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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111


Team@MOPG.com



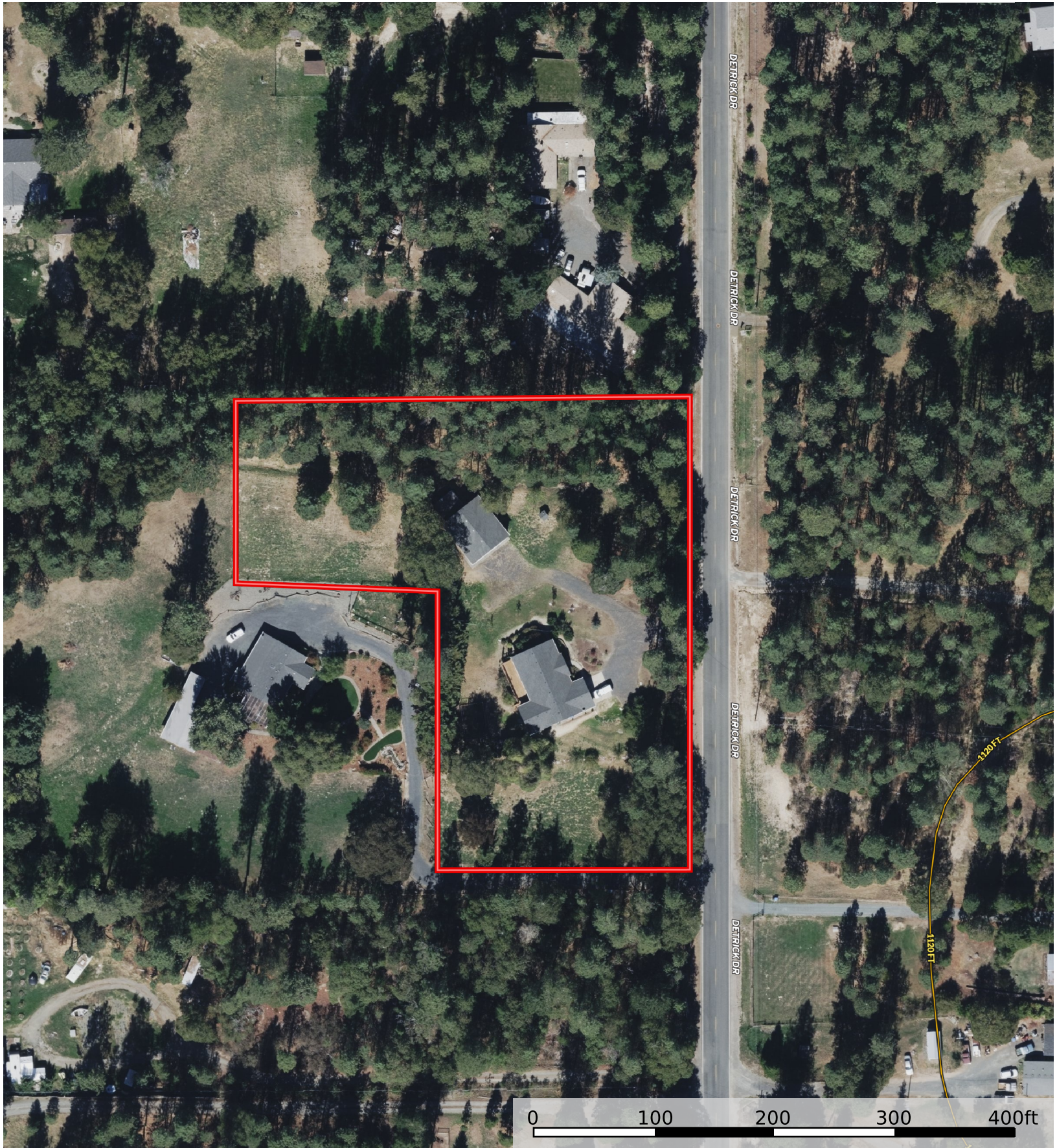
Mapping


190 Detrick Drive
Oregon, AC +/-



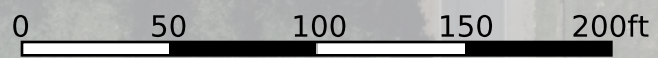
 Boundary

190 Detrick Drive Oregon, AC +/-



 Boundary

190 Detrick Drive
Oregon, AC +/-




190 Detrick Drive
Oregon, AC +/-



-  Boundary
-  Wetlands
-  Riparian

190 Detrick Drive
Oregon, AC +/-



 Boundary

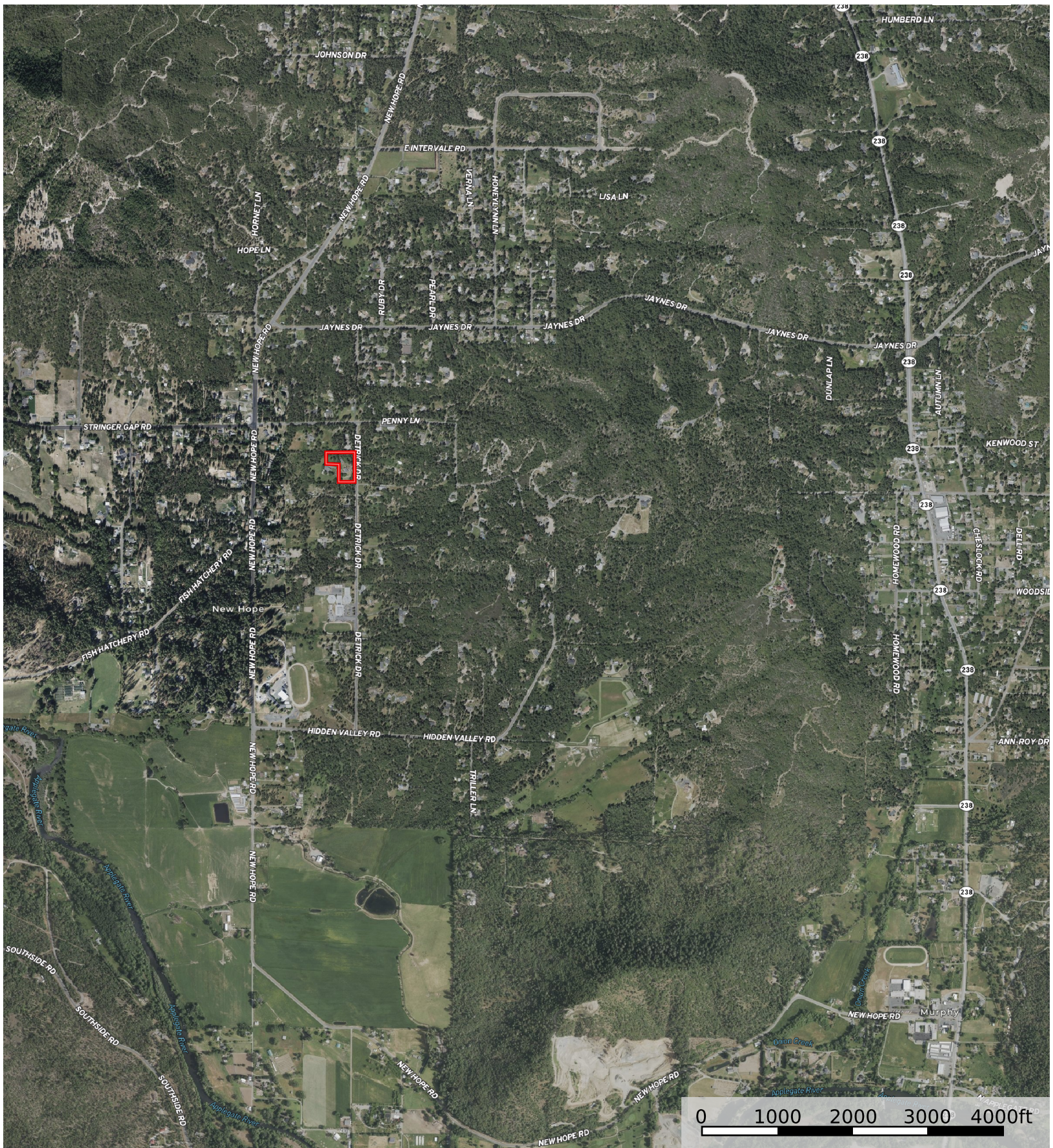
Boundary 2.49 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
17B	Clawson sandy loam, 2 to 7 percent slopes	2.36	94.4	0	61	3w
42D	Holland sandy loam, cool, 12 to 20 percent slopes	0.13	5.2	0	69	3e
TOTALS		2.49(*)	100%	-	61.17	3.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

