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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

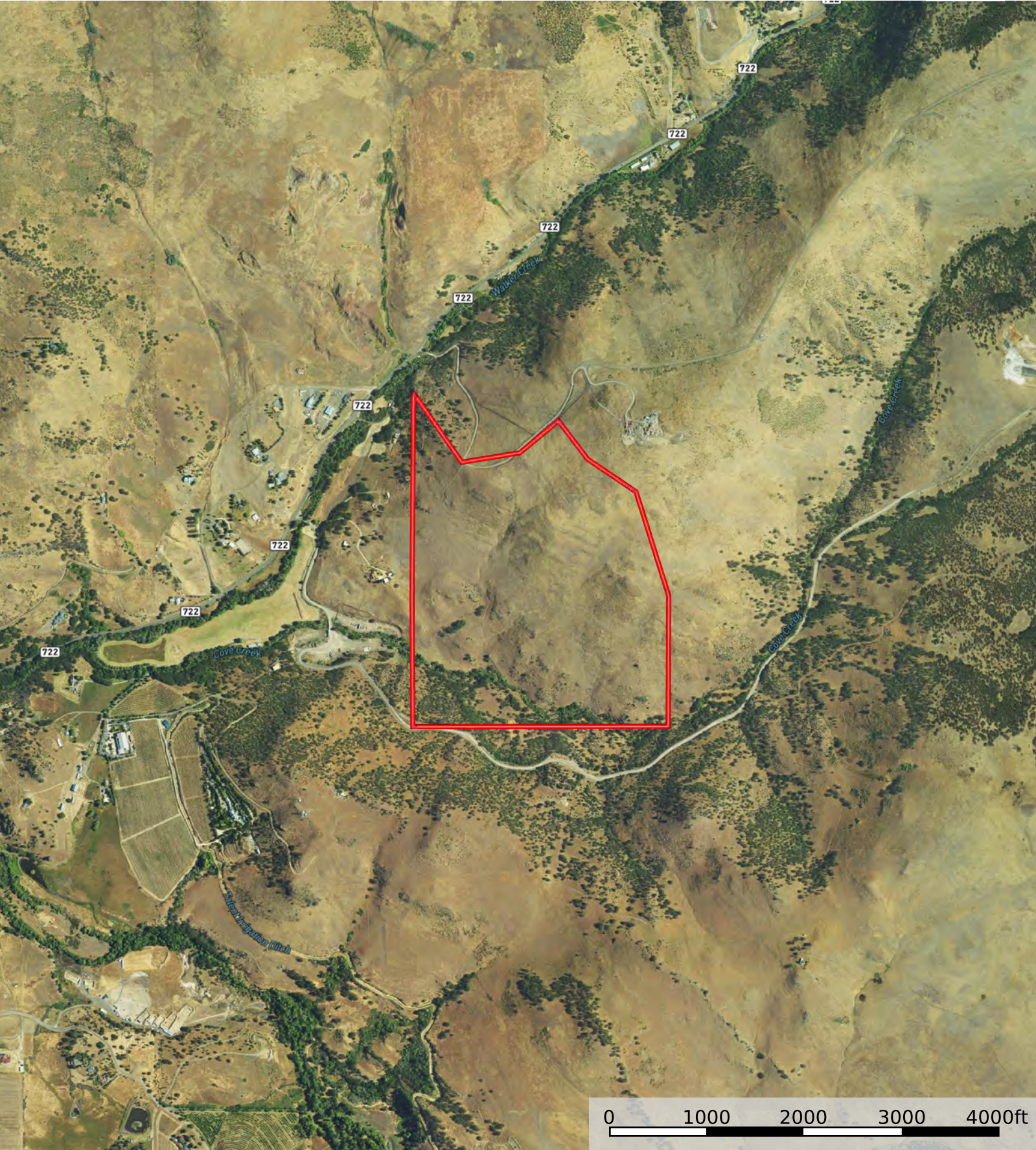
541.660.5111

Team@MOPG.com



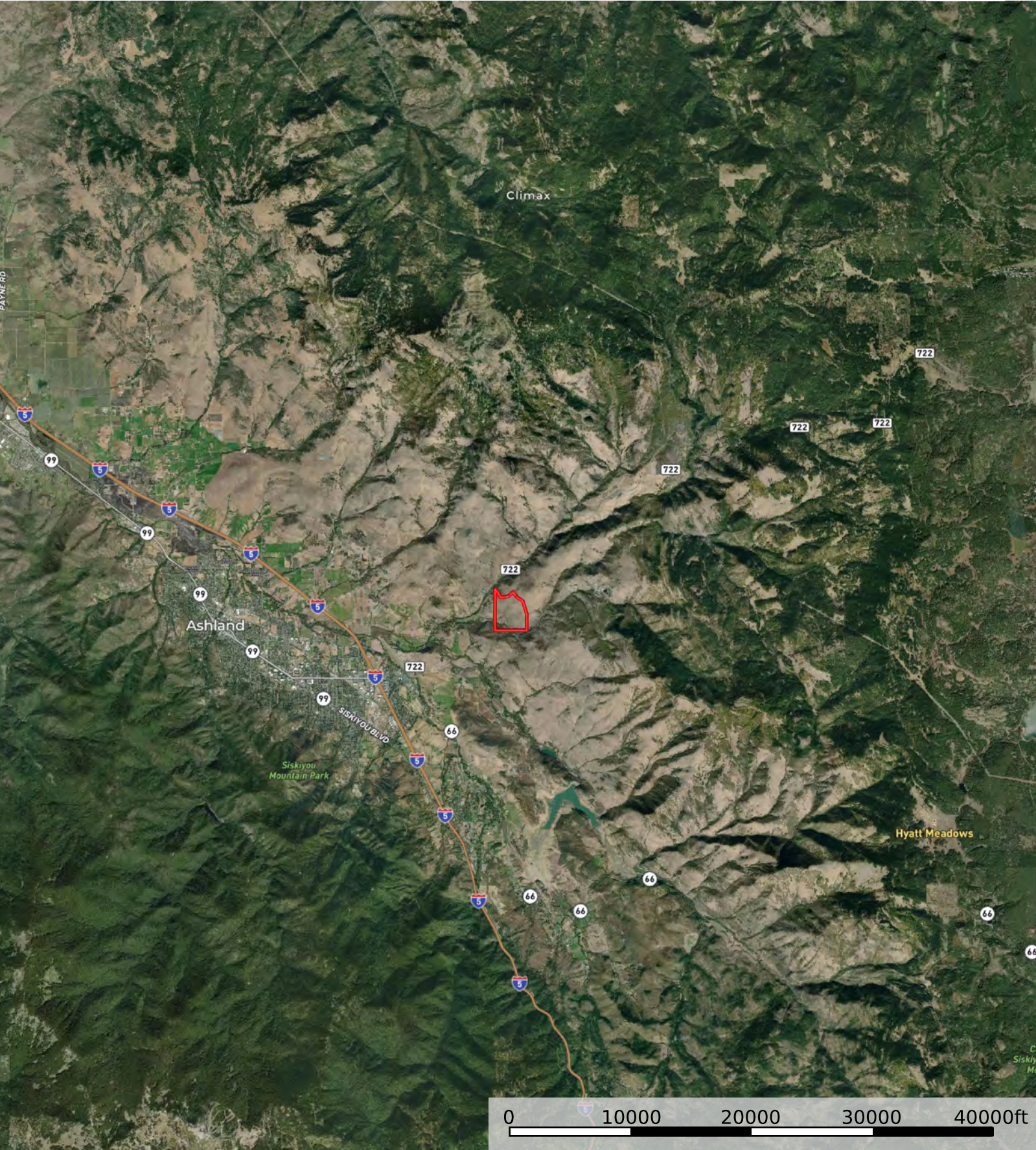
Mapping

Middle Ridge Parcel 1
Oregon, AC +/-



