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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

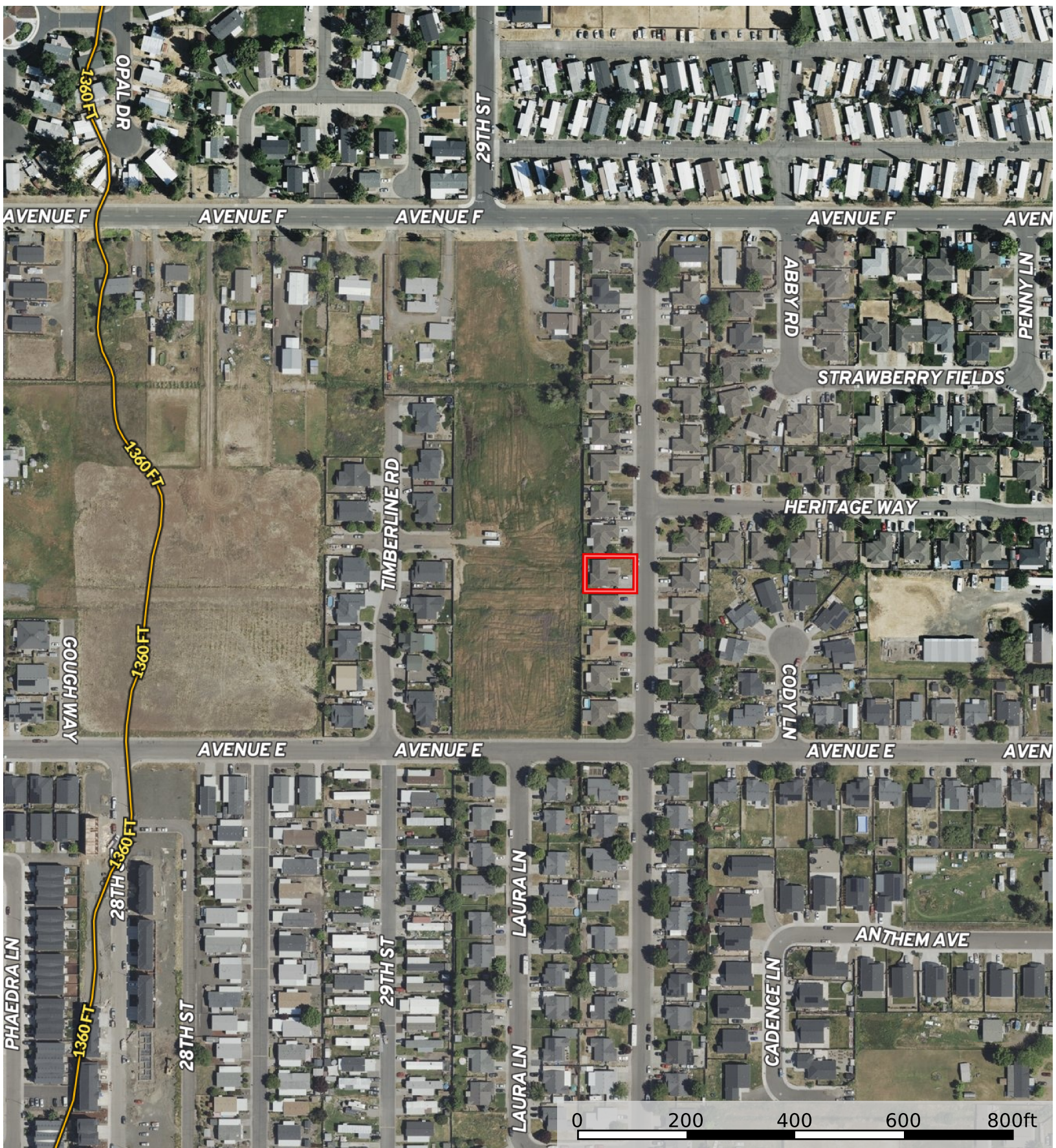
Team@MOPG.com



Mapping

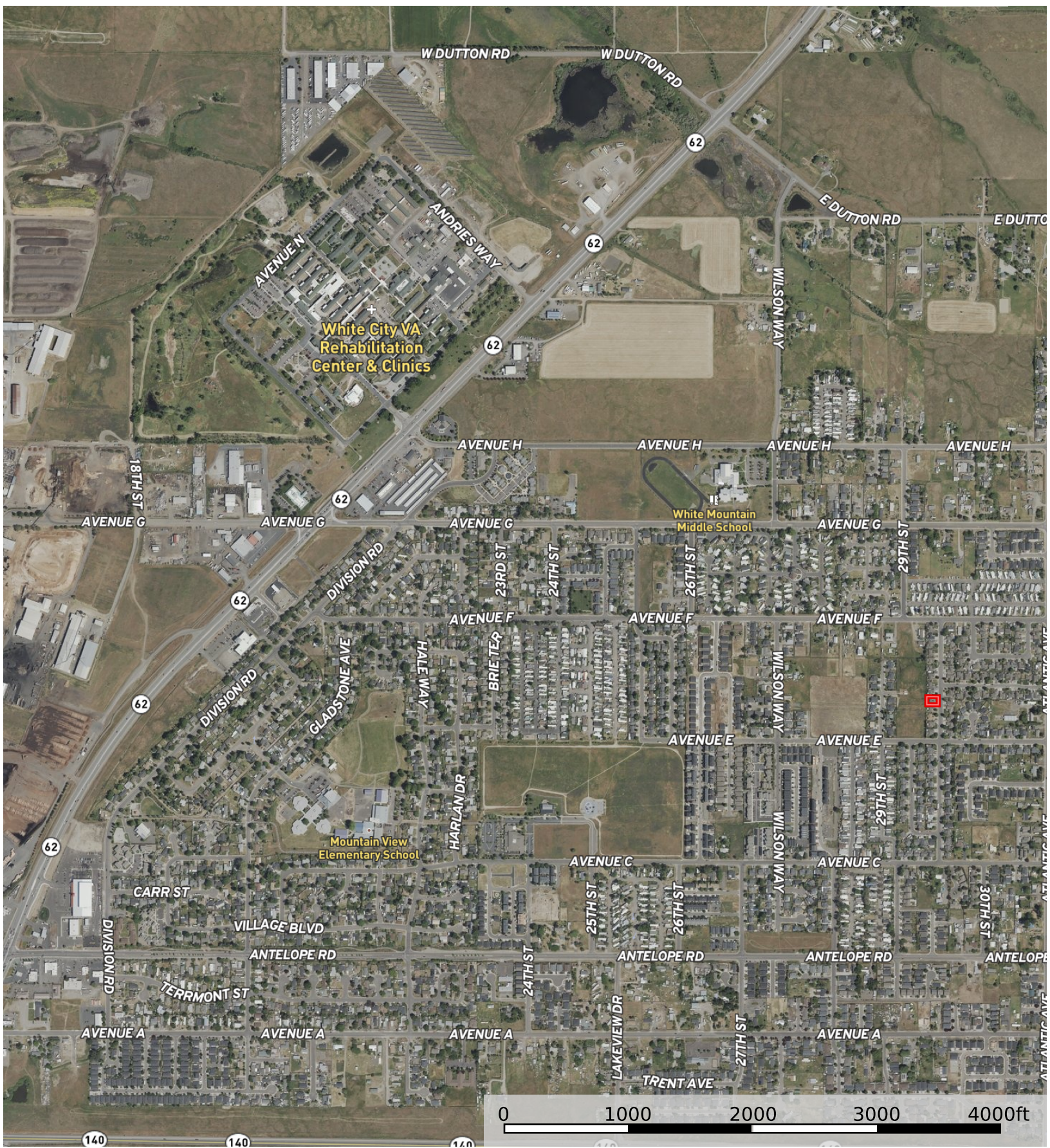


 Boundary



 Boundary

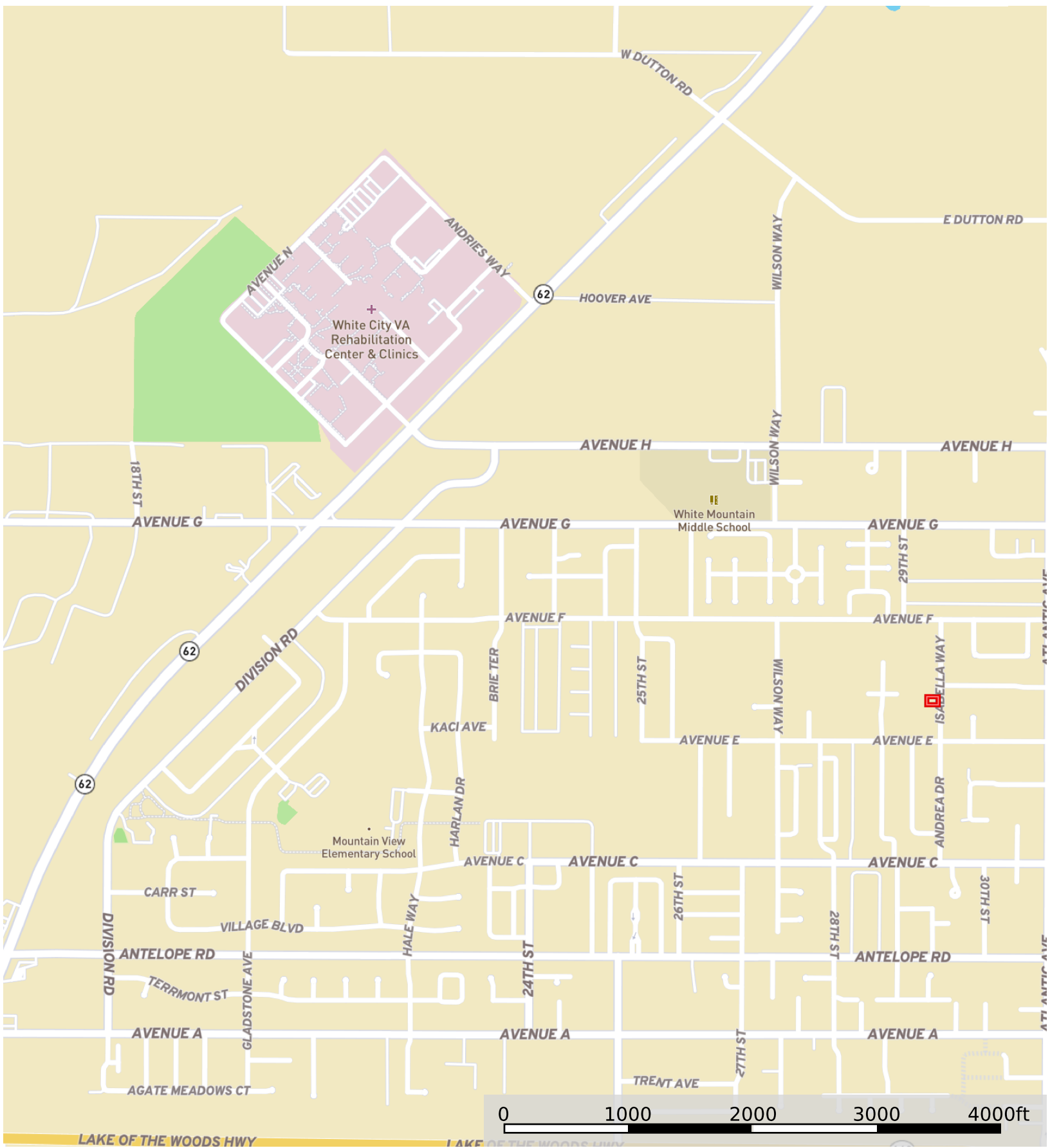
7949 Isabella Way
Oregon, AC +/-



 Boundary

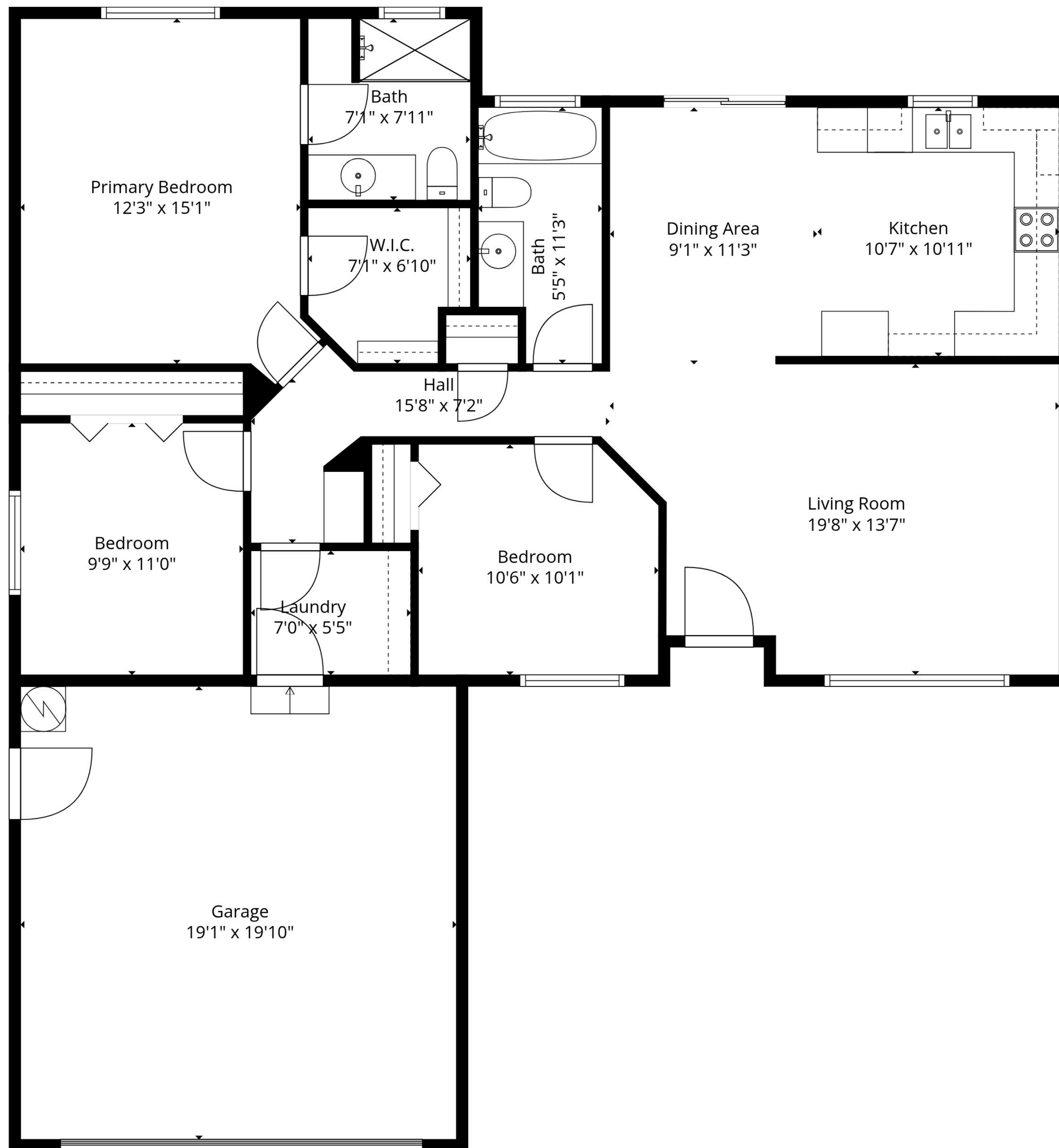
7949 Isabella Way

Oregon, AC +/-



 Boundary

Floor Plan



TOTAL: 1198 sq. ft

1st floor: 1198 sq. ft

EXCLUDED AREAS: GARAGE: 378 sq. ft, WALLS: 107 sq. ft

Tax Records & Title Report



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