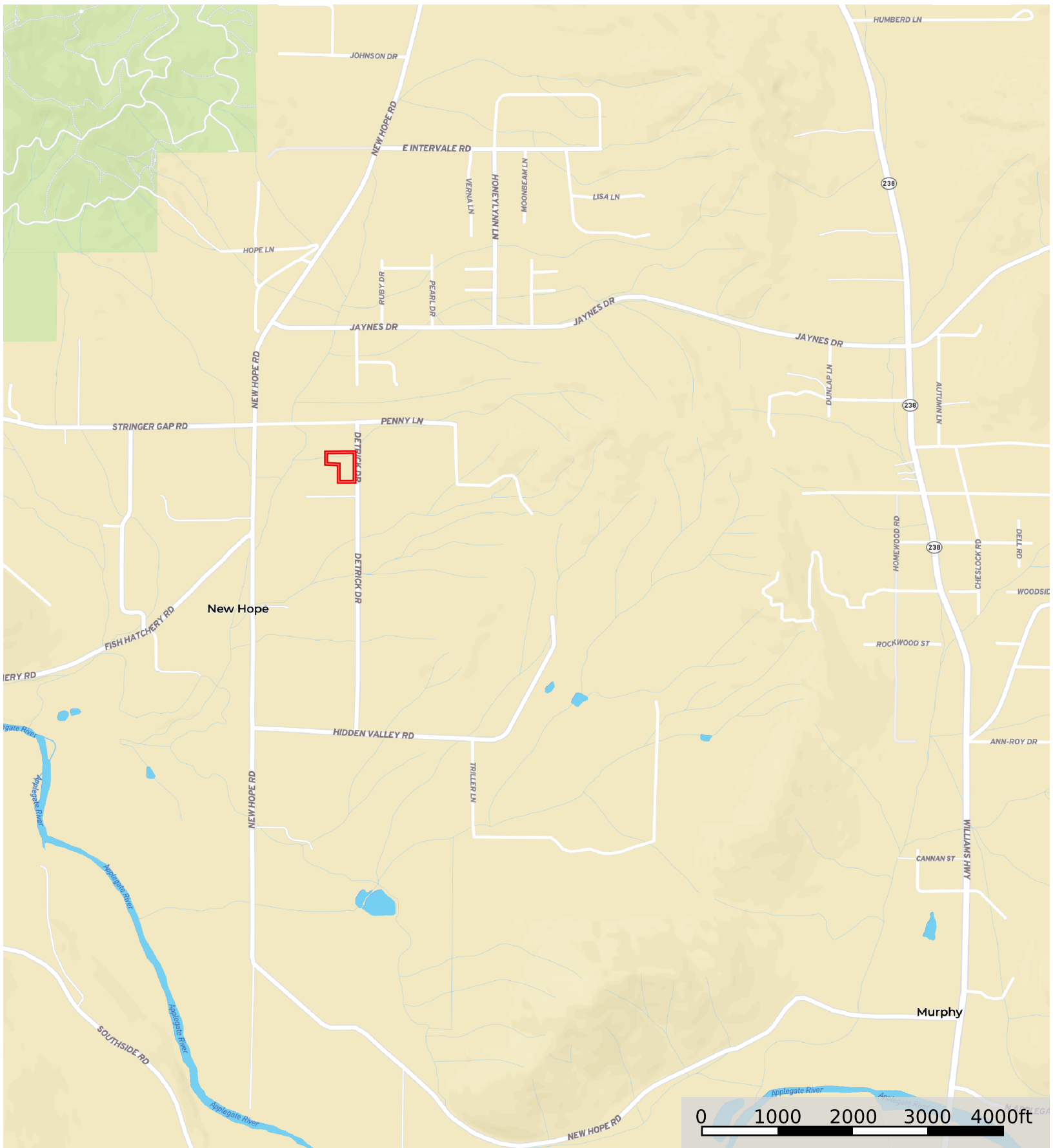


190 Detrick Drive Oregon, AC +/-



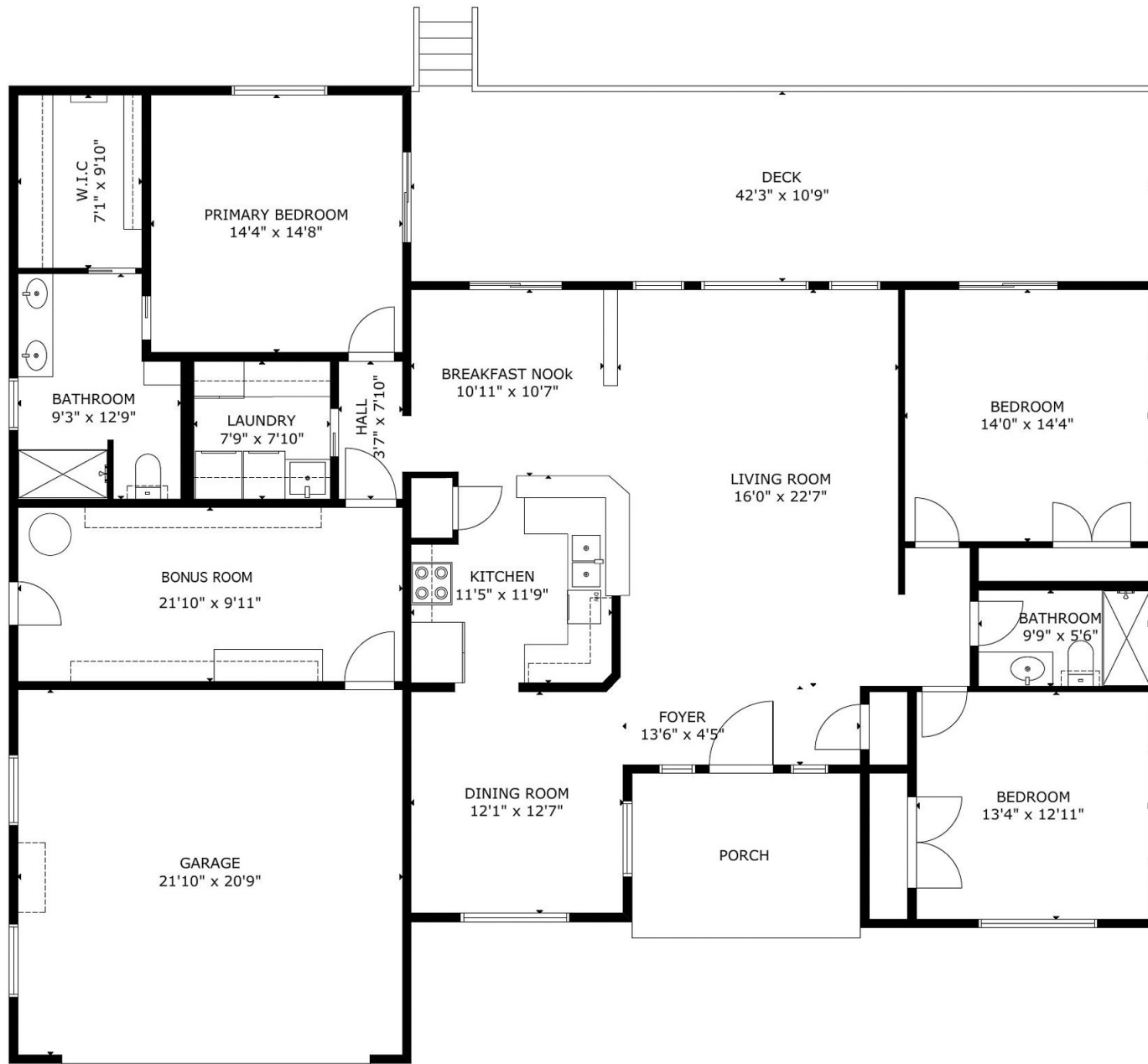
 Boundary

190 Detrick Drive Oregon, AC +/-



 Boundary

Floor Plan



GROSS INTERNAL AREA

TOTAL: 2,117 sq ft

FLOOR 1: 2,117 sq ft

EXCLUDED AREAS: GARAGE: 453 sq ft, DECK: 454 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Tax Records & Title Report