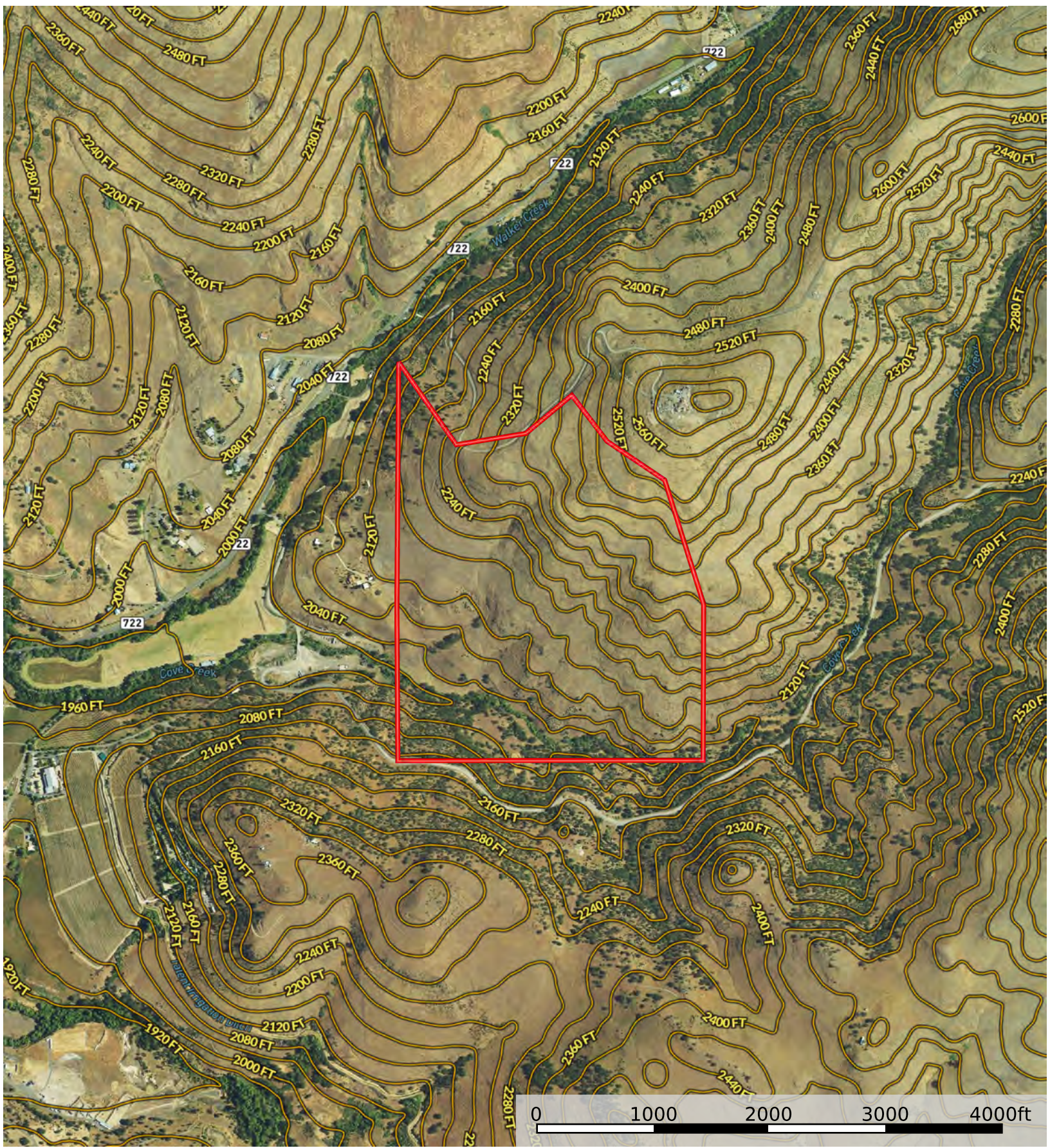
 Boundary

Middle Ridge Parcel 1
Oregon, AC +/-



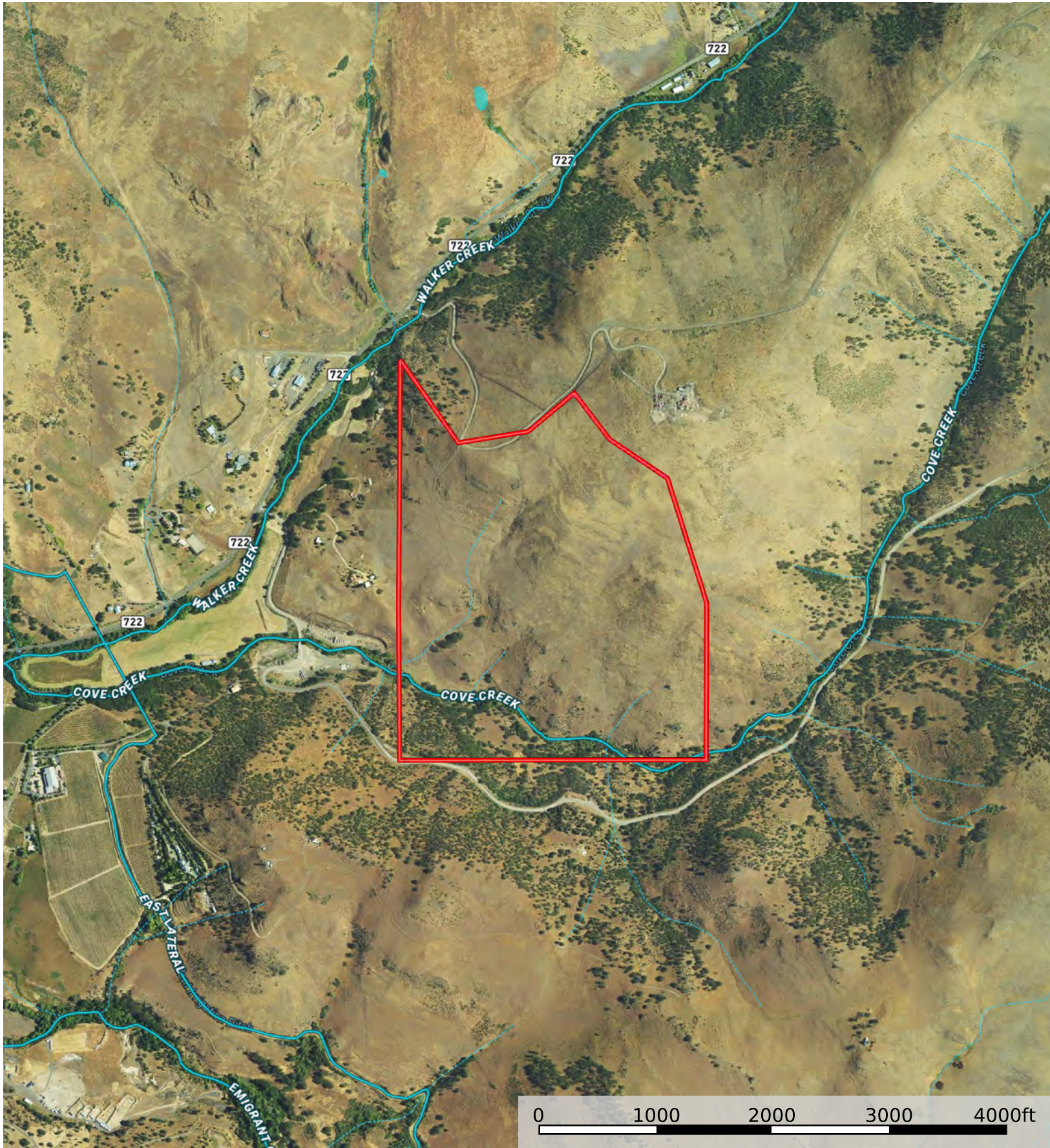
 Boundary

Middle Ridge Parcel 1
Oregon, AC +/-

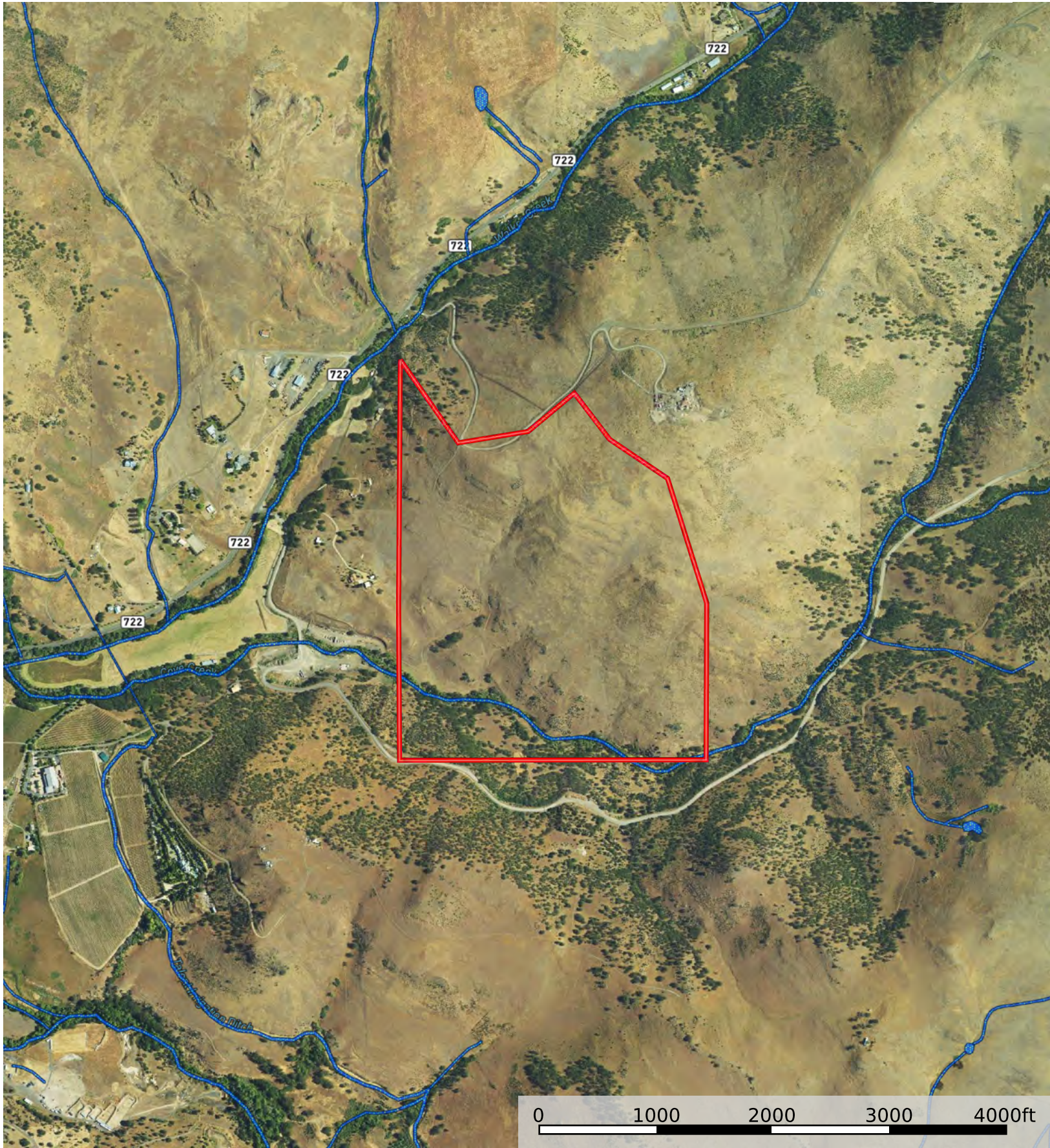


 Boundary

Middle Ridge Parcel 1
Oregon, AC +/-



Middle Ridge Parcel 1
