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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111


Team@MOPG.com



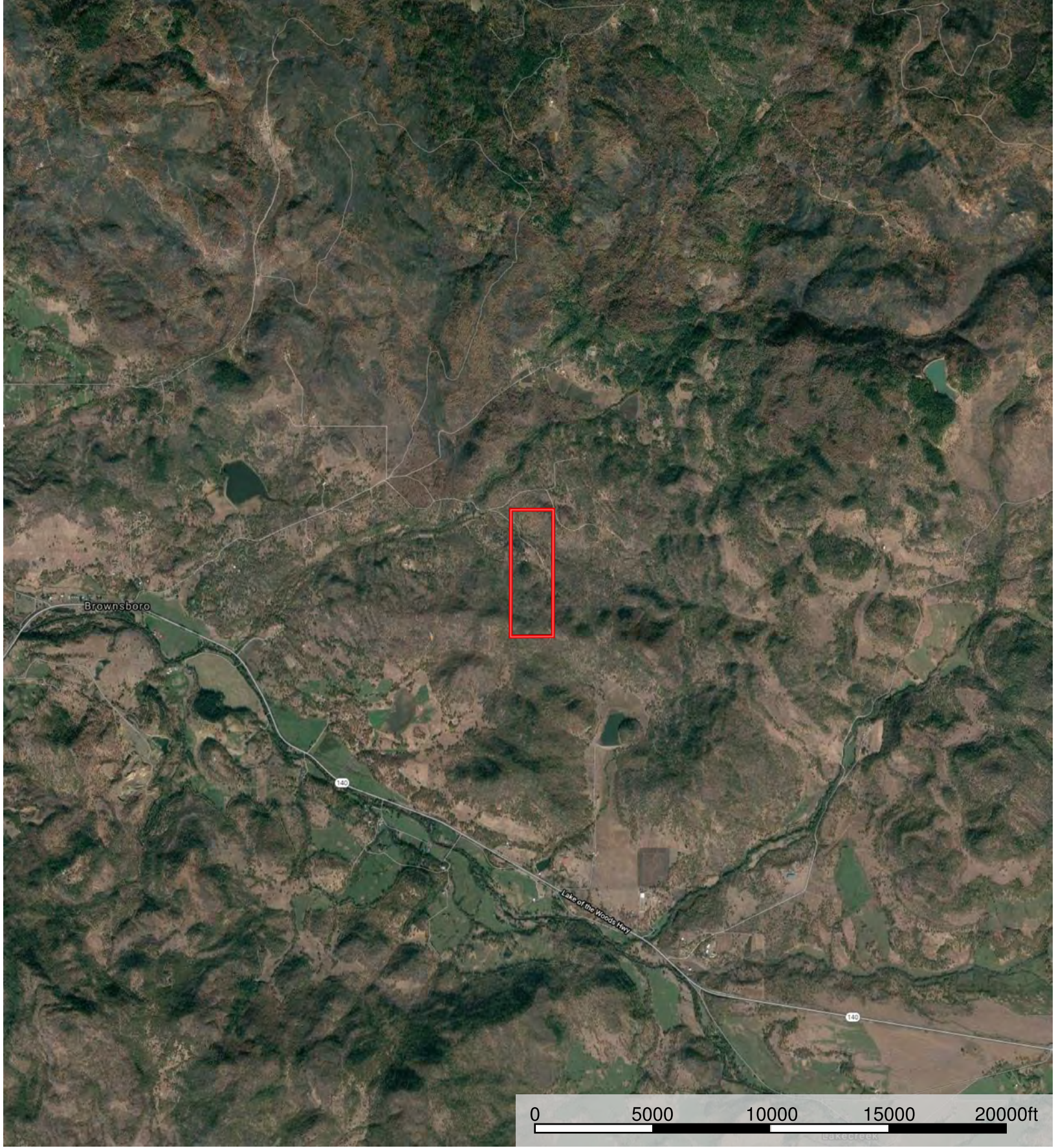
Mapping


1886 S Obenchain Road Eagle Point, OR 97524
Oregon, AC +/-



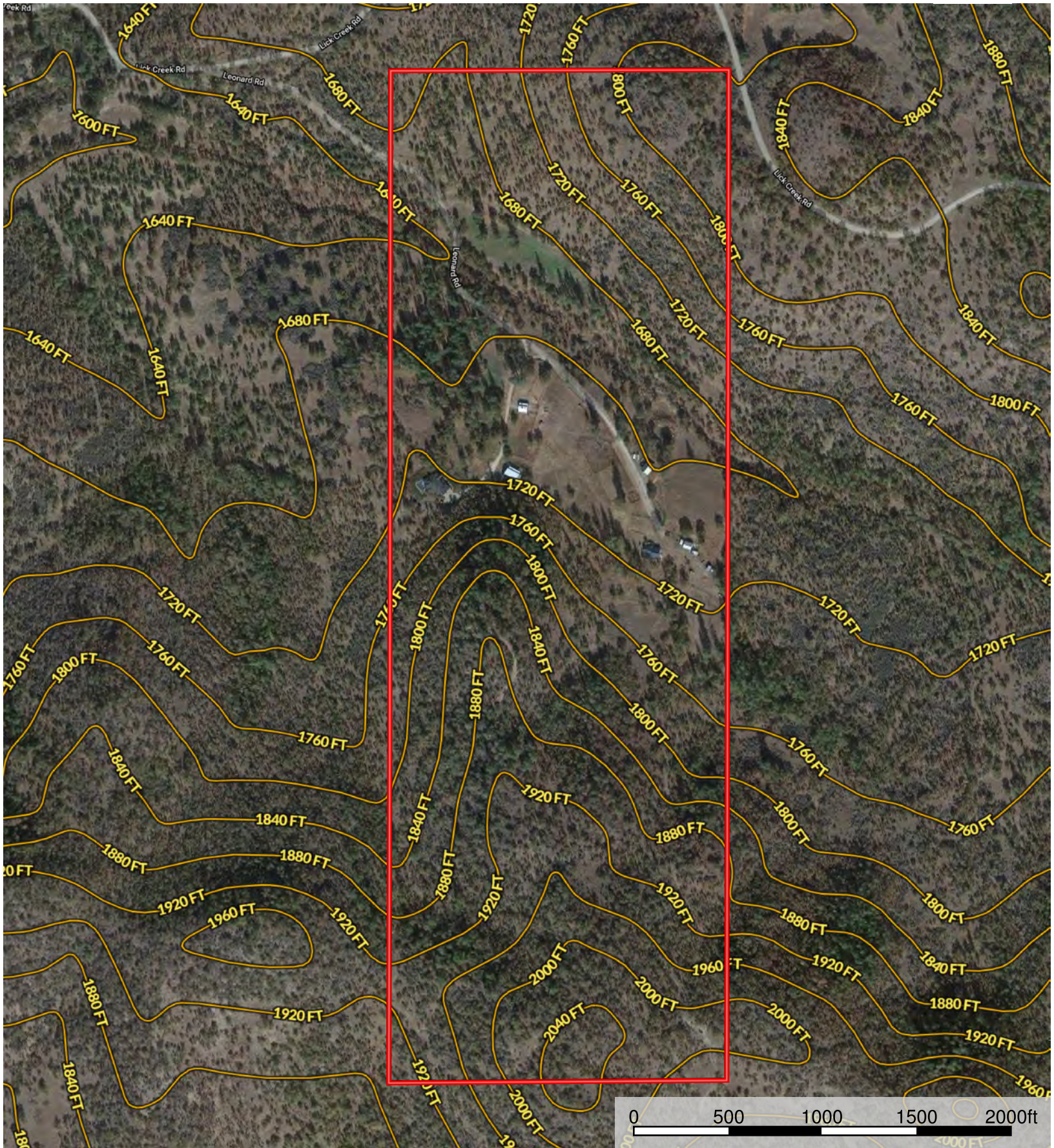
 Boundary


1886 S Obenchain Road Eagle Point, OR 97524
Oregon, AC +/-



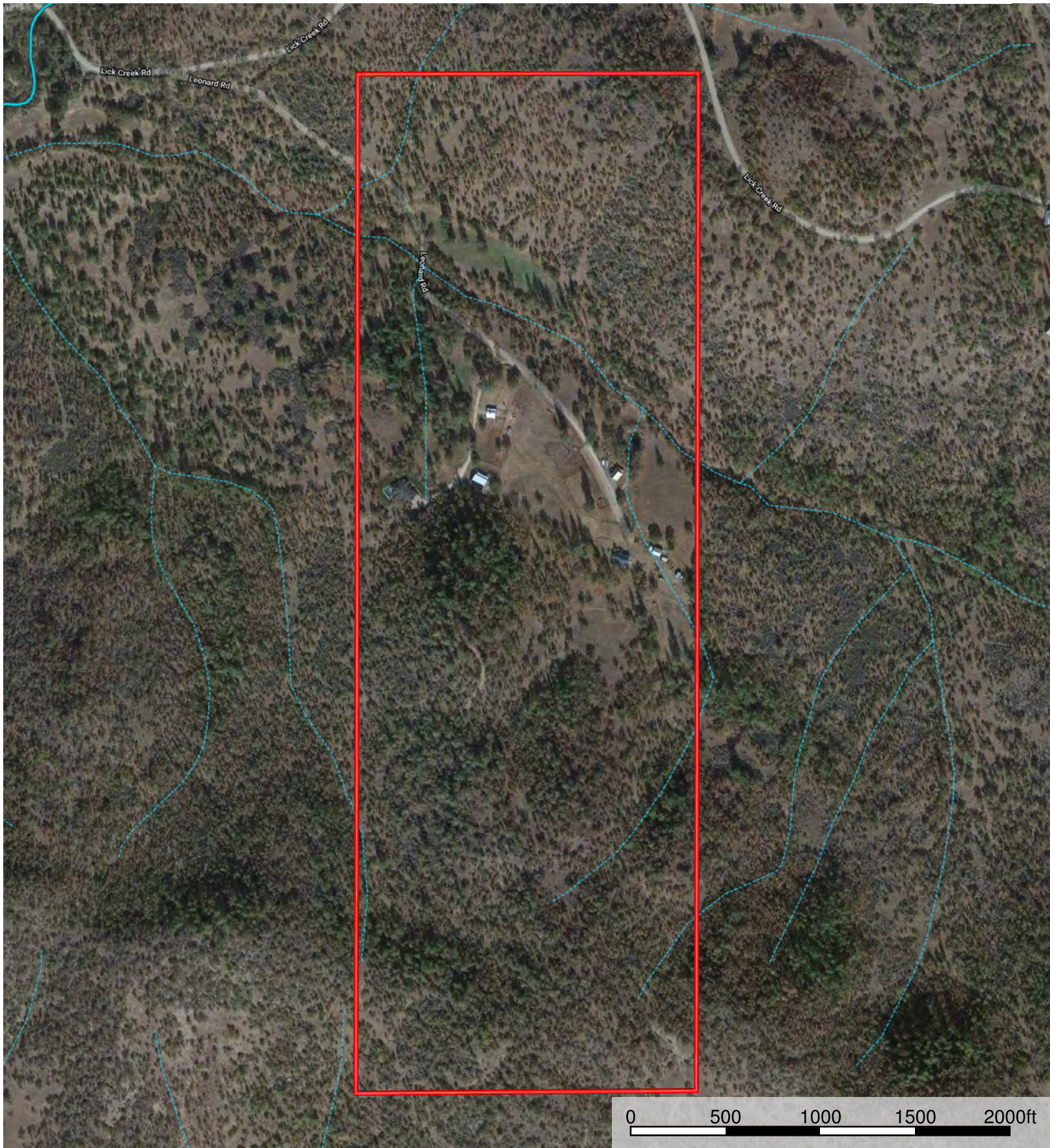
 Boundary

1886 S Obenchain Road Eagle Point, OR 97524
Oregon, AC +/-



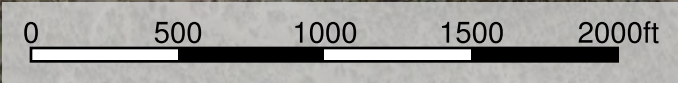
 Boundary

1886 S Obenchain Road Eagle Point, OR 97524
Oregon, AC +/-



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

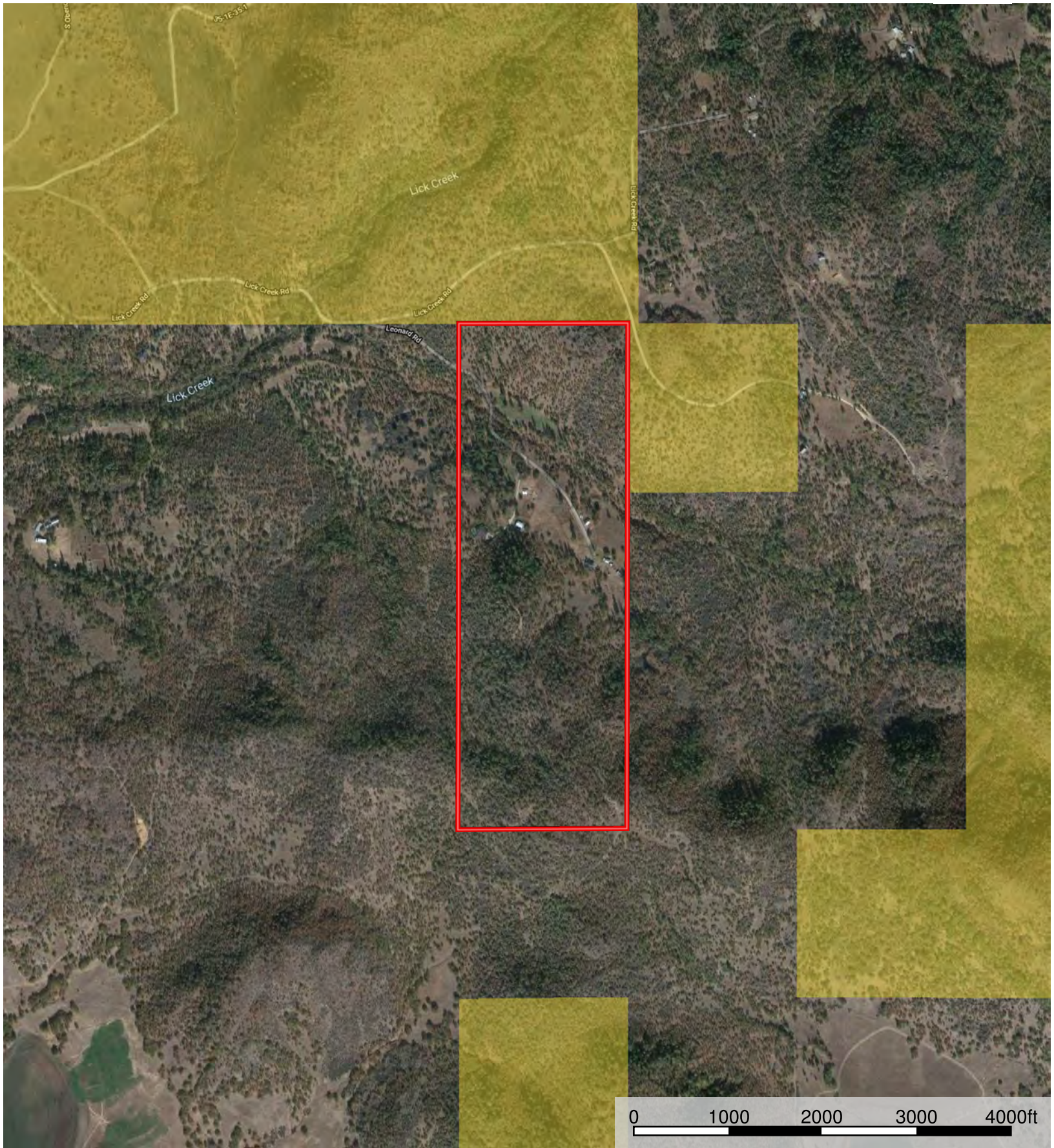
1886 S Obenchain Road Eagle Point, OR 97524
Oregon, AC +/-



-  Boundary
-  Wetlands
-  Riparian

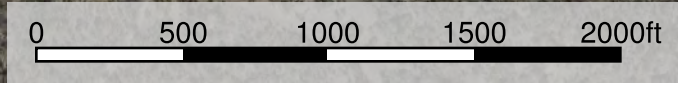
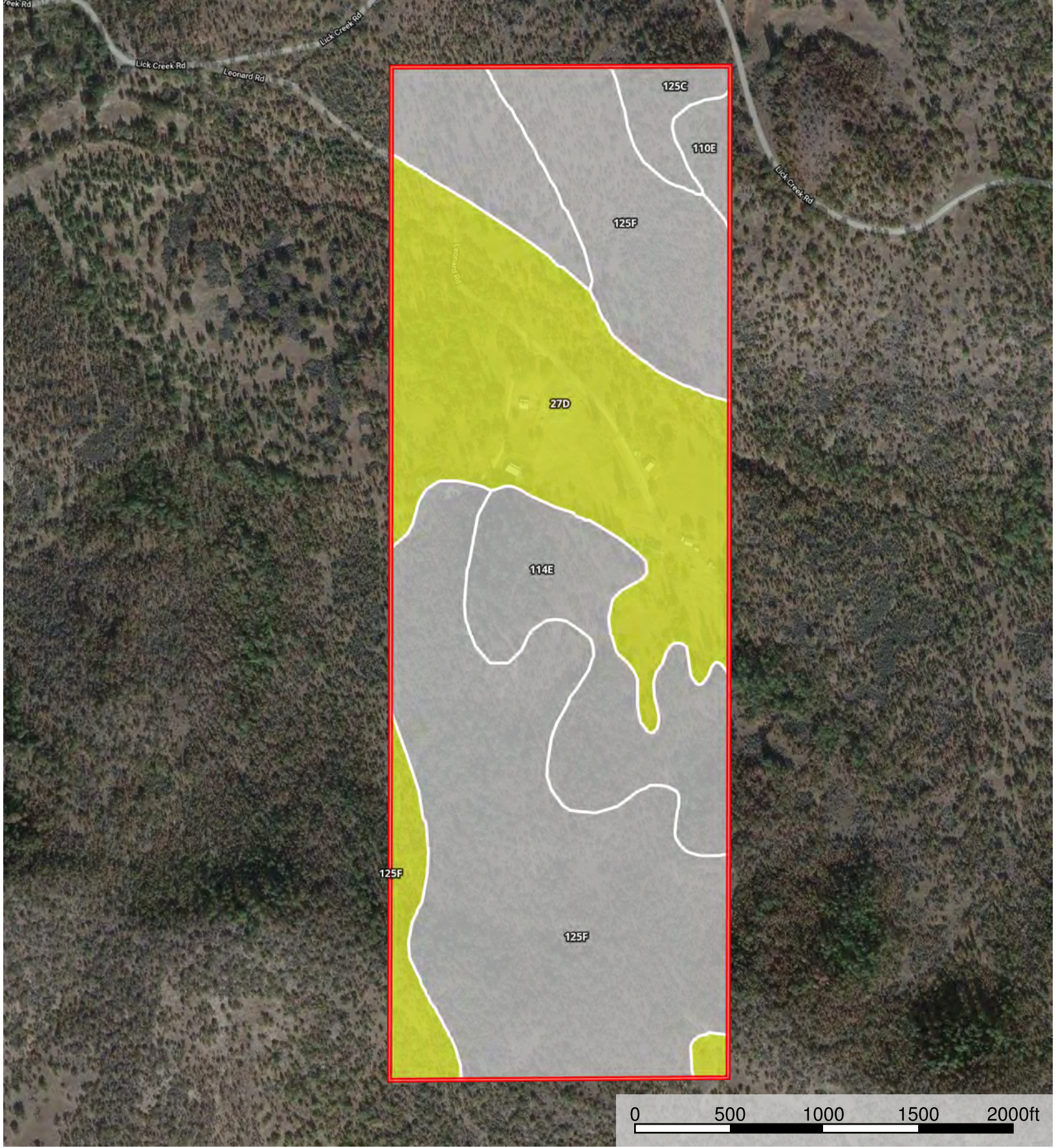
1886 S Obenchain Road Eagle Point, OR 97524