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

190 Detrick Dr
Grants Pass, OR 97527
R340130

OWNER

Kelley Robert D / Kelley Janice

DATE PREPARED

4/20/2026



First American Title™

Customer Service Department 503.219.8746
cs.oregon@firstam.com

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Property Detail Report

190 Detrick Dr, Grants Pass, OR 97527-7922

APN: R340130

Josephine County Data as of: 04/13/2026

Owner Information

Owner Name: Kelley Robert D / Kelley Janice
Vesting:
Mailing Address: 190 Detrick Dr, Grants Pass, OR 97527-7922
Occupancy: Owner Occupied

Location Information

Legal Description: P.P. 1997-67, Parcel 1, Acres 2.50
County: Josephine, OR
APN: R340130
Alternate APN: 370612C000110100
Census Tract / Block: 361300 / 2037
Munic / Twnshp: Twnshp-Rng-Sec: 37S-6W-12
Legal Lot / Block: 1101 /
Subdivision: Partition 1997-67
Tract #:
Legal Book / Page:
Neighborhood: New Hope
School District: Three Rivers Josephine County School District
Elementary School: Madrona Elementary...
Middle School: Lincoln Savage Mid...
High School: Hidden Valley High...
Latitude: 42.36738
Longitude: -123.36257

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/07/2008 / 04/11/2008
Price: \$172,500
Transfer Doc #: 2008.6109
Buyer Name: Kelley Janice H / Kelley Robert D
Seller Name: Yunker Family Trust
Deed Type: Warranty Deed

Last Market Sale

Sale / Rec Date: 04/07/2008 / 04/11/2008
Sale Price / Type: \$172,500 / Confirmed
Deed Type: Warranty Deed
Multi / Split Sale:
Price / Sq. Ft.: \$97
New Construction:
1st Mtg Amt / Type:
1st Mtg Rate / Type:
2nd Mtg Amt / Type:
2nd Mtg Rate / Type:
Seller Name: Yunker Family Trust
Lender:
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type:
1st Mtg Rate / Type:
Prior Deed Type:
Prior Sale Doc #: N/A

Property Characteristics

Gross Living Area: 2,490 Sq. Ft.
Living Area: 1,775 Sq. Ft.
Total Adj. Area:
Above Grade: 1,775 Sq. Ft.
Basement Area:
Style:
Foundation: Concrete Block
Quality:
Condition: Average
Total Rooms: 0
Bedrooms: 3
Baths (F / H): 2 /
Pool:
Fireplace:
Cooling: Heat Pump
Heating: Heat Pump
Exterior Wall: Wood Siding
Construction Type:
Year Built / Eff: 2008 / 2008
Stories: 1
Parking Type: Attached
Garage #: 7
Garage Area: 715 Sq. Ft.
Porch Type:
Patio Type: Deck
Roof Type:
Roof Material: Composition

Site Information

Land Use: SFR
State Use: 401 - Tract/Imp...
County Use: 401 - Tract, Mis...
Site Influence:
Flood Zone Code: X
Community Name: Josephine County
Lot Area: 108,900 Sq. Ft.
Lot Width / Depth:
Usable Lot: 65340
Acres: 2.5
Flood Map #: 41033C0701E
Flood Panel #: 0701E
Zoning: RR2.5
of Buildings: 1
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 12/03/2009
Inside SFHA: False

Tax Information

Assessed Year: 2025
Tax Year: 2025
Tax Area:
Property Tax: \$2,058.28
Exemption:
Assessed Value: \$273,070
Land Value:
Improvement Value:
Improved %: 71.17%
Delinquent Year:
Market Total Value: \$615,390
Market Land Value: \$177,430
Market Imprv Value: \$437,960
Market Imprv %: 71.17%

