

Table of Contents

Mapping.....	2-10
Floor Plan.....	11-13
Well Information.....	14-15
Septic Information.....	16-21
Tax Records & Title Report.....	22-39
Seller Property Disclosures.....	40

Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

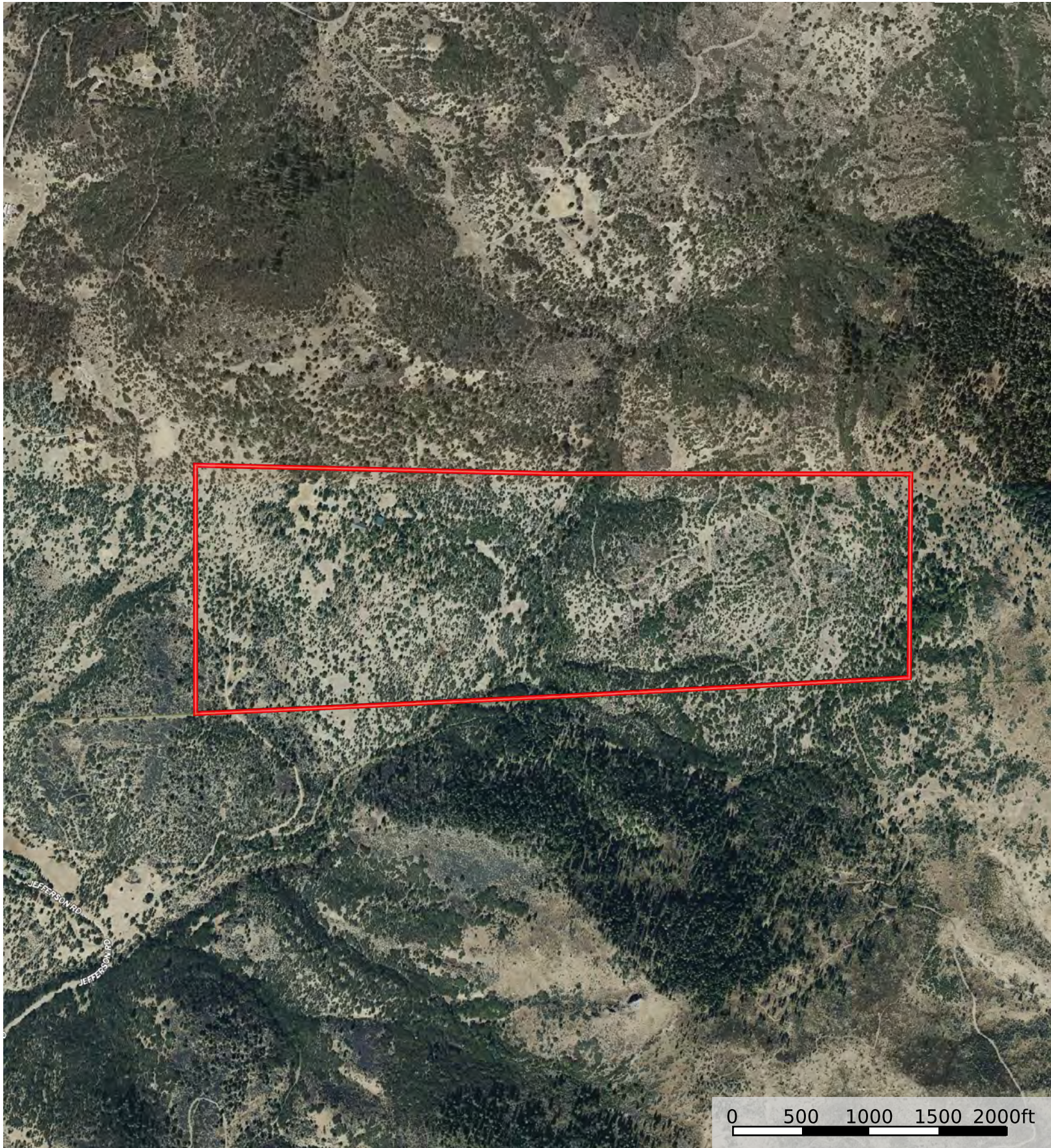
541.660.5111

Team@MOPG.com



Mapping

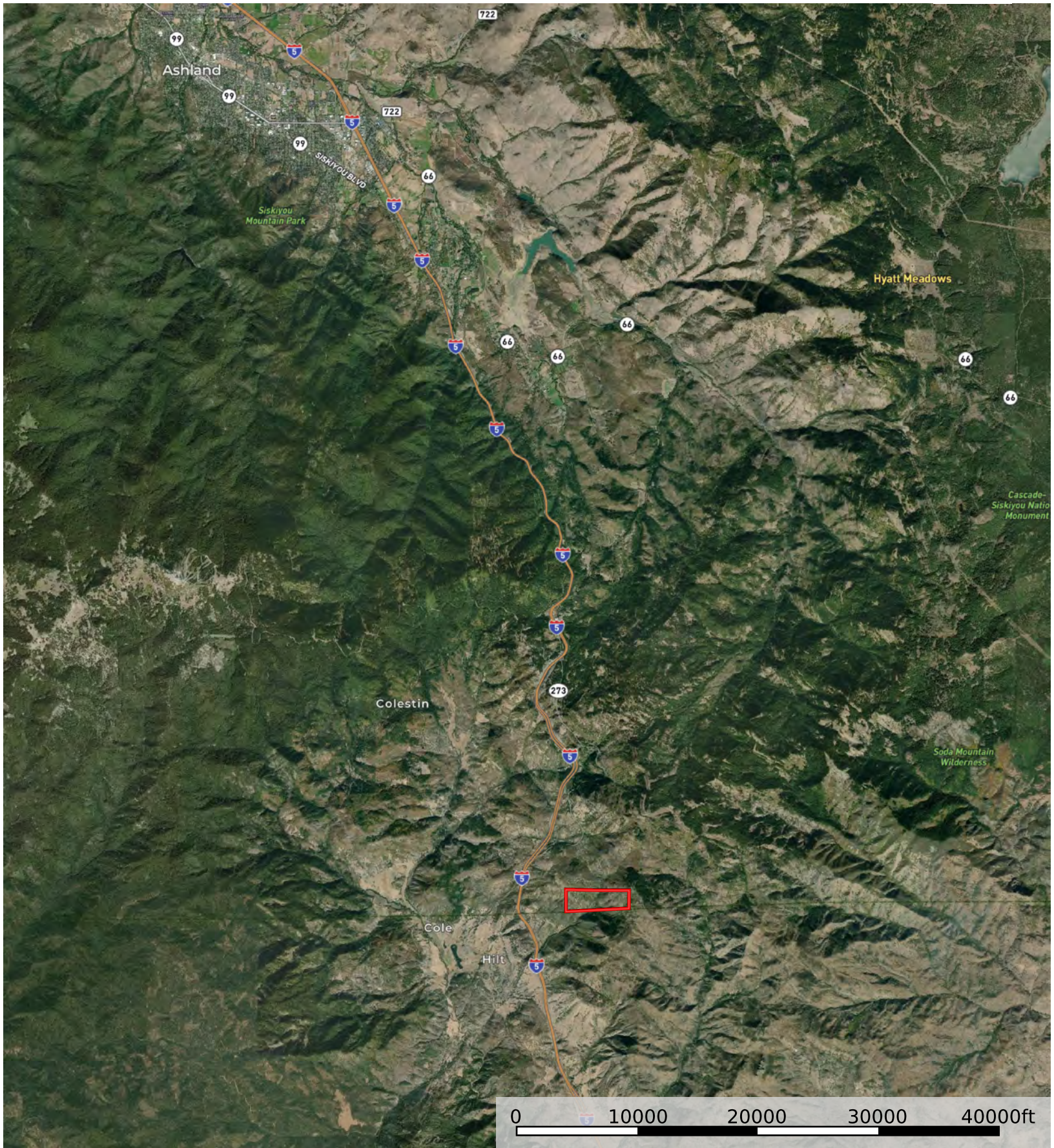
22494 Jefferson Road
Oregon, AC +/-



 Boundary

22494 Jefferson Road

Oregon, AC +/-



 Boundary

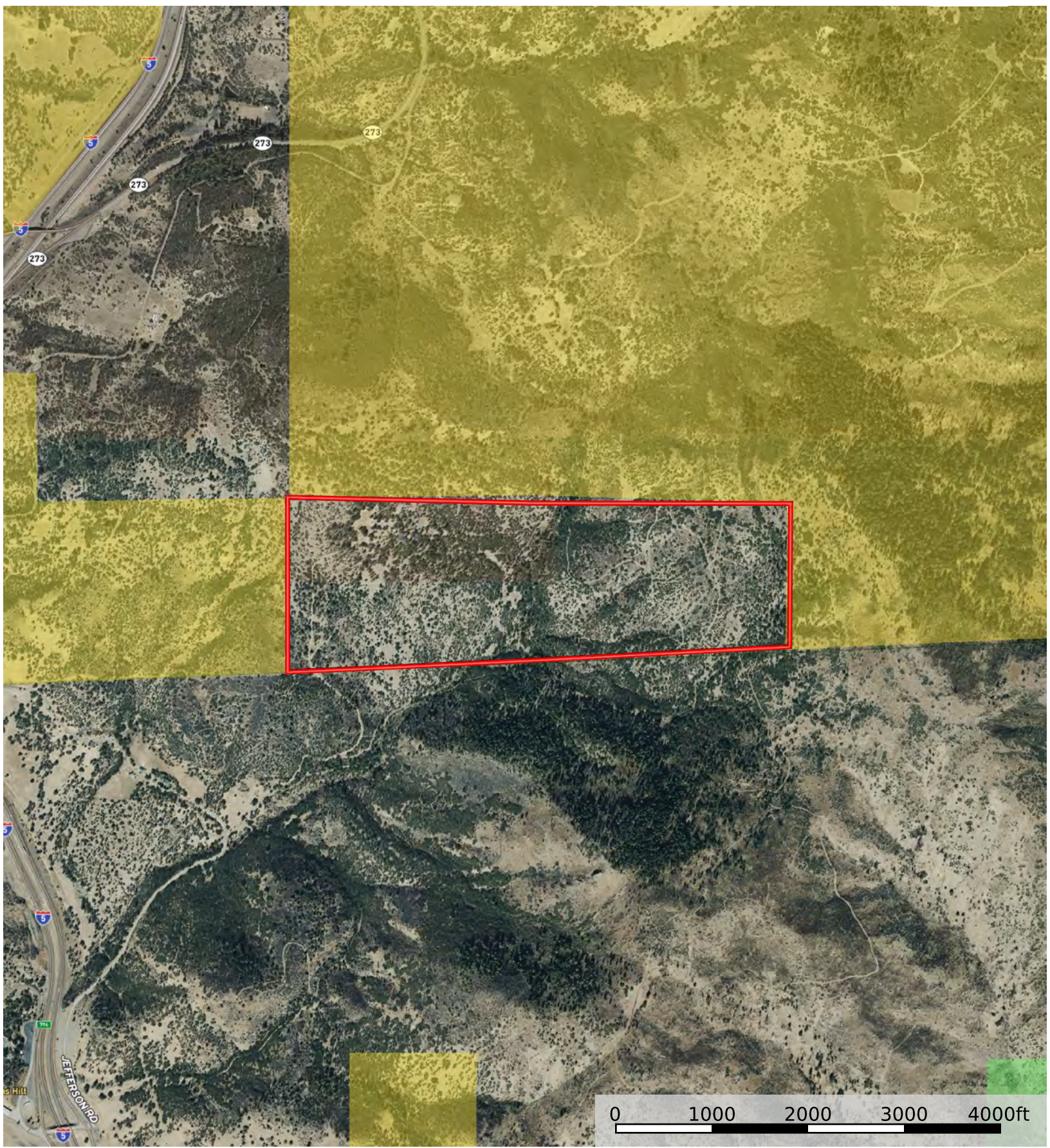
