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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

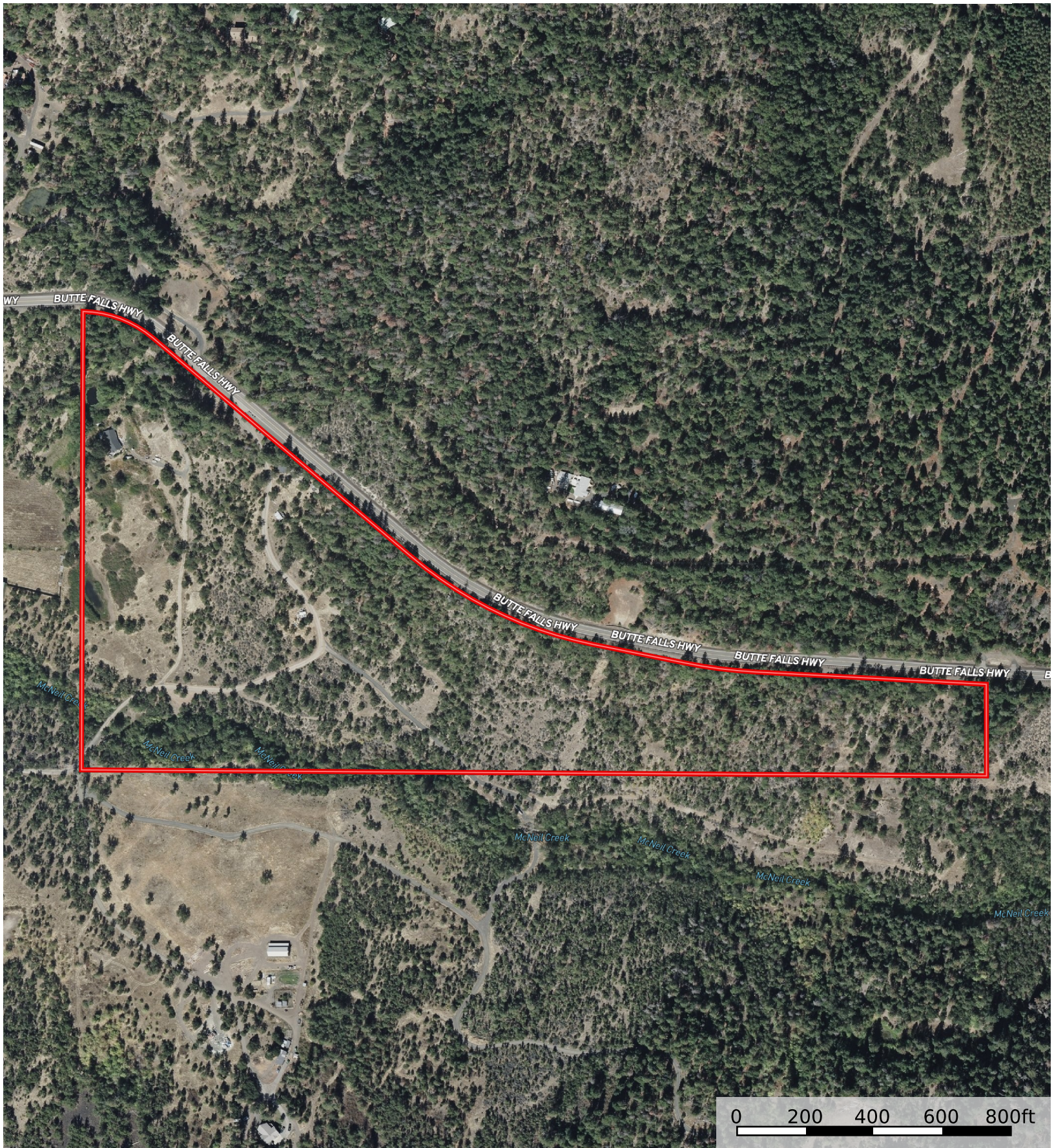
541.660.5111

Team@MOPG.com



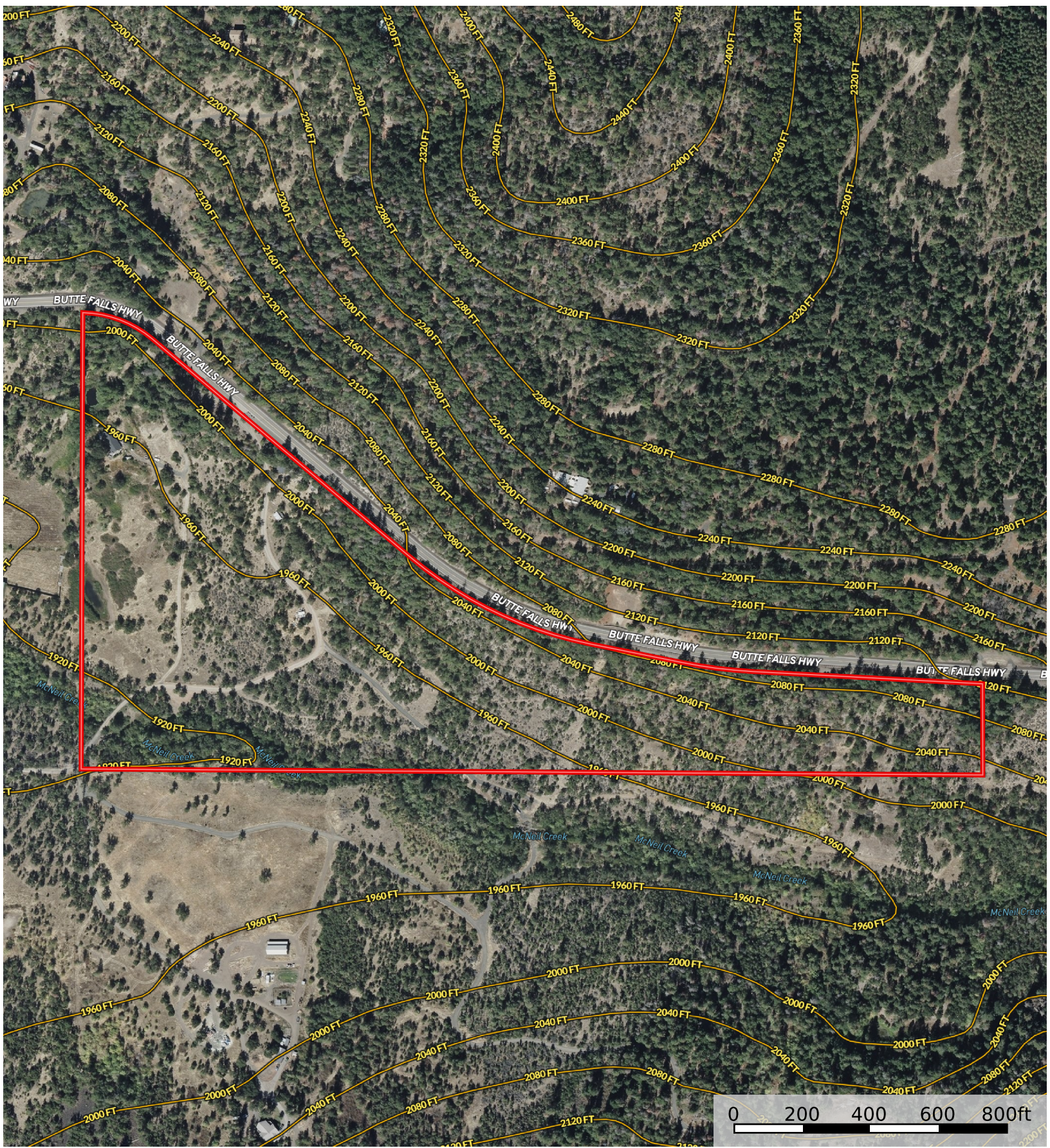
Mapping