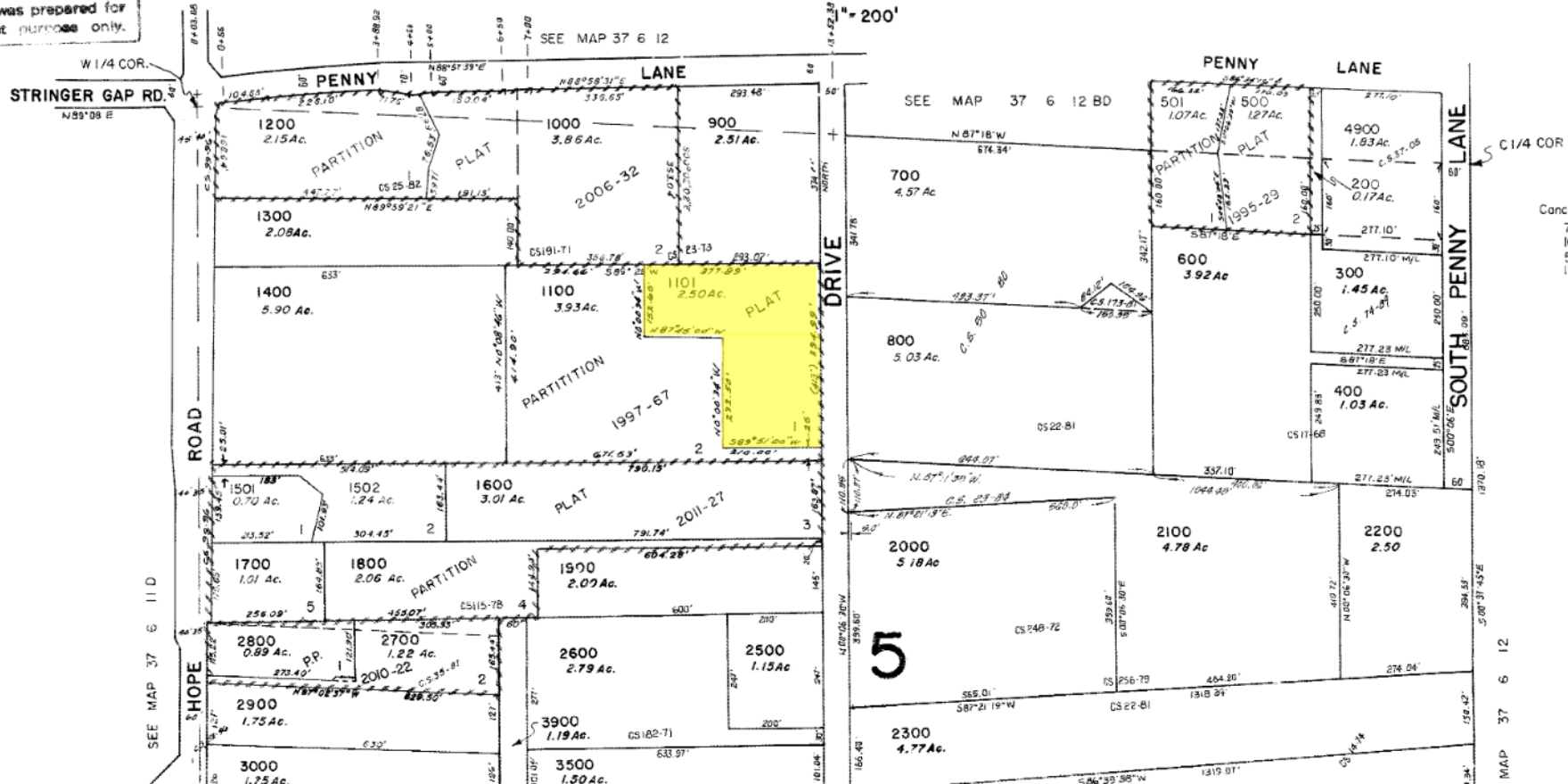


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JOSEPHINE COUNTY

This map was prepared for measurement purposes only.





Aerial



Subject



Taxlot



After recording return to:
FIRST AMERICAN TITLE INSURANCE
CO.
118 NE C STREET
GRANTS PASS, OR 97526

Until a change is requested all tax statements
shall be sent to the following address:
ROBERT D. KELLEY and JANICE H.
KELLEY
52144 Ponderosa Way
LaPine, OR 97739

File No.: 7151-1205909 (JA)

Date: April 03, 2008

JOSEPHINE COUNTY OFFICIAL RECORDS
GEORGETTE BROWN, COUNTY CLERK

2008-006109



\$25.00

00201113200800061090020020 04/11/2008 02:53:00 PM
DED-WRD Cnt=1 Stn=4 RECEIPTS
\$10.00 \$11.00 \$4.00

25.

STATUTORY WARRANTY DEED

John W. Yunker and Jeri Yunker, Trustees, or their successors in Trust, under the Yunker Family Trust Dated February 14, 2007, and any amendments thereto., Grantor, conveys and warrants to ROBERT D. KELLEY and JANICE H. KELLEY, husband and wife as tenants by the entirety , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 1 of PARTITION PLAT NO. 1997-67 recorded July 19, 1997 in Josephine County, Oregon.

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 **\$172,500.00**. (Here comply with requirements of ORS 93.030)

2

APN: R340130

Statutory Warranty Deed
- continued

File No.: 7151-1205909 (JA)
Date: 04/03/2008

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 7th day of April, 2008.

JOHN W. YUNKER AND JERI YUNKER,
TRUSTEES, OR THEIR SUCCESSORS IN
TRUST, UNDER THE YUNKER FAMILY
TRUST DATED FEBRUARY 14, 2007, and
any amendments thereto

John W. Yunker
JOHN W. YUNKER, Trustee
Jeri Yunker
JERI YUNKER, Trustee

STATE OF Oklamoma)
County of Delaware)ss.

This instrument was acknowledged before me on this 7th day of April, 2008 by JOHN W. YUNKER AND JERI YUNKER as TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE YUNKER FAMILY TRUST DATED FEBRUARY 14, 2007, and any amendments thereto, on behalf of the TRUST.