Oregon, AC +/-



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

1886 S Obenchain Road Eagle Point, OR 97524
Oregon, AC +/-



 Boundary

Boundary 121.0 ac

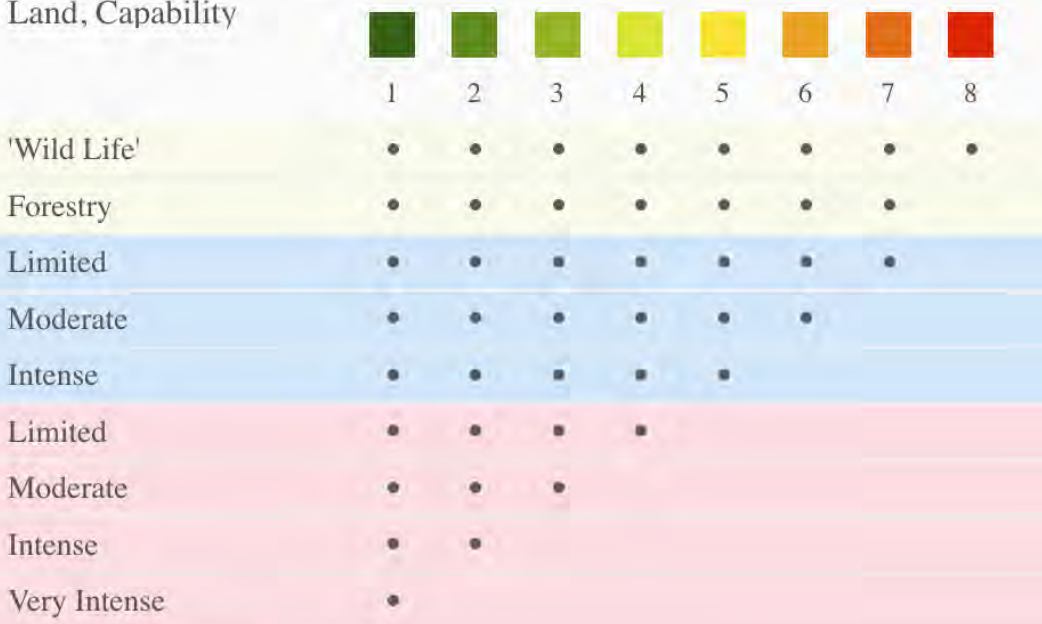
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
27D	Carney clay, 5 to 20 percent slopes	38.2	31.6	4e
110E	McMullin gravelly loam, 3 to 35 percent slopes	1.7	1.39	-
125F	Medco-McMullin complex, 12 to 50 percent slopes	55.1	45.54	-
114E	McNull loam, 12 to 35 percent north slopes	16.1	13.28	-
125C	Medco-McMullin complex, 1 to 12 percent slopes	9.9	8.2	-
TOTALS		121.0	100%	1.26

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



Grazing Cultivation


(c) climatic limitations (e) susceptibility to erosion

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

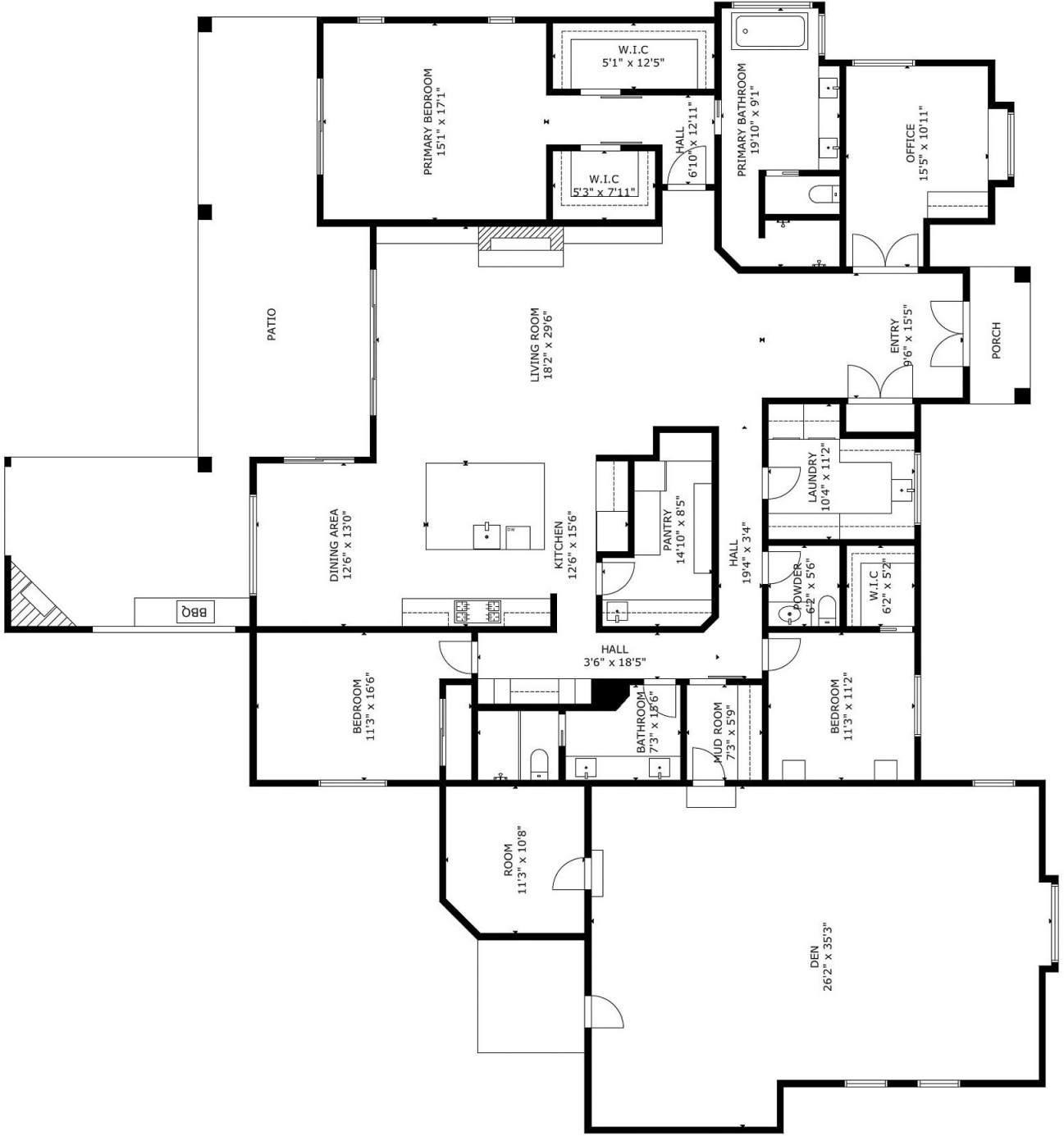
1886 S Obchain Road Eagle Point, OR 97524

