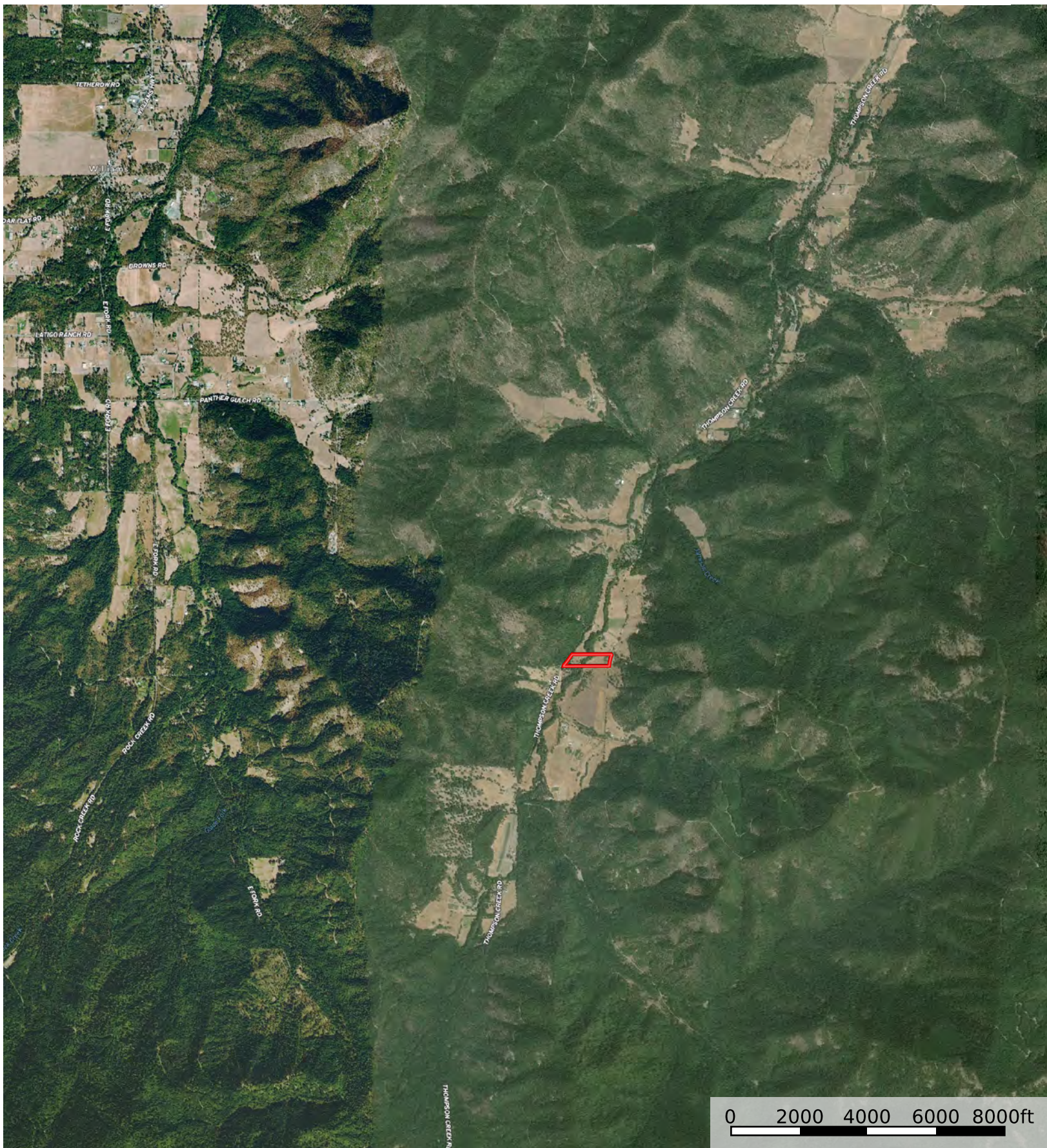
# Mapping

6345 Thompson Creek Road Applegate, OR 97530  
Oregon, AC +/-



 Boundary

6345 Thompson Creek Road Applegate, OR 97530  
Oregon, AC +/-



 Boundary

# 6345 Thompson Creek Road Applegate, OR 97530

Oregon, AC +/-



 Boundary

# 6345 Thompson Creek Road Applegate, OR 97530

Oregon, AC +/-



# 6345 Thompson Creek Road Applegate, OR 97530

Oregon, AC +/-



# 6345 Thompson Creek Road Applegate, OR 97530

Oregon, AC +/-



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

6345 Thompson Creek Road Applegate, OR 97530  
Oregon, AC +/-



 Boundary

 Boundary 9.72 ac

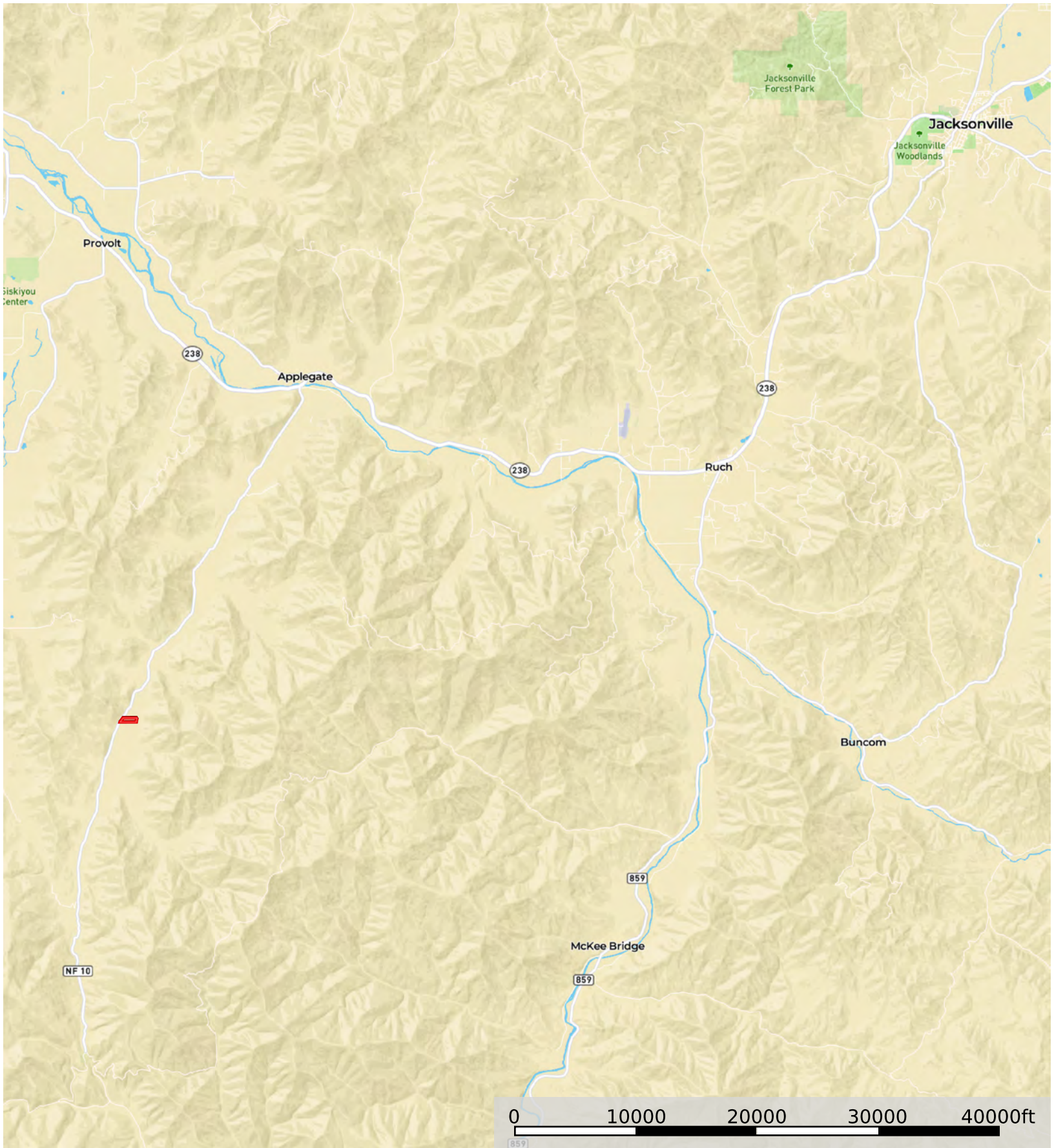
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
158B	Ruch gravelly silt loam, 2 to 7 percent slopes, low precip	8.68	89.3	0	72	2e
158D	Ruch gravelly silt loam, 7 to 20 percent slopes	1.04	10.7	0	63	4e
TOTALS		9.72(*)	100%	-	71.04	2.21

(\*) 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.



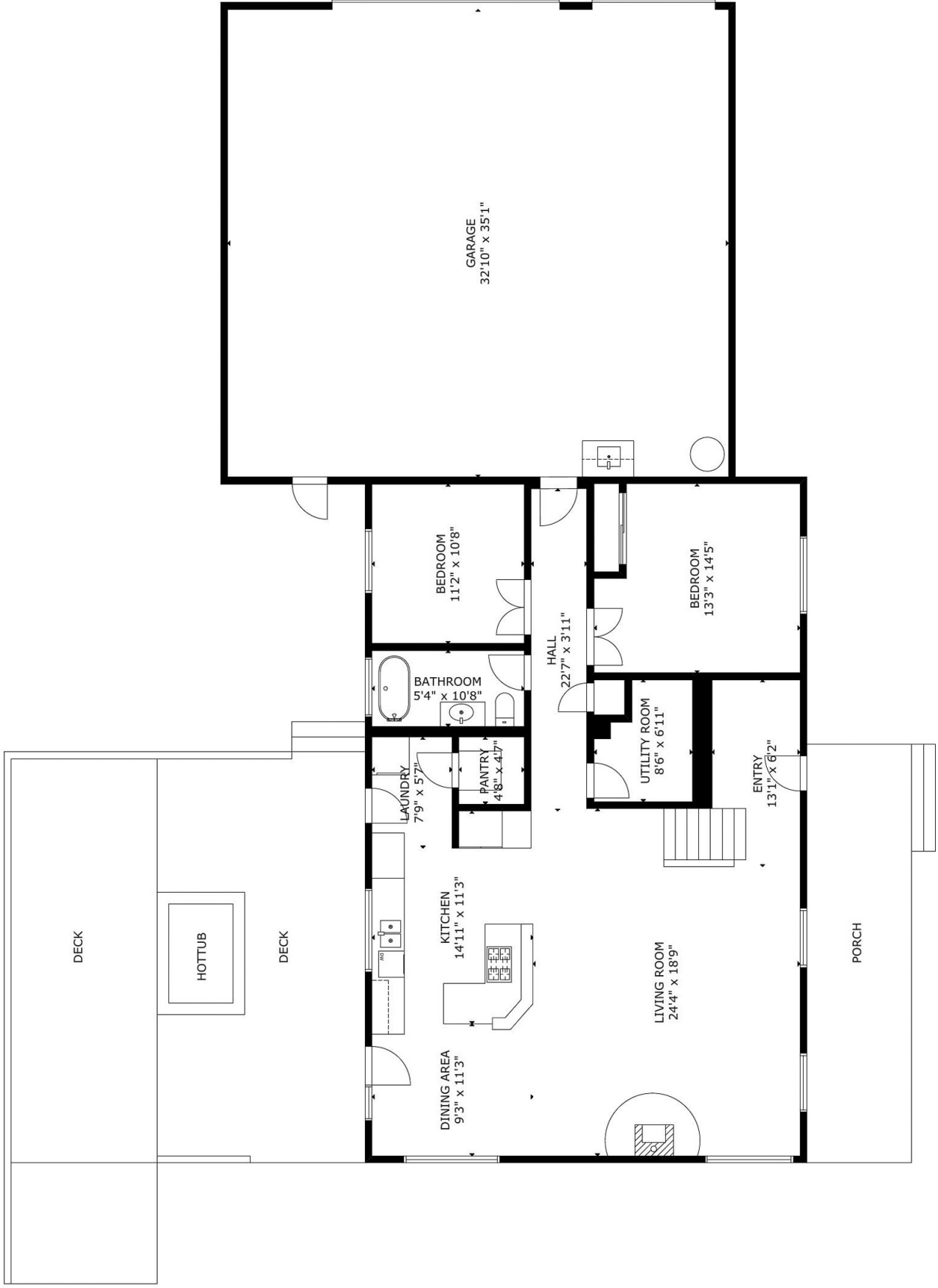
# 6345 Thompson Creek Road Applegate, OR 97530