[Signature]



Notary Public for Oklahoma
My commission expires:

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R340130	KELLEY, ROBERT D & KELLEY, JANICE H	190 DETRICK DR, GRANTS PASS, OR 97527	\$605,790

Property Page: Property Details ▼

2026 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	P.P. 1997-67, PARCEL 1, ACRES 2.50
Alternate Account Number	-
Neighborhood	0180 Cloverlawn
Map Number	37-06-12-C0-001101-00
Property Use	401-HBU Tract; Zone Res; Improved
Levy Code Area	05
Zoning	RR2.5

RELATED PROPERTIES

Linked Properties -

2026 OWNER INFORMATION

Owner Name	KELLEY, ROBERT D & KELLEY, JANICE H
Mailing Address	190 DETRICK DR GRANTS PASS, OR 97527

Improvement #1		Improvement Type			Beds	
☐ -		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	CONCRETE EXP AGG	-	2008	74	⌘ Details	
	Eff Yr Built	2008	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		
2	ROOF COVER COMP SHINGLE	-	2008	74	⌘ Details	
	Eff Yr Built	2008	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #2		Improvement Type			Beds	
☐ -		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GENERAL PURPOSE SHED	CLASS 4	2000	140	⌘ Details	
	Eff Yr Built	2000	Adjustment %	-	Roof Styles	FCS
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	FCC	Foundation	FCC	Int Finish	-
			Ext Finish	-		

Improvement #3		Improvement Type			Beds	
☐ -		Residential			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GARAGE DETACHED	CLASS 4	2008	1,440	⌘ Details	
	Eff Yr Built	2008	Adjustment %	-	Roof Styles	CSMED,GAB
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	CCB	Int Finish	FIN
			Ext Finish	BEV,T111,W14		

Improvement #4		Improvement Type			Beds	
☐ -		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	CONCRETE EXP AGG	-	2008	456	⌘ Details	
	Eff Yr Built	2008	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #5		Improvement Type			Beds	
☐ -		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	DECK COMPOSITE	-	2008	480	⌘ Details	
	Eff Yr Built	2008	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #6
 Improvement Type
 Residential
 Beds
 0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GARAGE ATTACHED	CLASS 4	2008	715	Details
	Eff Yr Built	2008	Adjustment %	-	Roof Styles CSMED,GAB
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	CC	Foundation	CCB	Int Finish FIN
			Ext Finish	BEV	

Improvement #7
 Improvement Type
 Residential
 Beds
 3

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN.AREA	CLASS 4	2008	1,775	Details
	Eff Yr Built	2008	Adjustment %	-	Roof Styles CSMED
	Baths	2BA	Heat/AC	HP	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
			Ext Finish	BEV	

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	LS Landscaping	-
L2	OSD On-Site Development	-
L3	401 Tract; Residential; Improved	1.50 Acres
L4	401 Tract; Residential; Improved	1.00 Acres
TOTALS		108900.00 Sq. ft / 2.50 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$439,210	\$166,580	\$605,790	\$0	\$281,260
2025	\$437,960	\$177,430	\$615,390	\$0	\$273,070

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
4/11/2008	YUNKER FAMILY TRUST	KELLEY, ROBERT D & KELLEY, JANICE H	08-006109	\$172,500	Warranty Deed
	YUNKER, JOHN W & YUNKER, GERALDINE A	YUNKER FAMILY TRUST	07-004710	-	Warranty Deed