Oregon, AC +/-



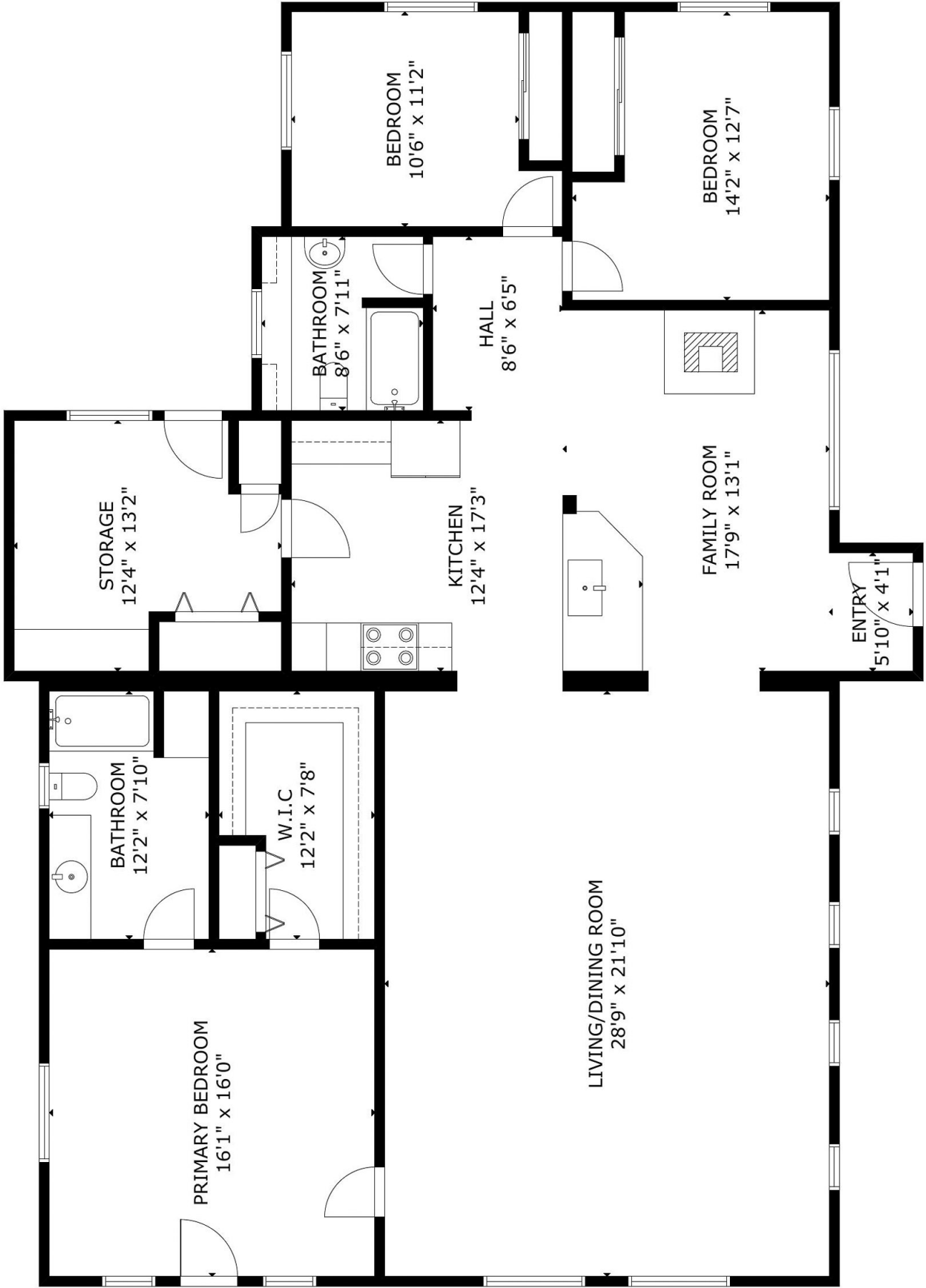
 Boundary

Floor Plan



GROSS INTERNAL AREA
 TOTAL: 3,614 sq ft
 FLOOR 1: 3,614 sq ft

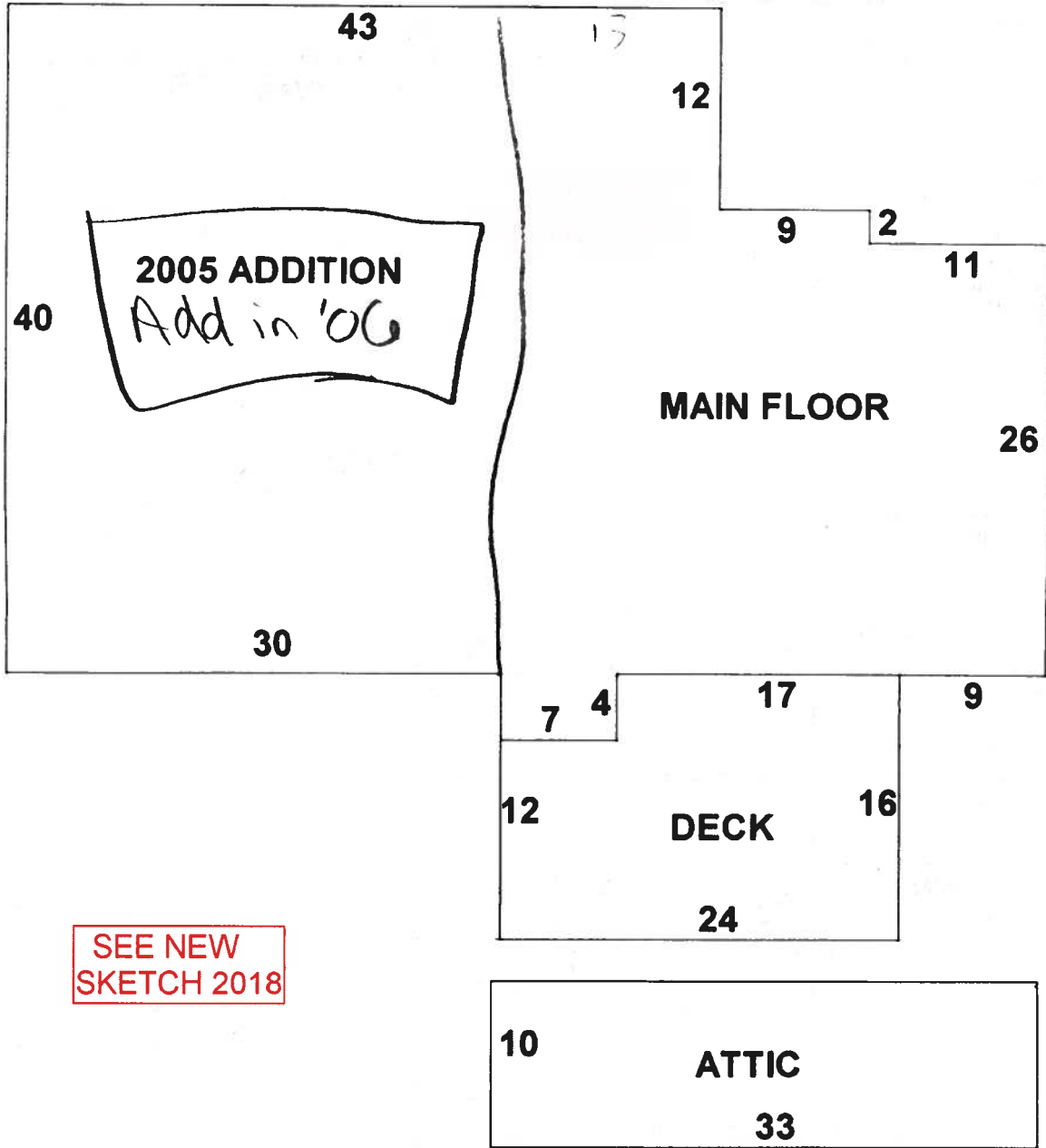
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
 TOTAL: 2,197 sq.ft
 FLOOR 1: 2,197 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

BUILDING DIAGRAM AND OUTBUILDINGS

1886 OBENCHAIN RD



SEE NEW SKETCH 2018

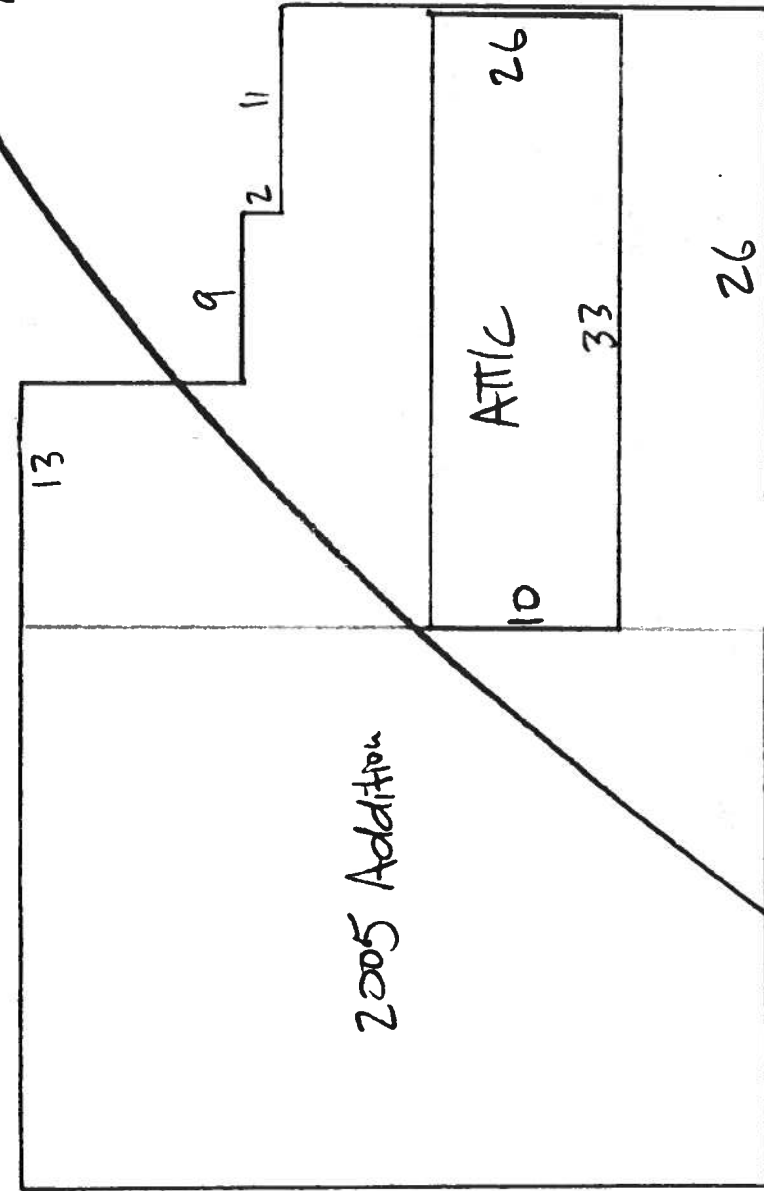
Appraiser	Date	Bldg	Description	SqFt	Dimension
13	03/15/2005	1	MAIN FLOOR	2286	
		1	ATTIC	330	
		1	DECK	356	

10241328

~~1-0771358~~

1886 Obenchain Rd.

43



40

2005 Addition

13

9 2 11

ATTIC

26

10

33

26

30

7 4

16

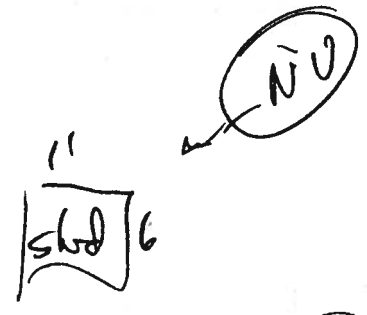
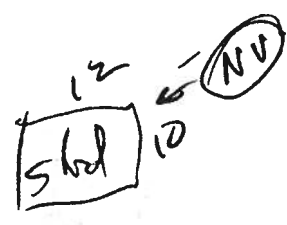
3564

deck

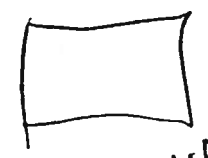
112

24

FOR 06- 2 bed
2 bath
2 qvs
2 bdrms
2 t/s



W H



Also BIRG-
Good (MFL)
WA PANN-
GRAVEL-
30x30. MFL clod.