Oregon, AC +/-



 Boundary

# Floor Plan



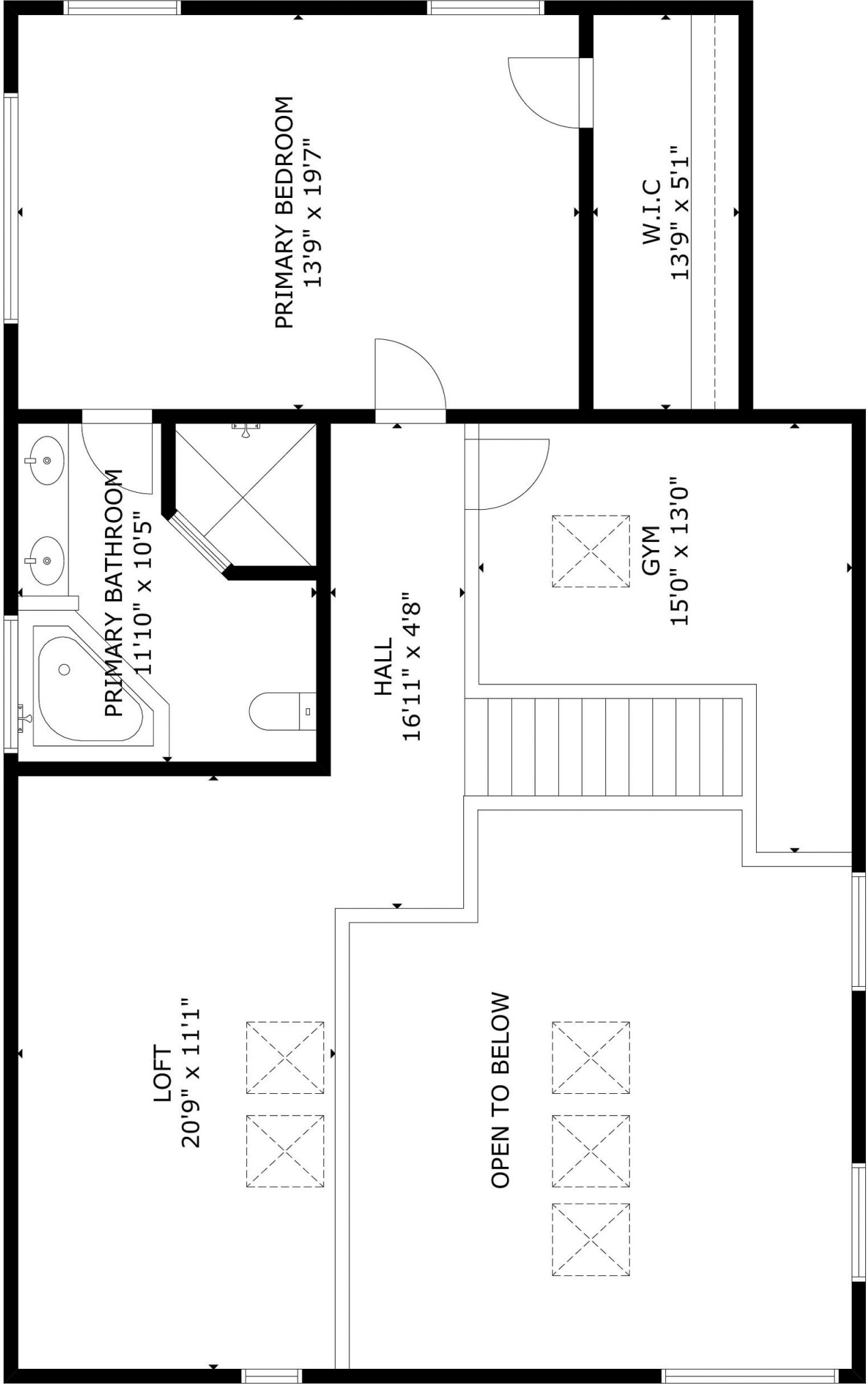
GROSS INTERNAL AREA

TOTAL: 2,413 sq.ft

FLOOR 1: 1,413 sq.ft, FLOOR 2: 1,000 sq.ft

EXCLUDED AREAS: GARAGE: 1,151 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA

TOTAL: 2,413 sq.ft

FLOOR 1: 1,413 sq.ft, FLOOR 2: 1,000 sq.ft

EXCLUDED AREAS: GARAGE: 1,151 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Water Rights

# Water Rights Exhibit

6345 Thompson Creek Rd

## **Disclaimer**

Listing Agent and Property Owner make no warranties or guarantees regarding the strength, water availability or transferability of any water rights associated with the property. All information provided is for informational purposes only.

Buyer is advised to conduct their own due diligence and independently verify all water rights information. Buyer should contact the Oregon Water Resources Department and or a Certified Water Rights Examiner for further information and clarification.

**Primary Water  
Rights**

- Certificate Number: 15301
- Source: Dry Gulch and seepage, tributary to Thompson Creek, tributary of the Rogue River
- Use: Irrigation
- Priority Date: December 14, 1943
- Maximum Rate: 0.33 cubic feet per second (approximately 148 gallons per minute)
- Duty Limitation: 1/80 cubic foot per second per acre, not to exceed 4.5 acre feet per acre per irrigation season
- Season of Use: April 2 through October 31 each year
- Point of Diversion: SE $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 18, Township 39 South, Range 4 West, W.M.
- Place of Use: 30 total acres within Section 18, T39S, R4W, W.M.
  - 10 acres in the NE $\frac{1}{4}$  NE $\frac{1}{4}$
  - 5 acres in the SW $\frac{1}{4}$  NE $\frac{1}{4}$
  - 15 acres in the SE $\frac{1}{4}$  NW $\frac{1}{4}$

**Property Specific Notes: The subject property is located in the SE $\frac{1}{4}$  NW $\frac{1}{4}$ , and it is estimated that approximately 4.5 acres of the described right is within the subject property (not guaranteed, estimated based on GIS mapping and review of the application map attached to this water right). It is understood that the ditch delivering this water is not currently in operating condition and has not delivered water in recent years.**



**Supplemental Water Rights**

- Certificate Number: 93253
- Certificate Holder: Thompson Creek Irrigation Association
- Source: Miller Lake Creek and Big Miller Lake Reservoir (constructed under Permit R-697), tributary to Sturgis Creek
- Use:
  - Primary irrigation of 62.00 acres
  - Supplemental irrigation of 907.06 acres
- Priority Date: September 26, 1936
- Duty Limitation:
  - Limited to 1/80 cubic foot per second per acre
  - Further limited to 2.5 acre feet per acre for lands irrigated from direct flow and reservoir storage
- Point of Diversion:
  - Township 40 South, Range 5 West, W.M., Section 28, NE NW
- Place of Use:
  - 62.00 acres designated as Primary Irrigation
  - 907.06 acres designated as Supplemental Irrigation

**Subject Property Notes:** The subject property appears to benefit from supplemental irrigation only under this certificate. Based on GIS mapping and a review of the map attached to the water right, it is estimated that approximately 4.0 acres west of the creek and approximately 4.5 acres east of the creek are included, for a total of approximately 8.5 acres. This information is not guaranteed and is provided as an estimate based on available mapping. The POD is the irrigation ditch. See notes in seller's property disclosures.



STATE OF OREGON  
COUNTY OF JACKSON  
**CERTIFICATE OF WATER RIGHT**

**This Is to Certify, That** S. L. JOHNSTON

of Applegate via Star Route, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Dry Gulch and seepage a tributary of Thompson Creek, tributary of Rogue River for the purpose of Irrigation under Permit No. 15661 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from December 14, 1943

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.33 cubic foot per second,

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SE $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 18, Township 39 South, Range 4 West, W. M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed  $4\frac{1}{2}$  acre feet per acre for each acre irrigated during the irrigation season from April 2, to October 31, of each year,

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

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

10 acres in the NW $\frac{1}{4}$  NE $\frac{1}{4}$ ,  
5 acres in the SW $\frac{1}{4}$  NE $\frac{1}{4}$ ,  
15 acres in the SE $\frac{1}{4}$  NW $\frac{1}{4}$ ,  
Section 18,  
T. 39 S., R. 4 W., W. M.

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

WITNESS the signature of the State Engineer, affixed

this 15th day of March, 1948.

CHAS. E. STRICKLIN

State Engineer

STATE OF OREGON

COUNTY OF JACKSON AND JOSEPHINE

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

THOMPSON CREEK IRRIGATION ASSOCIATION  
5777 THOMPSON CREEK RD  
APPLEGATE, OR 97530

confirms the right to use the waters of MILLER LAKE CREEK and BIG MILLER LAKE RESERVOIR CONSTRUCTED UNDER PERMIT R-697, a tributary STURGIS CREEK for PRIMARY IRRIGATION of 62.00 ACRES and SUPPLIMENTAL IRRIGATION of 907.06 ACRES.

This right was perfected under Permit S-12361 . The date of priority is SEPTEMBER 26, 1936. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.78 CUBIC FOOT PER SECOND FROM CREEK AND 24.5 ACRE FEET FROM RESERVOIR, or its equivalent in case of rotation, measured at the points of diversion.

The points of diversion are located as follows:

Twp	Rng	Mer	Sec	Q-Q
40 S	5 W	WM	28	NE NW

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated from direct flow for lands described as primary and shall be further limited to a diversion of not to exceed 2.5 acre feet per acre for each acre irrigated from direct flow and reservoir constructed under Permit R-697, and shall be further limited to the use of stored water only on the lands described as supplemental, and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

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

PRIMARY IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
38 S	4 W	WM	28	NW SW	7.20
38 S	4 W	WM	28	SW SW	13.00
38 S	4 W	WM	28	NE SE	0.70
38 S	4 W	WM	28	SW SE	1.00
38 S	4 W	WM	29	SE SE	7.40
38 S	4 W	WM	33	SW NW	7.50
39 S	4 W	WM	5	SW SE	0.30
39 S	4 W	WM	8	NW NW	4.00
39 S	4 W	WM	18	SW NE	1.20
39 S	4 W	WM	18	SE SW	6.50

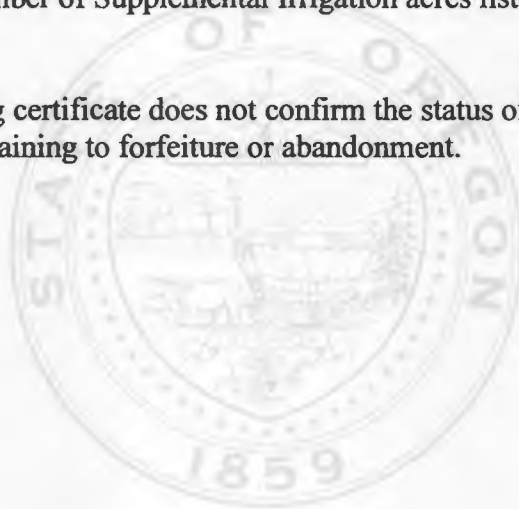
PRIMARY IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
39 S	4 W	WM	18	SW SE	2.10
39 S	4 W	WM	19	NW NE	0.70
39 S	4 W	WM	19	NE NW	3.30
39 S	5 W	WM	24	SE NE	6.60
39 S	5 W	WM	24	NW SE	0.50
Total					62.00