11598/11668 Butte Falls Hwy
Oregon, AC +/-



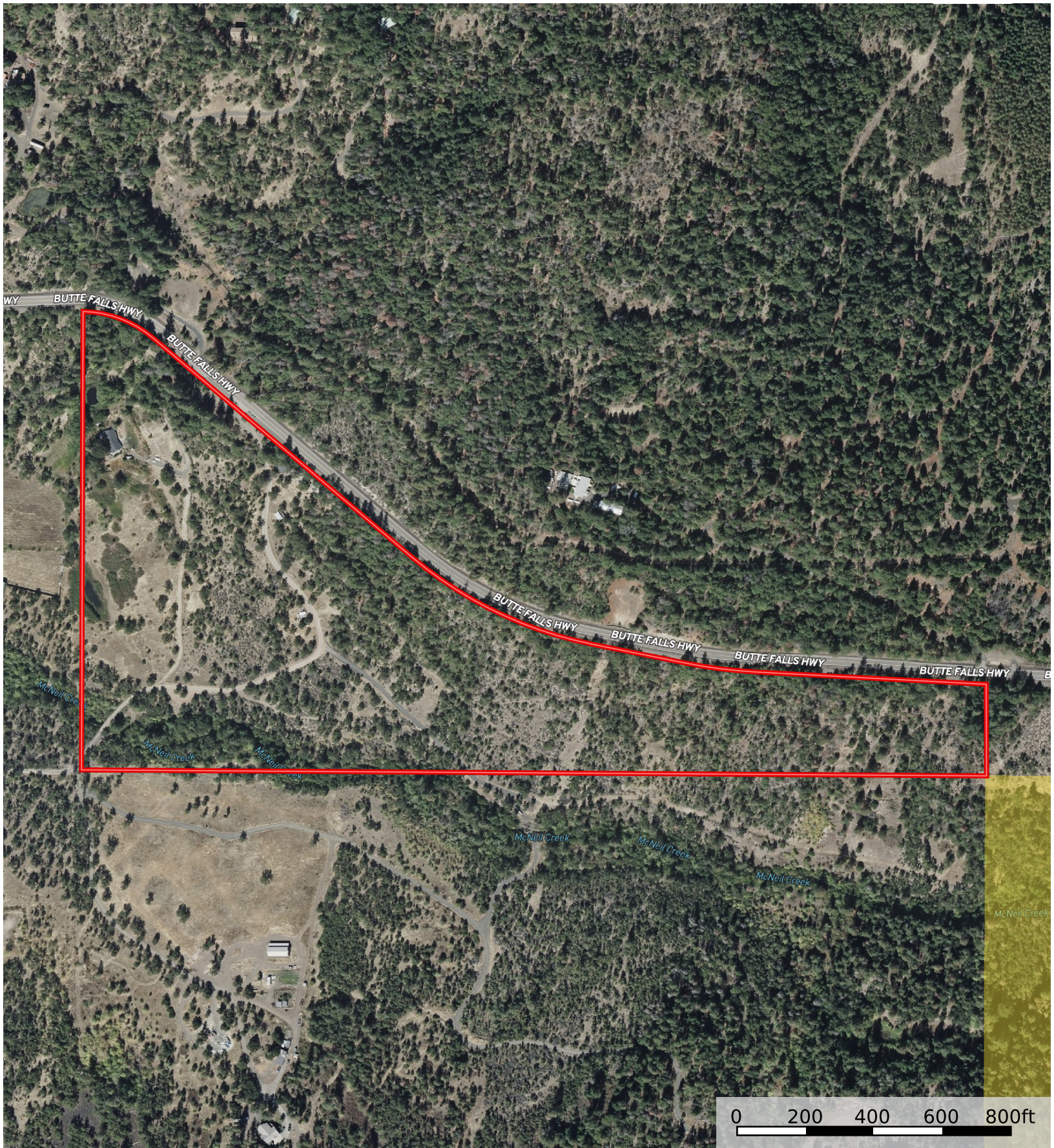
 Boundary

11598/11668 Butte Falls Hwy Oregon, AC +/-



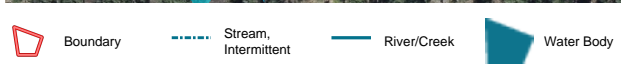
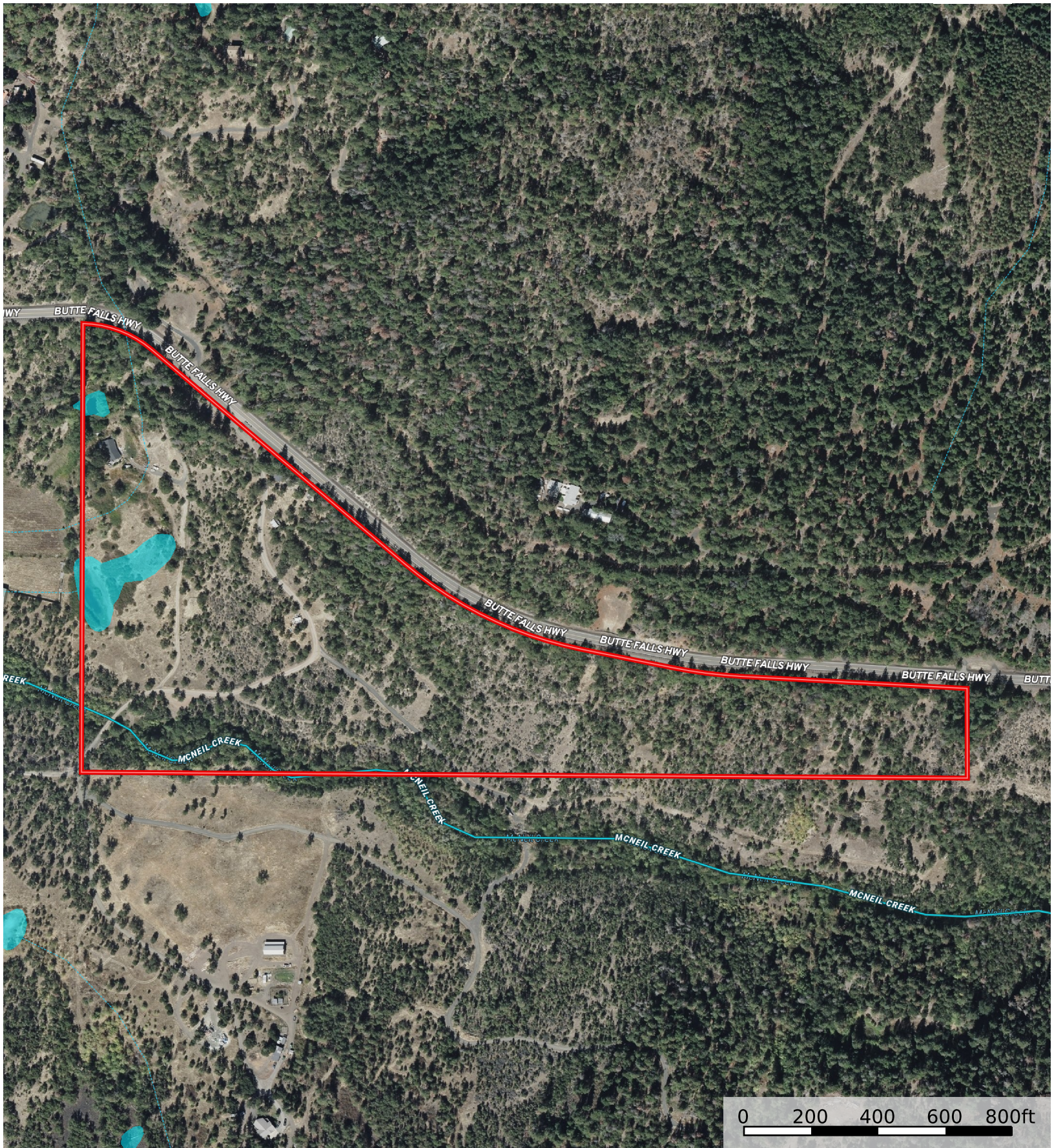
 Boundary