22494 Jefferson Road Oregon, AC +/-



 Boundary

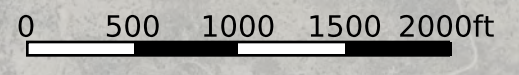
22494 Jefferson Road

Oregon, AC +/-



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

22494 Jefferson Road
Oregon, AC +/-



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

22494 Jefferson Road

Oregon, AC +/-



 Boundary

Boundary 197.35 ac

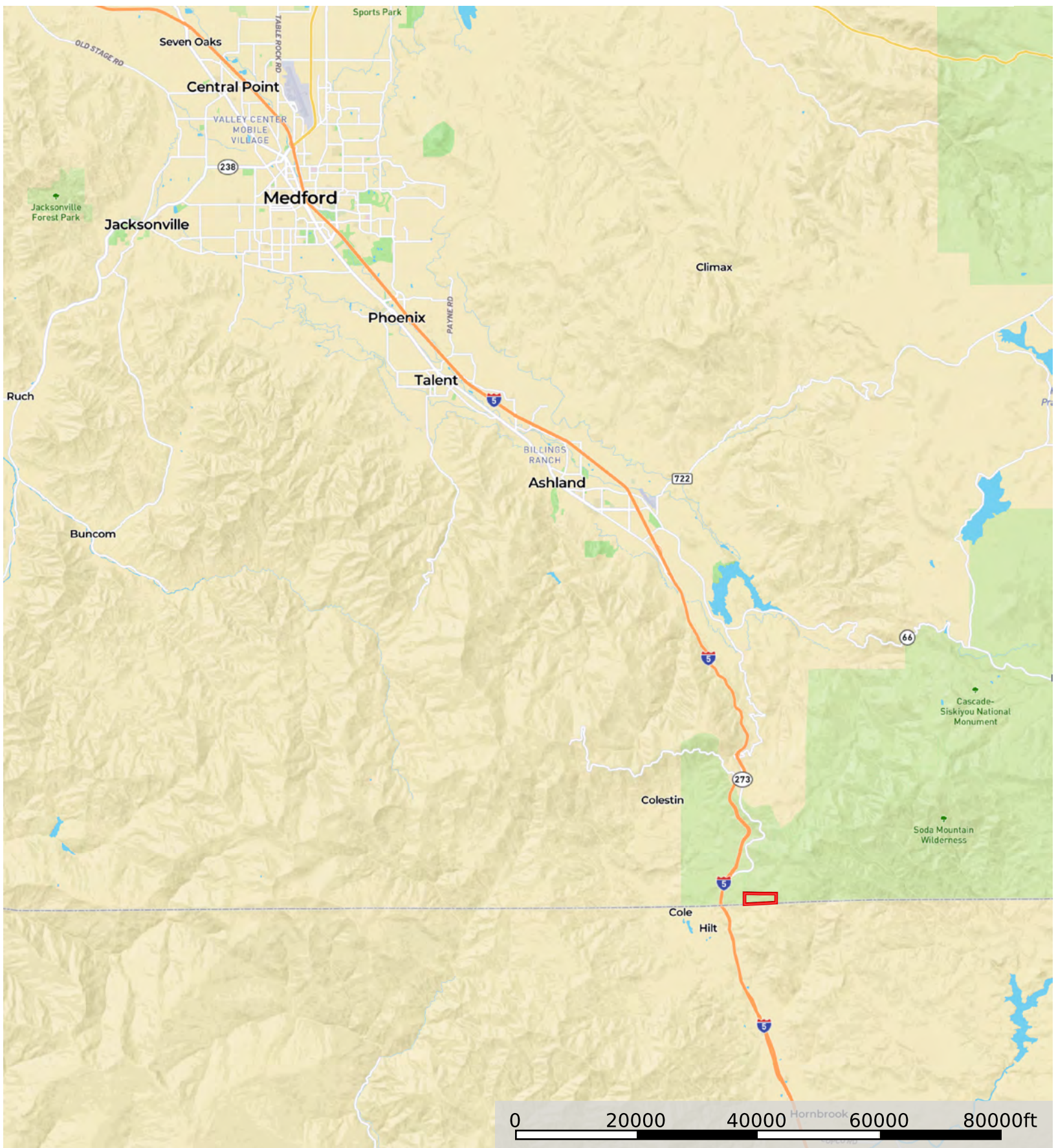
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
173D	Skookum-Rock outcrop-McMullin complex, 1 to 20 percent slopes	62.05	31.44	0	25	7e
173F	Skookum-Rock outcrop-McMullin complex, 20 to 50 percent slopes	54.17	27.45	0	17	7e
28D	Carney cobbly clay, 5 to 20 percent slopes	33.43	16.94	0	46	4e
214F	Lassen-Rock outcrop-Kuck complex, 2 to 50 percent slopes	23.57	11.94	0	5	6e
28E	Carney cobbly clay, 20 to 35 percent slopes	15.97	8.09	0	39	4e
116E	McNull-McMullin gravelly loams, 12 to 35 percent south slopes	7.73	3.92	0	45	6e
212C	Jenny clay, 2 to 15 percent slopes	0.43	0.22	0	25	3e
TOTALS		197.35(*)	100%	-	25.89	6.08

(*) 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.