SUPPLEMENTAL IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
38 S	4 W	WM	28	NE NE	16.60
38 S	4 W	WM	28	NW NE	11.00
38 S	4 W	WM	28	SW NE	19.70
38 S	4 W	WM	28	SE NE	15.00
38 S	4 W	WM	28	SW NW	13.40
38 S	4 W	WM	28	SE NW	10.10
38 S	4 W	WM	28	NE SW	13.70
38 S	4 W	WM	28	NW SW	30.00
38 S	4 W	WM	28	SW SW	12.10
38 S	4 W	WM	28	SE SW	15.10
38 S	4 W	WM	28	NW SE	25.40
38 S	4 W	WM	29	NE SE	10.80
38 S	4 W	WM	29	SW SE	3.40
38 S	4 W	WM	29	SE SE	30.00
38 S	4 W	WM	32	NE NE	39.30
38 S	4 W	WM	32	NW NE	7.80
38 S	4 W	WM	32	SW NE	21.30
38 S	4 W	WM	32	SE NE	30.40
38 S	4 W	WM	32	NE SW	8.00
38 S	4 W	WM	32	SE SW	4.80
38 S	4 W	WM	32	NE SE	24.30
38 S	4 W	WM	32	NW SE	35.10
38 S	4 W	WM	32	SW SE	23.90
38 S	4 W	WM	32	SE SE	22.50
38 S	4 W	WM	33	NW NW	18.90
39 S	4 W	WM	5	SW NE	5.50
39 S	4 W	WM	5	NE SW	6.00
39 S	4 W	WM	5	SW SW	0.70
39 S	4 W	WM	5	SE SW	15.10
39 S	4 W	WM	5	NW SE	14.40
39 S	4 W	WM	5	SW SE	3.00
39 S	4 W	WM	6	SE SW	10.00
39 S	4 W	WM	7	SW NE	1.56
39 S	4 W	WM	7	SE NE	6.90
39 S	4 W	WM	7	NE NW	19.20
39 S	4 W	WM	7	NW NW	17.80
39 S	4 W	WM	7	NE SW	4.60
39 S	4 W	WM	7	NW SW	2.10
39 S	4 W	WM	7	SE SW	1.10
39 S	4 W	WM	7	NW SE	22.90
39 S	4 W	WM	7	SW SE	6.70

SUPPLEMENTAL IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
39 S	4 W	WM	8	NE NW	2.50
39 S	4 W	WM	8	NW NW	14.20
39 S	4 W	WM	18	NW NE	25.10
39 S	4 W	WM	18	SW NE	19.50
39 S	4 W	WM	18	NE NW	5.30
39 S	4 W	WM	18	SE NW	20.50
39 S	4 W	WM	18	NE SW	15.70
39 S	4 W	WM	18	SW SW	9.10
39 S	4 W	WM	18	SE SW	25.00
39 S	4 W	WM	18	NW SE	12.60
39 S	4 W	WM	18	SW SE	12.20
39 S	4 W	WM	19	NE NW	25.00
39 S	4 W	WM	19	NW NW	11.30
39 S	5 W	WM	24	SE NE	13.00
39 S	5 W	WM	24	NE SE	17.30
39 S	5 W	WM	24	NW SE	12.00
39 S	5 W	WM	24	SW SE	15.50
39 S	5 W	WM	24	SE SE	17.40
39 S	5 W	WM	36	SE NW	19.50
39 S	5 W	WM	36	NE SW	14.20
Total					907.06

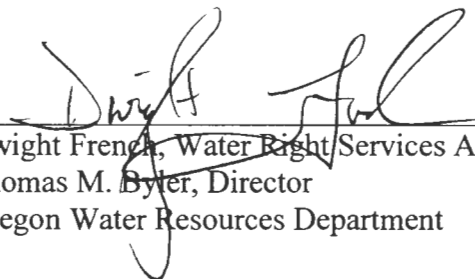
This certificate describes that portion of the water right confirmed by Certificate 48013, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered SEP 21 2017, approving Transfer Application T-12477, and also corrects a scrivener's error in the total number of Supplemental Irrigation acres listed on the total acres of Certificate 48013.

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 the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed SEP 21 2017.



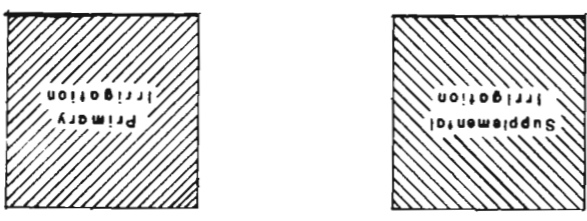
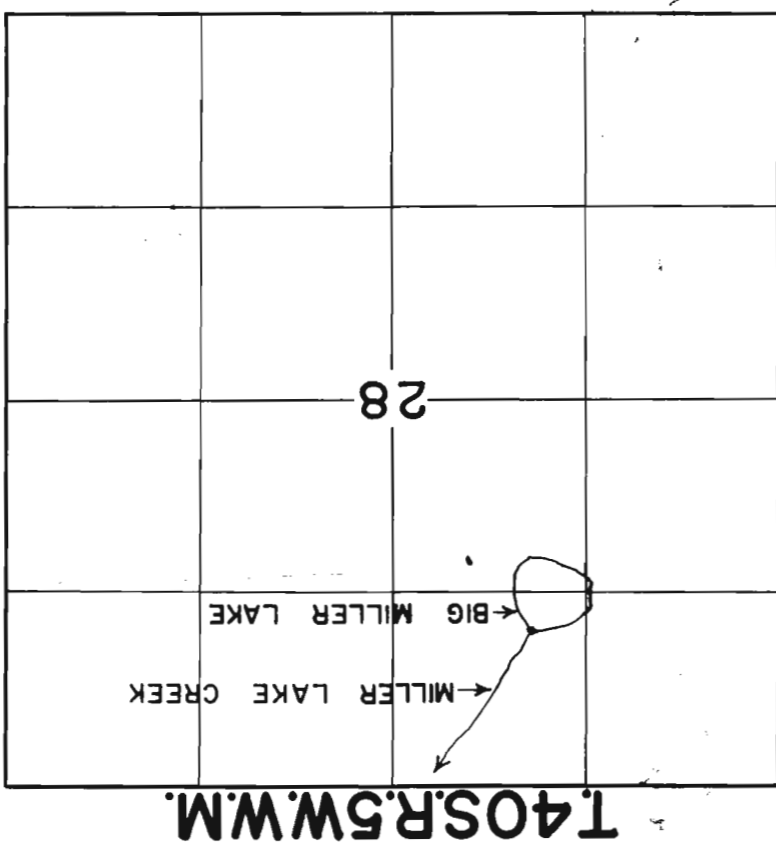
Dwight French, Water Right Services Administrator, for  
Thomas M. Byler, Director  
Oregon Water Resources Department

**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.

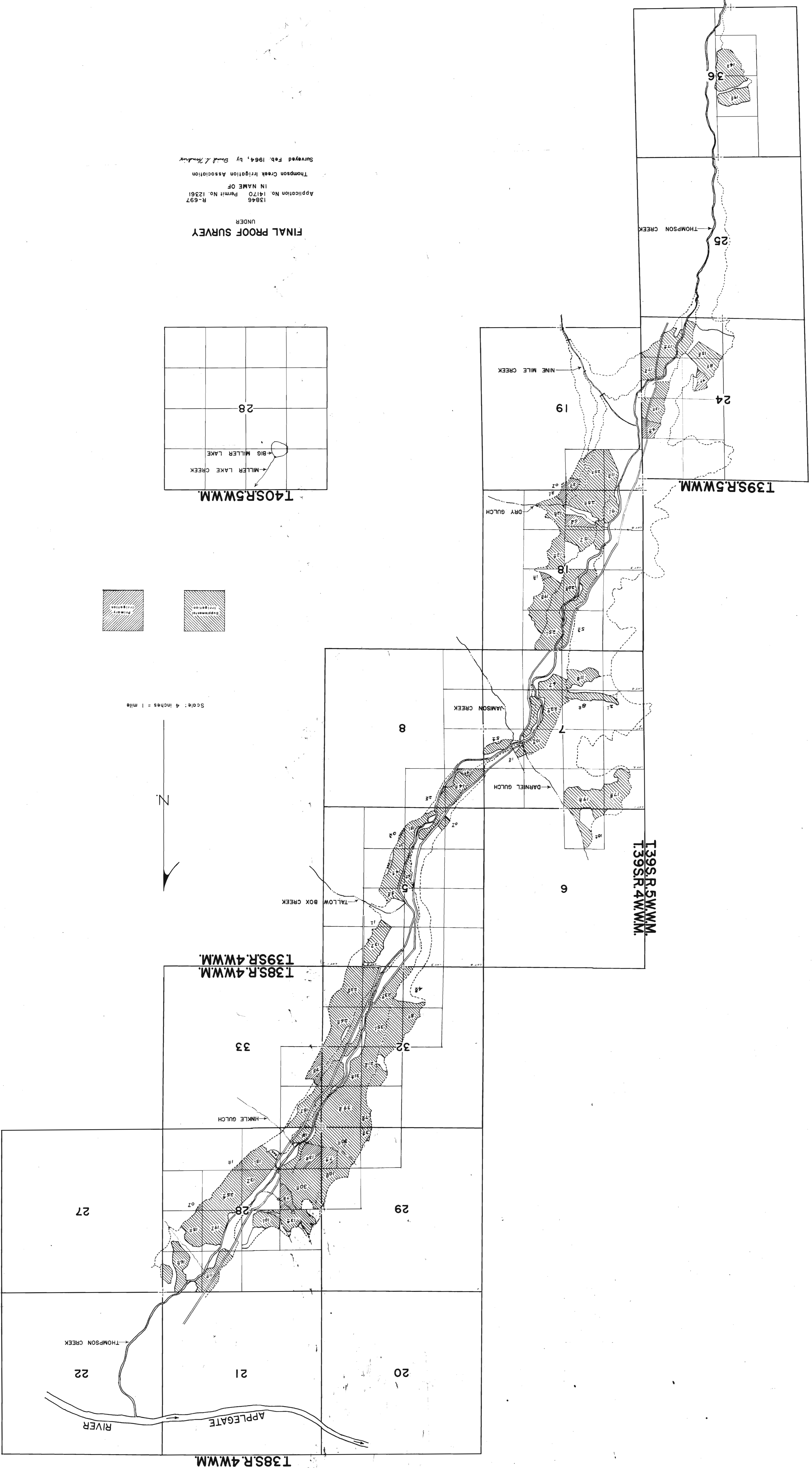
Surveyed Feb. 1964, by *Boyd & Thibault*  
 Thompson Creek Irrigation Association  
 IN NAME OF  
 Application No. 14170 Permit No. 12361  
 13846 R-697  
 UNDER