11598/11668 Butte Falls Hwy Oregon, AC +/-

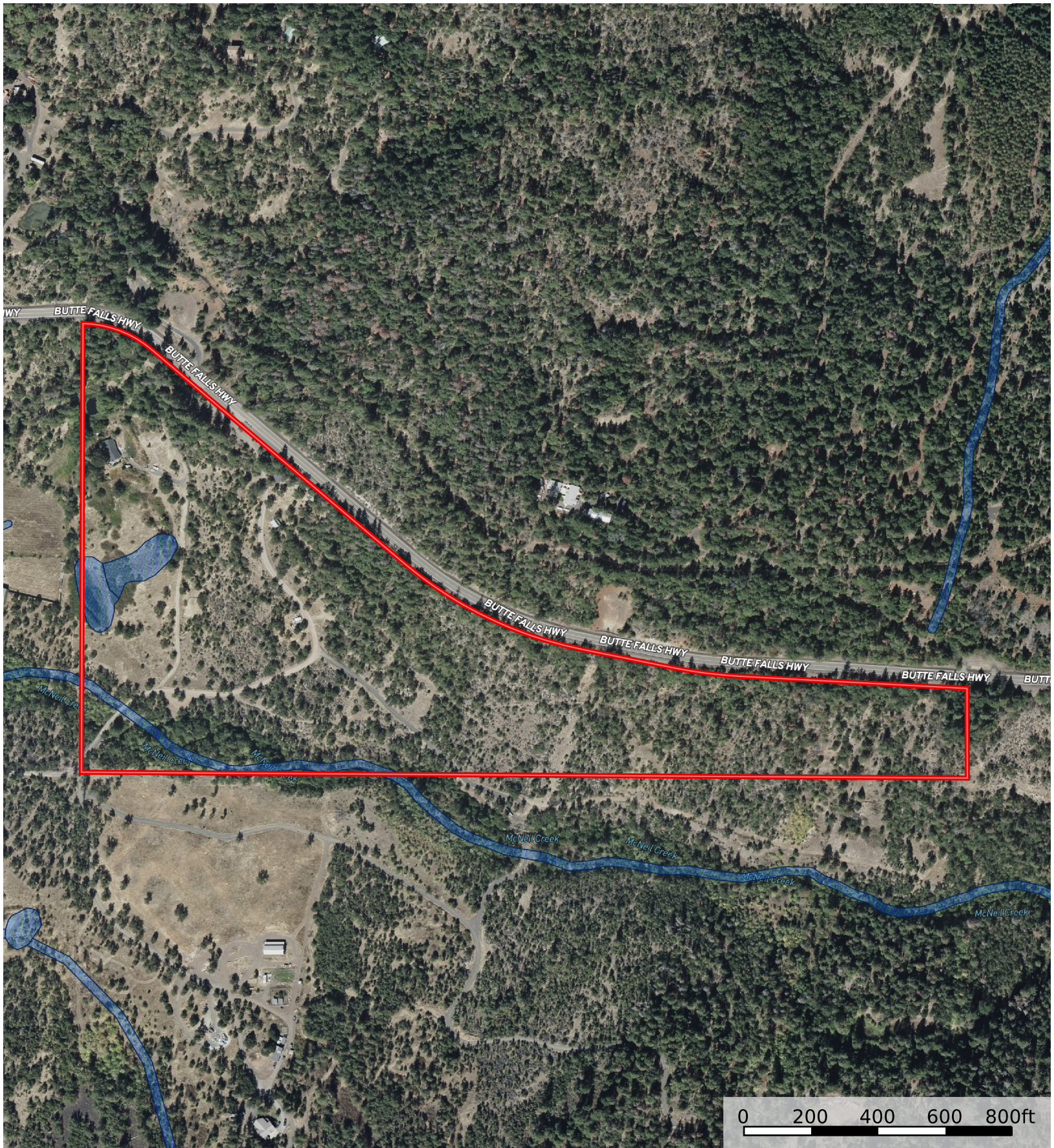


- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

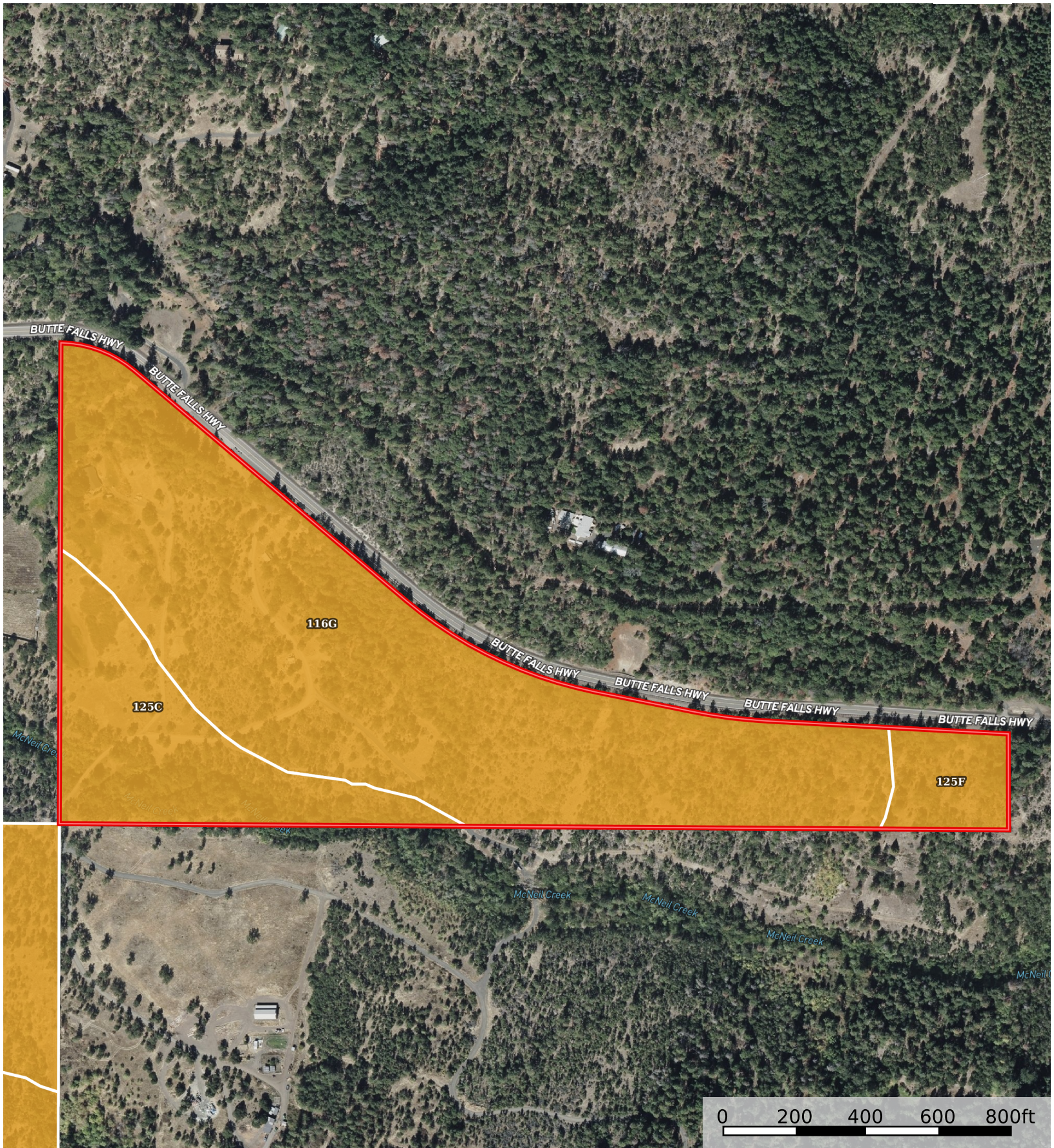
11598/11668 Butte Falls Hwy Oregon, AC +/-