22494 Jefferson Road

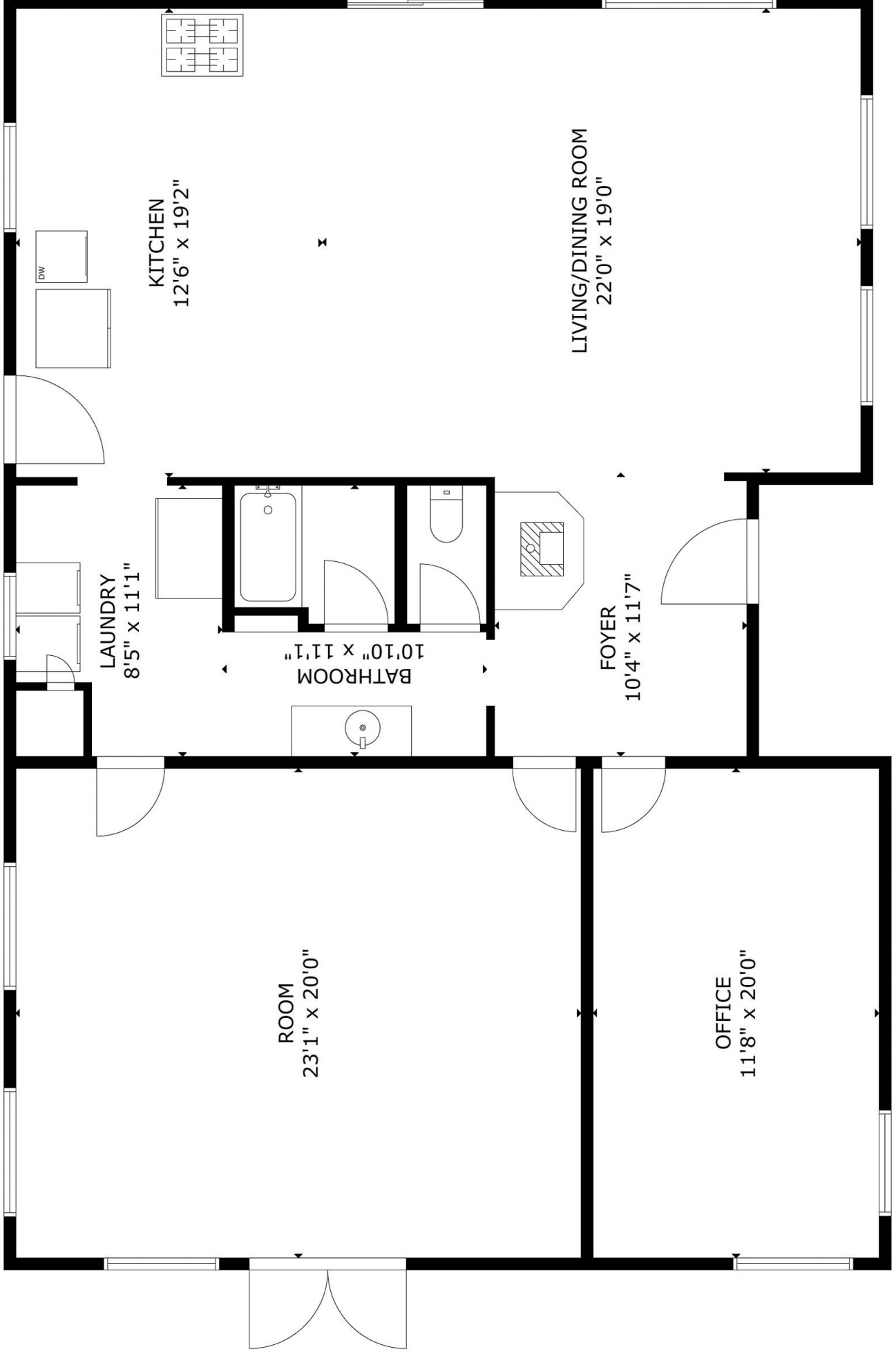
Oregon, AC +/-



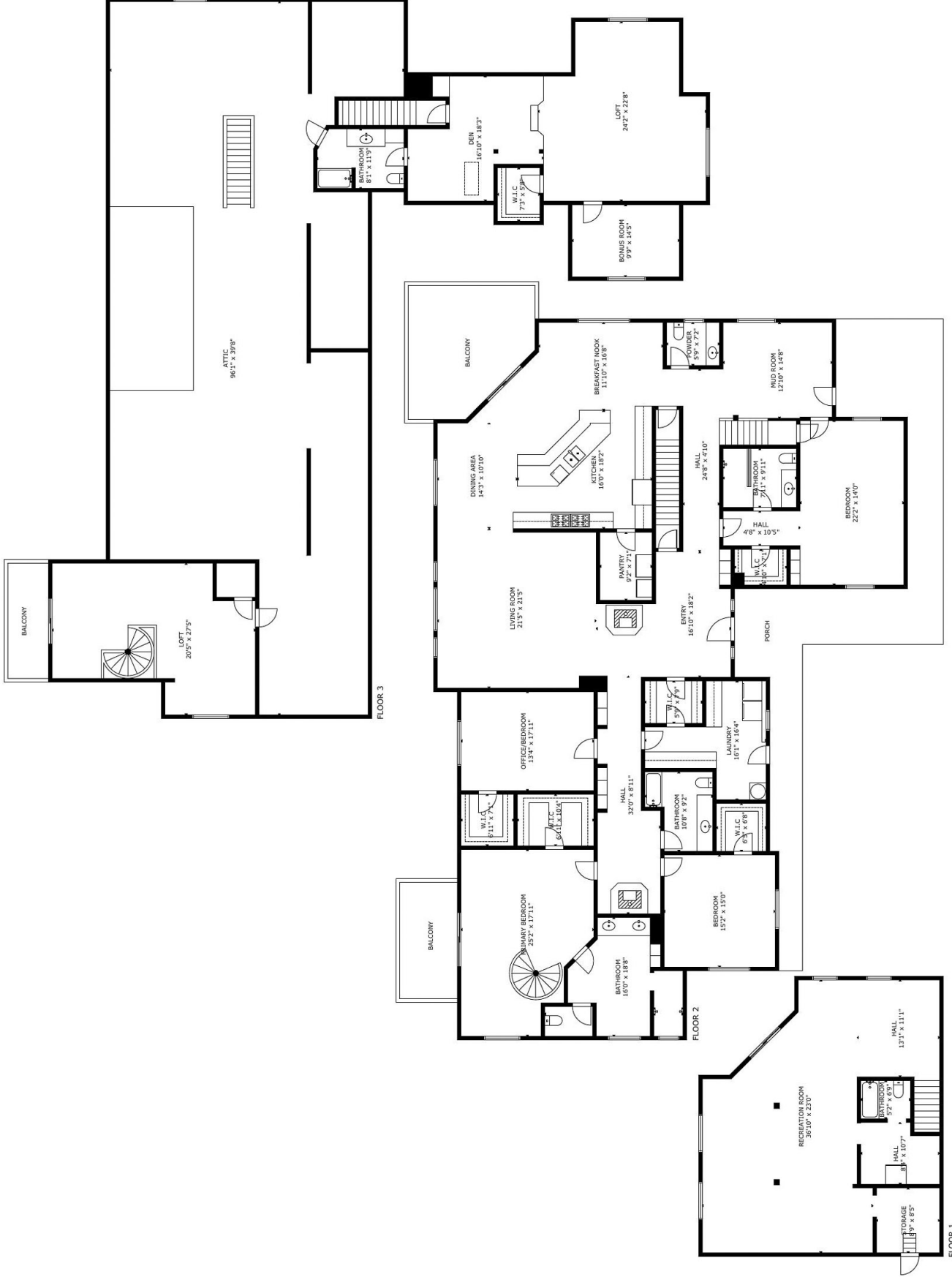
 Boundary

Floor Plan

(Coming Soon)



GROSS INTERNAL AREA
 TOTAL: 1,725 sq ft
 FLOOR 1: 1,725 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA

TOTAL: 10,248 sq ft
 FLOOR 1: 1,044 sq ft, FLOOR 2: 4,358 sq ft, FLOOR 3: 4,846 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Well Information

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

WELL LABEL # 84591
 START CARD # 186018

(1) LAND OWNER Owner Well I.D. _____
 First Name ROGER Last Name CASWELL
 Company _____
 Address P.O. Box 294
 City ASHLAND State OR Zip 97520

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

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

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

(5) BORE HOLE CONSTRUCTION Special Standard Attach copy
 Depth of Completed Well 225 ft.