Oregon, AC +/-

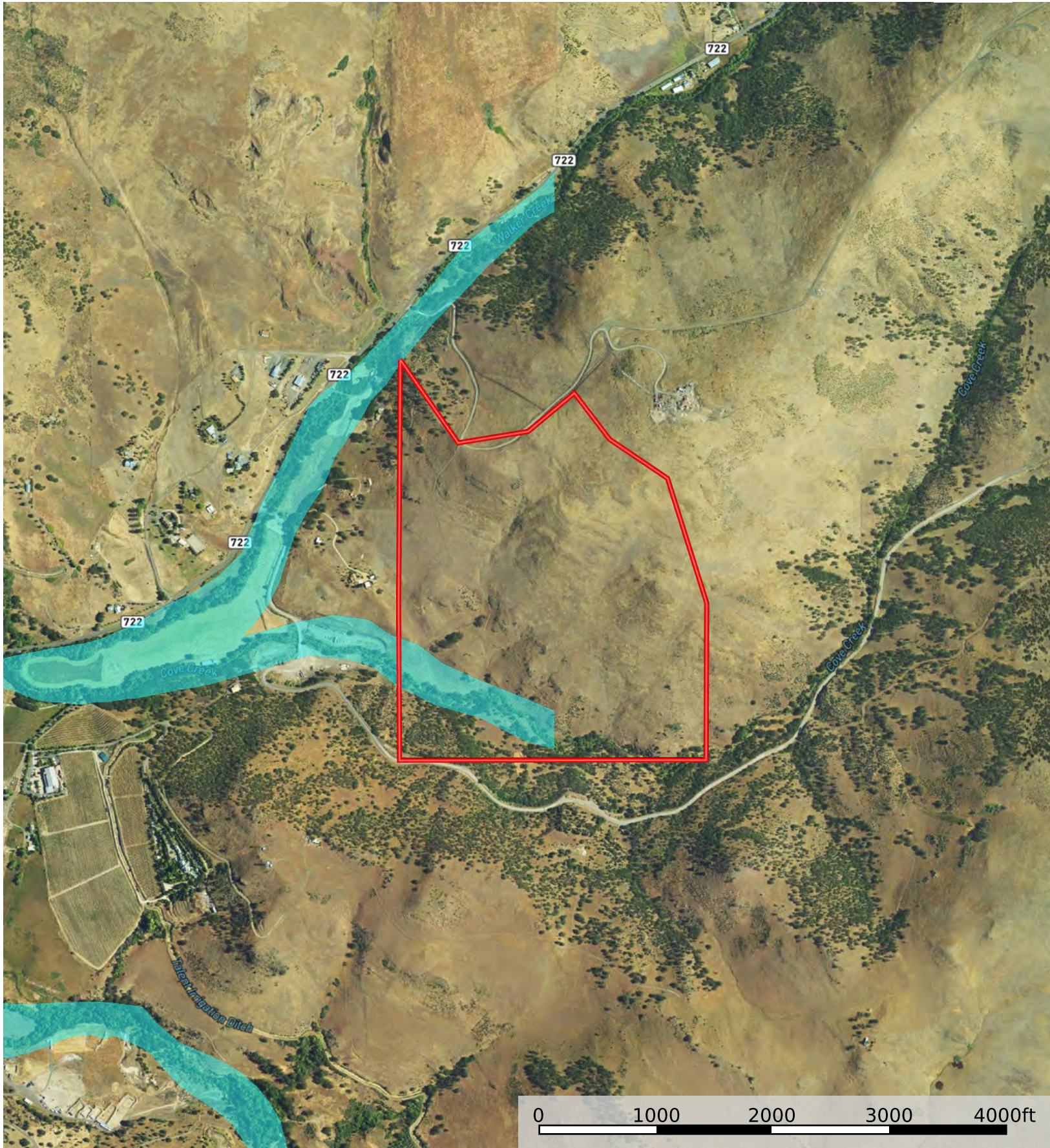


 Boundary

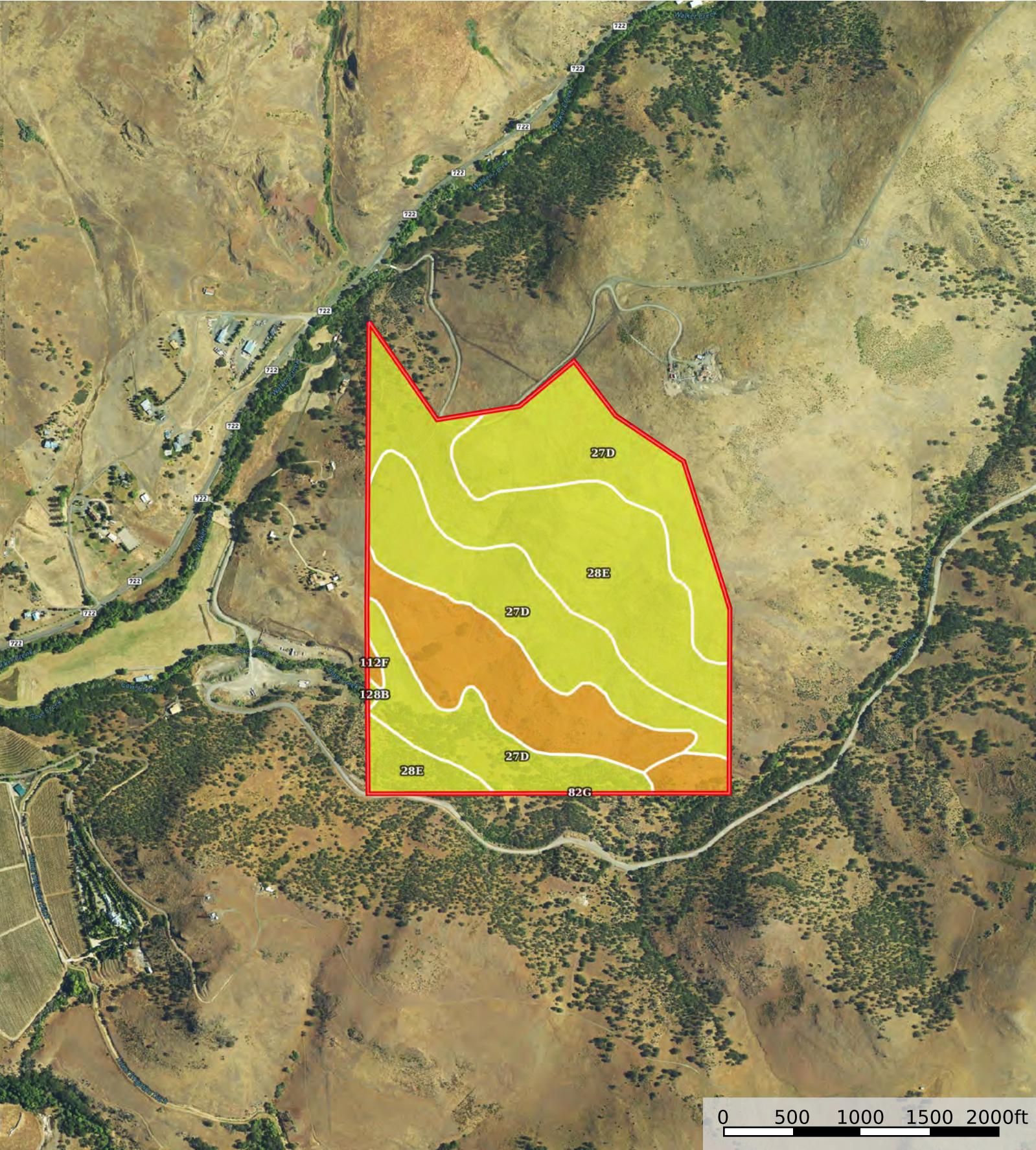
 Wetlands

 Riparian

Middle Ridge Parcel 1
Oregon, AC +/-



Middle Ridge Parcel 1
Oregon, AC +/-



Boundary

|  Boundary 165.58 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27D	