11598/11668 Butte Falls Hwy Oregon, AC +/-



11598/11668 Butte Falls Hwy
Oregon, AC +/-



 Boundary

|  All Polygons 156.52 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
125F	Medco-McMullin complex, 12 to 50 percent slopes	90.11	57.57	0	31	6e
125C	Medco-McMullin complex, 1 to 12 percent slopes	34.74	22.2	0	40	6e
116G	McNull-McMullin gravelly loams, 35 to 60 percent south slopes	27.07	17.29	0	24	6e
117G	McNull-McMullin complex, 35 to 60 percent north slopes	4.6	2.94	0	24	6e
TOTALS		156.52(*)	100%	-	31.58	6.0

(*) 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.

|  Boundary 120.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
125F	Medco-McMullin complex, 12 to 50 percent slopes	88.01	73.34	0	31	6e
125C	Medco-McMullin complex, 1 to 12 percent slopes	27.39	22.83	0	40	6e
117G	McNull-McMullin complex, 35 to 60 percent north slopes	4.6	3.83	0	24	6e
TOTALS		120.0(*)	100%	-	32.79	6.0

(*) 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.

|  Boundary 36.52 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
116G	McNull-McMullin gravelly loams, 35 to 60 percent south slopes	27.07	74.12	0	24	6e
125C	Medco-McMullin complex, 1 to 12 percent slopes	7.35	20.13	0	40	6e
125F	Medco-McMullin complex, 12 to 50 percent slopes	2.1	5.75	0	31	6e
TOTALS		36.52(*)	100%	-	27.62	6.0









(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

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

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

11598/11668 Butte Falls Hwy
Oregon, AC +/-

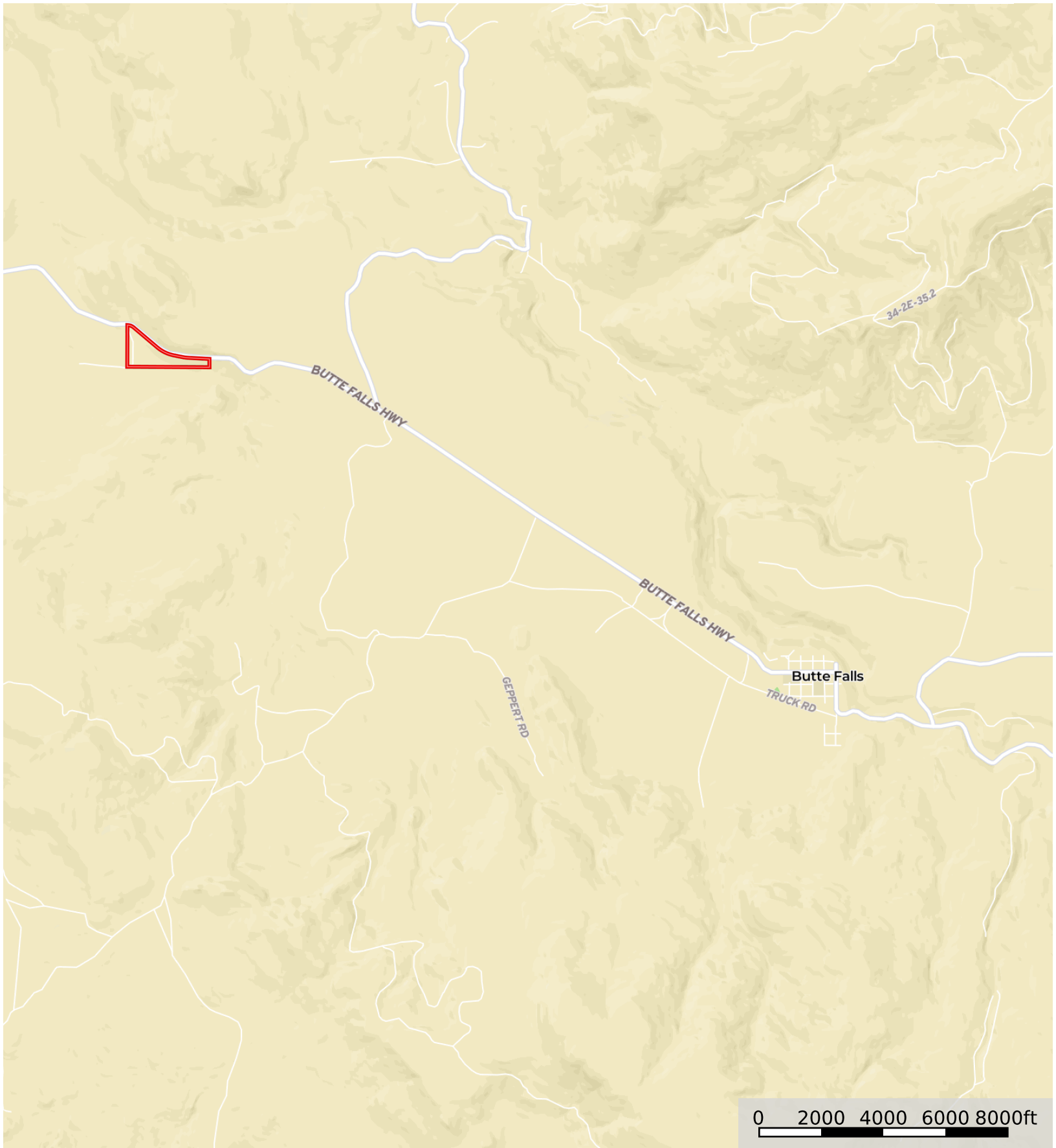


0 2000 4000 6000 8000ft

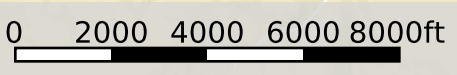
 Boundary

11598/11668 Butte Falls Hwy

Oregon, AC +/-



 Boundary



Tax Records & Title Report



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

11598 Butte Falls Hwy

County: Jackson

OWNER

Irwin, Connie

DATE PREPARED

01/22/2025

PREPARED BY

Irking@firstam.com



First American Title

Customer Service Department

541.776.4555

cservice@firstam.com

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First American Title™

Jackson County Property Profile Information

Parcel #: 10537597

Tax Acct#: 341E360000900

Owner: **Irwin, Connie**

CoOwner:

Site: **11598 Butte Falls Hwy**

OR 97524 - 4536

Mail: PO Box 21

Butte Falls OR 97522 - 0021

Land Use: 601 Forest - Improved (typical of class)

Std Land Use: 7009 - Timberland, Forest, Trees (Agricultura

Legal:

Twn/Rng/Sec: 34S / 01E / 36

ASSESSMENT & TAX INFORMATION

Market Total: **\$244,820.00**

Market Land: **\$112,100.00**

Market Impr: **\$132,720.00**

Assessment Year: **2023**

Assessed Total: **\$132,231.00**

Exemption:

2023 Taxes: **\$1,133.19**

Levy Code: 9102

Levy Rate: 8.3041

SALE & LOAN INFORMATION

Sale Date: 02/02/2005

Sale Amount:

Document #: 33256

Deed Type: DC

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1951

Bedrooms: 2

Bathrooms: 1

Total SF: 1,728 SqFt

Basement SF:

Lot Size: 4.99 Acres (217,364 SqFt)

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-WR

School Dist: 91 Butte Falls

Primary School: Butte Falls Charter School

Middle School: Butte Falls Charter School

High School: Butte Falls Charter School

Census: 2277 - 002600

Watershed: Big Butte Creek

Recreation:

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

IMPROVEMENT: 51118

PARCEL ID: 10537597

Improvement Use: 131

Improvement Desc: RESIDENCE One
story

Year Built: 1951

% Complete:

Condition:

Eff Year Built: 1966

Total SqFt: 1,728

Bedrooms: 2

Roof Type:

Finished SqFt: 1,728

Bathrooms:

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt: 1,728

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt:

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:



*First American Title*TM

Jackson County Property Profile Information

Parcel #: 11011816
Tax Acct#: 341E360000902
Owner: **Irwin, Connie**
CoOwner:
Site: **Butte Falls Hwy**
OR 97524
Mail: PO Box 21
Butte Falls OR 97522 - 0021
Land Use: 601 Forest - Improved (typical of class)
Std Land Use: 7009 - Timberland, Forest, Trees (Agricultur:
Legal:
Twn/Rng/Sec: 34S / 01E / 36

ASSESSMENT & TAX INFORMATION

Market Total: **\$282,850.00**
Market Land: **\$239,550.00**
Market Impr: **\$43,300.00**
Assessment Year: **2023**
Assessed Total: **\$87,407.00**
Exemption:
2023 Taxes: **\$878.51**
Levy Code: 9102
Levy Rate: 8.3041

PROPERTY CHARACTERISTICS

Year Built: 1930
Bedrooms: 1
Bathrooms: 1
Total SF: 648 SqFt
Basement SF:
Lot Size: 31.96 Acres (1,392,177 SqFt)
Garage SF:
Heat Source:
Fireplace:
Lot:
Block:
Plat/Subdiv:
Zoning: County-WR
School Dist: 91 Butte Falls
Primary School: Butte Falls Charter School
Middle School: Butte Falls Charter School
High School: Butte Falls Charter School
Census: 2277 - 002600
Watershed: Big Butte Creek
Recreation:

SALE & LOAN INFORMATION

Sale Date:
Sale Amount:
Document #:
Deed Type:
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

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

IMPROVEMENT: 151634

PARCEL ID: 11011816

Improvement Use: 121	Improvement Desc: RESIDENCE One story	Year Built: 1930
% Complete:	Condition:	Eff Year Built: 1958
Total SqFt: 648	Bedrooms: 1	Roof Type:
Finished SqFt: 648	Bathrooms:	Roof Mat:
Unfinished SqFt:		Garage SqFt:
1st Floor SqFt: 648	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unfin SqFt:	Heat Type:



First American Title™

Jackson County Property Profile Information

Parcel #: 10537645
Tax Acct#: 341E360001200
Owner: Irwin, Connie
CoOwner:
Site: Butte Falls Hwy
OR 97524
Mail: PO Box 21
Butte Falls OR 97522 - 0021
Land Use: 600 Forest - Vacant
Std Land Use: 7009 - Timberland, Forest, Trees (Agricultur:
Legal:
Twn/Rng/Sec: 34S / 01E / 36

ASSESSMENT & TAX INFORMATION

PROPERTY CHARACTERISTICS

Market Total: \$13,900.00	Year Built:
Market Land: \$13,900.00	Bedrooms:
Market Impr:	Bathrooms:
Assessment Year: 2023	Total SF:
Assessed Total: \$10,887.00	Basement SF:
Exemption:	Lot Size: 121.72 Acres (5,302,123 SqFt)
2023 Taxes: \$565.62	Garage SF:
Levy Code: 9102	Heat Source:
Levy Rate: 8.3041	Fireplace:
	Lot:
	Block:
	Plat/Subdiv:
	Zoning: County-FR
	School Dist: 91 Butte Falls
	Primary School: Butte Falls Charter School
	Middle School: Butte Falls Charter School
	High School: Butte Falls Charter School
	Census: 2278 - 002600
	Watershed: Big Butte Creek
	Recreation:

SALE & LOAN INFORMATION

Sale Date: 02/02/2005
Sale Amount:
Document #: 33389
Deed Type: DC
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

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

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

22-Jan-2025

IRWIN CONNIE
 PO BOX 21
 BUTTE FALLS OR 97522-0021

Tax Account #	11011816	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	9102
Situs Address	BUTTE FALLS HWY BUTTE FALLS/COUNTY OR 97524	Interest To	Jan 22, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$896.36	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$878.51	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$831.49	Nov 15, 2022
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

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

22-Jan-2025

IRWIN CONNIE
 PO BOX 21
 BUTTE FALLS OR 97522-0021

Tax Account #	10537597	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	9102
Situs Address	11598 BUTTE FALLS HWY BUTTE FALLS/COUNTY OR 97524	Interest To	Jan 22, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,173.52	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,133.19	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,104.67	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,829.75	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,777.16	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,726.38	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,674.77	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,641.07	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,566.31	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,513.92	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,279.92	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,165.00	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,132.78	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,098.01	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,089.59	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,059.50	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,057.61	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,011.11	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$985.41	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$993.09	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$964.07	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$938.21	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$946.28	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$904.50	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$829.27	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$811.12	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$785.30	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$773.62	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$897.90	Nov 15, 1996
1993	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$363.91	Nov 15, 1993
Total		\$0.00	\$0.00	\$0.00	\$0.00		

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**IN THE CIRCUIT COURT FOR THE STATE OF OREGON
FOR JACKSON COUNTY**

CONNIE IRWIN, AND GARRY POULTON,)	
)	
PLAINTIFFS,)	CASE NO. 14CV14403
)	
V.)	LIMITED JUDGMENT
)	
M. BARON KREIMEYER-POULTON,)	
)	
DEFENDANT.)	
)	

Based on the Order entered herein on Plaintiffs' Motion for Sanctions Pursuant to ORCP 46, the Court does HEREBY ORDER AND ADJUDGE that there being no just reason for delay the following Limited Judgment should be entered immediately:

(1) The following facts are taken as established for the purposes of the action, as follows:

(A) Defendant has breached his fiduciary duty as Successor Trustee of the Clein W. Poulton and Eva M. Poulton Living Trust dated October 26, 1992, as alleged in the Complaint filed herein.

(B) Defendant is hereby removed as Successor Trustee of the Clein W. Poulton and Eva M. Poulton Living Trust dated October 26, 1992.