BORE HOLE			SEAL			sacks/	
Dia	From	To	Material	From	To	Amt	lbs
10"	0	59	BENTONITE	0	27	22	585
6"	59	225					

How was seal placed: Method A B C D E
 Other ROUNDER DRILL
 Backfill placed from _____ ft to _____ ft. Material _____
 Filter pack from 27 ft to 59 ft. Material PERAGRAVE Size 3/8"
 Explosives used: Yes Type _____ Amount _____

(6) CASING/LINER

Casing/Liner	Dia	From	To	Gauge	Sil	Pisto	Wld	Thrd
<input checked="" type="checkbox"/>	6"	1	59	250	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	4"	5	225	160	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Shoe Inside Outside Other Location of shoe(s) 59 ft
 Temp casing Yes Dia _____ From _____ To _____

(7) PERFORATIONS/SCREENS CASING - TORCH
 Perforations Method LINER - SAW
 Screens Type _____ Material _____

Perf/Screen	Casing/Screen	Dia	From	To	Scm/slot width	Slot length	# of slots	Tel/pipe size
PERF	CASING	6"	50	58	1/8"	6"	22	
PERF	LINER	4"	162	202	3/32"	4-6"	72	

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

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
8		225	2 HRS

Temperature 56 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below)

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)
 County JACKSON Twp 415 N/S Range 2E E/W WM
 Sec 16 NE 1/4 of the NW 1/4 Tax Lot 1600
 Tax Map Number _____ Lot _____
 Lat _____ or _____ DMS or DD
 Long _____ or _____ DMS or DD
 Street address of well Nearest address

22494 JEFFERSON RD

(10) STATIC WATER LEVEL Date _____ SWL(psi) + SWL(ft)

Existing Well / Predeepening	Completed Well	Flowing Artesian?
	9-24-06	<input type="checkbox"/>
		23

WATER BEARING ZONES Depth water was first found

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
9-24-06	51	56	4-5		23
9-24-06	204	205	4-		23

(11) WELL LOG Ground Elevation: _____

Material	From	To
CLAY YELLOW STICKY	0	19
SANDSTONE BROWN	19	56
BROKEN 57-56		56
SANDSTONE BLUE	56	90
CLAYSTONE PURPLE	90	105
SANDSTONE BLUE	105	170
CLAYSTONE BLUE	170	225
BROKEN 204-205		225

RECEIVED

OCT 02 2006

WATER RESOURCES DEPT
 SALEM, OREGON

Date Started 9-23-06 Completed 9-24-06

(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 _____
 Password: (if filing electronically) _____
 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 796 Date 9-25-06
 Password: (if filing electronically) _____
 Signed David Kean
 Contact Info (optional) _____

Septic Information



SEP 2007-00006

INVOICE 412E(16)-1600
119376

RECEIVED

MAR 20 2007
JACKSON COUNTY
PLANNING

- SEWER AND DRAIN CLEANING
- SEPTIC TANK CLEANING
- BACKHOE SERVICE
- PLUMBING

P.O. BOX 1792

MEDFORD, OREGON 97501-0141

MEDFORD 772-6766
ASHLAND 482-4833

ROGER CASWELL
22494 Jefferson Rd PO Box 894
Ash- PHONE 821-6300

Job Address

Order No. _____ Date 2-12 2007

Other: _____ Time In _____ pm Time Out _____ pm

Cause of Stoppage: Roots _____ Grease _____ Scale _____ Hair/Lint _____

Paper/Sanitary Prod. _____ Food _____ Other _____

Total Footage Cleaned: _____ Knives Used: _____

Job Description and Remarks:

pump 1000 gal
Fuel Surcharge
Mileage 18 @ 5⁰⁰

300⁰⁰
5⁰⁰
90⁰⁰

\$ 395⁰⁰

POCK # 1872

[Signature]

FREE INSPECTION CHECK LIST:

- Main Sewer Line
- Floor Drain
- Laundry/Washer Line
- Kitchen Sink Drain
- Other
- B'tub/Shower Drain
- B'room Sink Drain
- Toilet

Job Not Guaranteed For Following Reason:

ROTO-ROOTER

For the period of _____ from the above date, we agree to reclean the above described line at no additional cost in the event the sewer line or pipe fails to function due to root stoppage. This guarantee does not include stoppage caused by paint, rags, leaves, cement, grease, garbage, sanitary products, or other debris ...or broken/settled sections of tile or pipe.

Signed Dennis

OPERATOR FOR ROTO-ROOTER SEWER AND DRAIN CLEANING SERVICE

Amount

\$

PLEASE PAY FROM THIS INVOICE

Customer Signature

Accounts are due and payable upon receipt of invoice. Any accounts 30 days or more past due are subject to a 2% (24% annual) service charge.

GUARANTEE

PRINTED IN OREGON TEKPRINTING SERVICES (541) 778-6764 TEK 109



System Information

DEVELOPMENT SERVICES
10 South Oakdale Rm 100
Medford OR 97501
(541)774-6900
Fax:(541)774-6948
www.jacksoncounty.org

DATE 4 Jan 2007

TOWNSHIP 41 RANGE 2E SECTION 16 TAX LOT 1600

The existing system last served or is serving

- 1) a dwelling having 2 bedrooms (include all rooms that could be used as bedrooms though actually used for other purposes, such as a den or sewing room); OR
- 2) a business (type of) _____ consisting of _____ (number of employees).

Existing septic system is currently in use on 4 Jan 2007 (date) OR was last used on _____ (date).

To the best of my knowledge, the existing septic tank has a 1500 gallon capacity determined by permit (pumping record, permit, etc.).

The existing septic system was installed on 2001 (date) under authority of Jackson County Subsurface Sewage Permit Number 15-141-2001N.