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$2,058.28	\$1,980.28	\$78.00	\$2,058.28	\$0.00	-	\$0.00
2024	\$1,989.32	\$1,923.07	\$66.25	\$1,989.32	\$0.00	-	\$0.00
2023	\$1,678.83	\$1,612.58	\$66.25	\$1,678.83	\$0.00	-	\$0.00
2022	\$1,644.75	\$1,578.50	\$66.25	\$1,644.75	\$0.00	-	\$0.00
2021	\$1,590.10	\$1,523.85	\$66.25	\$1,590.10	\$0.00	-	\$0.00
2020	\$1,657.52	\$1,591.27	\$66.25	\$1,657.52	\$0.00	-	\$0.00
2019	\$1,592.02	\$1,525.77	\$66.25	\$1,592.02	\$0.00	-	\$0.00
2018	\$1,565.99	\$1,499.74	\$66.25	\$1,565.99	\$0.00	-	\$0.00
2017	\$1,565.80	\$1,499.55	\$66.25	\$1,565.80	\$0.00	-	\$0.00
2016	\$1,329.56	\$1,263.31	\$66.25	\$1,329.56	\$0.00	-	\$0.00
2015	\$1,284.12	\$1,217.87	\$66.25	\$1,284.12	\$0.00	-	\$0.00
2014	\$1,252.15	\$1,185.90	\$66.25	\$1,252.15	\$0.00	-	\$0.00
2013	\$1,204.55	\$0.00	\$0	\$1,204.55	\$0.00	-	\$0.00
2012	\$1,173.28	\$0.00	\$0	\$1,173.28	\$0.00	-	\$0.00
2011	\$1,133.65	\$0.00	\$0	\$1,133.65	\$0.00	-	\$0.00
2010	\$1,111.50	\$0.00	\$0	\$1,111.50	\$0.00	-	\$0.00
2009	\$1,080.93	\$0.00	\$0	\$1,080.93	\$0.00	-	\$0.00
2008	\$396.49	\$0.00	\$0	\$396.49	\$0.00	-	\$0.00
2007	\$353.14	\$0.00	\$0	\$353.14	\$0.00	-	\$0.00
2006	\$346.45	\$0.00	\$0	\$346.45	\$0.00	-	\$0.00
2005	\$340.07	\$0.00	\$0	\$340.07	\$0.00	-	\$0.00
2004	\$335.66	\$0.00	\$0	\$335.66	\$0.00	-	\$0.00
2003	\$331.79	\$0.00	\$0	\$331.79	\$0.00	-	\$0.00
2002	\$324.30	\$0.00	\$0	\$324.30	\$0.00	-	\$0.00
2001	\$318.10	\$0.00	\$0	\$318.10	\$0.00	-	\$0.00
2000	\$262.44	\$0.00	\$0	\$262.44	\$0.00	-	\$0.00
1999	\$281.82	\$0.00	\$0	\$281.82	\$0.00	-	\$0.00
1998	\$256.70	\$0.00	\$0	\$256.70	\$0.00	-	\$0.00
1997	\$160.89	\$0.00	\$0	\$160.89	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-217613	11-14-2025	\$1,996.54
2024	JOCO-158332	10-30-2024	\$1,929.64
2023	JOCO-112179	10-27-2023	\$1,628.47
2022	JOCO-58350	11-1-2022	\$1,595.41
2021	JOCO-1719	10-26-2021	\$1,542.40
2020	1207871	10-20-2020	\$1,607.79
2019	1160812	10-23-2019	\$1,544.26
2018	1108752	10-15-2018	\$1,519.01
2017	1065779	11-3-2017	\$1,518.83
2016	1015470	10-25-2016	\$1,289.67
2015	972324	10-27-2015	\$1,245.60
2014	920134	10-21-2014	\$1,214.59
2013	870431	10-22-2013	\$1,168.41
2012	824062	10-23-2012	\$1,138.08
2011	767420	10-21-2011	\$1,099.64
2010	716060	10-26-2010	\$1,078.15
2009	662761	10-26-2009	\$1,048.50
2008	611217	10-28-2008	\$384.60
2007	602541	4-14-2008	\$183.59
2007	587876	11-16-2007	\$171.26
2006	508420	10-26-2006	\$336.06
2005	500264	4-11-2006	\$113.35
2005	494598	12-28-2005	\$113.36
2005	493388	12-1-2005	\$113.36
2004	453585	7-5-2005	\$114.00
2004	452929	6-2-2005	\$115.00
2004	434931	11-17-2004	\$111.89
2003	393639	1-13-2004	\$11.44
2003	393386	1-7-2004	\$211.24
2003	391948	12-3-2003	\$110.60
2002	346945	4-29-2003	\$219.08
2002	329734	11-15-2002	\$108.10
2001	300390	5-16-2002	\$107.48
2001	296261	3-18-2002	\$106.03
2001	289348	12-6-2001	\$107.45
2000	245545	5-24-2001	\$89.15
2000	236662	2-5-2001	\$87.48
2000	217222	11-14-2000	\$87.48
1999	192390	5-1-2000	\$93.94
1999	188176	2-10-2000	\$93.94
1999	166131	11-15-1999	\$93.94
1998	133677	1-14-1999	\$171.13
1998	116954	11-16-1998	\$85.57
1997	93003	5-13-1998	\$53.63
1997	83045	1-12-1998	\$53.63
1997	74504	12-18-1997	\$53.63