Carney clay, 5 to 20 percent slopes	80.4	48.56	0	48	4e
28E	Carney cobbly clay, 20 to 35 percent slopes	52.67	31.81	0	39	4e
112F	McMullin-Medco complex, 12 to 50 percent slopes	28.58	17.26	0	29	6e
82G	Heppsie-McMullin complex, 35 to 70 percent south slopes	3.6	2.17	0	17	6e
128B	Medford clay loam, gravelly substratum, 0 to 7 percent slopes	0.33	0.2	0	62	4e
TOTALS		165.58(*)	100%	-	41.21	4.39

(*) 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	•							

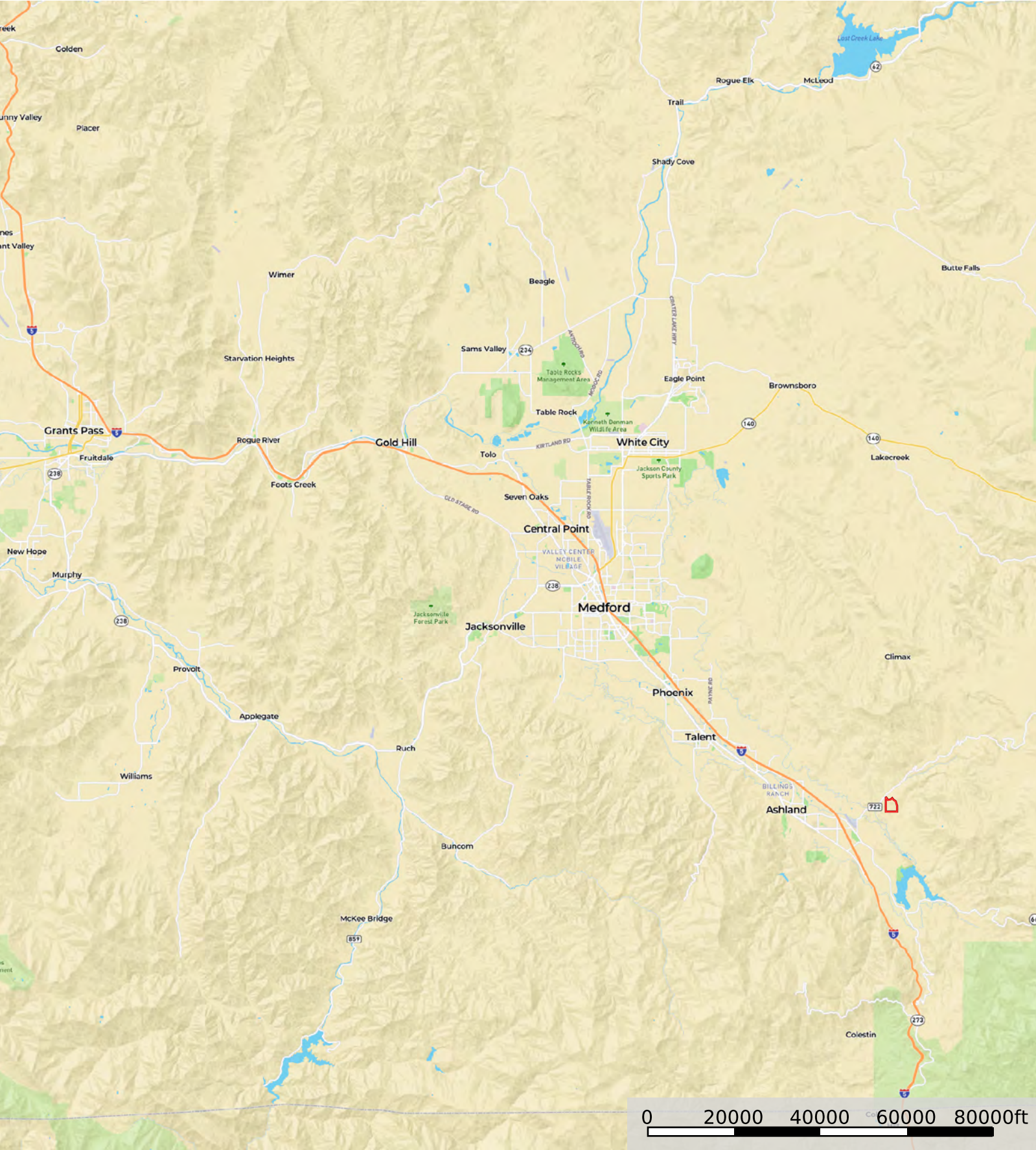
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