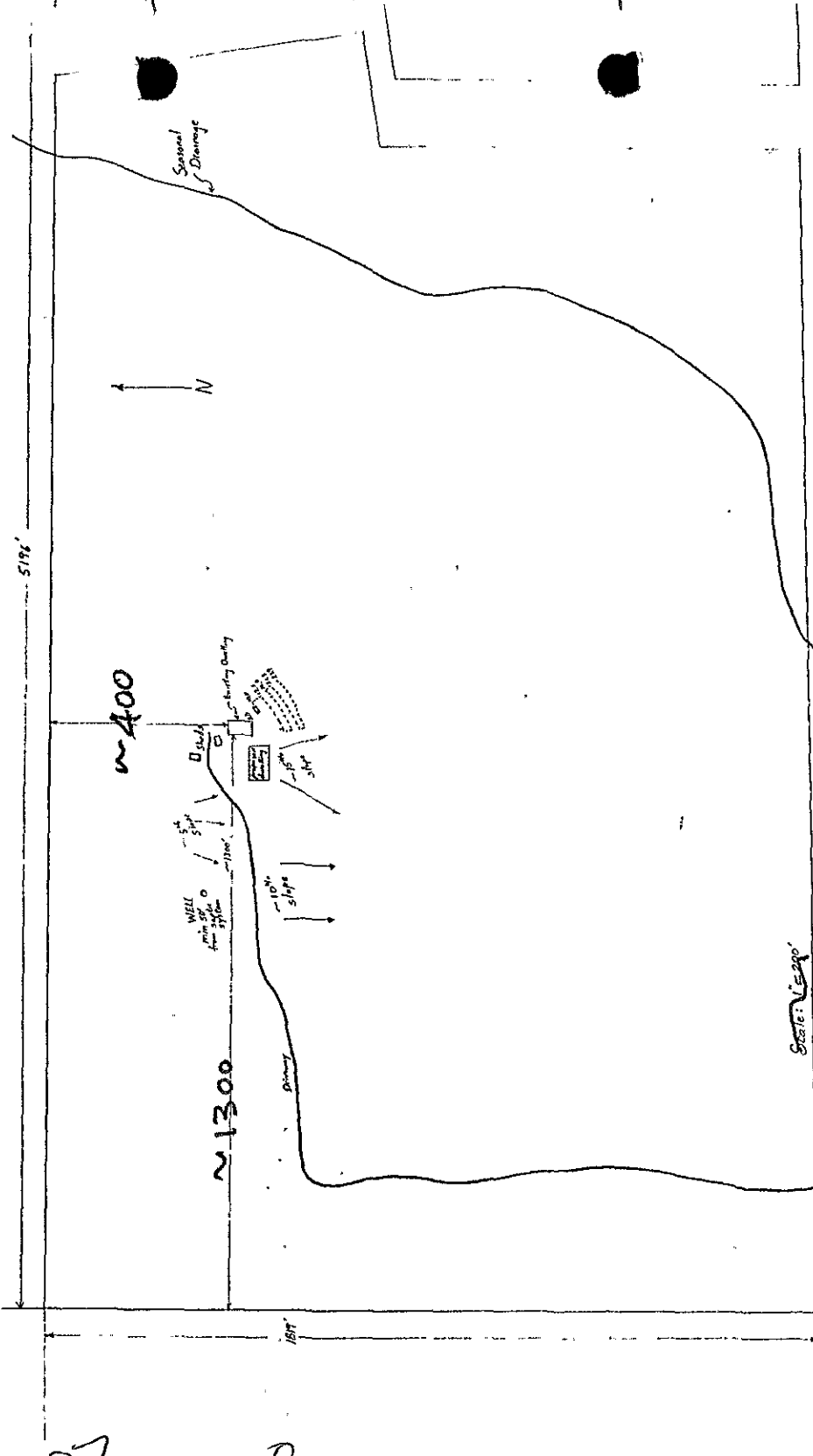
I intend to (check which items and complete)

- 1) Replace the existing or previous dwelling with a dwelling having 5-6 bedrooms (include all rooms that could be used as bedrooms though actually used for other purposes, such as a den or sewing room, etc.); OR
- 2) Add a **Temporary Hardship** -
 - Mobile Home** having _____ bedrooms; OR
 - Recreational Vehicle** with a holding tank and will not be using chemicals; OR
 - Park Model Recreational Vehicle** and will not be using chemicals; OR
 - Frame house** having _____ bedrooms; OR
- 3) Replace the existing or previous dwelling with a business (type of) _____ consisting of _____ (number of employees); OR
- 4) Add a **Home Occupation** of (type of business) _____ (attach detailed information about processes and expected additional daily sewage flow)
- 5) Add to my existing structure (state all rooms to be added)
- 6) Other: No change to existing structures

To the best of my knowledge and belief this subsurface sewage disposal system has not failed by discharging sewage upon the ground surface or into public waters, by backing up into the dwelling, or in any other manner, and does not require any repairs at this time.

Roger Lowell
Property Owner's Signature
(or representative with written authorization)

1-4-07
41-2B-(16)-1600



1" = 100'