**FINAL PROOF SURVEY**



Scale: 4 inches = 1 mile

N



MAP OF WATER RIGHT TRANSFER  
SECTION 7  
TOWNSHIP 39 SOUTH, RANGE 4 WEST, W.M.  
JACKSON COUNTY, OREGON  
FOR

STEVEN M. SELF  
226 N. PAGE ST.  
PORTLAND, OR 97227



Scale: 1"=400'  
Date: May 18, 2016  
Revised: April 1, 2017

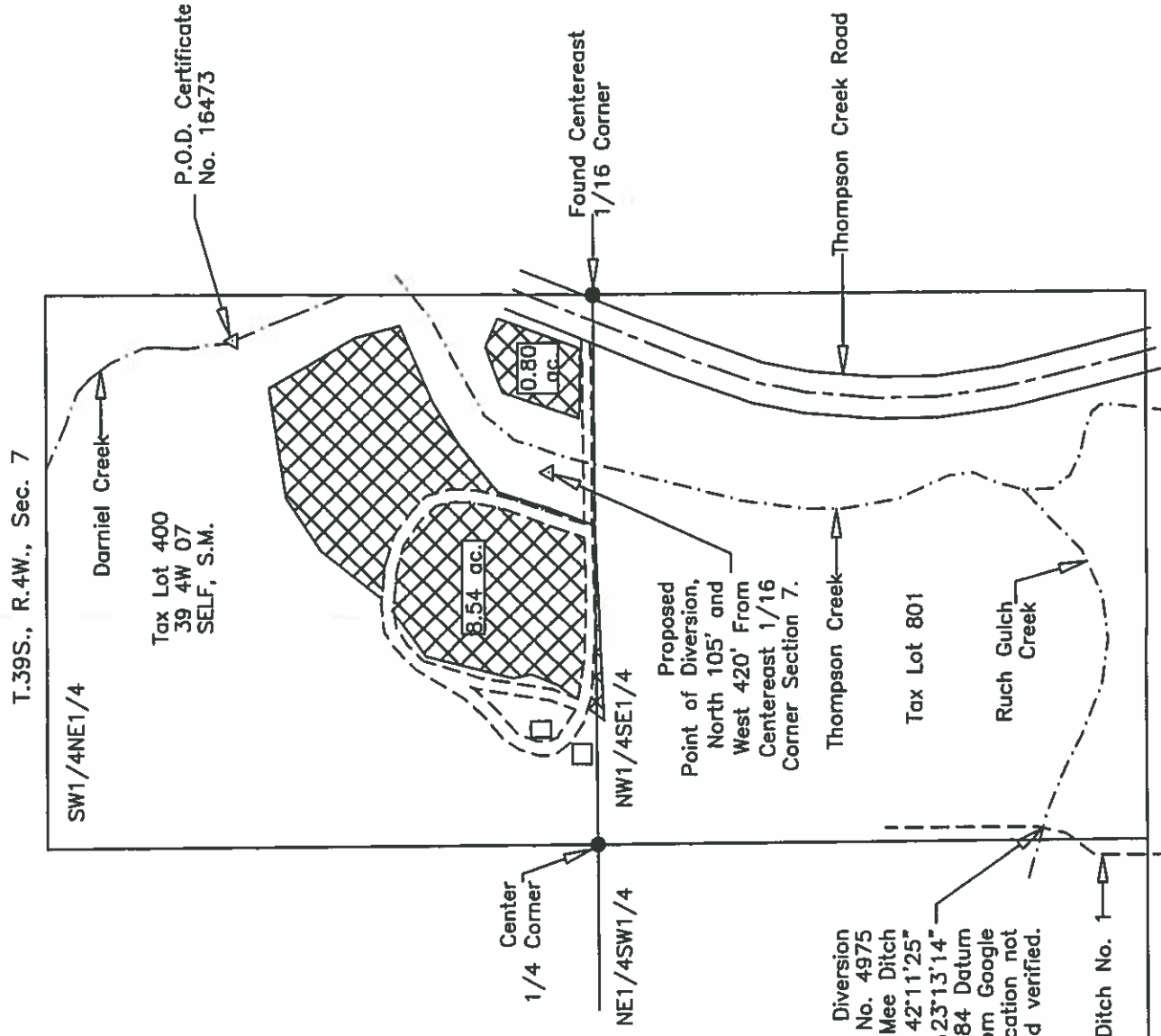
**LEGEND**

- Found Survey Monument
- Denotes Building
- === Denotes Driveway
- △ Proposed Point of Diversion
- Denotes Ditch
- ▣ Denotes Area Place of Supplemental Use
- Certificate No. 32990  
Priority Date 1857/1906—Change P.O.D.
- Certificate No. 42877  
Priority Date 3/26/18—Change P.O.D.
- Certificate No. 48013  
Priority Date 9/26/36—Change P.O.D.
- Certificate No. 48014  
Priority Date 12/28/61—Change P.O.D.

Note: See Map 2 of 4 for Primary Rights.

Existing Diversion  
Certificate No. 4975  
Ruch Gulch—A. Mee Ditch  
Latitude 42°11'25"  
Longitude 123°13'14"  
WGS 84 Datum  
Note: Scaled from Google  
Earth mapping—location not  
field verified.

A. Mee Ditch No. 1



RECEIVED BY OWRD

APR 13 2017

SALEM, OR

Renews: 12/31/17  
HAROLD L. CENTER  
2604 David Lane  
Medford, OR. 97504  
Phone 541-535-6108  
Oregon Certificate No. 152

This map was prepared for the purpose of identifying the location of a water right only and is not intended to provide legal dimensions or location of property ownership.

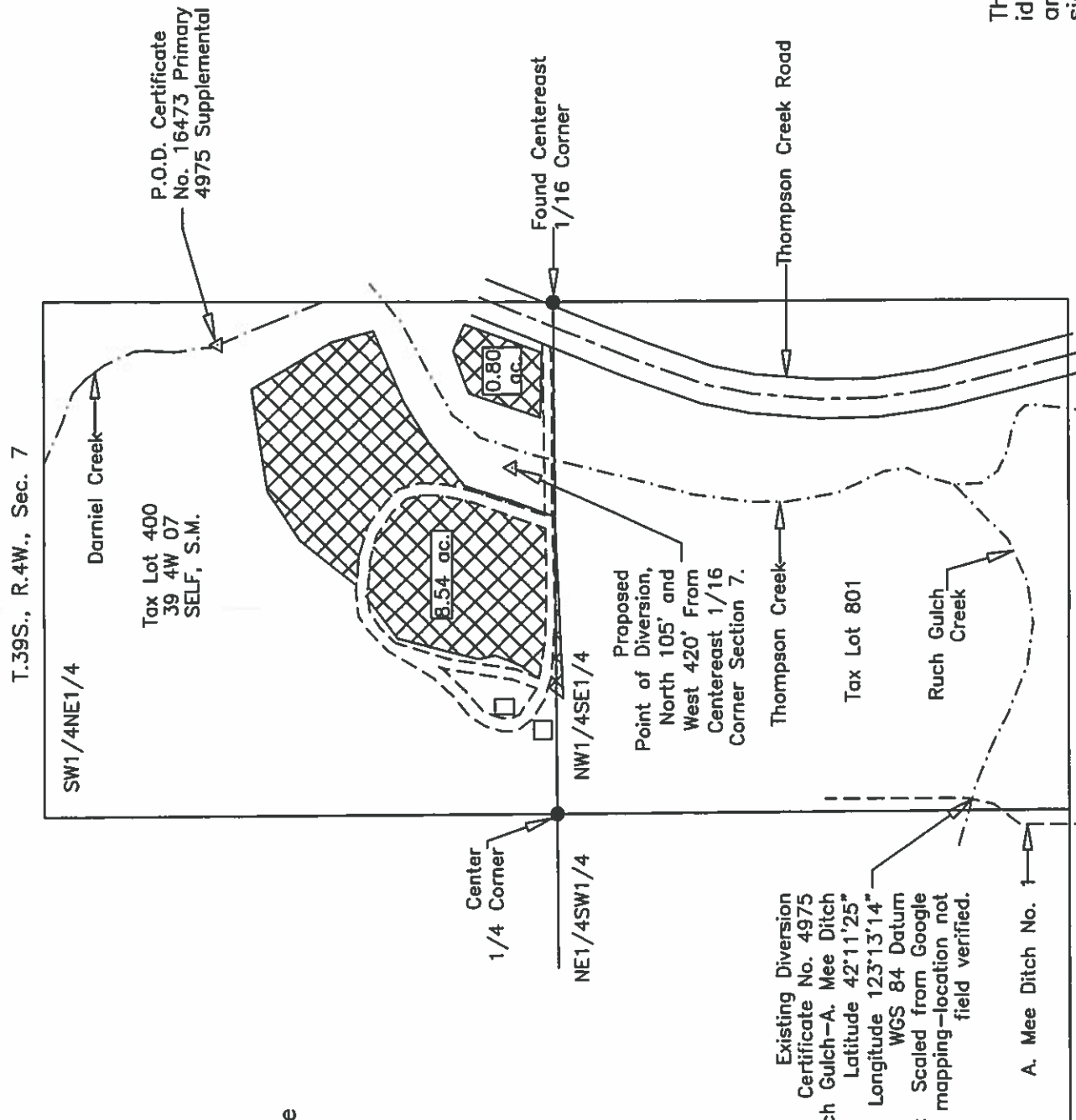
MAP OF WATER RIGHT TRANSFER  
SECTION 7  
TOWNSHIP 39 SOUTH, RANGE 4 WEST, W.M.  
JACKSON COUNTY, OREGON  
FOR  
STEVEN M. SELF  
226 N. PAGE ST.  
PORTLAND, OR 97227



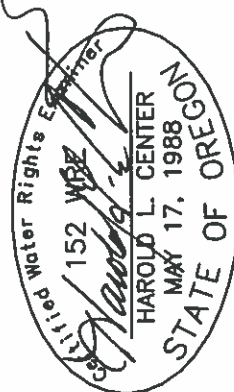
Scale: 1"=400'  
Date: May 18, 2016  
Revised: April 1, 2017

**LEGEND**

- Found Survey Monument
- Denotes Building
- === Denotes Driveway
- △ Proposed Point of Diversion
- Denotes Ditch
- ▣ Denotes Area Place of Supplemental Use Certificate No. 4975  
Priority Date 3/23/20—Change P.O.D.



RECEIVED BY OWRD  
APR 13 2017  
SALEM, OR



Renews: 12/31/17  
HAROLD L. CENTER  
2604 David Lane  
Medford, OR. 97504  
Phone 541-535-6108  
Oregon Certificate No. 152

This map was prepared for the purpose of identifying the location of a water right only and is not intended to provide legal dimensions or location of property ownership.

# Tax Records & Title Report



**First American Title**

Customer Service Department  
541.776.4555  
cservice@firstam.com  
02/12/2026

### OWNERSHIP INFORMATION

Owner: Bango, Joseph J Trustee Et Al  
CoOwner:  
Site: 6345 Thompson Cr Rd Applegate OR 97530  
Mail: 6345 Thompson Creek Rd Applegate OR 97530

Parcel #: 10633417  
Ref Parcel #: 394W180001100  
TRS: 39S / 04W / 18  
County: Jackson

### PROPERTY DESCRIPTION

Map Grid:  
Census Tract: 003002 Block: 2062  
Neighborhood:  
School Dist: Three Rivers  
Impr Type:  
Subdiv/Plat:  
Land Use: 551 - Farm - Exclusive Farm Use (EFU) -  
Improved (typical of class)  
Std Land Use: 7001 - Farm land  
Zoning: County-EFU - Exclusive Farm Use  
Lat/Lon: 42.179265 / -123.222118  
Watershed: Middle Applegate River  
Legal:

### ASSESSMENT AND TAXATION

Market Land: \$367,040.00  
Market Impr: \$360,580.00  
Market Total: \$727,620.00 (2025)  
% Improved: 0.00%  
Assessed Total: \$246,177.00 (2025)  
Levy Code: 4002  
Tax: \$2,578.72 (2024)  
Millage Rate: 10.4538  
Exemption: \$0.00  
Exemption Type:

### MAIN PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 2,464 SqFt	Year Built: 1981
Baths, Total: 2	First Floor: 1,421 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 9.74 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 424,274 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 1	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 1	Attic Fin: 1,043 SqFt	Roof Material: Composition Shingle
Cooling: No	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 1,043 SqFt	Ext Walls:
Building Style:	Garage: Attached 1,326 SqFt	Const Type:

### IMPROVEMENT: 86457 - 142 - RESIDENCE

#### Two story

Year Built: 1981	Total SqFt: 0
Bedrooms: 3	Finished SqFt: 2,464
Bath Total: 0	1st Floor SqFt: 1,421
Garage SqFt: 0	2nd Floor SqFt: 0
Basement Unfin SqFt: 0	Attic Fin SqFt: 1,043
Basement Fin SqFt: 0	Attic Unin SqFt: 0
Floor Dsc:	

### PARCEL ID: 10633417

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


## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
JOSEPH J BANGO	02/06/2020	4157		Intrafamily Transfer & Dissolution		Conv/Unk
JOSEPH JANOS BANGO	09/28/2012	32717		Stand Alone Mortgage	\$248,260.00	New Conv
JOSEPH JANOS BANGO	01/30/2009	3325		Intrafamily Transfer & Dissolution	\$258,750.00	New Conv
JOSEPH JANOS BANGO	08/07/2007	36956		Stand Alone Mortgage	\$400,000.00	Credit Line/HELOC
JOSEPH JANOS BANGO	03/02/2004	10666		Intrafamily Transfer & Dissolution		Conv/Unk
JOSEPH J BANGO	02/23/2004	9036	\$365,000.00	Warranty Deed	\$292,000.00	Purch \$ Mtg
THOMAS E STONE	10/19/1999	53252	\$190,000.00	Warranty Deed	\$152,000.00	Conv/Unk
PLEDGED PROPERTY II LLC	05/25/1999	28463	\$166,159.00	Trustee's Deed (Certificate of Title)		Conv/Unk

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

Grantor Name and Address  
 JOSEPH J. BANGO and TINA M. BANGO  
 6345 Thompson Creek Rd.  
 Applegate, OR 97530  
 Grantee Name and Address  
 JOSEPH J. BANGO and TINA M. BANGO, as Trustees of THE JOSEPH JANOS BANGO AND  
 TINA MARIE BANGO FAMILY TRUST, Dated April 2<sup>nd</sup>, 1999  
 6345 Thompson Creek Rd., Applegate, OR 97530  
 After recording, return to (Name and Address):  
 \*  
 \*  
 \*  
 Send all tax statement to (Name and Address):  
 JOSEPH J. BANGO and TINA M. BANGO, as Trustees of THE JOSEPH JANOS BANGO AND  
 TINA MARIE BANGO FAMILY TRUST, Dated April 2<sup>nd</sup>, 1999  
 6345 Thompson Creek Rd., Applegate, OR 97530

Jackson County Official Records **2020-004157**  
 R-WD  
 Cnt=1 SHINGLJS **02/06/2020 02:48:04 PM**  
 \$10.00 \$10.00 \$11.00 \$11.00 \$60.00 **Total: \$102.00**



01889296202000041570020025

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

**WARRANTY DEED - STATUTORY FORM**

JOSEPH J. BANGO and TINA M. BANGO, husband and wife, as tenants by the entirety, Grantor(s), conveys and warrants to JOSEPH J. BANGO and TINA M. BANGO, Trustees, or their Successors in Trust, under THE JOSEPH JANOS BANGO AND TINA MARIE BANGO FAMILY TRUST under agreement dated April 2, 1999, and any amendment thereto, Grantee(s), the following described real property free of encumbrances, except as specifically set forth herein, situated in Jackson County, Oregon:

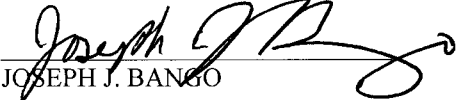
SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE FULLY INCORPORATED HEREIN.

For information purposes only, the physical address, map/tax acct#(s) may be referenced here: 6345 Thompson Creek Rd., Applegate, OR 97530.

This property is free from encumbrances except (if none, so state): None.

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

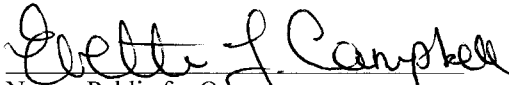
DATED February 6<sup>th</sup>, 2020; any signature on behalf of a business or other entity is made with the authority of that entity.

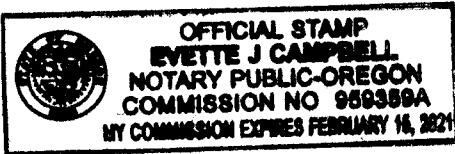
  
 JOSEPH J. BANGO

  
 TINA M. BANGO

State of Oregon  
 County of Jackson

This instrument was acknowledged before me on (date) 02/06/2020 by JOSEPH J. BANGO and TINA M. BANGO.

  
 Notary Public for Oregon



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

## EXHIBIT A

Commencing at a 1-1/4" iron pipe from which a 1" iron pipe at the southwest corner of Section 18 in Township 39 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon, bears South 3872.40 feet (record South 3872.59 feet), and West 2250.45 feet (record West 2250.43 feet), thence South 53°56'30" East 891.91 feet, thence South 30°04'01" West 443.94 feet to a 5/8" iron pin for the true point of beginning; thence South 89°53'01" West 1196.87 feet to the centerline of road known as Thompson Creek Road; thence South 34°13'30" West, along said line, 64.34 feet; thence South 41°13'30" West, along said line, 227.54 feet; thence South 23°22'00" West 128.86 feet to the east-west centerline of said Section 18; thence North 89°53'01" East, along said east-west line, 1348.45 feet to a 5/8" iron pin; thence North 07°39'04" East 135.70 feet to a 5/8" iron pin; thence North 13°40'17" East 161.61 feet to a 5/8" iron pin; thence North 30°04'01" East 58.7 feet to the true point of beginning.

(Code 40-01, Account #1-063341-7, Map #394W, Tax Lot #2501)

(Code 40-02, Account #1-068335-4, Map #394W, Tax Lot #2501)

## SUBJECT TO:

1. The premises herein described have been zoned or qualified for "Farm Use" tax assessment. At such time as said land is disqualified for such "Farm Use", the property will be subject to additional taxes and interest, and possible statutory penalty.
2. Rights of the public, riparian owners and governmental bodies as to the use of the waters of Thompson Creek and the natural flow thereof on and across that portion of the subject property lying below the high water line of said waterway.
3. Existing easement for Johnson Ditch and Mae Ditch, as disclosed by document recorded June 13, 1995, as No. 95-15745 of the Official Records of Jackson County, Oregon.
4. Easement for public road over that portion lying within Thompson Creek Road. (Affects westerly line)
5. Right of way for the transmission and distribution of electricity, and for other purposes, granted to The California Oregon Power Company, a California corporation, by instrument recorded in Volume 218 page 397 of the Deed Records of Jackson County, Oregon. (Not locatable of record)
6. Right of way for the transmission and distribution of electricity, and for other purposes, granted to Pacific Power & Light Company, a corporation, by instrument recorded June 26, 1979 as No. 79-13093 of the Official Records of Jackson County, Oregon.

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

12-Feb-2026

BANGO JOSEPH J TRUSTEE ET AL  
6345 THOMPSON CREEK RD  
APPLEGATE OR 97530-9639

Tax Account #	10633417	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4002
Situs Address	6345 THOMPSON CR RD APPLEGATE/COUNTY OR	Interest To	Feb 15, 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	\$2,648.83	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,578.72	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,447.45	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,376.81	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,307.22	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,344.17	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,265.88	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,193.11	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,150.71	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,096.09	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,029.98	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,978.32	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,786.27	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,754.39	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,809.40	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,690.21	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,793.13	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,767.42	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,714.66	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,660.41	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.00	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.75	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.82	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.55	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.54	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.08	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.76	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.05	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.96	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.70	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



**First American Title™**

First American Title Insurance Company

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

Order No.: 7161-4366792  
April 06, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

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

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

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

### Preliminary Title Report

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

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

Situs Address as disclosed on Jackson County Tax Roll:

6345 Thompson Creek Road, Applegate, OR 97530

2021 ALTA Owners Standard Coverage	Liability \$	699,000.00	Premium \$	1,649.00
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 March 25, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Joseph J. Bango and Tina M. Bango, Trustees, or their Successors in Trust, under The Joseph Janos Bango and Tina Marie Bango Family Trust under agreement dated April 2, 1999, and any amendment thereto

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

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

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

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

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
  - i. Satisfactory evidence that no construction liens will be filed; or
  - ii. Adequate security to protect against actual or potential construction liens;
  - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
8. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

9. These premises are situated in the Thompson Creek 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 Thompson Creek.
11. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
12. Easement, including terms and provisions contained therein:  
Recording Information: [Volume 218, Pages 391 and 397](#)  
In Favor of: California Oregon Power Company  
For: transmission and distribution of electricity
13. Right of way, including terms and conditions contained therein:  
Granted to: Pacific Power & Light Company, a corporation  
For: transmission and distribution of electricity  
Recorded: June 26, 1979  
Recording Information: Document No. [79-13093](#)
14. Existing easement for Johnson Ditch and Mae Ditch as disclosed by document recorded June 13, 1995 as Document No. [95-15745](#)
15. The Company will require a Certification of Trust from the vestees named herein, providing information about The Joseph Janos Bango and Tina Marie Bango Family Trust under agreement dated April 2, 1999, and any amendment thereto and confirming the powers of the trustees and the continuing existence of the trust.
16. Unrecorded leases or periodic tenancies, if any.
17. 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 recorded in the Office of the County Clerk (Recorder) covering timber, fixtures or crops, on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system.
18. 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:	\$2,648.83
Map No.:	394W18 1100
Property ID:	<a href="#">1-063341-7</a>
Tax Code No.:	40-02

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

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!  
WE KNOW YOU HAVE A CHOICE!

GARY LANEY  
TITLE OFFICER  
glaney@firstam.com

Recording Information

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

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

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

cc: Lender To Be Determined

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

## Exhibit "A"

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

Commencing at a 1-1/4" iron pipe from which a 1" iron pipe at the Southwest corner of Section 18 in Township 39 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon, bears South 3872.40 feet (record South 3872.59 feet), and West 2250.45 feet (record West 2250.43 feet), thence South 53°56'30" East 891.91 feet, thence South 30°04'01" West 443.94 feet to a 5/8" iron pin for the true Point of Beginning; thence South 89°53'01" West 1196.87 feet to the centerline of road known as Thompson Creek Road; thence South 34°13'30" West, along said line, 64.34 feet; thence South 41°13'30" West, along said line, 227.54 feet; thence South 23°22'00" West 128.86 feet to the East-West centerline of said Section 18; thence North 89°53'01" East, along said East-West line, 1348.45 feet to a 5/8" iron pin; thence North 07°39'04" East 135.70 feet to a 5/8" iron pin; thence North 13°40'17" East 161.61 feet to a 5/8" iron pin; thence North 30°04'01" East 58.7 feet to the true Point of Beginning.

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



## First American Title Insurance Company

### SCHEDULE OF EXCLUSIONS FROM COVERAGE

#### ALTA LOAN POLICY (07/01/21)

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

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

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

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

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

## SCHEDULE OF STANDARD EXCEPTIONS

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

---

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

Rev. 07-01-21



## Privacy Notice

Last Updated and Effective Date: December 1, 2025

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

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

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

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

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

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

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

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

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



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

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

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

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

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

Contact Us: [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.



# Seller's Disclosures



### SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 6345 Thompson Creek Rd, Applegate, OR 97530  
 2 \_\_\_\_\_ (the "Property")

#### INSTRUCTIONS TO THE SELLER

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

6 Each seller of residential property described in [ORS 105.465](#) must deliver this form to each buyer who makes a written offer to purchase. Under [ORS](#)  
 7 [105.475\(4\)](#), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s)  
 8 of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under [ORS 105.470](#), fill out only Section 1.

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

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

##### Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:

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

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

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

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

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

19 \_\_\_\_\_ This sale or transfer is by a governmental agency.