Water Rights

app no. R 86130

1102

100.71 AC.

40.42

CS 8802

1318'

700

40.25 AC.

40.41

688.8'



136.8'

601

0.92 AC.

CS 8996

600

159.18 AC.

40.25

40.10

LOCATION OF DAM;
FROM NE CORNER
SECTION 2

RECEIVED

NOV 05 2004

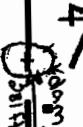
WATER RESOURCES DEPT
SALEM, OREGON

500

119.94 AC.

CREEK

39.94



40
200

CH 46.5'

1240 ft SOUTH
265 ft WEST

RECEIVED

CH 80.25 W' 03° 50'

MAR 19 2007
WATER RESOURCES DEPT
SALEM, OREGON

800
160.00 AC.

WORK

COPY

CS 8999

900

120.00 AC.

S89°45'W

79.94 CH

T36 S
R 1 E
SECT 2
SE 1/4 NE 1/4 NE 1/4
NE 1/4 SE 1/4 NE 1/4
CS 8996

36-12-(2) 3/4 S 02 1/4 + 02 1/4 S S 1/2
TAX LOT # 500
120 ACRES
SCALE 1" = 660 FT

Permit # R 14156

N

STATE OF OREGON

COUNTY OF JACKSON

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

DAVID CRANDALL
1886 S OBENCHAIN RD
EAGLE POINT OR 97524

confirms the right to store water perfected under the terms of Permit R-14156. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION NUMBER: R-86130

SOURCE: UNNAMED STREAM, A TRIBUTARY TO LICK CREEK

STORAGE FACILITY: C4 RESERVOIR

PURPOSE or USE: MULTIPLE PURPOSE

MAXIMUM STORAGE VOLUME: 1.37 ACRE FEET EACH YEAR

WATER MAY BE APPROPRIATED FOR STORAGE DURING THE PERIOD: DECEMBER 1 THROUGH MAY 31 OF EACH YEAR

DATE OF PRIORITY: NOVEMBER 5, 2004

DAM LOCATION:

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Survey Coordinates
36 S	1 E	WM	2	NE NE	1240 FEET SOUTH & 265 FEET WEST FROM NE CORNER, SECTION 2

The area submerged by this reservoir is as follows:

Twp	Rng	Mer	Sec	Q-Q
36 S	1 E	WM	2	NE NE
36 S	1 E	WM	2	SE NE

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 183.484. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or 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. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.

CONDITIONS OF USE


1. Measurement, recording and reporting:

A. The Director may require the water user to install a meter or other suitable measuring device as approved by the Director. If the Director notifies the water user to install a meter or other measuring device, the water user shall install such device within the period stated in the notice. Such installation period shall not be less than 90 days unless special circumstances warrant a shorter installation period. Once installed, the water user shall maintain the meter or measuring device in good working order, and shall allow the watermaster access to the meter or measuring device. The Director may provide an opportunity for the water user to submit alternative measuring procedures for review and approval.

B. The Director may require the water user to keep and maintain a record of the amount (volume) of water used, and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water-use information, the periods of water use, and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

2. The storage of water allowed herein is subject to the maintenance of an outlet pipe, or the provision of other means to evacuate water when determined necessary by the Director to satisfy prior downstream rights.
3. The water user shall pass all live flow outside the storage season described above.
4. This right does not provide for the appropriation of water for any out-of-reservoir uses, the maintenance of the water level, or maintaining a suitable freshwater condition. If any water is used for out-of-reservoir uses, or any live flow is appropriated to maintain either the water level or a suitable freshwater condition, a secondary water right is required.
5. Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.
6. This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.
7. By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.
8. The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.
9. This right does not authorize the water user to interfere with or affect adjacent property not under the ownership of the water user.

WITNESS the signature of the Water Resources Director, affixed MAY 31 2007


Phillip G. Ward, Director
Water Resources Department

Groundwater Application for Dimitrios & Deborah Vareldzis

36S-1E-2-Tax Lot 500

Place of Use:

NE/NE: 40 Acres of Nursery

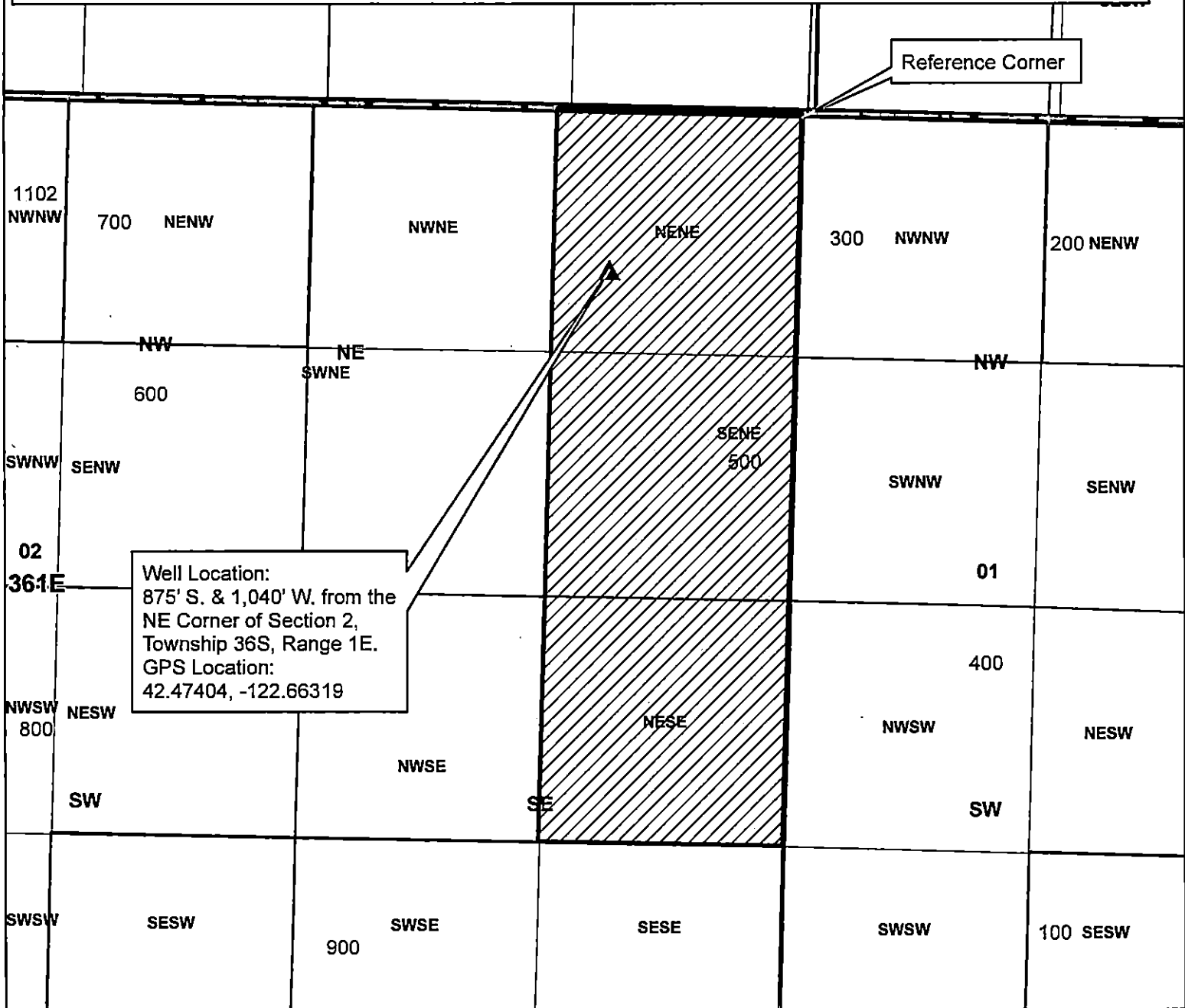
SE/NE: 40 Acres of Nursery

NE/SE: 40 Acres of Nursery

RECEIVED

FEB 21 2017

OWPD



Well Location:
875' S. & 1,040' W. from the
NE Corner of Section 2,
Township 36S, Range 1E.
GPS Location:
42.47404, -122.66319

Legend

- Well
- Townships
- Taxlot 500
- Sections
- Place of Use
- Quarter Sections
- Taxlots
- Quarter Quarter Sections

1 inch = 800 feet



JACKSON COUNTY
WATERMASTER

Prepared by Travis Kelly

This map is based on a digital database compiled by Jackson County from a variety of sources. Jackson County cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

GT-19460

STATE OF OREGON
COUNTY OF JACKSON

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

DIMITRIOS VARELDZIS
1886 S OBENCHAIN RD
EAGLE POINT OR 97524

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-18469

SOURCE OF WATER: WELL 1 (JACK 62826/L122296) IN LICK CREEK BASIN

PURPOSE OR USE: NURSERY USE (INCLUDING IRRIGATION AND AGRICULTURE USE) ON
120.0 ACRES

MAXIMUM RATE: 0.22 CUBIC FOOT PER SECOND

PERIOD OF USE: JANUARY 1 THROUGH DECEMBER 31

DATE OF PRIORITY: FEBRUARY 27, 2017

WELL LOCATION:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
36 S	1 E	WM	2	NE NE	875 FEET SOUTH AND 1040 FEET WEST FROM NE CORNER, SECTION 2

The amount of water used for nursery use under this right, together with the amount secured under any other right existing for the same lands, is limited to 0.15 cubic foot per second per acre and 5.0 acre feet per acre per year. For irrigation of containerized nursery plants, the amount of water diverted under this right, together with the amount secured under any other right existing for the same lands, is limited to ONE-FORTIETH of one cubic foot per second and 5.0 acre feet per acre per year. For irrigation of in-ground nursery plants, the amount of water diverted under this right, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second and 2.5 acre feet per acre per year. The use of water for nursery use may be made at any time, during the period of allowed use specified above, that the use is beneficial. For irrigation of any other crop, the amount of water diverted under this right, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second and 2.5 acre feet per acre during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

Twp	Rng	Mer	Sec	Q-Q	Acres
36 S	1 E	WM	2	NE NE	40.00
36 S	1 E	WM	2	SE NE	40.00
36 S	1 E	WM	2	NE SE	40.00

1. **Water Use Measurement, Recording, and Reporting Condition:**

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of appropriation. The permittee shall maintain the device in good working order.
- B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The permittee shall keep a complete record of the volume of water used each month, and shall submit an annual report which includes the recorded water-use measurements to the Department annually, or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

2. **Static Water Level Condition:**

To monitor the effect of water use from the well(s) authorized under this permit, the Department requires the water user to obtain, from a qualified individual (see below), and report annual static water level measurements. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

Measurements must be made according to the following schedule:

Before Use of Water Takes Place

Initial and Annual Measurements

The Department requires the permittee to report an initial water level measurement in the month specified above once well construction is complete and annually thereafter until use of water begins; and

After Use of Water has Begun

Seven Consecutive Annual Measurements

Following the first year of water use, the user shall report seven consecutive annual static water level measurements. The first of these seven annual measurements will establish the reference level against which future annual measurements will be compared. Based on an analysis of the data collected, the Director may require the user to obtain and report additional annual static

water level measurements beyond the seven year minimum reporting period. The additional measurements may be required in a different month. If the measurement requirement is stopped, the Director may restart it at any time.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board and be submitted to the Department on forms provided by the Department. The Department requires the individual performing the measurement to:

- A. Identify each well with its associated measurement; and
- B. Measure and report water levels to the nearest tenth of a foot as depth-to-water below ground surface; and
- C. Specify the method used to obtain each well measurement; and
- D. Certify the accuracy of all measurements and calculations reported to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if any of the following events occur:

- A. Annual water level measurements reveal an average water level decline of three or more feet per year for five consecutive years; or
- B. Annual water level measurements reveal a water level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water level measurements reveal a water level decline of 25 or more feet; or
- D. Hydraulic interference leads to a decline of 25 or more feet in any neighboring well with senior priority.