First American Title™

First American Title Insurance Company

118 NE C Street
Grants Pass, OR 97526
Phn - (541)476-6884
Fax - (866)637-1007

Order No.: 7161-4379197
May 15, 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:

Jessica Keith, Title Officer
Phone: (541)476-6884 - Email: jjkeith@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 Josephine County Tax Roll:

190 Detrick Drive, Grants Pass, OR 97527

2021 ALTA Owners Standard Coverage	Liability \$	685,000.00	Premium \$	1,628.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined

Proposed Borrower: TBD

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

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

and as of May 01, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Robert D. Kelley and Janice H. Kelley, as tenants by the entirety

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

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

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

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

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

Recording Information:	Volume 215, Page 168 , Deed Records
In Favor of:	California Oregon Power Company
For:	Transmission and distribution of electricity
Affects:	None Given

9. Grant of Deed Restriction, including terms and provisions thereof.
Recorded: June 28, 2005 as Document No. [2005-014546](#)
10. **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:	\$2,058.28
Map No.:	37-06-12-C0-001101
Property ID:	R340130
Tax Code No.:	05

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!**

JESSICA KEITH
TITLE OFFICER
jjkeith@firstam.com

Recording Information

For county recording requirements and fees visit
https://www.josephinecounty.gov/government/county_clerk_recorder/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 Josephine, State of Oregon, described as follows:

PARCEL 1 OF PARTITION PLAT NO. [1997-67](#), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2025