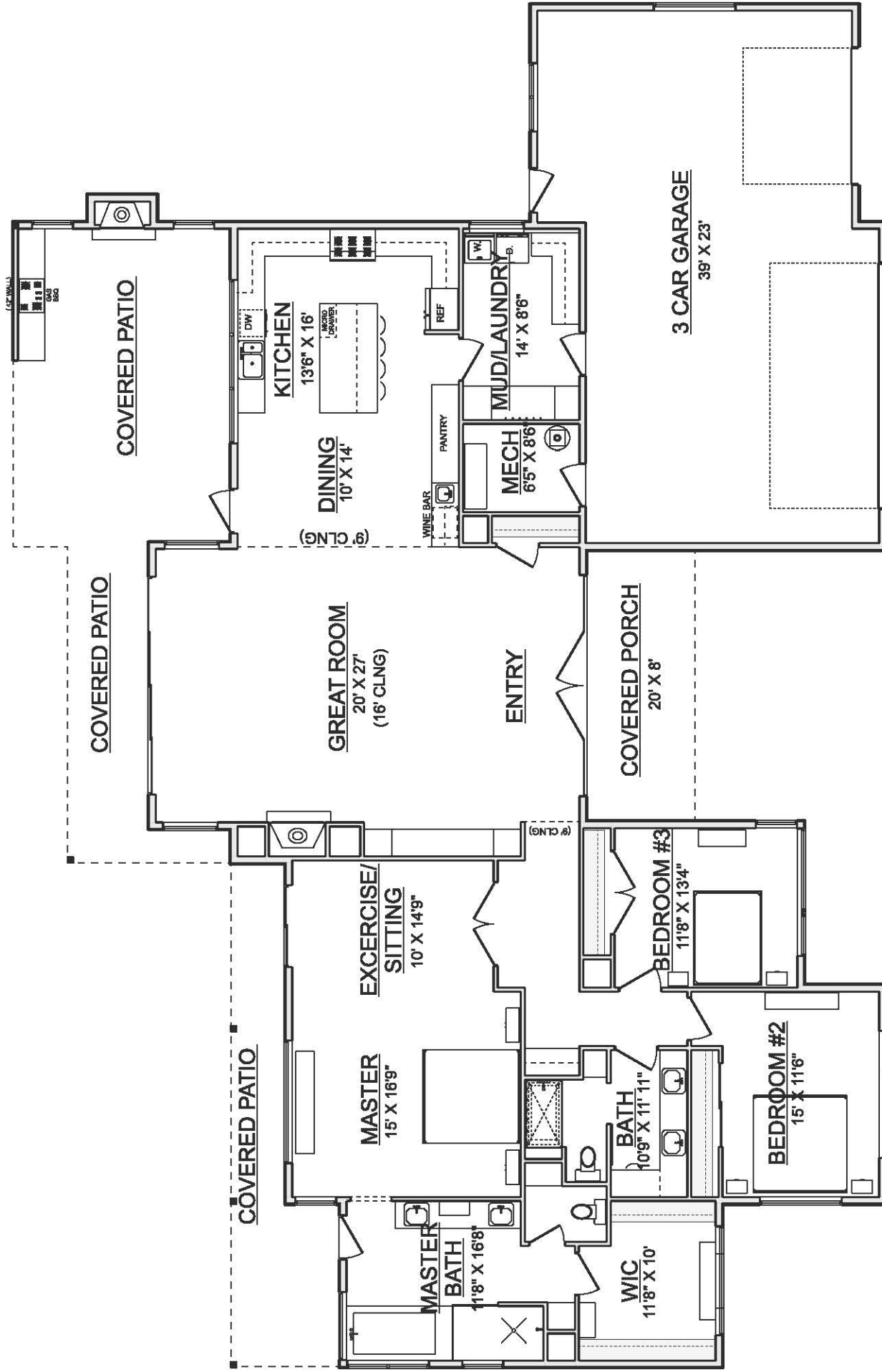
Middle Ridge Parcel 1

Oregon, AC +/-



Boundary

Floor Plans



2778 SQ. FT.-LIVING
912 SQ. FT.-GARAGE

Tax Records

Assessment Info for Account 1-010410-3 Map 392E07 Taxlot 100

Report For Assessment Purposes Only Created July 23, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-010410-3	Pay Taxes Online		Tax Code	5-04
Map	392E07 100			Acreage	82.85
Taxlot				Zoning	
Owner	OAK SAVANNA HEIGHTS LLC	Tax Report	Details	EFU	
Situs Address		TAX Statement	Details	Land Class	
DEAD INDIAN MEM RD ASHLAND/COUNTY	R	SECOND TRI Statement	Details	IVB 55.85 Ac	
Mailing Address	OAK SAVANNA HEIGHTS LLC	Tax History	Details	VIB 27.00 Ac	
	PO BOX 1353	Tax Details	Details	Property Class	550
ASHLAND OR, 97520		Tax Rates	Details	Unit ID	188760-2
Associated Taxlots 2 Acct				Maintenance Area	2
5-04 R	1-095593-8 382E00 8600 PURGED			Neighborhood	000
5-04 R	1-101088-3 392E06 401 ACTIVE			Study Area	29
Tax Accounts 1 Acct				Account Status	ACTIVE
Appraiser	187			Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)			
Last Sale (consideration > 0)		Sale Date	Sales History
\$ 450,000		Jul 28, 2023	2023-15931 Details

Value Summary Detail (For Assessment Year 2026 - Subject To Change)							
ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
2	FARM USE ZONED	5-04	1		F	27.00	A
1	FARM USE ZONED	5-04	1		F	55.85	A
ID	Value Source	RMV	M5	Exception Value			
2	FARM USE ZONED	\$ 23,400	\$ 14,742	\$ 0			
1	FARM USE ZONED	\$ 48,420	\$ 82,825	\$ 0			

Market Value Summary (For Assessment Year 2026 - Subject To Change)							
Code Area	Type	Acreage	RMV	M5	MAV	AV	
5-04	LAND	82.85	\$ 71,820	\$ 0			
PSO Value History			Total:	\$ 71,820	\$ 0	\$ 0	\$ 0

Specially Assessed Value Summary (For Assessment Year 2026 - Subject To Change)					
Code Area	Type	Acreage	SAV	MSAV	AV
5-04	LAND	82.85	\$ 97,567		
		Total:	\$ 97,567	\$ 21,698	\$ 21,698

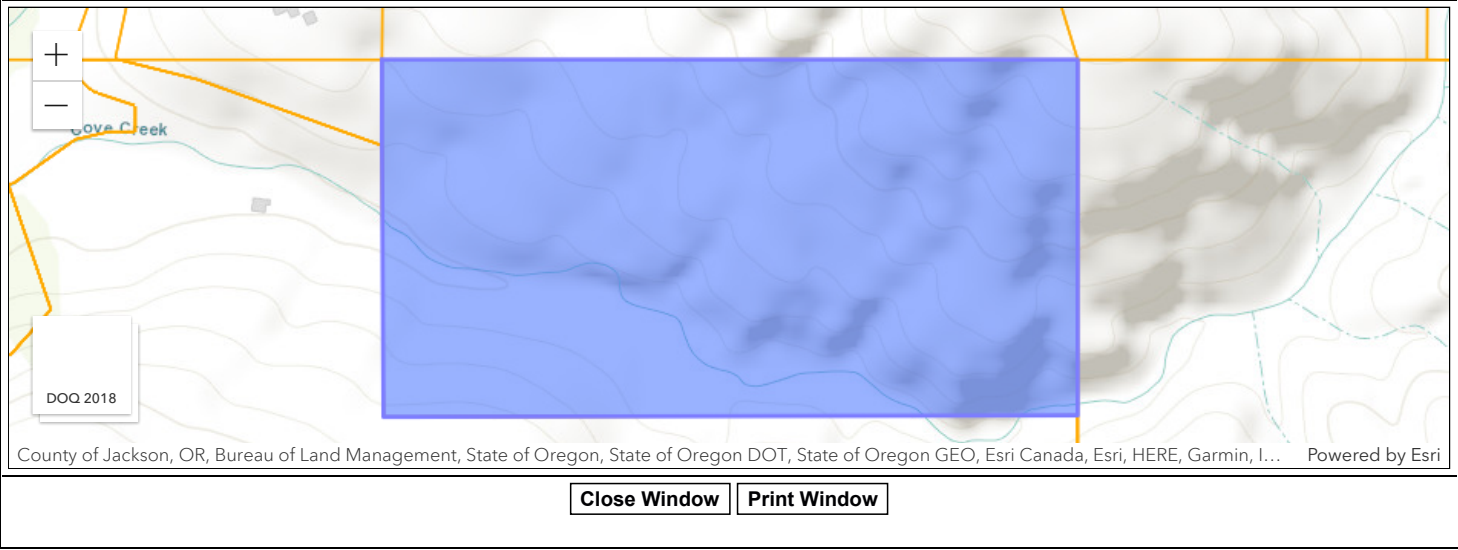
Total (Market + Specially Assessed) Value Summary (For Assessment Year 2026 - Subject To Change)				
Code Area	RMV	M5	MAV	AV
5-04	\$ 71,820	\$ 97,567	\$ 21,698	\$ 21,698