The period of non-use or restricted use shall continue until the water level rises above the decline level which triggered the action or until the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The water user shall in no instance allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

3. **Scenic Water Way Condition:**

Use of water under authority of this permit may be regulated if analysis of data available after the permit is issued discloses that the appropriation will measurably reduce the surface water flows necessary to maintain the free-flowing character of a scenic waterway in quantities necessary for recreation, fish and wildlife in effect as of the priority date of the right or as those quantities may be subsequently reduced.

4. **Well Identification Tag Condition:**

Prior to using water from any well listed on this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level, or pump test data.

STANDARD CONDITIONS

1. Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.
2. If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may be subject to cancellation, unless the Department authorizes the change in writing.
3. If substantial interference with surface water or a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.
4. The well(s) shall be constructed and maintained in accordance with the General Standards for the Construction and Maintenance of Water Supply Wells in Oregon. The works shall be equipped with a usable access port adequate to determine water-level elevation in the well at all times.
5. Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.
6. Prior to receiving a certificate of water right, the permit holder shall submit to the Water Resources Department the results of a pump test meeting the Department's standards for each point of appropriation (well), unless an exemption has been obtained in writing under OAR 690-217. The Director may require water-level or pump-test data every ten years thereafter.
7. This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.
8. By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.
9. Construction of the well shall begin within five years of the date of permit issuance. The deadline to begin construction may not be extended. This permit is subject to cancellation proceedings if the construction deadline to begin is missed.

10. Complete application of the water shall be made within five years of the date of permit issuance. If beneficial use of permitted water has not been made before this date, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.
11. Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued SEP 11 2019



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



Request for Assignment



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/owrd

If the Department determines that the application is incomplete, fees have not been paid, or the required documents are not acceptable, the application and all fees submitted will be returned to the applicant.

If for multiple rights, a separate form and fee for each right will be required.

I, Dimitrios Varelzdis
(Name of Current Holder of Record)
1886 S Obenchain Road Eagle Point OR 97524 541.646.0048
(Mailing Address) (City) (State) (Zip) (Phone #)

hereby assign all my interest in and to the entire application/permit/transfer order/limited license/groundwater statement; (example, sold all the land authorized under the right)

hereby assign all my interest in and to a portion of application/permit/transfer order/limited license/groundwater statement; (*You must include a map showing the portion of the application/permit/transfer order/limited license/groundwater statement to be assigned.* Example, sold a portion of the land authorized under the right)

hereby assign a portion of my interest in and to the entire application/permit/transfer order/limited license/groundwater statement; (example, adding an additional person)

Application # G 18469; Permit # G 18273; Transfer Order # _____;

Limited License # _____; Groundwater Statement # _____;

as filed in the office of the Water Resources Director, to:

(Name of New Owner)

(Mailing Address) (City) (State) (Zip) (Phone #)

Note: If there are other owners of the property described in the application, permit, transfer order, limited license, or groundwater statement, you must provide a list of all other owners' names and mailing addresses and attach it to this form. Write the initials (first letters) of your first and last names at the spot indicated below.

X I hereby certify that I have notified all other owners of the property described in this application, permit, transfer order, limited license, or groundwater statement of this Request of Assignment.

Witness my hand this _____ day of _____, 20____.
(Day) (Month) (Year)

Signature of Current Holder of Record _____

Failure to provide any of the required information will result in the return of your application.

DO NOT WRITE IN THIS BOX



The completed "Request for Assignment" form *must* be submitted to the Department along with the recording fee of **\$120**.

Tax Records & Title Report



First American Title

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 03/16/2026

OWNERSHIP INFORMATION

Owner: Nelson, Kristin L
CoOwner:

Site: 1886 S Obenchain Rd Eagle Point OR 97524
Mail: 1886 S Obenchain Rd Eagle Point OR 97524

Parcel #: 10241328
Ref Parcel #: 361E000000500
TRS: 36S / 01E / 00
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 002600 Block: 2301
Neighborhood:
School Dist: 9 Eagle Point
Impr Type:
Subdiv/Plat: Butte Crest Un 10
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: 42.470992 / -122.66189
Watershed: Little Butte Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$1,443,100.00
Market Impr: \$1,244,790.00
Market Total: \$2,687,890.00 (2025)
% Improved: 0.00%
Assessed Total: \$616,301.00 (2025)
Levy Code: 0921
Tax: \$6,458.85 (2024)
Millage Rate: 0.0099
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 2,286 SqFt	Year Built: 1925
Baths, Total: 2	First Floor: 2,286 SqFt	Eff Year Built: 2006
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 119.94 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 5,224,586 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 1	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 320 SqFt	Roof Material: Metal
Cooling: Yes	Attic Unfin: 0 SqFt	Roof Shape:
Heating: Heat Pump	Attic Total: 320 SqFt	Ext Walls: 10 - Metal
Building Style:	Garage: Attached 898 SqFt	Const Type:

IMPROVEMENT: 87715 - 148 - RESIDENCE

PARCEL ID: 10241328

One story with attic

Year Built: 1925	Total SqFt: 0	Condition:
Bedrooms: 3	Finished SqFt: 2,286	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 2,286	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 320	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

IMPROVEMENT: 87716 - 850 - FARM BLDG**PARCEL ID: 10241328****GP Bldg**

Year Built: 2000	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 264	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

IMPROVEMENT: 87717 - 871 - FARM BLDG**PARCEL ID: 10241328****Hay Cover**

Year Built: 2000	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 1,024	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

IMPROVEMENT: 140301 - 850 - FARM BLDG**PARCEL ID: 10241328****GP Bldg**

Year Built: 2016	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 2,496	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

IMPROVEMENT: 143058 - 161 - RESIDENCE**PARCEL ID: 10241328****One story**

Year Built: 2017	Total SqFt: 0	Condition:
Bedrooms: 3	Finished SqFt: 2,938	Unfinished SqFt: 0
Bath Total: 2.5	1st Floor SqFt: 2,938	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

IMPROVEMENT: 150541 - 811 - FARM BLDG**PARCEL ID: 10241328****Horse Stables**

Year Built: 2020	Total SqFt: 0	Condition:
Bedrooms: 0	Finished SqFt: 1,296	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
KRISTIN L NELSON	03/01/2022	7177	\$2,250,000.00	Warranty Deed		Conv/Unk
DEBORAH K VARELDZIS	02/12/2019	3795		Stand Alone Mortgage		Commercial
DEBORAH K VARELDZIS	03/27/2017	9936		Warranty Deed	\$850,000.00	Bldg/Const Loan
JACKSON COUNTY	11/14/2016	37404		Deed		Conv/Unk
VAREL CO LLC	12/08/2014	32317		Warranty Deed		Conv/Unk
DIMITRIOS J VARELDZIS	01/23/2014	1652	\$610,000.00	Warranty Deed	\$222,225.00	Commercial
II DAVID L CRANDALL	03/07/2007	10844		Stand Alone Mortgage	\$350,000.00	Credit Line/HELOC
DAVID CRANDALL	09/08/2005	54718		Stand Alone Mortgage	\$125,000.00	Credit Line/HELOC
DAVID L CRANDALL	05/05/2003	28425	\$327,000.00	Warranty Deed	\$215,800.00	Commercial
CLARK T JARDINE	03/30/1998	12230	\$29,500.00	Warranty Deed		Conv/Unk

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



After recording return to:
Kristin L. Nelson
1886 S Obenchain Road
Eagle Point, OR 97524

Until a change is requested all tax
statements shall be sent to the
following address:
Kristin L. Nelson
1886 S Obenchain Road
Eagle Point, OR 97524

File No.: 7161-3888217 (EV)

Date: January 20, 2022

THIS SPACE RESERVED

Jackson County Official Records **2022-007177**
R-WD
Stn=21 SIMPSOHP **03/01/2022 03:58:58 PM**
\$10.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$102.00**

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

Christine Walker - County Clerk

STATUTORY WARRANTY DEED

Deborah K. Varelidz, Trustee of the Deborah K. Varelidz Living Trust dated April 28th, 2014, Grantor, conveys and warrants to **Kristin L. Nelson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

The East Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 2, Township 36 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon.

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

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,250,000.00**. (Here comply with requirements of ORS 93.030)

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

16-Mar-2026

NELSON KRISTIN L
1886 S OBENCHAIN RD
EAGLE POINT OR 97524-5569

Tax Account #	10241328	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0921
Situs Address	1886 S OBENCHAIN RD EAGLE POINT/COUNTY OR	Interest To	Mar 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	\$6,667.28	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,458.85	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,276.93	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,014.05	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,626.50	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,759.25	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,652.19	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,364.04	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,233.31	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,768.53	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,698.46	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,727.93	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,630.22	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,589.88	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,518.43	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,499.56	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,488.48	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,491.91	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,432.61	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,313.69	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.25	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$117.52	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$159.97	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$201.83	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$133.11	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$102.79	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$136.16	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$119.19	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$91.56	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$91.97	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$91.55	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$122.86	Nov 15, 1994
1994	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$155.67	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$133.99	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$829.13	Nov 15, 1991

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

16-Mar-2026

NELSON KRISTIN L
1886 S OBENCHAIN RD
EAGLE POINT OR 97524-5569

Tax Account #	10241328	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0921
Situs Address	1886 S OBENCHAIN RD EAGLE POINT/COUNTY OR	Interest To	Mar 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$800.08	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$770.27	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$857.29	Nov 15, 1988
1987	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$717.72	Nov 15, 1987
1986	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,560.97	Nov 15, 1986
1985	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,492.54	Nov 15, 1985
1984	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,443.25	Nov 15, 1984
1983	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 1983
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Seller's Disclosures

(Coming Soon)

Home Inspection

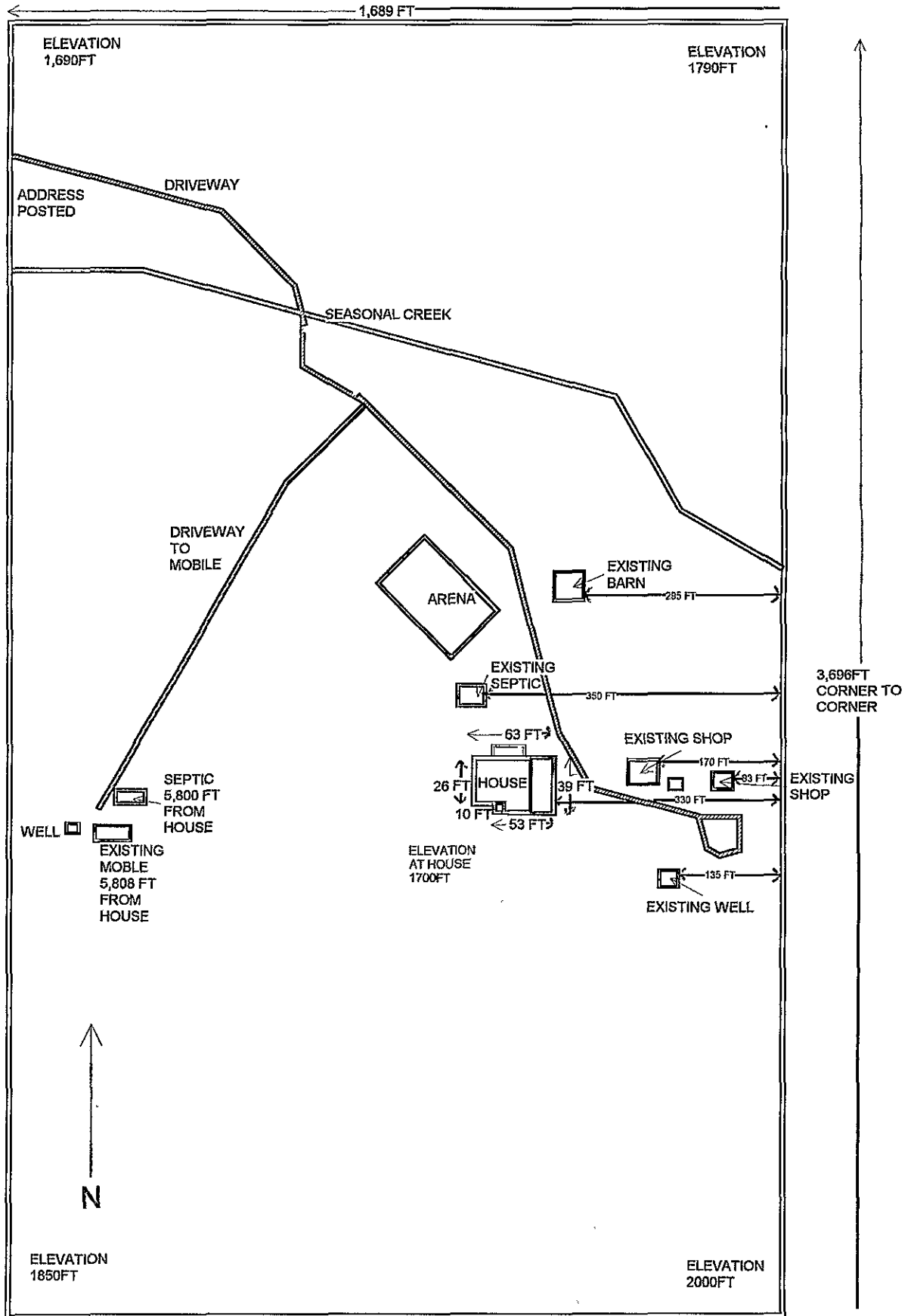
(Coming Soon)