LIMITED JUDGMENT
Page -1-

- 1 (C) The Court hereby appoints Plaintiff Connie Irwin as Successor Trustee of
- 2 the Clein W. Poulton and Eva M. Poulton Living Trust dated October 26,
- 3 1992.
- 4 (D) The Court orders that the following purported conveyances are null and void
- 5 and of no legal effect, and further that title to said parcels of real property
- 6 remains in the Clein W. Poulton and Eva M. Poulton Living Trust dated
- 7 October 26, 1992:
 - 8 (1) Warranty Deed recorded on November 21, 2013 in the Official
 - 9 Records of Jackson County, Oregon, as instrument #2013-039611,
 - 10 and re-recorded on December 05, 2013, as instrument #2013-
 - 11 040823.
 - 12 (2) Quitclaim Deed, dated February 25, 2014, recorded as
 - 13 instrument #201402250002568, in the Official Records of Clark
 - 14 County, Nevada.
- 15 (E) The Court orders Defendant to return to the Clein W. Poulton and Eva M.
- 16 Poulton Living Trust dated October 26, 1992, any and all assets of the
- 17 Trust, whether real or personal property, wrongfully transferred to Defendant
- 18 or to others by Defendant before or after the death of Eva Poulton.
- 19 (F) The Court orders Defendant to submit a full and accurate accounting of all
- 20 assets and transactions of the Clein W. Poulton and Eva M. Poulton Living
- 21 Trust dated October 26, 1992 since Defendant was appointed Successor

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Trustee of the Trust in 2007, no later than two (2) months from the date of entry of this Limited Judgment. Thereafter the Court will schedule a show cause hearing to determine whether the Court will enter any subsequent supplemental orders or rulings to surcharge Defendant for any amounts the Court finds appropriate.

- (2) Defendant's claims and defenses filed herein are dismissed with prejudice;
- (3) The Court further finds that Defendant's failure to obey the discovery order was willful and intentional, and in bad faith, and was a contempt of court. ORCP 46 B(2)(d).
- (4) Plaintiffs are the prevailing party herein.
- (5) FURTHER, the Court also ORDERS an award against Defendant and in favor of Plaintiffs for Plaintiffs' expenses, costs and reasonable attorney fees incurred in filing the Motion to Compel, and the Motion for Sanctions, in an amount to be determined by the Court pursuant to ORCP 68.

MONEY AWARD

1	Judgment Creditor(s) (name and address)	Connie Irwin as Successor Trustee of the Clein W. Poulton and Eva M. Poulton Living Trust dated October 26, 1992
2	Attorney for Judgment Creditor(s) (name, address, and telephone)	Eugene V. Anderson Davis, Hearn, Anderson & Turner, PC 515 East Main Street Ashland OR 97520 541-482-3111

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3	Judgment Debtor(s) (name and address)	M. BARON KREIMEYER-POULTON
	Date of Birth (if known)	Unknown
	Social Security No. (if known)	Unknown
	Driver's License No. and State Issued (if known)	Unknown
	Tax Payer ID No. (if known)	Unknown
4	Attorney for Judgment Debtor(s) (name, address, and telephone)	Unknown
5	Other persons or public bodies who are entitled to any portion of a payment made on this judgment	None
6	Principal amount of judgment as of	\$ 250.00
7	Prejudgment interest on principal amount of judgment	0
8	Postjudgment interest on principal amount of judgment	9% per annum
9	Attorney fees awarded	To be decided by separate ORCP 68 Submission.

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10	Costs awarded	To be decided by separate ORCP 68 Submission.
----	---------------	---

Signed: 7/16/2015 09:20 AM



Ron Grensky, Circuit Court Judge

Submitted by:
Eugene V. Anderson, OSB #971988
DAVIS, HEARN, ANDERSON & TURNER PC
515 East Main Street
Ashland OR 97520
541-482-3111
eanderson@davishearn.com
Attorney for Plaintiffs

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CERTIFICATE OF SERVICE

I, Eugene V. Anderson, hereby certify that on July 6, 2015, I caused the foregoing LIMITED JUDGMENT to be served by causing a full, true, and correct copy thereof to be delivered to:

M. BARON KREIMEYER-POULTON
11668 BUTTE FALLS HWY
EAGLE POINT, OR 97524

by **MAILING** a full, true and correct copy on July 6, 2015 by mailing to said person or persons in a sealed envelope, with postage paid addressed to said person or persons as set forth above, and deposited in the post office at Ashland, Oregon, on said day. Between the said post office and the address to which said copy was mailed, there is regular communication by U.S. Mail.

by causing a full, true, and correct copy thereof to be **HAND-DELIVERED** to the Defendant in open court on the date set forth below.

by sending a full, true, and correct copy thereof via **OVERNIGHT COURIER** in a sealed, prepaid envelope, addressed to the attorney as shown above, the last known office address of the attorney, on the date set forth below.

by **FAXING** a full, true, and correct copy thereof to the attorney at the fax number shown above, which is the last known fax number for the attorney's office, on the date set forth below. The receiving fax machine was operating at the time of service and the transmission was properly completed, according to the confirmation report.

by **ESERVICE**, a full, true, and correct copy of the foregoing document on June 1, 2015, was transmitted via electronic mail/eservice through the Oregon Judicial Department e filing system, to the person(s) identified above.

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CERTIFICATE OF SERVICE

Page -1-

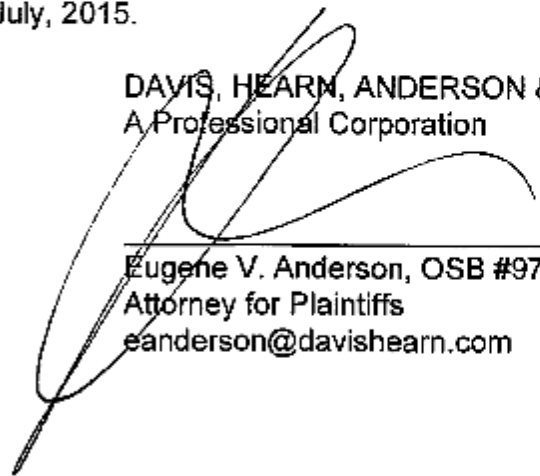
DAVIS, HEARN,
ANDERSON & TURNER
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

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by **E-MAILING** a full, true, and correct copy thereof to the attorney at the attorney's last-known e-mail address listed above on the date set forth below.

Dated this 6th day of July, 2015.