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

21 Seller \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 22 Print \_\_\_\_\_  
 23 Seller \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 24 Print \_\_\_\_\_  
 25 Seller \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 26 Print \_\_\_\_\_  
 27 Seller \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 28 Print \_\_\_\_\_  
 29

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

31 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 32 Print \_\_\_\_\_  
 33 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 34 Print \_\_\_\_\_  
 35 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 36 Print \_\_\_\_\_  
 37 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 38 Print \_\_\_\_\_



SELLER'S PROPERTY DISCLOSURE STATEMENT

39 Property Address or Tax ID # 6345 Thompson Creek Rd, Applegate, OR 97530
40 (the "Property")

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

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

43 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
44 PROPERTY LOCATED AT 6345 Thompson Creek Rd, Applegate, OR 97530 (THE "PROPERTY").

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

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

54 Seller (select one) 4 is is not occupying the Property.

I. SELLER'S REPRESENTATIONS

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

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

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

59 1. TITLE

- 60 A. Do you have legal authority to sell the Property? 4 Yes No Unknown
61 B. \*Is title to the Property subject to any of the following? Yes\* 4 No Unknown
62 First right of refusal Option Lease or rental agreement Other listing Life estate
63 C. \*Is the Property being transferred an unlawfully established unit of land? Yes\* 4 No Unknown
64 D. \*Are there any encroachments, boundary agreements, boundary disputes or
65 recent boundary changes? Yes\* No 4 Unknown
66 E. \*Are there any rights of way, easements, licenses, access limitations or claims
67 that may affect your interest in the Property? Yes\* No 4 Unknown
68 F. \*Are there any agreements for joint maintenance of an easement or right of way? Yes\* No 4 Unknown
69 G. \*Are there any governmental studies, designations, zoning overlays, surveys or
70 notices that would affect the Property? Yes\* No 4 Unknown
71 H. \*Are there any pending or existing governmental assessments against the Property? Yes\* 4 No Unknown
72 I. \*Are there any zoning violations or nonconforming uses? Yes\* 4 No Unknown

Buyer Initials / / /

Seller Initials JB / TB / /



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 6345 Thompson Creek Rd, Applegate, OR 97530 (the "Property")

- J. \*Is there a boundary survey for the Property? ... Yes\* 4 No Unknown
K. \*Are there any covenants, conditions, restrictions or private assessments that affect the Property? ... Yes\* 4 No Unknown
L. \*Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold? ... Yes\* 4 No Unknown

2. WATER

- A. Household water
(1) The source of the water is (select ALL that apply): Public Community 4 Private Other (specify) Well
(2) Water source information:
a. \*Does the water source require a water permit? ... Yes\* No 4 Unknown
If yes, do you have a permit? ... Yes No Unknown 4 N/A
b. Is the water source located on the Property? ... 4 Yes No Unknown N/A
\*If not, are there any written agreements for a shared water source? ... Yes\* No Unknown 4 N/A
c. \*Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source? ... Yes\* 4 No Unknown
d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? ... Yes 4 No Unknown N/A
Flow test Bacteria test Chemical contents test
e. \*Are there any water source plumbing problems or needed repairs? ... Yes\* 4 No Unknown
(3) Are there any water treatment systems for the Property? ... Yes 4 No Unknown
Leased Owned

B. Irrigation

- (1) Are there any 4 water rights or other irrigation rights for the Property? ... 4 Yes No Unknown
(2) \*If any exist, has the irrigation water been used during the last five-year period? ... 4 Yes\* No Unknown N/A
(3) \*Is there a water rights certificate or other written evidence available? ... 4 Yes\* No Unknown N/A

C. Outdoor sprinkler system

- (1) Is there an outdoor sprinkler system for the Property? ... Yes 4 No Unknown
(2) Has a back flow valve been installed? ... Yes No Unknown 4 N/A
(3) Is the outdoor sprinkler system operable? ... Yes No Unknown 4 N/A

3. SEWAGE SYSTEM

- A. Is the Property connected to a public or community sewage system? ... Yes 4 No Unknown
B. Are there any new public or community sewage systems proposed for the Property? ... Yes 4 No Unknown
C. Is the Property connected to an on-site septic system? ... 4 Yes No Unknown
(1) If yes, when was the system installed? ... 4 Unknown N/A

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Seller Initials JB / TB / \_\_\_\_\_ / \_\_\_\_\_



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 6345 Thompson Creek Rd, Applegate, OR 97530 (the "Property")

- (2) \*If yes, was the system installed by permit?
(3) \*Has the system been repaired or altered?
(4) \*Has the condition of the system been evaluated and a report issued?
(5) Has the septic tank ever been pumped?
(6) Does the system have a pump?
(7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
(8) \*Is a service contract for routine maintenance required for the system?
(9) Are all components of the system located on the Property?
D. \*Are there any sewage system problems or needed repairs?
E. Does your sewage system require on-site pumping to another level?

4. DWELLING INSULATION

- A. Is there insulation in the:
(1) Ceiling?
(2) Exterior walls?
(3) Floors?
B. Are there any defective insulated doors or windows?

5. DWELLING STRUCTURE

- A. \*Has the roof leaked?
B. Are there any additions, conversions or remodeling?
C. Are there smoke alarms or detectors?
D. Are there carbon monoxide alarms?
E. Is there a woodstove or fireplace insert included in the sale?
F. \*Has pest and dry rot, structural or "whole house" inspection been done within the last three years?

Buyer Initials

Seller Initials JB / TB



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 6345 Thompson Creek Rd, Applegate, OR 97530 (the "Property")

- G. \*Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?
H. Is there a sump pump on the Property?
I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation?
(1) Are there problems with the materials?
(2) Are the materials covered by a warranty?
(3) Have the materials been inspected?
(4) Have there ever been claims filed for these materials by you or by previous owners?
(5) Was money received?
(6) Were any of the materials repaired or replaced?

6. DWELLING SYSTEMS AND FIXTURES

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

- A. Electrical system, including wiring, switches, outlets and service
B. Plumbing system, including pipes, faucets, fixtures and toilets
C. Water heater tank
D. Garbage disposal
E. Built-in range and oven
F. Built-in dishwasher
G. Sump pump
H. Heating and cooling systems
(1) Heating systems
(2) Cooling systems
I. Security system
J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action suit settlement or litigation?
(1) Are there problems with the product?
(2) Is the product covered by a warranty?
(3) Has the product been inspected?

Buyer Initials

Seller Initials JB / TB



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 6345 Thompson Creek Rd, Applegate, OR 97530 (the "Property")

- (4) Have claims been filed for this product by you or by previous owners?
(5) Was money received?
(6) Were any of the materials or products repaired or replaced?

7. COMMON INTEREST

- A. Is there a Home Owners' Association or other governing entity?
B. Regular periodic assessments: \$ 59.50 per Year
C. Are there any pending or proposed special assessments?
D. Are there shared "common areas" or joint maintenance agreements for facilities
E. Is the Home Owners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment?
F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not?

8. SEISMIC

- A. Was the house constructed before 1974?
If yes, has the house been bolted to its foundation?

9. GENERAL

- A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area?
B. Does the Property contain fill?
C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?
D. Is the Property in a designated floodplain?
E. Is the Property in a designated slide or other geologic hazard zone?
F. Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?
G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel, etc.) on the Property?

Buyer Initials / / /

Seller Initials JB / TB / /



SELLER'S PROPERTY DISCLOSURE STATEMENT

218 Property Address or Tax ID # 6345 Thompson Creek Rd, Applegate, OR 97530
219 (the "Property")

220 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? ... Yes No 4 Unknown
221 \*If yes, was a Certificate of Fitness issued? ... Yes\* No Unknown 4 N/A

222 10. FULL DISCLOSURE BY SELLER(S)

223 A. \*Are there any other material defects affecting this Property or its value that a
224 prospective buyer should know about? ... Yes\* 4 No
225 \*If yes, describe the defect on attached sheet and explain the frequency and extent
226 of the problem and any insurance claims, repairs or remediation.

VERIFICATION

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

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

231 Seller Joseph Bango Date/Time 03/17/2026, 04:28:54 PM PDT
232 Print The Joseph Janos Bango and Tina Marie Bango Family Trust

233 Seller Tina Bango Date/Time 03/17/2026, 04:32:48 PM PDT
234 Print The Joseph Janos Bango and Tina Marie Bango Family Trust

235 Seller
236 Print

237 Seller
238 Print

II. BUYER'S ACKNOWLEDGMENT

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

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

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

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

Buyer Initials / / /



### SELLER'S PROPERTY DISCLOSURE STATEMENT

253 Property Address or Tax ID # 6345 Thompson Creek Rd, Applegate, OR 97530  
254 \_\_\_\_\_ (the "Property")

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

256 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
257 Print \_\_\_\_\_

258 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
259 Print \_\_\_\_\_

260 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
261 Print \_\_\_\_\_

262 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
263 Print \_\_\_\_\_

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

265 Real Estate Agent \_\_\_\_\_ ← Real Estate Firm (*identify*) \_\_\_\_\_

266 Date received by Agent \_\_\_\_\_

Seller Initials JB / TB / \_\_\_\_\_ / \_\_\_\_\_

**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**



SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

Property Address or Tax ID # 6345 Thompson Creek Rd, Applegate, OR 97530 (the "Property")

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

Question # 1.D. (Line 65) JB TJ

Details: In regard to lot lines, we are unaware of any surveys completed on our property at 6345 Thompson Creek Rd. When we replaced the pre-existing fencing, we followed the historic fence line. There have not been nor are there any disputes regarding the fence line.

Attachment Identified as:

Question # 2.B.(1) (Line 97) JB TJ

Details: The approved irrigation point of diversion is the irrigation ditch that crosses the driveway and the irrigation ditch near the well house in the back pasture. The ditch in the back pasture is non functional. For efficiency, we pump directly from the creek through a screened poly pipe to a small water cannon. This is not a approved diversion.

Attachment Identified as:

Question #

Details:

Attachment Identified as:

Question #

Details:

Attachment Identified as:

Question #

Details:

Attachment Identified as:

Seller Joseph Bango Date/Time 03/17/2026, 04:28:54 PM PDT

Print The Joseph Janos Bango and Tina Marie Bango Family Trust

Seller Tina Bango Date/Time 03/17/2026, 04:32:48 PM PDT

Print The Joseph Janos Bango and Tina Marie Bango Family Trust

Seller Date/Time

Print

Seller Date/Time

Print

Buyer Initials / / /

# Home Inspection

(Coming Soon)



**PAID**

Credit Card \$550.00 (#3446) on 03/10/2026

do good. be awesome.™

**Rogue Inspection Services**  
PO Box 451, Jacksonville, OR 97530

Invoice Date: 03/12/2026

Payor
Joseph Bango 6345 Thompson Creek Rd Applegate, OR 97530

Client / Subject Property
Joseph Bango 6345 Thompson Creek Rd, Applegate, OR 97530

Terms	Due
due on receipt	04/24/2026

DESCRIPTION	AMOUNT
Inspection Fee	\$550.00
<b>Total:</b>	<b>\$550.00</b>

Thank you for your business, if you have any questions please call us at (541) 507-7674

# Septic Information



State of Oregon  
Department of  
Environmental  
Quality

# Existing System Evaluation Report for Onsite Wastewater Systems

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

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

**Septic System Owner-Provided Information:**

Property Owner(s)(Sellers): Joseph Bango Telephone: \_\_\_\_\_

Site Address: 6345 THOMPSON CR RD City: Applegate Zip Code: 97530

County: Jackson Lot Size: 9.74 (Acres/Square Feet (circle units))

Legal Description: TWN:39 RNG:4W SEC:18 Tax Lot:1100

Age of wastewater treatment system 47 (years) Is there a service contract for system components? no

Date the septic tank was last pumped 10/2/2019 (please attach receipt if available)

Number of people occupying dwelling 3 If unoccupied, for how long has it been vacant? \_\_\_\_\_

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

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

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): \_\_\_\_\_

Certification:

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

Certification Number: 36391

Business name A-Affordable Royal Flush Email aaroyalflush7@gmail.com

Business address P.O. Box 2868 White City, OR 97503 Phone 541-772-3389

Date of Evaluation: 3-13-26 (MM/DD/YYYY)

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

03/13/2026  
Date (MM/DD/YYYY)

\_\_\_\_\_  
Signature of Qualified Septic System Evaluator

1. **General System Information**

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

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

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

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

There is a permit for the septic system Yes No Unknown

- Permit Number(s) 15-112-88N
- Year original septic system installed: 1988 (YYYY) No record of installation date
- Dates of subsequent repairs or alterations: \_\_\_\_\_ (YYYY)
- All plumbing fixtures are connected to the septic system Yes No Unknown

If you answered "No" or "unknown," please describe below:

---

---

- Additional Comments:

Septic tank is located on left side of home, 15ft from cleanout, dosing tank is 10ft from septic tank with riser

2. **Overall Septic System Status**

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

---

---

3. **Septic tank**

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

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

- The septic tank material is:

- Concrete
- Steel
- Plastic
- Fiberglass
- Other (explain) \_\_\_\_\_
- Unknown

- Is the septic tank accessible?  Yes  No

- Septic tank volume in gallons 1000

- Tank volume determined by: Check all that apply, add comments below as needed

- Permit Records  Measured  Stamped on Tank  Other

- Septic tank risers are at ground level  Yes  No

- Tank appears to be free from defects, leaking and signs of deterioration  Yes  No

If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

Recommend installing riser to bring lid to surface level.