Septic Information

DAVID AND TIFFANI CRANDALL
1886 S OBENCHAIN ROAD
EAGLE POINT

36-1E-(2)
TAX LOT #500

NEW ADDITION



RECEIVED

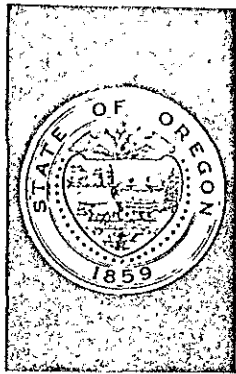
MAY 21 1976

DEPARTMENT OF
ENVIRONMENTAL QUALITY

SOUTHWEST REGION

1937 W. HARVARD BLVD. • ROSEBURG, OREGON • 97470 • (503) 672-8204

Jackson Co. Planning
MEDFORD BRANCH OFFICE
SOUTHWEST REGION
223 W. Main St. Room 202
Medford, Or. 97501 - 776-6010



ROBERT W. STRAUB
GOVERNOR

RICHARD P. REITER
Regional
Administrator

Bryant A. Christensen
1886 So. Obenchain Rd.
Eagle Point, OR 97524

May 20, 1976

RE: LQ-SS - Jackson County
Alternative System
Permit No. MBO-2-76
(36S-1E-2-500)

Dear Mr. Christensen:

We have received revised plans from your engineer for the proposed sewage stabilization pond to serve one four (4) bedroom single-family residence on the above described property. The revised plans are herewith approved subject to the following conditions:

1. Construction be under the supervision of the design engineer.
2. The design engineer certify that the lagoon was constructed such that the average rate of seepage will be not more than one-quarter (1/4) inch per day after correction for precipitation and evaporation.
3. All construction be in accordance with Oregon Administrative Rule (O.A.R.) Chapter 340, 71-037, and appropriate portions of O.A.R. 71-005 to 72-025.
4. That the surface soil layer (top dark organic layer) be scalped and stockpiled for use as cover on the top.
5. The building sewer be constructed in accordance with the plumbing regulations adopted by the Oregon State Department of Commerce.
6. The open drainage ditch be constructed to daylight below the sewage stabilization pond (including fill).
7. The lagoon be located at least one-hundred (100) feet from the mean yearly high water mark of creek south of the lagoon site.

Bryant A. Christensen
May 20, 1976
Page Two

As mentioned in my letter of March 24, 1976, your permit to construct is valid for a period of one year. Should construction not be completed by the construction expiration date as noted on the permit or the property sold, a new permit will need to be obtained. The operation aspects of the permit are continuous and do not expire once the system has been constructed.

In accordance with Oregon Administrative Rule (O.A.R.) 71-037, the design engineer must certify in writing to the Department that construction was in accordance with the approved plans. Once the engineer has so certified, a final inspection will be made and a Certificate of Satisfactory Completion issued. The system is not approved for use until a Certificate of Satisfactory Completion has been issued by the Department.

We would recommend that a routine be established to monitor the system and check the sewage levels on at least a weekly basis. We would further recommend that you establish a rodent and vegetation management strategy. This should help you in ensuring proper and continued functioning of the system.

If we can be of assistance at anytime, please do not hesitate to call.

Sincerely,

LOREN KRAMER
Director



David H. Couch
Environmental Specialist

DHC:fs

cc: Torleiv Flatebo
SW Region
Subsurface & Alternative Sewage Systems Division
Jackson County Dept. of Planning and Development



**DEPARTMENT OF
ENVIRONMENTAL QUALITY**

SOUTHWEST REGION OFFICE

1000 S.E. STEPHENS ST. • ROSEBURG, OREGON • 97470 • (503) 672-6541, Ext. 281

RECEIVED

MAR 26 1976

Jackson Co. Planning

MEDFORD BRANCH OFFICE
SOUTHWEST REGION
223 W. Main St. Room 202
Medford, Or. 97501 - 776-6010

ROBERT W. STRAUB
GOVERNOR

RICHARD P. REITER
Regional
Administrator

March 24, 1976

Bryant A Christensen
1886 So. Obenchain Road
Eagle Point, OR 97524

RE: LQ-SS - Jackson County
Alternative System
Appl. No. ASDS-MBO-2-76
(36S-1E-2-500)

Dear Mr. Christensen:

We have reviewed the plans and specifications for the proposed sewage stabilization pond to serve one four bedroom single-family residence on the above described property. The plans are herewith approved subject to the following changes to be made by the design engineer:

1. The design be modified to reflect a flow of 150 gallons per bedroom per day instead of 100 gallons. Add appropriate depth and/or adjust for seepage.
2. A staff gauge be installed in the lagoon for monitoring sewage level.
3. A grain size distribution curve, plus percent (by weight) of gravel, cobbles, and boulders, for the material to be used in lining the lagoon and constructing the dikes be submitted. Determination of AASHTO and Unified soil classes should also be submitted. Soil material used for lining pond and dikes must be approved by the Department prior to use.
4. More definitive specifications regarding dike' compaction and construction be provided.
5. The height of the intermediate dike within the lagoon be modified to a height of thirty (30) inches plus one-half of the working depth.
6. The building sewer shall be constructed in accordance with plumbing regulations adopted by the Oregon State Department of Commerce.



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Recycled
Materials

Bryant A. Christensen
March 24, 1976
Page Two

7. As recommended by the Soil Conservation Service: the top and outside embankments should be planted with tall wheatgrass, tall fescue, hard fescue and big blue grass. Harding grass, reed canary grass, perennial rye grass and alta fescue should be planted on the inside embankments of the pond. Planting three or more species in each location will allow the dominant species in each situation to develop. Each species listed is specifically suited to this type of use and soils in Jackson County. Irrigation will probably be required to establish these grasses during the summer months.
8. The open interceptor ditch upslope from the sewage stabilization pond should be deepened and widened, and it also should daylight below the lagoon. This ditch is necessary to divert perched groundwater and surface run-off-downslope of the lagoon.
9. A concrete splash pad be provided on the lagoon bottom below the sewage inlet.
10. A 100 feet setback from the mean yearly high water mark of the stream and the top of the dike be maintained.

In accordance with Oregon Administrative Rule (O.A.R.) 71-037, the design engineer must certify in writing to the Department that construction was in accordance with the approved plans. Once the engineer has certified the system was constructed, a final inspection will be made by this office and a Certificate of Satisfactory Completion issued. The system is not approved for use until a Certificate of Satisfactory Completion has been issued by the Department.

Your permit to construct (#MBO-2-76) is valid for a period of one year. Should construction not be completed by the expiration date as noted on the permit, a new permit will need to be obtained. This will be a simple process involving re-application and a small administrative fee. The operation aspects of the permit are continuous and do not expire once the system has been constructed.

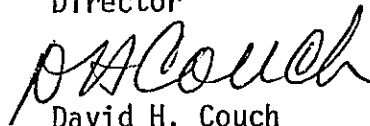
We would recommend that a routine be established to monitor the system and check the sewage levels on a weekly basis. This should help you in ensuring proper and continued functioning of the system. Permit Number MBO-2-76 and a copy of O.A.R. 71-037 are enclosed.

Bryant A. Christensen
March 24, 1976
Page Three

If we can be of assistance at anytime, please do not
hesitate to call.

Sincerely,

LOREN KRAMER
Director



David H. Couch
Environmental Specialist

DHC:fs
encl. (2)

cc: Torleiv Flatbo, P.E. (w/copy of permit #MB0-2-76)
SW Region
Subsurface & Alternative Sewage Systems Division
Jackson County Dept. of Planning and Development
Jackson County Health Department



**DEPARTMENT OF
ENVIRONMENTAL QUALITY**

SOUTHWEST REGION OFFICE

1000 S.E. STEPHENS ST. • ROSEBURG, OREGON • 97470 • (503) 672-6541, Ext. 281

MEDFORD BRANCH OFFICE
SOUTHWEST REGION
223 W. Main St. Room 202
Medford, Or. 97501 - 776-6010

ROBERT W. STRAUB
GOVERNOR

March 8, 1976

RICHARD P. REITER
Regional
Administrator

Gregg Adams, R. S.
Supervising Sanitarian
Jackson County Department
of Planning & Development
32 W. Sixth Street
Medford, Oregon 97501

-RE: LQ-SS - Jackson County
Alternative System
Bryant Christensen
Sewage Stabilization Pond
(36S-1E-2-500)

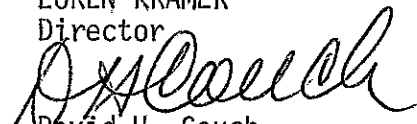
Dear Gregg:

Enclosed please find plans and specifications for a sewage stabilization pond to serve one single-family residence of four bedrooms on the Bryant Christensen property. Due to time limitations on issuing permits, your comments should be submitted not later than March 20, 1976.

Would you please forward a copy of the zoning clearance sheet for the above described property to verify such construction would not violate any land use planning or zoning requirement (O.A.R. 71-015[4]), and a copy of the site evaluations. Thanks.

Sincerely,


LOREN KRAMER
Director


David H. Couch
Environmental Specialist

DHG:fs
encl.(1)



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m. file

DEPARTMENT OF PLANNING & DEVELOPMENT
Jackson County

August 6, 1975

Mr. Bryant A. Christensen
1886 S. Obenchain Rd.
Eagle Point, OR 97524

Dear Mr. Christensen:

Due to the soil conditions found to be present in the immediate area around your existing house, we cannot authorize the expansion of your septic system to accommodate a proposed house remodeling (including the addition of two bedrooms). The soils have a restrictive clay layer at 8 inches, with a very high perched water table during the winter months. If there might be a different location on your property where you would consider the installation of a system, please contact our office so that arrangements can be made to review more test pits.

During the field inspection it was determined that the existing septic system was apparently malfunctioning, with the result that sewage was coming to the surface.

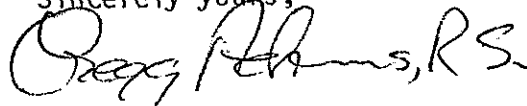
A review of precipitation tables shows that your area has an annual rainfall of approximately 30 inches. This amount of rainfall very nearly precludes the use of an Evapo-transpiration system, and because of the soil conditions, a conventional subsurface disposal system cannot be expected to function properly.

The only present system which apparently would ever have a chance of functioning would be a capping fill system, with the drainlines no deeper than 8 inches into the native soil. A diagram is attached to your permit showing the constructional details of this type of system. An interceptor drain should be installed around the upper perimeter of the proposed drainfield so as to reduce as much as possible the amount of perched water moving through this area.

Please refer to the septic permit specifications sheet for further details.

If you have any questions please feel free to contact our office.

Sincerely yours,



Gregg Adams, R.S.
Supervising Sanitarian

GA:st
Enclosure

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

FOR DEPARTMENT USE ONLY

Sewage Disposal Permit # _____

Water Well Permit # 55-76W

Owner Bryant Christensen Twp. 36 Range 1E Section 2
Tax Lot 500 Code _____ Acreage 1.20

Address/Directions to Property 1886 S. Obenchain

Refer to septic permit file for location of property.