ZOU2006-02681

SITE PLAN

Revisions Required

Approved

Denied

By: *[Signature]* Date: 12-28-06

Jackson County Planning & Development

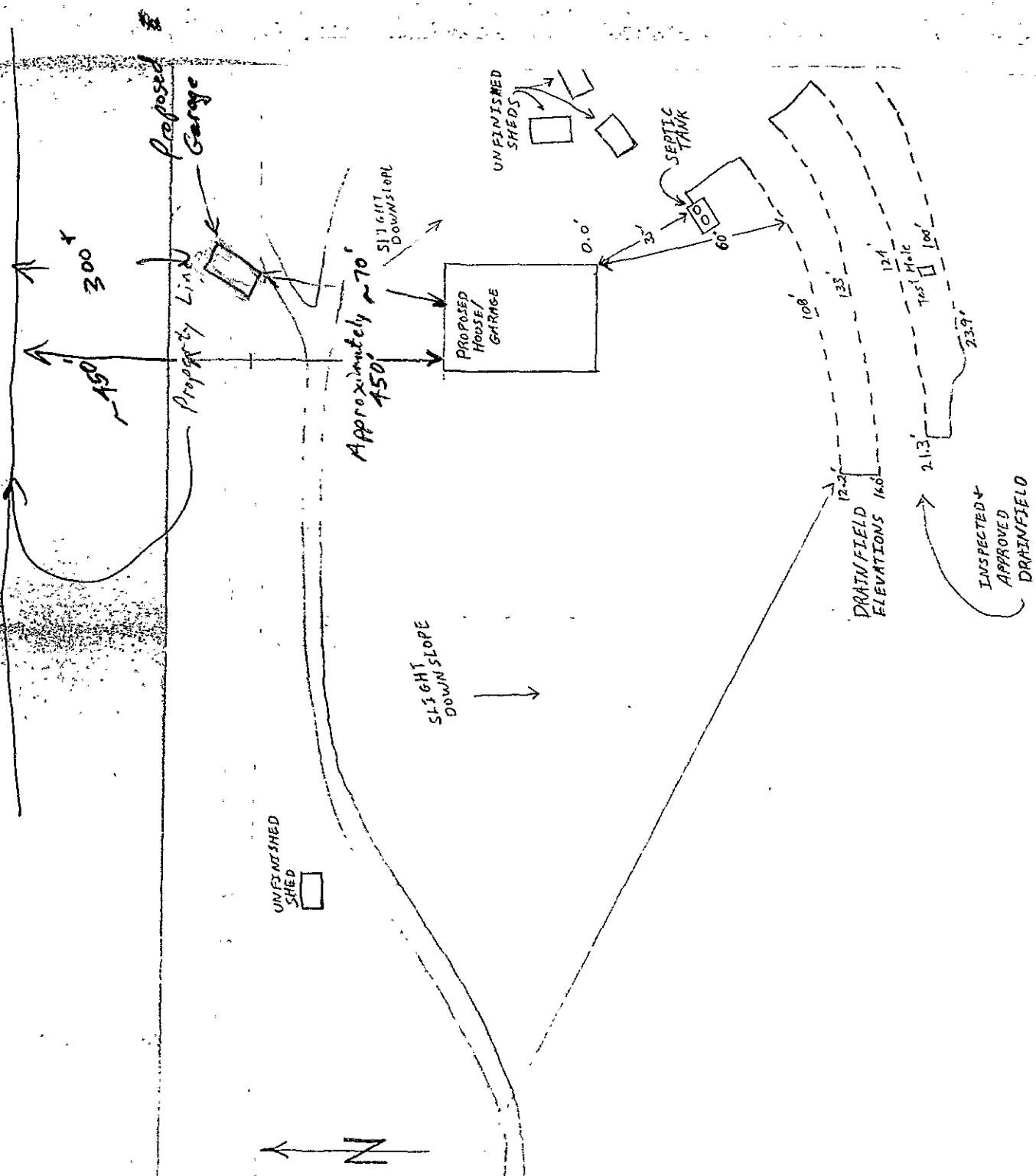
Jefferson Road

* replacement dwelling

SITE PLAN

Revisions Required
Approved
Denied

By: [Signature] Date 03/14/05
Jackeen County Planning & Development



Tax Records & Title Report



First American Title™

First American Title Insurance Company

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

Order No.: 7161-4388661
June 09, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

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

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

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

Preliminary Title Report

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

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

Situs Address as disclosed on Jackson County Tax Roll:

22494 Jefferson Road, Ashland, OR 97520

2021 ALTA Owners Standard Coverage	Liability \$ 1,995,000.00	Premium \$ 3,593.00
2021 ALTA Owners Extended Coverage	Liability \$	Premium \$
2021 ALTA Lenders Standard Coverage	Liability \$	Premium \$
2021 ALTA Lenders Extended Coverage	Liability \$	Premium \$
Endorsement		Premium \$
Govt Service Charge		Cost \$
Other		Cost \$

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 27, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Roger Caswell and Debra Caswell, 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. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
 9. The Life Estate and grazing rights of Joe F. Caston as reserved in deed recorded as Document No. [74-00277](#), Official Records of Jackson County, Oregon.
 10. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded June 01, 2001 as Document No. [01-25104](#), Official Records of Jackson County, Oregon.

- 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:	\$10,916.75
Map No.:	412E 1600
Property ID:	1-011275-7
Tax Code No.:	0502

NOTE: An easement appurtenant to the herein described property for ingress and egress, including the terms and provisions thereof, as set forth in instrument recorded Document No. [77-26167](#), Official Records of Jackson County, Oregon.

NOTE: According to the public records, there has been no conveyance of the land within a period of 24 months prior to the date of this report, except as follows:

None

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

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

GARY LANEY
TITLE OFFICER
glaney@firstam.com

Recording Information

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

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

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

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

Exhibit "A"

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

GOVERNMENT LOTS 5 THROUGH 12 INCLUSIVE, SECTION 16, TOWNSHIP 41 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, BEING THE SAME PROPERTY AS WAS FORMERLY DESCRIBED AS THE NORTH HALF OF THE NORTH HALF AND GOVERNMENT LOTS, 1, 2, 3 AND 4, OF SAID SECTION 16.



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.

Account Sequence	Map TL Sequence	Assessment Year 2025 v	Print Window	Close Window
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Assessment Info for Account 1-011275-7 Map 412E Taxlot 1600
Report For Assessment Purposes Only Created June 04, 2025

Account Info		Tax Year 2024 Info		Land Info	
Account	1-011275-7	Pay Taxes Online		Tax Code	5-02
Map Taxlot	412E 1600	Tax Report	Details	Acreage	203.56
Owner	CASWELL DEBRA	TAX Statement	Details	Zoning	
	CASWELL ROGER	Tax History	Details	See Zoning link above	
Situs Address	22494 JEFFERSON RD ASHLAND/COUNTY R	Tax Details	Details	Land Class	
Mailing Address	CASWELL DEBRA ET AL PO BOX 894 ASHLAND OR, 97520-0030	Tax Rates	Details	HS 0.00 Ac	
Appraiser	168			RT 203.56 Ac	
				Property Class	401
				Unit ID	209289-1
				Maintenance Area	2
				Neighborhood	000
				Study Area	23
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)			
Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 0	Aug 15, 2016	2017-4207	Details

Value Summary Detail (For Assessment Year 2024) (2025 values are unavailable)

Market Value Summary (For Assessment Year 2024) (2025 values are unavailable)

Code Area	Type	Acreage	RMV	M5	MAV	AV
5-02	LAND	203.56	\$ 346,070	\$ 346,070	\$ 209,330	\$ 209,330
5-02	IMPR	0.00	\$ 1,160,200	\$ 1,160,200	\$ 658,680	\$ 658,680
Total:			\$ 1,506,270	\$ 1,506,270	\$ 868,010	\$ 868,010

Improvements									
Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	5-02	2002	2002	131	One story	RESIDENCE	1812	100 %	Details
2	5-02	2007	2007	154	Two story with basement	RESIDENCE	7468	100 %	Details

Photos and Scanned Documents

Type	Item Number	Image Files	
APEX DRAWINGS	1	1	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