- Septic tank lid(s) is intact  Yes  No

- Septic tank baffles are intact: Inlet  Yes  No Outlet  Yes  No

- Baffle material - Inlet  Plastic  Concrete  Metal Outlet  Plastic  Concrete  Metal

Effluent filter is present  Yes  No

- Effluent filter is free of debris  Yes  No  Not Applicable

- Liquid level in tank relative to invert of outlet  At  Above  Below

If above or below invert outlet, please explain: \_\_\_\_\_

- **Scum** layer 2 (inches)      **Sludge** layer 1 (inches)

- **Scum** and **Sludge** layer more than 35% of the *total* tank volume  Yes  No

Indicate where sludge measured from:  Inlet  Middle  Outlet

- Additional Comments: \_\_\_\_\_

#### 4. Dosing tank / Pump Basin

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

- The septic system has a dosing tank  Yes  No

(If "No," skip the rest of section 4)

- At the time of this evaluation the power was on to test the pump(s):  Yes  No

- Dosing tank capacity 500 (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed  
 Permit Records  Measured  Stamped on Tank  Other
- Dosing tank material concrete
- Dosing tank appears to be watertight and in good condition  Yes  No
- Dosing tank lid is intact  Yes  No
- Electrical components are sealed and watertight  Yes  No
- Pump/ siphon is functional  Yes  No
- Type of Pump  Demand dose  Time dose
- Pump control mechanism is functional (floats, pressure transducer)  Yes  No
- There is a high water alarm  Yes  No
- The high water alarm (audible and visual) is working  Yes  No  Not Applicable
- Type of screen none
- Screen is clean and free of debris  Yes  No - Screen cleaned for this evaluation  Yes  No
- Scum/ sludge present in Dosing tank  Yes  No
- Scum layer 0 (inches)      Sludge layer 4 (inches)
- Additional Comments:  
Recommend replacing riser due to broken concrete lid and cracked concrete riser. Also  
recommend a watertight splice box and alarm.

5. **Soil absorption system**

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

- The septic system has a soil absorption system  Yes  No  Unknown
- Was the soil absorption system part of the evaluation?  Yes  No  See note below  
If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):  
Visual Evaluation Only:
- Absorption distribution  Equal  Serial  Pressure  Equal via pressure
- Absorption lines construction material:  
 Gravel and pipe  Chamber  Tile  Polystyrene foam and pipe  Other \_\_\_\_\_
- Absorption distribution unit(s):  dropbox  hydrosplitter  equal distribution box
- Intact  Damaged  N/A
- Absorption distribution unit(s) are free of debris or solids  Yes  No  N/A

- Locate all drain lines in soil absorption system Yes No  
Total length of drain lines 375 (ft)  
Lengths determined by Physically uncovering portions of system/probing Written records  
Fish tape Electronic locator  camera
- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.  
Yes No

If you answered "No," please describe below:

---

---

---

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

If you answered "No," please explain below:

---

---

---

- Additional Comments:  
Recommend camera internal lines of drain field to determine exact location and condition. We may need to dig to gain access. Written permission from property owner is required. See estimate.

---

---

---

**6. Sand Filter System**

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

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

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

Yes  No

If you answered "No," please describe below:

---

---

---

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

(If "No", skip the rest of section 6)

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

- Additional Comments:

---

---

---

**7. Alternative Treatment Technology System**

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

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

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

Product name \_\_\_\_\_  
System ID number \_\_\_\_\_  
Manufacturer name \_\_\_\_\_

- Previous two years of maintenance records are available  Yes  No

If you answered "No," please explain below:

---

---

- Previous two years of maintenance records are attached to this form  Yes  No

If you answered "No," please explain below:

---

---

- Additional Comments:

---

---

---

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

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

---

---

---

9. **Provide a Site Plan**

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

---

---

---

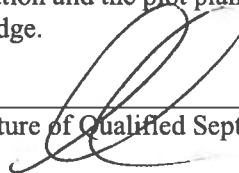
10. **Disclaimer:**

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

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

03/13/2026  
Date

Signature of Qualified Septic System Evaluator



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

see  
maps



# SYSTEM CONSTRUCTION REPORT

SANITATION DIVISION

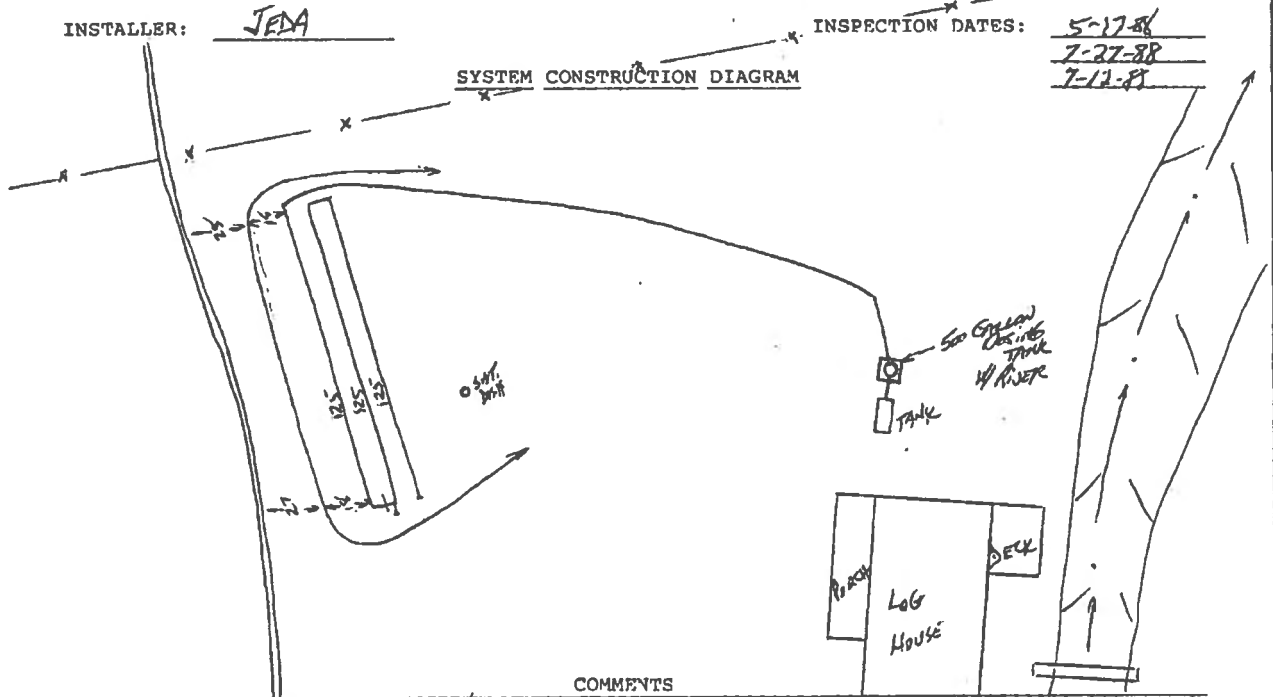
PERMIT # 15-112-88A

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

Name Jim Burton Twp. 39 R. 4W S. 18 T.L. 2.501 System Type S/S

Address (Location) 6345 THOMPSON CR.

Tanks and Sewer Lines		Drainfield		Curtain Drain/V-Ditch	
Effluent Sewer <u>-</u>		Trench Width <u>24"</u> Staking <u>-</u>		Total Depth <u>48"±</u>	
Pressure Transport Pipe <u>280" 2" SCH 40</u>		Trench Depth <u>24-38"</u>		Rock Depth <u>24"±</u>	
Septic Tank Size <u>EXISTING 1000</u>		Gravel Depth <u>12-15"</u>		Visqueen <u>OK</u>	
Material & Manuf. <u>CEMENT-CONCRETE</u>		Distance Between Lines <u>10'</u>		Screen <u>OK</u>	
Dosing Tank Size <u>500 GALLON</u>		Line level <u>OK</u> End Caps <u>OK</u>		V-Ditch <u>-</u>	
Material & Manuf. <u>CONCRETE</u>		Overflows <u>OK</u> Undisturbed Earth <u>OK</u>		Berm <u>-</u>	
Fittings, Materials & Connections <u>N.K.</u>		Total Lineal Feet <u>375</u>		<u>SEE CORRECTION</u>	
Tank to House <u>K. H. 11/14</u>		Distance to Wall <u>24"± 100'</u>			
Riser(s) <u>O.K.</u>					
ETA	Sand Filter/Trench	Tile Dewatering	Pump/Siphon Systems		
Bed Depth <u>-</u>	Staking <u>-</u>	Staking Check <u>-</u>	Type & H.P. <u>EXISTING 1/2"</u>		
Bed Dimensions <u>-</u>	Trench Width <u>-</u>	TDW. (Trench) Check <u>-</u>	Floats: <u>Single</u> <input checked="" type="checkbox"/> <u>Double</u> <input type="checkbox"/>		
Bed Check <u>-</u>	Trench Depth <u>-</u>	Rx. & Pipe in Drn Trench <u>-</u>	Chk Valve <input checked="" type="checkbox"/> <u>Anti-siphon</u>		
Gravel & Pipe <u>-</u>	Box Size <u>-</u>	Silt Trap Dia. <u>-</u>	Safety Line <input checked="" type="checkbox"/>		
Cap Depth <u>-</u>	Bldg Inspected <u>-</u>	Flapgate <u>-</u>	Quick Disconnect <input checked="" type="checkbox"/>		
Low Pressure Distribution <u>-</u>	Pressure Test <u>-</u>	Sch 80 Outlet Pipe <u>-</u>	Pump off Floor <input checked="" type="checkbox"/>		
Staking <u>-</u>	Discharge Height <u>-</u>	Backfill <u>-</u>	Alarm <u>O.K.</u>		
Pressure Test <u>-</u>	Filter Fabric <u>-</u>	Capping Fill <u>-</u>	Electrical Permit <u>-</u>		
Discharge Height <u>-</u>	Sand Depth <u>-</u>	Scarified Surface <u>-</u>	Gate Valve <u>-</u>		
Filter Fabric <u>-</u>	Backfill <u>-</u>	Staking <u>-</u>	Screened Enclosure <u>NONE</u>		
		Cap <u>-</u>	Siphon Manuf. <u>-</u>		
		Depth <u>-</u>	Siphon Model # <u>-</u>		



Comments  
Corrections Notice Issued 5-17-88  
PENDING CORRECTIONS (3)

### 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.

August 15 1988  
Date

Charles S. Finke  
Jackson County Sanitarian

A Royal Flush Beats



# A-Affordable Royal Flush

PO Box 2868  
 White City, OR 97503  
 (541) 772-3389/ (541) 479-6935  
 Fax: (541) 830-0617  
 DEQ #36391

A Full House Anytime

Name / Address
Joe Bango 6345 Thompson Creek Rd. Applegate, Or. 97530
Service Address:
6345 Thompson Creek Rd.