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

Site Evaluation Application No. of Sites _____
Fee _____ Receipt No. _____ Date _____

Sewage Disposal Application New _____ Alteration _____ Sewage Connection _____
Fee _____ Receipt No. _____ Date _____

Water Well Application
Fee 500 Receipt No. 7810 Date 3-12-76

Zoning Info. Sheet Attached _____ Locator Plot Plan Attached _____

Notified Regarding Test Holes _____ Test Holes Ready _____

Proposed Use of Property Residential → Number of Bedrooms _____

Comments: can't be issued. see agriculture if septic permit

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

3-12-76
Date

Bryant A. Christensen
Signature

1886 S. Obenchain Eagle Point Oregon 97524 826-2406
Mailing Address City State Zip Code Phone

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

Site Evaluation _____

JACKSON COUNTY INDIVIDUAL WATER SYSTEM ORDINANCE

Well Setback Requirements:

100 feet from any drainfield

50 feet from any septic tank

20 feet from any property lines

(if adjoining parcel is currently undeveloped)

40 feet from any existing well on an adjoining property

By _____ Date _____

Drilling Contractor _____ Sewage/Cesspool Worker _____

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

Comments: To be installed so as to meet all state and county codes.

SEWAGE PERMIT: Installation Specification _____ Gallon Septic Tank _____

Square Feet of Drainfield _____ Comments: _____

PERMIT: Approved _____ Not Approved _____ (Sanitarian) _____

(DATE) _____ (EXPIRES) _____

CERTIFICATE OF COMPLETION ISSUED _____ BY _____

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT

PLOT PLAN

OWNER _____

LEGAL _____

PLEASE USE SCALE OF 1/2 INCH EQUALS 10 FEET OR NOTE CHANGE OF SCALE HERE:
= 1/2 INCH

Cherokee

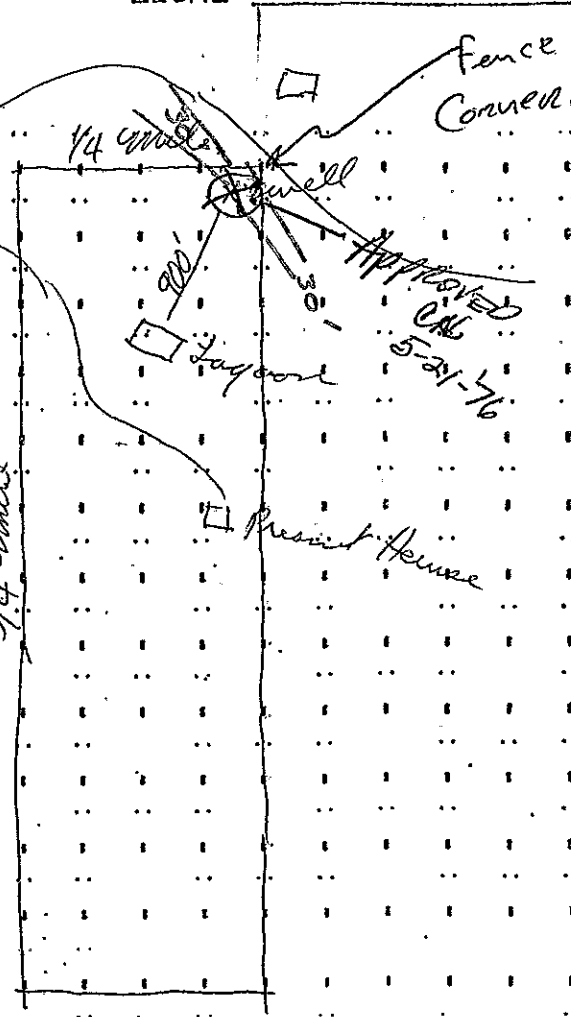
SANITATION APPROVAL

Plans are approved based upon conditions listed below:

JACKSON COUNTY INDIVIDUAL WATER SYSTEM ORDINANCE

- Well Setback Requirements:
- 100 feet from any drainfield
- 50 feet from any septic tank
- 20 feet from any property lines (if adjoining parcel is currently undeveloped)
- 40 feet from any existing well on an adjoining property

To be installed so as to meet all state and county codes.



Refer to septic permit file for locations of property

SANITATION DEPARTMENT USE ONLY

WELL INSPECTED BY: _____ DATE _____

SEPTIC TANK _____ GALLONS DRAINFIELD _____ TOTAL SQ. FEET

METAL _____ PRE-CAST _____ TYPE: SERIAL _____ LOOP _____ OTHER _____

CAST IN PLACE _____ OTHER _____ LENGTH(S) _____ WIDTH(S) _____

DISTANCE FROM FOUNDATION _____ FT. TRENCH DEPTH _____ TO _____ INCHES

DISTANCE FROM WELL _____ FT. DISTANCE FROM FOUNDATION _____ FT.

DISTANCE FROM PROPERTY LINE _____ FT. DISTANCE FROM WELL _____ FT.

DISTANCE FROM PROPERTY LINE _____ FT. SURFACE WATER _____

INSTALLATION: APPROVED _____ NOT APPROVED _____

SANITARIAN

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

FOR DEPARTMENT USE ONLY

Sewage Disposal Permit # _____

Water Well Permit # _____

Owner CHRISTENSEN, BRYANT A. & MARILYN E. Twp. 36 S. Range 1E Section 2
Tax Lot 500 Code 00902 Acreage 119.94

Address/Directions to Property 1886 S. Obenchain Rd. = Hwy 62 to 140 = 11 mi on 140. Pass E.P. Junction, Turn L Obenchain Rd - go 2 mi up rd. to group of mailboxes - Road forks, Turn right continue straight along this rd. Go down big hill, turn left at bottom of hill - then continue on keeping right at all forks - pass three metal gate with cross-bore poles above it - Follow road around all the way to house. (follow power line)

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

Site Evaluation Application No. of Sites _____

Fee _____ Receipt No. _____ Date _____

Sewage Disposal Application New _____ Alteration Sewage Connection W

Fee 15.00 Receipt No. 7605 Date 7-14-75

Water Well Application

Fee _____ Receipt No. _____ Date _____

Zoning Info. Sheet Attached OSD (S) Locator Plot Plan Attached _____

Notified Regarding Test Holes _____ Test Holes Ready 7-14-75

Proposed Use of Property HomeSite & Ranch Number of Bedrooms (4)

Comments: HAS EXISTING 2 BED HOME, TANK & FIELD. WANTS

TO REPLACE HOME WITH 4 BEDROOM HOME & BRING SEPTIC SYSTEM UP TO DATE.

No site found 11 to 18" to clay pan or 1 vel. Rock DKM 9-8-75

- Consider for Rural Area DKM 8-27-75

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

Date 7-14-75

Bryant A. Christensen
Signature

1886 S. Obenchain Rd. E.P. OREGON 97524 826-2406-00 826-2719
Mailing Address City State Zip Code Phone

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

Site Evaluation Based upon information provided us, including a ^{SOIL} and topographic report made by Steve Shade, Soil Scientist, on July 17, 1975, we have found your drainfield

site to not conform with the minimum standards for the issuance of a permit to install a subsurface sewage disposal system. A permit cannot be issued due to reasons stated in

the attached letter.

[Signature], P.S. 8-8-75
By Date

Drilling Contractor _____ Sewage/Cesspool Worker _____

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

Comments: _____

SEWAGE PERMIT: Installation Specification _____ Gallon Septic Tank _____

Square Feet of Drainfield _____ Comments: _____

PERMIT: Approved _____ Not Approved _____ (Sanitarian) _____

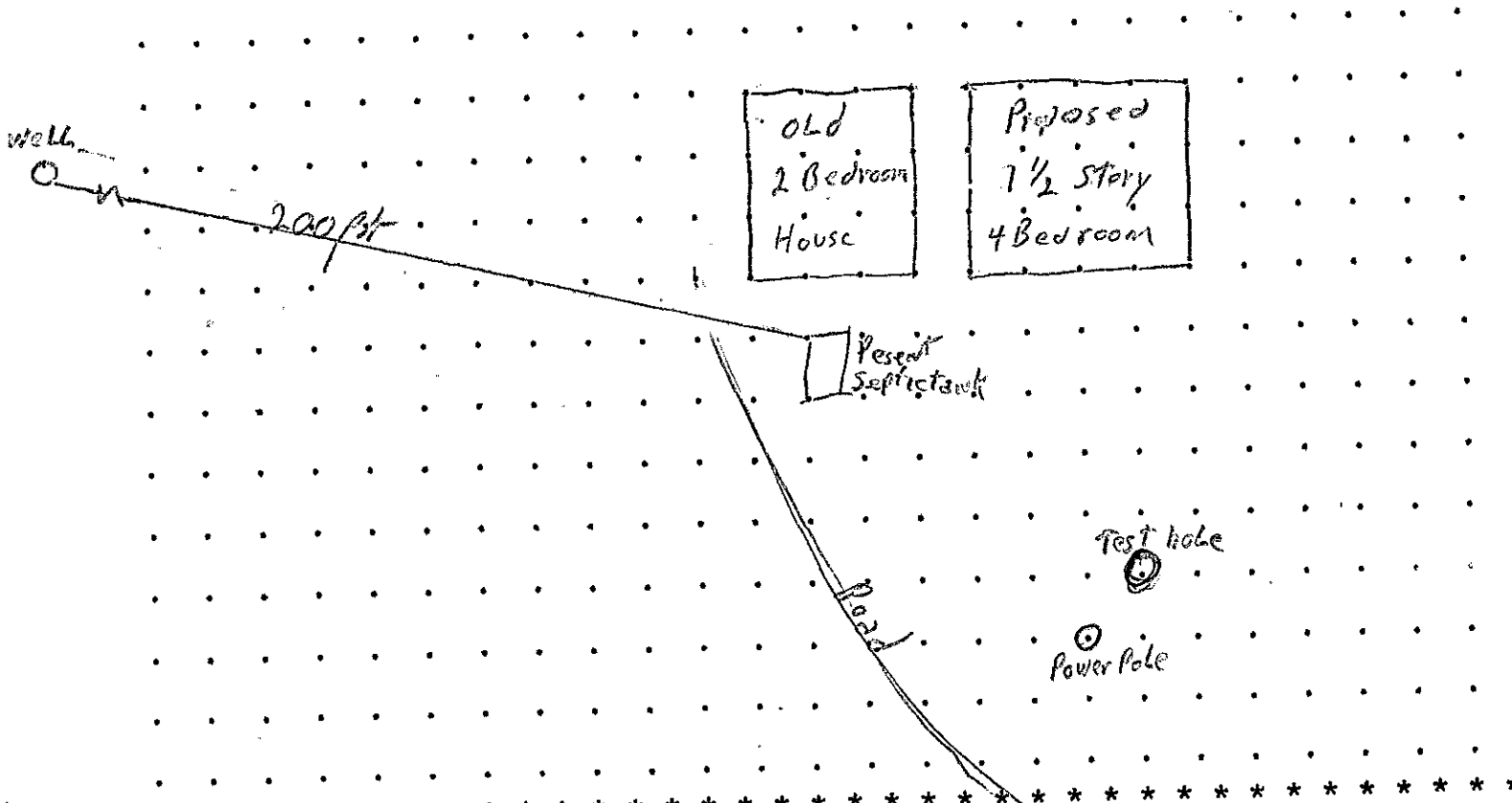
(DATE) _____ (EXPIRES) _____
CERTIFICATE OF COMPLETION ISSUED _____ BY _____

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT

PLOT PLAN

OWNER B Christensen
 LEGAL _____

Please use scale of 1/2 inch equals 10 feet or note change of scale here:
20 = 1/2 inch