Improvement Comments

Account Comments

Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2025	40	FIRE PATROL TIMBER	\$744.86	203.56
2025	39	FIRE IMPROVEMENT SURCHARGE	\$47.50	0.00

Notations				
Description	Tax Amount	Year Added	Value Amount	
BOPTA ORDER-REDUCTION 309.120		2003		
BOPTA ORDER-REDUCTION 309.120		2003		
BOPTA ORDER-REDUCTION 309.120		2001		
BOPTA ORDER-REDUCTION 309.120		1996		
BOPTA ORDER-REDUCTION 309.120		1988		
BOPTA ORDER-REDUCTION 309.120		1985		
STATE FIRE PROTECTION		2006		
CONVERSION TO 2005 FACTOR BOOK		2006		
BOPTA ORDER-REDUCTION 309.120		2009		
YR. END TRC---AFTER NOV. 30		2012		
X		2013		

Location Map

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CRATER TITLE INSURANCE

Main Office
300 West Main • P.O. Box 250
Medford, Oregon 97501
(541) 779-7250 • FAX (541) 779-4013

412E-00
1600

Order # 2000847KW

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gary D. Gilley and Linda H. Gilley, Grantor, conveys and warrants to Roger Caswell and Debra Caswell, Husband and Wife, as tenants by the entirety, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in Jackson County, Oregon, described as follows, to-wit:

As per Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO:

Rights of the public within the limits of public roadways, and/or rights of private parties within existing roadways or driveways. 2000-2001 real property taxes a lien not yet payable.

The true consideration paid for this conveyance is Eighty-One Thousand Two Hundred Fifty And 00/100 DOLLARS \$81,250.00.

However, the whole consideration includes other value given or promised (check if other consideration statement applies).

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

Dated this 26th day of November, 2000.

Signatures of Gary D. Gilley and Linda H. Gilley

STATE OF CALIFORNIA)
County of SACRAMENTO) ss.

This instrument was acknowledged before me on the 26th day of NOVEMBER 2000 by Gary D. Gilley and Linda H. Gilley.



Signature of Norma Ryon, Notary Public for California, My commission expires: APR 19, 2002

Until a change is requested, send all tax statements to:

Grantee at: PO Box 894, Ashland, OR 97520

Return document to: Crater Title Insurance, 300 W. Main Street, P.O. Box 250, Medford, OR 97501

Government Lots 5 through 12 inclusive, Section 16, Township 41 South, Range 2 East, Willamette Meridian in Jackson County, Oregon, being the same property as was formerly described as the North Half of the North Half and Government Lots, 1, 2, 3 and 4, of said Section 16.

TOGETHER WITH:

An easement appurtenant to the herein described property for ingress and egress, including the terms and provisions thereof, as set forth in instrument recorded in Document No. 77-26167, Official Records of Jackson County, Oregon, said easement described as follows: Together with a non-exclusive easement for ingress and egress, 60.0 feet in width, being 30.0 feet on either side of the centerline of an existing roadway described approximately as follows: Beginning on the East right of way line of Old Highway 99 South near the South Quarter corner of Section 13, Township 48 North, Range 7 West, M.D.M., Siskiyou County, California; thence Northeasterly, parallel to and on the West side of an existing creek, to the Oregon-California state line near the Northeast corner of said Section 16, there terminating.

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

NOV 29 2000

8:40 AM

Heather J. Reed
COUNTY CLERK

2-

Improvement Summary

JACKSON County

For Assessment Year 2025

Account ID	10112757	Situs	22494 JEFFERSON RD ASHLAND/COUNTY OR
Map	412E00-00-01600		
Mailing	CASWELL DEBRA ET AL PO BOX 894 ASHLAND OR 97520-0030		

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	0502	154	2007	100	154 - Two story with basement	7,468

Rooms: 5 - BD, 4 - FB, 1 - HB, 3 - FP

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	5	100		4693
Attic	5	100		3805
Basement	5	100		1198

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
DISHWASHER	1	LAVATORY	1
HEAT PUMP	4693	SFR-INVENTORY	4693
HEAT PUMP	789	SHOWER	2
HEAVY COMP	4693	TOILET	4
HOOD/FAN	2	TOILET	1
JET TUB	1	TUB/SHOWER	1
LAUNDRY TUB	1	TUB/SHOWER	1
LAVATORY	4	WOOD STOVE HEARTH	3

Accessories

Description	Size	Qty
PORCH-CONC-HVY COMP COVER	1218	
CONCRETE	1260	
DECK-RW/TREX-NO COVER	290	
DECK-RW/TREX-NO COVER	96	

Total RMV \$982,760

Improvement Summary

JACKSON County

For Assessment Year 2025

Account ID	10112757		
Map	412E00-00-01600	Situs	22494 JEFFERSON RD ASHLAND/COUNTY OR
Mailing	CASWELL DEBRA ET AL PO BOX 894 ASHLAND OR 97520-0030		

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0502	131	2002	100	131 - One story	1,812

Rooms: 2 - BD, 1 - FB

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	3	100		1812

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
DISHWASHER	1	SFR-INVENTORY	1812
HOOD/FAN	1	TOILET	1
LAVATORY	1	TUB/SHOWER	1
METAL	1812		

Accessories

Description	Size	Qty
PORCH-WOOD-METAL COVER	60	
GP SHED		

Total RMV \$212,320

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

4-May-2026

CASWELL DEBRA ET AL
PO BOX 894
ASHLAND OR 97520-0030

Tax Account #	10112757	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0502
Situs Address	22494 JEFFERSON RD ASHLAND/COUNTY OR	Interest To	May 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	\$10,916.75	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,610.09	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,329.67	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,821.83	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,435.65	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,152.25	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,924.92	Nov 15, 2019
2019	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$42.00	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,359.77	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,395.01	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,196.85	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,447.31	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,205.92	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,720.77	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,019.38	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,466.90	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,258.38	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,121.19	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,009.70	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,253.94	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,085.78	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,026.09	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,900.12	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,447.09	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,067.22	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$981.86	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$831.41	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$778.02	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$756.40	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$788.35	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,316.78	Nov 15, 1996
1994	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	Nov 15, 1994
	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

4-May-2026

CASWELL DEBRA ET AL
 PO BOX 894
 ASHLAND OR 97520-0030

Tax Account #	10112757	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0502
Situs Address	22494 JEFFERSON RD ASHLAND/COUNTY OR	Interest To	May 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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Seller's Disclosures

(Coming Soon)