DAVIS, HEARN, ANDERSON & TURNER
A Professional Corporation



Eugene V. Anderson, OSB #971988
Attorney for Plaintiffs
eanderson@davishearn.com

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

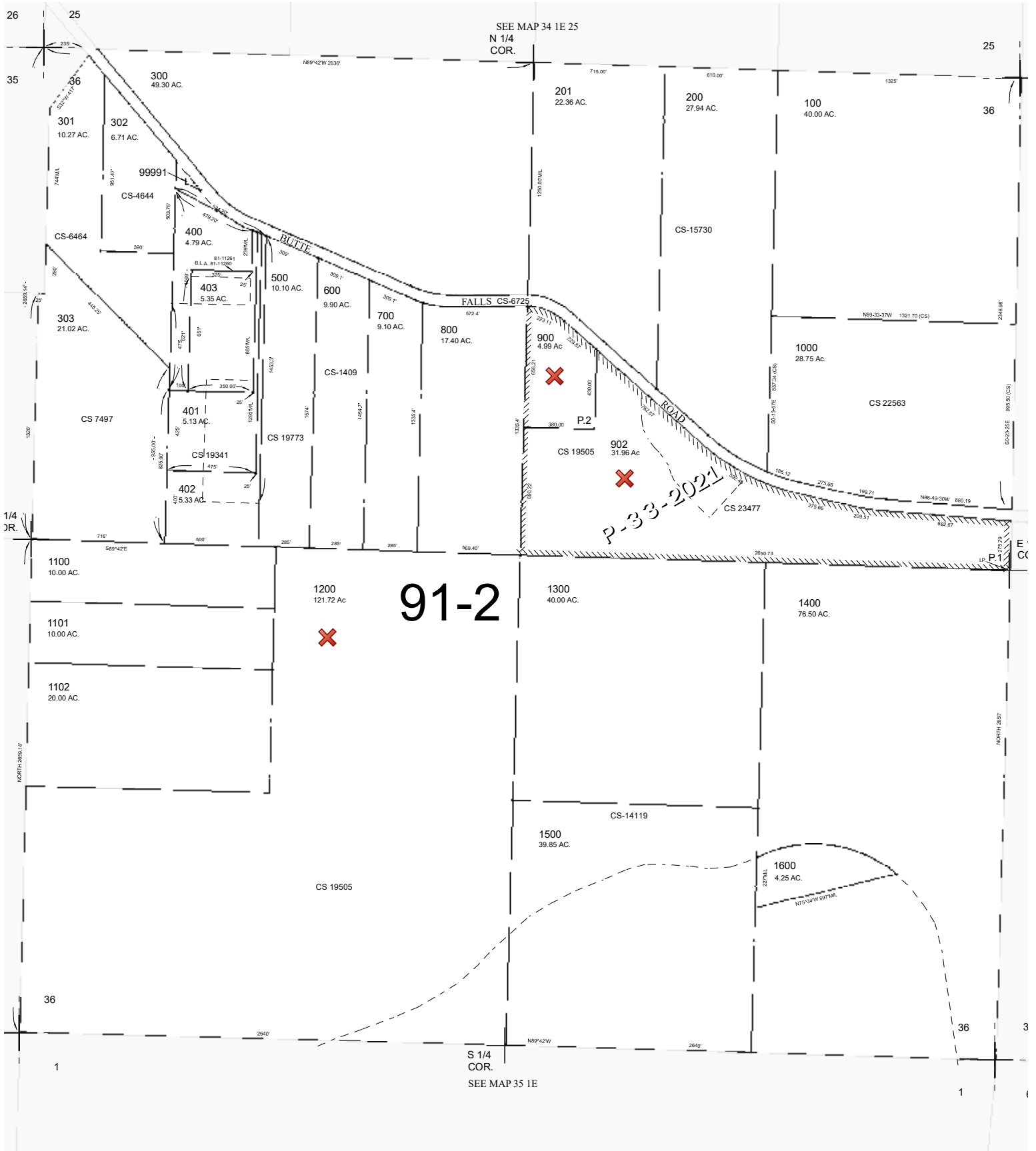
22-Jan-2025

IRWIN CONNIE
 PO BOX 21
 BUTTE FALLS OR 97522-0021

Tax Account #	10537645	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	9102
Situs Address	BUTTE FALLS HWY BUTTE FALLS/COUNTY OR 97524	Interest To	Jan 22, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$536.56	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$565.62	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$451.12	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$418.09	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$393.91	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$356.65	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$335.34	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$347.78	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$329.39	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$314.98	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$291.51	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$262.27	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$251.92	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$231.28	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$241.17	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$596.82	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$608.61	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$655.13	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$441.52	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$437.07	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$356.94	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$299.81	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$409.55	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$351.12	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$331.93	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$304.53	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$297.88	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$320.01	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$315.15	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



Seller's Property Disclosures



SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 11598 Butte Falls Hwy, Eagle Point, OR 97524
2 11011816 (the "Property")

INSTRUCTIONS TO THE SELLER

- 3 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your
- 4 explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475(4), you should date and sign each page of
- 5 this disclosure statement and each attachment.
- 6 Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS
- 7 105.475(4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s)
- 8 of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.
- 9 An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the
- 10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
- 11 seller's choice should be directed to a qualified attorney.

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

12 **Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:**

13 You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2

14 of this form completely.

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

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

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

19 TP Seller is a court appointed (select only one) receiver, personal representative, trustee, conservator, or guardian.

TP 20 This sale or transfer is by a governmental agency.

21 Signature(s) of Seller(s) claiming exclusion: _____

22 Seller _____ Date/Time 6/22/20 5pm ←

23 Print Chien W Poulton & Brian M Poulton Living Trust ←

24 Seller _____ Date/Time _____ ←

25 Print _____

26 Seller _____ Date/Time _____ ←

27 Print _____

28 Seller _____ Date/Time _____ ←

29 Print _____

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

31 Buyer _____ Date/Time _____ ←

32 Print _____

33 Buyer _____ Date/Time _____ ←

34 Print _____

35 Buyer _____ Date/Time _____ ←

36 Print _____

37 Buyer _____ Date/Time _____ ←

38 Print _____

Well Information

RECEIVED
JACK 19098
 MAY - 9 1988

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

34s/1E-36

Deep + Record START No 4269

(1) OWNER: **WATER RESOURCES DEPT**
 Name CLEIN W. POULTON SALEM, OREGON
 Address 11598 BUTTE FALLS HWY
 City EAGLE POINT State OR Zip 97524

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other

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

BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well _____ ft.
 Yes No
 Explosives used Type _____ Amount _____

HOLE meter	From To		SEAL Material	From To		Amount sacks or pounds
	From	To		From	To	
			N/A			

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

(6) CASING/LINER:

Diameter	From	To	Gauge	Material			
				Steel	Plastic	Welded	Threaded
Casing:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location of shoe(s) _____

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

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
 Yield gal/min 1/20 Drawdown _____ Drill stem at _____ Time 1 hr.

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

(9) LOCATION OF WELL by legal description:
 County JACKSON Latitude _____ Longitude _____
 Township 34S N or S, Range 1E E or W, WM.
 Section 36 1/4 _____ 1/4 _____
 Tax Lot 900 Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) 11608 BUTTE FALLS HWY

(10) STATIC WATER LEVEL:
145 ft. below land surface. Date 5-3-88
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found _____

From	To	Estimated Flow Rate	SWL

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
WELL BRIDGED AT 42, 59, 77-81, 90-94 99, 114-121, 132-136 139-141, 148-161			
CLEANED TO BOTTOM AT 161 CUTTINGS ARE A PALE GREEN SANDY ASH WITH RED ASH INTER MIXED			
SANDSTONE, BRIGHT GREEN (VOLCANIC) SOFT	161	183	

Date started 5-2-88 Completed 5-3-88

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

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. all work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
 WWC Number 796
 Signed Pioneer Drilling Date 5-3-88

Called in start 5/2/88 (rec'd)

JACK 19096

4269
RECEIVED

MAY 26 1988

WATER RESOURCES DEPT.
SALEM, OREGON

"START CARD"
NOTICE OF BEGINNING OF WELL CONSTRUCTION
(as required by ORS 537.762)

This form must be completed, signed by both the owner (or authorized agent) and constructor, and the original delivered to the Water Resources Department prior to commencement of construction, alteration or abandonment of each well.

Owner's Name and Mailing Address Kevin W. Paulson
11598 Butte Falls Hwy.
Eagle Point Oregon

Proposed Commencement Date May 6 / 88

Proposed Well Depth 160, Diameter 6"
and Use:
 Domestic Community Industrial Irrigation
 Thermal Injection Other _____

Proposed Well Location: County _____

Township 34 S (N or S) Range 1E (E or W) Section 36

At least 2 of these must be provided

- 1. _____ 1/4 of _____ 1/4 of above section
- 2. street address of 11668 Butte falls Hwy well location _____
- 3. tax lot number of well location 900
- 4. attach approved map with location identified. (see reverse of this form for approved maps)

We hereby certify that we have read the back of this form, and that to the best of our knowledge the information provided herein is accurate and the well is being properly located from septic tanks and septic drain fields.

x Kevin W. Paulson
Owner's Signature

x Wayne J. Lotz
Bonded Water Well Constructor

Title _____
May 2 1988
Date

License No. 1956
Company Pioneer Drilling

Note: This is not a Water Right application. The owner is responsible for obtaining a Water Right through the Water Resources Department if required.