Photos and Scanned Documents			
SCANNED ASSESSOR DOCUMENTS		(See new portal)	(See new portal)
		Portal	

Account Comments	
(1) 03/12/96 VALUE WITH 392E04-200, (2) 392E05-100,392E06-400, PER JW. 06/01/99: AC CHECK PLUS .67 >>> 5/6/2020 LLA /W AC CHANGE BETWEEN 392E04-200, 392E05-100, 392E05-101, 392E06-400, 392E07-100 & 382E-8600. ALL LAND CURRENTLY IN SA, SENT TO F/F #146 TO REVIEW AC TO MOVE. PERM. BALANCED 2020. #173 >>> 4/29/2020 NAC PER A/I. # 146 >>>8/12/20 DQ 80.67 ACRES SA , NO LONGER IN USE.. CHANGE P CL, POSTED PATL. #155>>> 11/16/2020 REVERSED FARM SA DQ PER OWNER ADDL INFO AND 2ND VISIT. # 146/162 >>> 11/15/24 APPR UPDT TO BREAK AIC w/ Acct 10103977 (No Value Chng d/t sizes). #162 >>> 5/14/25 NAC PER A/I #187 >>>	

Exemptions / Special Assessments / Notations / Potential Liability				
Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2026	41	FIRE PATROL GRAZING	\$63.79	82.85
Notations				
Description	Tax Amount	Year Added	Value Amount	
STATE FIRE PROTECTION		2006		
BALANCE PERMANENTLY		2020		
CARTOGRAPHIC ACTIVITY		2020		
YR. END TRC---ADDIT BILL THRU 11/30		2020		
FARM LAND-POTENTIAL LIABILITY				

Location Map



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

23-Jul-2026

OAK SAVANNA HEIGHTS LLC
PO BOX 1353
ASHLAND OR 97520

Tax Account #	10104103	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0504
Situs Address	DEAD INDIAN MEM RD ASHLAND/COUNTY OR 97520	Interest To	Jul 23, 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	\$269.93	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$108.96	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$132.59	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63.44	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$111.79	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$143.46	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$104.41	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.87	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$102.20	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$91.40	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$81.38	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.64	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$119.70	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.81	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$102.36	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.80	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$112.24	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$103.89	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$92.76	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$89.63	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$74.65	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.47	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.76	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$101.11	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.28	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.42	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.71	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.48	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.87	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.98	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
www.jacksoncountyor.gov/tax
541-774-6541

TAX ACCOUNT: 10104103

10104103

OAK SAVANNA HEIGHTS LLC
PO BOX 1353
ASHLAND OR 97520

CODE: 0502 **MAP:** 392E07-00-00100 **ACRES:** 82.85
SITUS: DEAD INDIAN MEM RD ASHLAND/COUNTY

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	71,850	73,290
STRUCTURES	0	0
TOTAL RMV	71,850	73,290
SPECIALLY ASSESSED VALUE	7,290	48,353
ASSESSED VALUE	1,690	21,652

TOTAL PROPERTY TAX: 108.96 269.93

If your ASSESSED VALUE has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (541) 774-6059.

If you pay the 1/3 or 2/3 option a reminder statement will be mailed before the next payment is due.

POTENTIAL ADDITIONAL TAX LIABILITY

IMPORTANT INFORMATION ON BACK

PAYMENT QUESTIONS (541) 774-6541
VALUE QUESTIONS (541) 774-6059

EDUCATION SERVICE DISTRICT	7.63
RCC	11.10
ASHLAND SD 5	90.07
ASHLAND SD 5 LOCAL OPTION	27.93
EDUCATION TOTAL:	136.73

JACKSON COUNTY	43.52
4-H EXTENSION SERVICE DISTRI	0.92
VECTOR CONTROL	0.93
JACKSON SOIL & WATER CONS	1.08
JACKSON COUNTY LIBRARY DIS	12.99
GENERAL GOVT TOTAL:	59.44

JACKSON COUNTY BONDS ECSC	1.41
RCC BONDS	0.00
RCC SHARED BONDS	0.95
ASHLAND SD 5 BONDS	43.57
OR FORESTRY FIRE, GRAZING	27.83
BONDS - OTHER TOTAL:	73.76

TOTAL TAXES DUE (Includes discount) 261.83

Please include this coupon with payment. NO STAPLES, PAPER CLIPS, OR TAPE!

Due November 17th, 2025

3% Discount..... ☐ **261.83**
2% Discount..... ☐ **176.35** **Next Payment** 05/15/2026
Trimester Option ☐ **89.98** **Next Payment** 02/17/2026

OAK SAVANNA HEIGHTS LLC
PO BOX 1353
ASHLAND OR 97520

☐ Mailing address
change on back



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

ACCOUNT NO.

10104103

AMOUNT ENCLOSED

\$

15100101041030000008998000001763500000261832

Assessment Info for Account 1-101088-3 Map 392E06 Taxlot 401

Report For Assessment Purposes Only Created July 23, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-101088-3	Pay Taxes Online		Tax Code	5-04
Map	392E06 401			Acreage	81.15
Taxlot				Zoning	
Owner	OAK SAVANNA HEIGHTS LLC	Tax Report	Details	EFU	
Situs Address		TAX Statement	Details	Land Class	
312 SKY RIDGE RD ASHLAND/COUNTY R		SECOND TRI Statement	Details	IVB 81.15 Ac	
Mailing Address	OAK SAVANNA HEIGHTS LLC PO BOX 1353	Tax History	Details	Property Class	550
	ASHLAND OR, 97520-0038	Tax Details	Details	Unit ID	188760-2
[-] Associated Taxlots 2 Acct		Tax Rates	Details	Maintenance Area	2
5-04 R	1-010410-3 392E07 100 ACTIVE			Neighborhood	000
5-04 R	1-095593-8 382E00 8600 PURGED			Study Area	28
[+] Tax Accounts 1 Acct				Account Status	ACTIVE
				Tax Status	Assessable
Appraiser	187			Sub Type	NORMAL