## Estimate

Date	Estimate #
3/13/2026	6345 Thomps

Description	Qty	Rate	Total
Installation of Riser		450.00	450.00
Installation of Riser on dosing tank with holes cut for pressure line & conduit		550.00	550.00
Watertight splice box for electrical components		450.00	450.00
Installation of post alarm with float		550.00	550.00
Note: Would need another 110V 10amp out to dosing tank if there is only one leg of power currently.			

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done only upon customers written approval. The cost will become an extra charge over and above the estimate. This is to include, but not limited to: hidden damages that are uncovered during the course of the job and additional work required by local inspectors. All elements of this agreement are contingent upon accidents or delays beyond our control. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems arise after the work has started.

Acceptance of Proposal: The above prices, specificatoinns and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

Technician _____
Date _____

<b>Total</b>	<b>\$2,000.00</b>
--------------	-------------------







# A-Affordable Royal Flush

**PO Box 2868  
White City, OR 97503  
(541) 772-3389/ (541) 479-6935  
Fax: (541) 830-0617  
www.aaffordableroyalflush.com  
DEQ: 36391**

**PAID  
03/16/2026**

## A Royal Flush Beats



## A Full House Anytime

# Invoice

Date	Invoice #
3/13/2026	72108

Bill To
Joe Bango 6345 Thompson Creek Rd. Applegate, Or. 97530

Service Address:	P.O. No.	Terms	Project
6345 Thompson Creek Rd.		Due on receipt	

Quantity	Description	Rate	Amount
	Pump Septic 1500 Gallons	550.00	550.00
	Standard Septic system evaluation	250.00	250.00

<b>Payment Terms: Due at time of service</b> <b>A Finance Charge of 1.5% per month will be charged on the past due balance if not paid within 30 Days</b>	<b>Total</b>	<b>\$800.00</b>
--	--------------	-----------------

# A-Affordable Royal Flush

**PO Box 2868  
White City, OR 97503  
(541) 772-3389/ (541) 479-6935  
Fax: (541) 830-0617  
www.aaffordableroyalflush.com  
DEQ: 36391**

**PAID  
03/20/2026**

## A Royal Flush Beats



## A Full House Anytime

# Invoice

Date	Invoice #
3/19/2026	72419

Bill To
Joe Bango 6345 Thompson Creek Rd. Applegate, Or. 97530

Service Address:	P.O. No.	Terms	Project
6345 Thompson Creek Rd.		Due on receipt	

Quantity	Description	Rate	Amount
	Installation of 12in tufftight riser with base ring & lid	450.00	450.00
	Watertight 6x6x4 splice box for electrical components	350.00	350.00
	Installation of post alarm with float	400.00	400.00

<b>Payment Terms: Due at time of service</b> <b>A Finance Charge of 1.5% per month will be charged on the past due balance if not paid within 30 Days</b>	<b>Total</b>	<b>\$1,200.00</b>
--	--------------	-------------------

## Recent Invoices



# NEMESIS

## PEST CONTROL



### Prepared For:

6345 Thompson Creek Rd  
Applegate, OR 97530

### Prepared By:

Nemesis Pest Control  
PO Box 1288  
Talent, OR 97540  
[info@pestnemesis.com](mailto:info@pestnemesis.com)

# Overview

---

Hi there,

Thank you for allowing us to inspect your home. We did find an active rodent issue in the crawlspace. Below you will find a list of repairs needed. Let me know if you have any questions!

## Repairs

---

- **Rodent-**
  - Replace crawlspace door
  - Replace 22 crawlspace vents
  - Weekly trap checks until 2 consecutive weeks of no activity
  - Guarantee to resolve issue
- **General Pest Spray-**
  - Our general pest service would include an interior and exterior spray, granular product throughout the yard and a web away around the exterior of the home.

**Total Rodent Control: \$1850**

**General Pest Spray: \$249**

TODAY'S SERVICE IS JUST THE BEGINNING.  
ENSURE YOUR HOME STAYS PEST-FREE EVERY  
DAY OF THE YEAR BY ENROLLING IN ONE OF OUR

PRICE PLAN	RODENT	ESSENTIAL PEST	ULTIMATE PEST
FREE INSPECTION	✓	✓	✓
QUARTERLY INSPECTIONS	✓	✓	✓
FREE CALLBACKS / WARRANTY CALLS	✓	✓	✓
"RODENT-FREE" GUARANTEE	✓		✓
"INSECT-FREE" GUARANTEE		✓	✓
EXTERIOR SPIDER DEWEB		✓	✓
WASP/HORNET NEST REMOVAL		✓	✓
EXTERIOR TREATMENT		✓	✓
INTERIOR TREATMENT (NO ADDITIONAL CHARGE)		✓	✓
RODENT BAIT STATIONS (x2)			✓
PRIORITY RESERVICE SCHEDULING			✓
QUARTERLY INVESTMENT	<b>\$109</b>	<b>\$199</b>	<b>\$249</b>

ADDED PROTECTION

RODENT BAIT STATION \$5 PER MONTH (PER STATION)  
ADDITIONAL BUILDINGS \$5-10 PER MONTH  
TERMITE PREVENTION PLAN \$10/MONTH



# NEMESIS

## PEST CONTROL

---

## ABOUT OUR COMPANY

Based in southern Oregon, Nemesis Pest Control is a full-service pest control company. From crawling insects, ant invasions, unwanted spiders to small mice and large rats, we take care of it all! Our team of professionals has over 15 years of combined experience in the pest control industry.

We focus on quality work and great customer service to make sure we exceed your expectations! If you find someone that does pest control better, we'll refund your money!

### What Clients Are Saying

*I use Nemesis Pest control for multiple residential and commercial properties, they are fast, efficient, reliable, and knowledgeable. David doesn't take advantage of his customers and has only their best interests in mind, openly letting me know when a service isn't needed (rather than just taking the money for unneeded work). When work is needed, they're on time, efficient, and reasonably priced. It's a relief knowing that whenever an issue or question comes up, I can call Nemesis Pest Control and know it's going to get handled by real professionals. - Christian T.*

*I can't say enough great things about Travis and the entire team at Nemesis. They turned a rodent nightmare into a total relief for me and my family under the stress of moving. My home is spotless and we can sleep well knowing our home is secure. Thank you for everything!!! - Sara C.*

*A level of service that seems hard to find these days. - Jarod K .*

## OUR PROMISE



*The mission for Nemesis Pest Control is to be an industry-leading pest control company in Oregon. Our commitment is to ensure that each and every one of our clients receive the highest level of communication, honesty, & dependability before, during, and after completion of each job.*

It is my responsibility as the owner of this company to guarantee an effective and quality service and make sure you are 100% satisfied with our work.

Our high level of communication before, during, and after your project helps keep you in the loop. Quality feedback from our customers help us stay on top of problems and be of better service to our amazing clients.

I promise, that you will not be disappointed with the performance and effort of my team and our ongoing effort to help you in your current situation. If for any reason you are, my direct cell phone number is 541-841-4222.

We look forward to working with you on this project!

- Travis Hand

---

# THANK YOU!

We look forward to working with you and and  
keeping your home rodent free!

---



**NEMESIS**  
PEST CONTROL

# ESTIMATE

Pacific Insulation LLC  
1632 Bronte Cir  
Medford, OR 97504

hugo@pacificinsulationllc.com  
+1 (541) 951-0209  
pacificinsulationllc.com



## Bill to

Joseph Bango  
Joseph Bango  
6345 Thompson Creek  
Applegate, OR

## Estimate details

Estimate no.: 3431  
Estimate date: 03/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Removal</b>	Remove and dispose	1400		\$0.00
2.	<b>Crawl floor</b>	R-30 fiber batt insulation 16 on center	1400		\$0.00
3.	<b>Vapor Barrier</b>	6mil black poly for ground cover vapor barrier	1400		\$0.00
4.	<b>Sales</b>				\$5,208.00
				<b>Total</b>	<b>\$5,208.00</b>

## Note to customer

We appreciate the opportunity to bid. Have a blessed day!

Accepted date

Accepted by



**Rogue Valley Heating, Cooling & Electrical**  
 2820 Foothill Blvd, Grants Pass, OR 97526  
 (541) 507-9007  
 CCB: 93654

**Invoice** 399035516  
**Invoice Date** 10/21/2025  
**Technician** Codey SHAFER (RVHA)  
**Customer PO**  
**Payment Term** Due Upon Receipt

**Billing Address**

Jani Bango  
 6345 Thompson Creek Road  
 Applegate, OR 97530 USA

**Job Address**

Jani Bango  
 6345 Thompson Creek Road  
 Applegate, OR 97530 USA

**Description of work**

Oil nozzle: .65/60A  
 Oil Filter: 1A

Performed oil maintenance on oil furnace, changed oil, nozzle, cleaned, electrodes, and burner assembly changed 1A oil filter.  
 Performed combustion test, tested system operations. System is working good at this time.

Task #	Description	Quantity	Price	Total
RVHCE - OIL/PELLETMAINT	ROGUE VALLEY OIL FURNACE MAINTENANCE	1.00	\$295.00	\$295.00

Paid On	Type	Memo	Amount	
10/21/2025	MasterCard		\$295.00	
			<b>Sub-Total</b>	\$295.00
			<b>Total Due</b>	\$295.00
			<b>Payment</b>	\$295.00
			<b>Balance Due</b>	\$0.00

Thank you for choosing Rogue Valley Heating, Cooling & Electrical  
 CCB: 93654

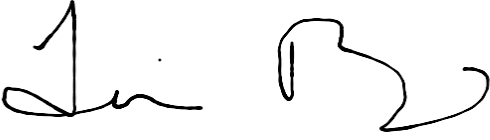
This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

10/21/2025

I hereby confirm that all services provided by Rogue Valley Heating, Cooling & Electrical have been executed to a satisfactory standard of quality and professionalism. I have been given the opportunity to raise any concerns or discrepancies and confirm that no such issues exist, or any identified matters have been satisfactorily resolved. I consent to receiving updates via SMS and email, including notifications of special offers. By signing below, I acknowledge my complete and final approval of all services rendered by the contractor.

10/21/2025

I authorize Rogue Valley Heating, Cooling & Electrical to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

A handwritten signature in black ink, consisting of a stylized first name followed by a last name.

10/21/2025

# Well Information





Quinn's Pump Service and Supply LLC

6811 Williams Hwy  
Grants Pass OR 97527

# Invoice

Date	Invoice #
2/9/2026	55938

**PAID**  
02/09/2026

Bill To  
 JANI BANGO  
 P.O. BOX 3137  
 APPELEGATE, OR 97530

Ship To  
 6345 THOMPSON CREEK RD

Terms
Due on Receipt

Description	Qty	Amount
SERVICE CALL TO JACKSONVILLE	1	135.00
1 Man Hourly Rate	1	110.00
JOE DID COMPLETE SYSTEM CHECK. SWITCH GOOD. CONTROL BOX GOOD. NO LEAKS IN CAP. DID 1HR QUICK FLOW. STATIC COMES UP 1FT EVERY 30 SECONDS. QUICK FLOW ENDDDED AT 4GPM.		
<b>Total</b>		\$245.00
<b>Balance Due</b>		\$0.00