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

JACK
 30007

APR 16 1990

345/1E/36
 6841

DEPT. (STAR CARD) #

(1) OWNER: Well Number: _____
 Name CLEIN W. BOULTON
 Address 11598 BUTTE FALLS HWY
 City EAGLE POINT State OR Zip 97524

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

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

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

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well 244 ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL		Amount sacks or pounds
Diameter	From	To	Material	From	
6	183	244			

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

(6) CASING/LINER: RIVETS

Diameter	From	To	Gauge	Steel		Plastic		Welded		Threaded	
				+	-	+	-	+	-	+	-
Casing:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:	4	+1	234	160	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) _____

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

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
176	232	4-6"	120	1/8		<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
30		244	1/2 hr.
27		224	1/4
30		204	1/4

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

(9) LOCATION OF WELL by legal description:
 County JACKSON Latitude _____ Longitude _____
 Township 34S N or S, Range 1E E or W, WM.
 Section 36 1/4 1/4
 Tax Lot 900 Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) 11668 BUTTE FALLS HWY

(10) STATIC WATER LEVEL:
160 ft. below land surface. Date 3-16-90
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found 240

From	To	Estimated Flow Rate	SWL
240	244	30	160

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
YIELD BEFORE DEEPENING = 0			
CLEANED OUT BROWN DEBRIS IN BOTTOM OF WELL			
SANDSTONE GREEN VOLCANIC SOFT	183		
WATER BEARING AND CAVING VOLCANIC SAND	240 - 244	244	
ON 3-15 TESTED WELL FOR 1 1/2 HOURS. YIELD BEGAN AT 45 GPM AND DROPPED TO 16 GPM			
ON 3-16 TESTED AS SHOWN IN SECTION 8			

Date started 3-15-90 Completed 3-16-90

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

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. all work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
 WWC Number 796
 Signed PLUMMER DRILLING Date 3-19-90

Septic Information

No existing sewage disposal installations on us.

Scale - 1 square = 40 ft.

Jim Hunt - State License 34604
Contractor

Audit No.
9399

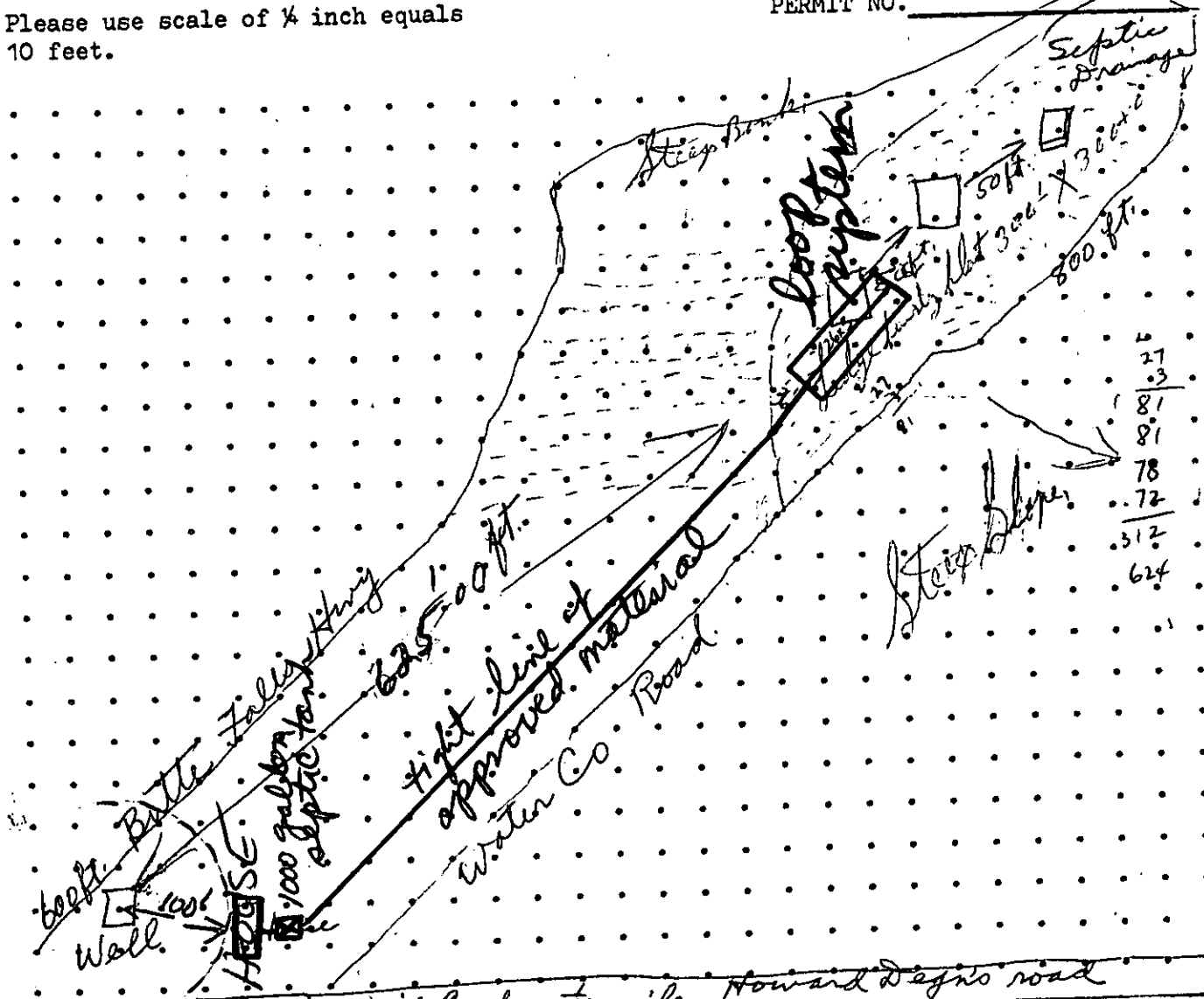
JACKSON COUNTY HEALTH DEPARTMENT

OWNER Inez Day Dial

PLOT PLAN

Please use scale of 1/4 inch equals 10 feet.

PERMIT NO. _____



nearest river - Mc Neil Creek - 1/4 mile. 1/2 mile toward Dejno's road

*****HEALTH DEPARTMENT USE ONLY*****

WELL INSPECTED BY _____	DATE _____
SEPTIC TANK <u>750</u> gallons	DRAIN FIELD <u>624</u> Total Square Footage
Metal <input checked="" type="checkbox"/> pre-cast _____	Type: Serial _____ Loop <input checked="" type="checkbox"/> Other _____
Cast in Place _____ Other <input checked="" type="checkbox"/>	Length(s) <u>81, 81, 78, 86</u> Width(s) <u>2'</u>
Distance from Foundation <u>10⁺⁺</u> ft.	Trench Depth <u>13, 24</u> to <u>25, 36</u> inches
Distance from Well <u>100⁺⁺</u> ft.	Distance from Well <u>100⁺</u> ft. Foundation <u>10⁺⁺</u>
Distance from Property Line <u>25⁺</u> ft.	Property Line <u>25⁺</u> ft. Surface Water _____
INSTALLATION: Approved <input checked="" type="checkbox"/> , Not Approved _____	<u>Reugh Drake</u> Sanitarian Date <u>10/10/73</u>