7949 Isabella Way

Parcel #: 10970807

Map & Taxlot #: 361W16DC00109

County: Jackson

OWNER

Caswell, Roger

Caswell, Debra

DATE PREPARED

Date: 03/17/2026

PREPARED BY

baspacio@firstam.com



First American Title

Customer Service Department

541.776.4555

cservice@firstam.com

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First American Title™

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 03/17/2026

OWNERSHIP INFORMATION

Owner: Caswell, Roger
CoOwner: Caswell, Debra
Site: 7949 Isabella Way White City OR 97503
Mail: PO Box 894 Ashland OR 97520

Parcel #: 10970807
Ref Parcel #: 361W16DC00109
TRS: 36S / 01W / 16 / SE
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 001303 Block: 1003
Neighborhood:
School Dist: 9 Eagle Point
Impr Type:
Subdiv/Plat: Mount Royal
Land Use: 101 - Residential - Improved (typical of class)
Std Land Use: 1001 - Single Family Residential
Zoning: County-WCUR-6 - White City Urban Residential -
6
Lat/Lon: 42.432928 / -122.821961
Watershed: Gold Hill-Rogue River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$114,000.00
Market Impr: \$217,340.00
Market Total: \$331,340.00 (2025)
% Improved: 0.00%
Assessed Total: \$159,470.00 (2025)
Levy Code: 0926
Tax: \$2,208.44 (2024)
Millage Rate: 0.0142
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,285 SqFt	Year Built: 2002
Baths, Total: 2	First Floor: 1,285 SqFt	Eff Year Built: 2002
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 0.14 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 6,098 SqFt
Total Units: 1	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 1	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material: Composition Shingle
Cooling: Yes	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls: 6 - Concrete
Building Style:	Garage: Attached 400 SqFt	Const Type:

IMPROVEMENT: 58857 - 131 - RESIDENCE

One story

Year Built: 2002	Total SqFt: 0
Bedrooms: 3	Finished SqFt: 1,285
Bath Total: 0	1st Floor SqFt: 1,285
Garage SqFt: 0	2nd Floor SqFt: 0
Basement Unfin SqFt: 0	Attic Fin SqFt: 0
Basement Fin SqFt: 0	Attic Unin SqFt: 0
Floor Dsc:	

PARCEL ID: 10970807

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

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
ROGER CASWELL	11/13/2020	42808		Warranty Deed		Conv/Unk
EDWIN B CASWELL	11/05/2002	59177	\$119,900.00	Warranty Deed		Conv/Unk
ADAMS HOMES INC	07/18/2002	38409	\$168,000.00	Warranty Deed		Conv/Unk

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

AFTER RECORDING RETURN TO:

Roger and Debra Caswell
c/o Erinn M. Cypher, P.C.
P.O. Box 215
Medford, OR 97501

SEND TAX STATEMENTS TO:

Roger and Debra Caswell
P.O. Box 894
Ashland, OR 97520



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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED – STATUTORY FORM

ROGER A. CASWELL and MARY E. CASWELL, surviving co-trustees of the CASWELL TRUST dated March 15, 1998, as amended and restated on January 29, 2007, Grantor, conveys and warrants to ROGER CASWELL and DEBRA CASWELL, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The property is free from encumbrances, except:

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 **Two Hundred Thirty-Five Thousand Dollars and 00/100 Cents (\$235,000.00)**. (Here comply with the requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



WARRANTY DEED – STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date set forth below.

Dated this 30th day of October, 2020.

CASWELL TRUST dated March 15, 1998, as amended and restated on January 29, 2007

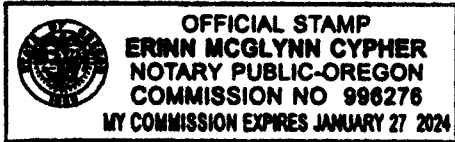
/s/ Roger Caswell
By: Roger A. Caswell, Surviving Co-Trustee

/s/ Mary E Caswell
By: Mary E. Caswell, Surviving Co-Trustee

996276
EXPIRES JANUARY 27 2024

STATE OF OREGON)
) ss.
County of JACKSON)

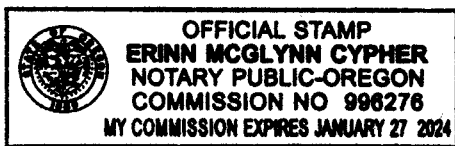
This instrument was acknowledged before me on this 30th day of October, 2020, by ROGER A. CASWELL as surviving co-trustee of the CASWELL TRUST dated March 15, 1998, as amended and restated on January 29, 2007.



[Signature]
Notary Public for Oregon
My commission expires: 01/27/2024

STATE OF OREGON)
) ss.
County of JACKSON)

This instrument was acknowledged before me on this 30th day of October, 2020, by MARY E. CASWELL as surviving co-trustee of the CASWELL TRUST dated March 15, 1998, as amended and restated on January 29, 2007.



[Signature]
Notary Public for Oregon
My commission expires: 01/27/2024

EXHIBIT "A"
Legal Description

Lot 18, MOUNT ROYAL SUBDIVISION, Jackson County, Oregon.

COMMISSIONER
JENNIFER CYPHER
COUNTY PUBLIC OFFICER

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

17-Mar-2026

CASWELL ROGER/DEBRA
PO BOX 894
ASHLAND OR 97520

Tax Account #	10970807	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0926
Situs Address	7949 ISABELLA WAY WHITE CITY OR	Interest To	Apr 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,261.94	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,208.44	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,133.78	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,075.60	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,014.28	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,137.60	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,104.72	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,053.89	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,002.19	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,955.00	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,873.36	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,824.00	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,645.47	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,641.83	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,712.48	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,688.56	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,640.69	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,617.93	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,593.19	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,534.65	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,501.53	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,466.87	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,429.60	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.21	Nov 15, 2002
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

Seller's Disclosures

(Coming Soon)