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

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

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

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

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

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

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

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

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



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

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

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

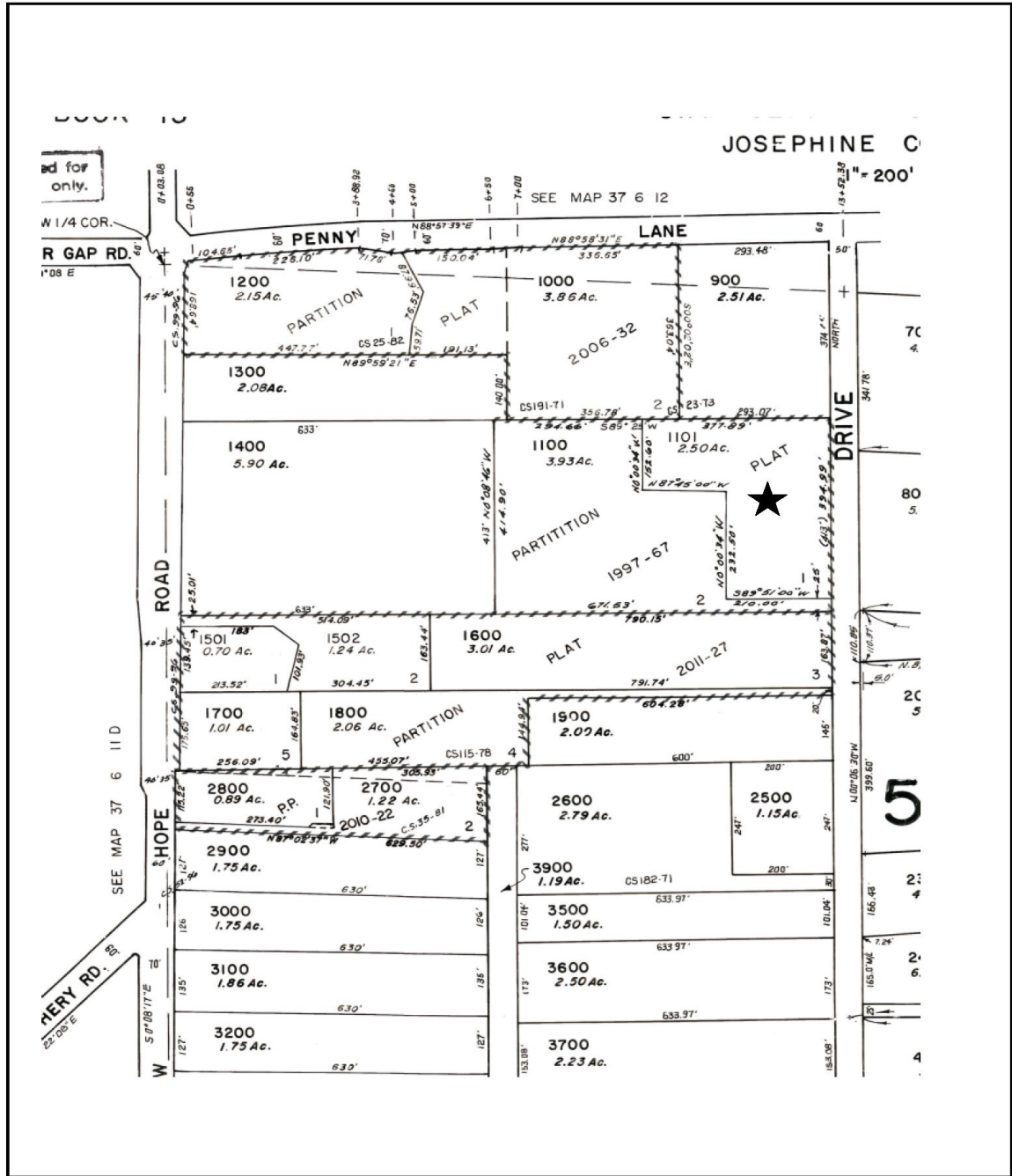
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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

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



FIRST AMERICAN TITLE
Insurance Company of Oregon



TOWNSHIP 37 RANGE 6 SECTION 12C0

THIS SKETCH IS FOR LOCATION PURPOSES ONLY. NUMBERS ON SKETCH ARE COMPANY NUMBERS AND NO LIABILITY IS ASSUMED FOR VARIATIONS DISCLOSED BY SURVEY FOR COUNTY RECORDS.

Well Information

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

WELL I.D. # L 88581

START CARD # 1001351

Instructions for completing this report are on the last page of this form.

(1) LAND OWNER Well Number _____
Name JERI YUNKER
Address 1399 SHADY LN
City GRANTS PASS State OR Zip 97527

(2) TYPE OF WORK New Well
 Deepening Alteration (repair/recondition) Abandonment Conversion

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Other _____

(4) PROPOSED USE
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other _____

(5) BORE HOLE CONSTRUCTION Special Construction: Yes No
Depth of Completed Well 160 ft.
Explosives used: Yes No Type _____ Amount _____

BORE HOLE			SEAL			
Diameter	From	To	Material	From	To	Sacks or Pounds
10"	0'	18'	BENTONITE	0'	18'	9 SACKS
6"	18'	160'				

How was seal placed: Method A B C D E
 Other POURED
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6"	+2'	32'	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:	4"	0'	160'	.160	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Drive Shoe used Inside Outside None
Final location of shoe(s) 32'

(7) PERFORATIONS/SCREENS
 Perforations Method SAWN
 Screens Type _____ Material _____

From	To	Slot Size	Number	Diameter	Tele/pipe size	Casing	Liner
140'	160'	1/4X6	60	4"	4"	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian
Yield gal/min 12 GPM Drawdown _____ Drill stem at 140' Time 1 HR

Temperature of water 53 Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

(9) LOCATION OF WELL (legal description)
County JOSEPHINE
Tax Lot 1101 Lot _____
Township 37 S Range 6 W WM
Section 12 NW 1/4 SW 1/4
Lat _____° _____' _____" or _____ (degrees or decimal)
Long _____° _____' _____" or _____ (degrees or decimal)
Street Address of Well (or nearest address) 190 DETRICK DR

(10) STATIC WATER LEVEL
76 ft. below land surface. Date 7/6/07
_____ ft. below land surface. Date _____
Artesian pressure _____ lb. per square inch Date _____

(11) WATER BEARING ZONES
Depth at which water was first found 78'

From	To	Estimated Flow Rate	SWL
78'	136'	12 GPM	76'

(12) WELL LOG Ground Elevation _____

Material	From	To	SWL
DECOMPOSED GRANITE (UNC)	0	10	
DECOMPOSED GRANITE (CON)	10	66	
TOMBSTONE GRANITE (CON)	66	160	76

RECEIVED
JUL 26 2007
WATER RESOURCES DEPT
SALEM, OREGON

Date Started 7/6/07 Completed 7/6/07

(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.
WWC Number 1659 Date 7/6/07

Signed Stewart Carter
(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.
WWC Number 675 Date 7/6/07

Signed Bob Quinn

Seller's Disclosures

(Coming Soon)