SANITATION DEPARTMENT USE ONLY

Well Inspected By: _____ Date _____

Septic Tank _____ Gallons Drainfield _____ Total So. Feet

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

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

Distance from Foundation _____ Ft. Trench Depth _____ to _____ Inches

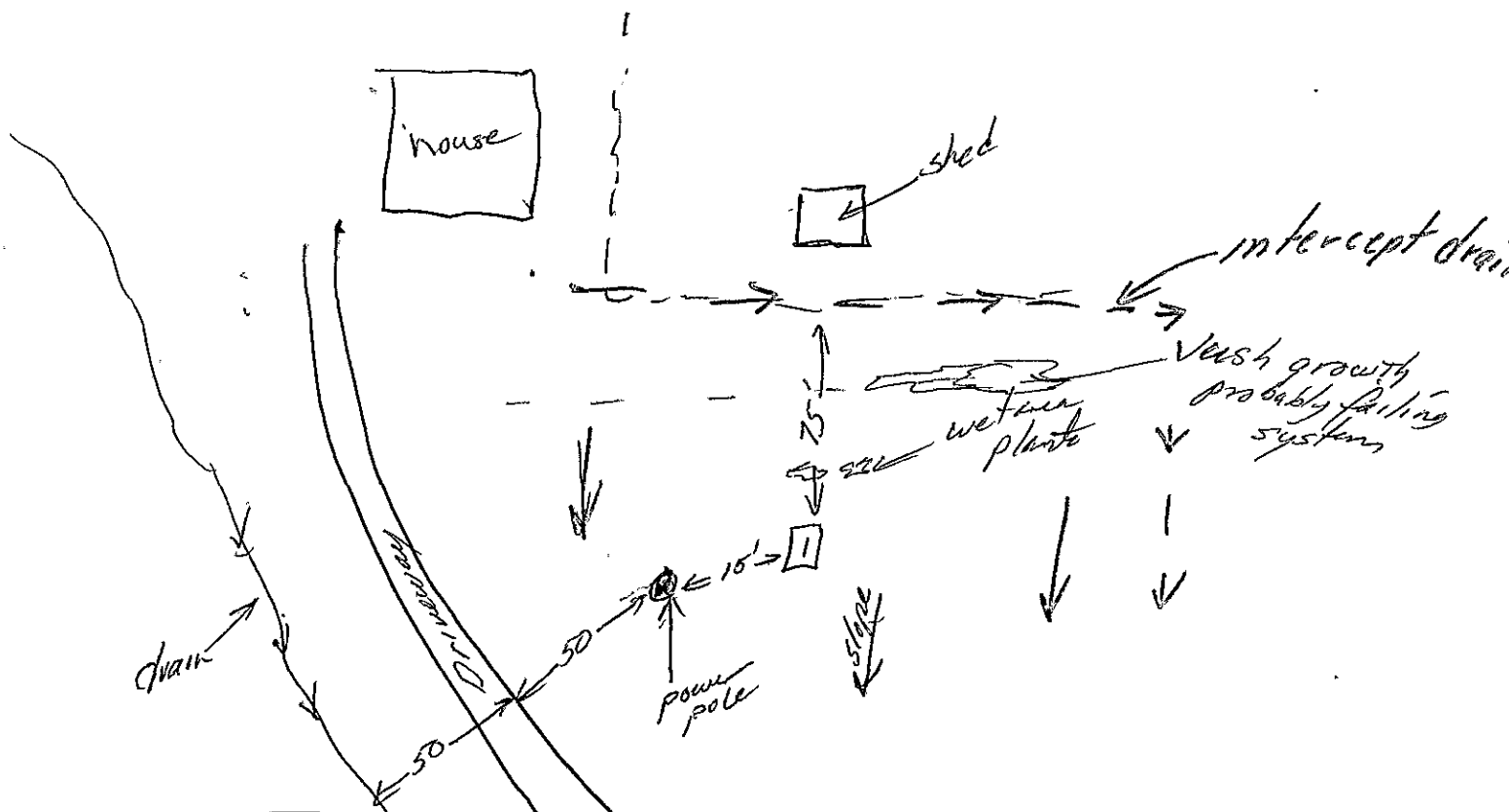
Distance from Well _____ Ft. Distance from Foundation _____ Ft.

Distance from Property Line _____ Ft. Distance from Well _____ Ft.

Distance from Property Line _____ Ft.

Surface Water _____

Installation: Approved _____ Not Approved _____ Sanitarian _____



Any Special Conditions for this Site:

Repair required - recommend intercept drain
and shallow installation of trenches with
system capped

Pit No. 1

Soil Depth	Texture	Coarse Fragments
<u>0 - 8"</u>	<u>light clay loam</u>	
<u>8 - 36"</u>	<u>clay</u>	
<u>36 - 44"</u>	<u>volcanic sub</u>	

- (1) Water table; depth, type, how observed: water stands on certain areas during wet period of year
- (2) Depth to impervious layer: -
- (3) Depth to restrictive layer: 8"
- (4) Natural surface slope: 7%

Remarks:

Pit No. 2

Soil Depth	Texture	Coarse Fragments

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

Remarks:

A. Site Suitability: Not suitable for standard system

B. Useable Area: _____

Site Evaluation by: S. Shade Date 7-17-75

Copies: Yes _____ No ✓

Recent Invoices

CHUCK KIMMEL
PO BOX 562
EAGLE POINT, OR 97524
PHONE: 541-826-3427

January 1, 2021

Dear Dimitri & Debbie,

We hope you have a blessed 2021. It's time for notification of road payments.

2020 was very routine as far as our part of the road maintenance. We added rock and did a lot of tractor and hand work throughout the year.

Just as a reminder, the total amount of the funds we collect each year is \$820.00. Your percentage of the cost is 6.97%. Your payment amount is \$57.15.

Please remember that there is no bank account for Lick Creek Rd. Association, so checks can be made out to Chuck or Lorraine.

Thank-you!

Sincerely,

Chuck

CHUCK KIMMEL
PO BOX 562
EAGLE POINT, OR 97524
PHONE: 541-826-3427

pd.
2.4.20
ck # 2620

January 1, 2020

Dear Dimitrios & Debbie,

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2019 was very routine as far as road maintenance. We added rock and did a lot of tractor and hand work throughout the year.

Just as a reminder, the total amount of the funds we collect each year is \$820.00. Your percentage of the cost is 6.97%. Your payment amount is \$57.15.

Please remember that there is no bank account for Lick Creek Rd. Association, so checks can be made out to Chuck or Lorraine.

Thank-you!

Sincerely,

Chuck.

Obenchmark Solar Summary

Cost of install: \$81,856.00 with \$1,000 covid bonus

Was installed on July 14-15, 2020

It is a roof install with 73 panels totaling 24.88 kilowatts of power 18 watt power inverter (The company only does a max of 25 kilowatts for residential properties)

Project has been fully financed

Well Information

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

JACK 62826

WELL I.D. LABEL# L 122296
START CARD # 1032421
ORIGINAL LOG #

11/4/2016

(1) LAND OWNER
Owner Well I.D.
First Name DIMITRIOS Last Name VARELDZIS
Company
Address 1886 OBENCHAIN RD
City EAGLE POINT State OR Zip 97524

(2) TYPE OF WORK
[X] New Well [] Deepening [] Conversion
[] Alteration (complete 2a & 10) [] Abandonment(complete 5a)

(2a) PRE-ALTERATION
Dia + From To Gauge Stl Plstc Wld Thrld
Casing:
Material From To Amt sacks/lbs
Seal:

(3) DRILL METHOD
[X] Rotary Air [] Rotary Mud [] Cable [] Auger [] Cable Mud
[] Reverse Rotary [] Other

(4) PROPOSED USE
[X] Domestic [] Irrigation [] Community
[] Industrial/ Commercial [] Livestock [] Dewatering
[] Thermal [] Injection [] Other

(5) BORE HOLE CONSTRUCTION
Special Standard [] (Attach copy)
Depth of Completed Well 260.00 ft.

Table with columns: Dia, From, To, Material, From, To, Amt, sacks/lbs. Includes rows for Bentonite Chips and Calculated values.

How was seal placed: Method [] A [] B [] C [] D [] E
[X] Other POURED DRY

Backfill placed from ___ ft. to ___ ft. Material

Filter pack from ___ ft. to ___ ft. Material Size

Explosives used: [] Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount Actual Amount

(6) CASING/LINER
Casing Liner Dia + From To Gauge Stl Plstc Wld Thrld
Shoe [] Inside [] Outside [] Other Location of shoe(s)
Temp casing [X] Yes Dia 10 From 0 To 3

(7) PERFORATIONS/SCREENS
Perforations Method saw cut
Screens Type Material
Perf/ Casing/ Screen Dia From To Scrn/slot Slot # of Tele/
Screen Liner Dia From To width length slots pipe size

(8) WELL TESTS: Minimum testing time is 1 hour
[] Pump [] Bailer [X] Air [] Flowing Artesian
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

Temperature 56 °F Lab analysis [] Yes By
Water quality concerns? [] Yes (describe below) TDS amount 130 ppm
From To Description Amount Units

(9) LOCATION OF WELL (legal description)
County JACKSON Twp 36.00 S N/S Range 1.00 E E/W WM
Sec 2 1/4 of the 1/4 Tax Lot 500
Tax Map Number Lot
Lat " or 42.47404000 DMS or DD
Long " or -122.66319000 DMS or DD
[] Street address of well [] Nearest address

1886 OBENCHAIN RD
EAGLE POINT, OR 97524

(10) STATIC WATER LEVEL
Date SWL(psi) + SWL(ft)
Existing Well / Pre-Alteration
Completed Well 10/7/2016 60
Flowing Artesian? [] Dry Hole? []

Table with columns: SWL Date, From, To, Est Flow, SWL(psi), + SWL(ft). Includes row for 10/7/2016 with values 240, 250, 40, 60.

(11) WELL LOG
Ground Elevation 2100.00
Material From To
clay 0 12
claystone 12 260

Date Started 10/7/2016 Completed 10/9/2016

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number Date
Signed

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1661 Date 11/4/2016
Signed BRAD MILKOWSKI (E-filed)
Contact Info (optional) GRIBBLE WELL DRILLING 541-855-1328

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

JACK 62827

WELL I.D. LABEL# L 122295
START CARD # 1032373
ORIGINAL LOG #

11/4/2016

(1) LAND OWNER

Owner Well I.D.
First Name DIMITRIOS Last Name VARELDZIS
Company
Address 1886 OBENCHAIN RD
City EAGLE POINT State OR Zip 97524

(2) TYPE OF WORK

[X] New Well [] Deepening [] Conversion
[] Alteration (complete 2a & 10) [] Abandonment (complete 5a)

(2a) PRE-ALTERATION

Casing: Dia + From To Gauge Stl Plstc Wld Thrld
Material From To Amt sacks/lbs
Seal:

(3) DRILL METHOD

[X] Rotary Air [] Rotary Mud [] Cable [] Auger [] Cable Mud
[] Reverse Rotary [] Other

(4) PROPOSED USE

[X] Domestic [] Irrigation [] Community
[] Industrial/ Commercial [] Livestock [] Dewatering
[] Thermal [] Injection [] Other

(5) BORE HOLE CONSTRUCTION

Depth of Completed Well 140.00 ft. Special Standard [] (Attach copy)

Table with columns: Dia, From, To, Material, From, To, Amt, sacks/lbs. Includes rows for Bentonite Chips and Calculated amounts.

How was seal placed: Method [] A [] B [] C [] D [] E

[X] Other POURED DRY

Backfill placed from ___ ft. to ___ ft. Material

Filter pack from ___ ft. to ___ ft. Material Size

Explosives used: [] Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount Actual Amount

(6) CASING/LINER

Table with columns: Casing, Liner, Dia, +, From, To, Gauge, Stl, Plstc, Wld, Thrld. Includes rows for 6 inch and 4 inch casings.

Shoe [] Inside [] Outside [] Other Location of shoe(s)

Temp casing [X] Yes Dia 10 From 0 To 3

(7) PERFORATIONS/SCREENS

Perforations Method saw cut

Screens Type Material

Table with columns: Perf/ Screen, Casing/ Screen, Dia, From, To, Scrm/slot width, Slot length, # of slots, Tele/ pipe size.

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

[] Pump [] Bailer [X] Air [] Flowing Artesian

Table with columns: Yield gal/min, Drawdown, Drill stem/Pump depth, Duration (hr). Includes row with values 10, 140, 2.

Temperature 55 °F Lab analysis [] Yes By

Water quality concerns? [] Yes (describe below) TDS amount 258 ppm

Table with columns: From, To, Description, Amount, Units.

(9) LOCATION OF WELL (legal description)

County JACKSON Twp 36.00 S N/S Range 1.00 E E/W WM
Sec 2 1/4 of the 1/4 Tax Lot 500
Tax Map Number Lot
Lat 42.47211000 DMS or DD
Long -122.66264000 DMS or DD
[] Street address of well [X] Nearest address

1886 OBENCHAIN RD
EAGLE POINT, OR 97524

(10) STATIC WATER LEVEL

Table with columns: Existing Well / Pre-Alteration, Date, SWL(psi), +, SWL(ft). Includes row for Completed Well on 10/6/2016 with SWL of 25.

Flowing Artesian? [] Dry Hole? []

WATER BEARING ZONES

Depth water was first found 95.00

Table with columns: SWL Date, From, To, Est Flow, SWL(psi), +, SWL(ft). Includes row for 10/6/2016 with SWL of 25.

(11) WELL LOG

Ground Elevation 1813.00

Table with columns: Material, From, To. Includes rows for clay (0-25) and claystone (25-140).

Date Started 10/6/2016 Completed 10/6/2016

(unbonded) Water Well Constructor Certification

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

License Number Date

Signed

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Contact Info (optional) GRIBBLE WELL DRILLING 541-855-1328