Sales Data (ORCATS)			
Last Sale (consideration > 0)		Sale Date	Sales History
\$ 450,000		Jul 28, 2023	2023-15931 Details

Value Summary Detail (For Assessment Year 2026 - Subject To Change)							
ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	FARM USE ZONED	5-04	1		F	68.85	A
2	FARM USE ZONED	5-04	1		F	12.30	A
ID	Value Source	RMV	M5	Exception Value			
1	FARM USE ZONED	\$ 91,390	\$ 102,104	\$ 0			
2	FARM USE ZONED	\$ 16,330	\$ 18,240	\$ 0			

Market Value Summary (For Assessment Year 2026 - Subject To Change)							
Code Area	Type	Acreage	RMV	M5	MAV	AV	
5-04	LAND	81.15	\$ 107,720	\$ 0			
PSO Value History Details			Total:	\$ 107,720	\$ 0	\$ 0	\$ 0

Specially Assessed Value Summary (For Assessment Year 2026 - Subject To Change)					
Code Area	Type	Acreage	SAV	MSAV	AV
5-04	LAND	81.15	\$ 120,344		
		Total:	\$ 120,344	\$ 28,820	\$ 28,820

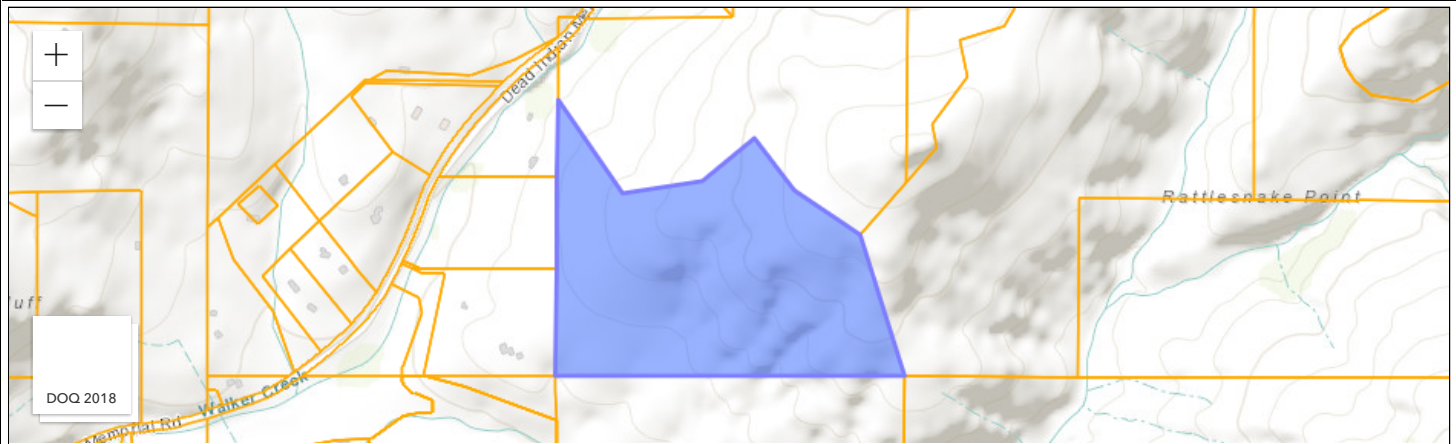
Total (Market + Specially Assessed) Value Summary (For Assessment Year 2026 - Subject To Change)				
Code Area	RMV	M5	MAV	AV
5-04	\$ 107,720	\$ 120,344	\$ 28,820	\$ 28,820

Photos and Scanned Documents			
SCANNED ASSESSOR DOCUMENTS		(See new portal)	(See new portal)
		Portal	

Account Comments	
4/27/2021 P-1-2021 REC 1/12/21 PER CS-23247. LLA W/AC CHNG BETWEEN 392E05-100 & 392E06-400. SEG 392E05-102 OUT OF 100 & MAKE AIC WITH 392E06-400 (SPLIT PARENT). SEG 392E06-401 OUT OF 400 & MAKE AIC WITH 392E05-100 (SPLIT PARENT). VFY AC TO MOVE W/#162. ALL AC IN FARM SA. PERM. BALANCED. #173 >>> 7/28/22 ANNEXED INTO RURAL CODE 5-04. D/T BARE LOT KEEP IN STATE CODE UNTIL IMP. #185 >>> 11/15/24 APPR UPDT TO BREAK AIC w/ Acct 10103977 (No Value Chng d/t sizes). #162 >>> 5/14/25 NAC PER A/I #187 >>>	

Exemptions / Special Assessments / Notations / Potential Liability				
Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2026	41	FIRE PATROL GRAZING	\$62.48	81.15
Notations				
Description	Tax Amount	Year Added	Value Amount	
STATE FIRE PROTECTION		2006		
CARTOGRAPHIC ACTIVITY		2021		
BALANCE PERMANENTLY		2021		
CARTOGRAPHIC ACTIVITY		2022		
FARM LAND-POTENTIAL LIABILITY				

Location Map



County of Jackson, OR, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, I...

Powered by Esri

Close Window

Print Window

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

23-Jul-2026

OAK SAVANNA HEIGHTS LLC
PO BOX 1353
ASHLAND OR 97520-0038

Tax Account #	11010883	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0504
Situs Address	312 SKY RIDGE RD ASHLAND/COUNTY OR	Interest To	Jul 23, 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	\$348.81	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$142.94	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$164.82	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.94	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$142.04	Nov 15, 2021
Total		\$0.00	\$0.00	\$0.00	\$0.00		



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
www.jacksoncountyor.gov/tax
541-774-6541

TAX ACCOUNT: 11010883

11010883

OAK SAVANNA HEIGHTS LLC
PO BOX 1353
ASHLAND OR 97520-0038

CODE: 0502 **MAP:** 392E06-00-00401 **ACRES:** 81.15
SITUS: 312 SKY RIDGE RD ASHLAND/COUNTY

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	107,760	109,920
STRUCTURES	0	0
TOTAL RMV	107,760	109,920
SPECIALLY ASSESSED VALUE	27,795	55,506
ASSESSED VALUE	4,857	28,757

TOTAL PROPERTY TAX: 142.94 348.81

If your ASSESSED VALUE has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (541) 774-6059.

If you pay the 1/3 or 2/3 option a reminder statement will be mailed before the next payment is due.

POTENTIAL ADDITIONAL TAX LIABILITY

IMPORTANT INFORMATION ON BACK

PAYMENT QUESTIONS (541) 774-6541
VALUE QUESTIONS (541) 774-6059

EDUCATION SERVICE DISTRICT	10.13
RCC	14.75
ASHLAND SD 5	119.63
ASHLAND SD 5 LOCAL OPTION	37.10
EDUCATION TOTAL:	181.61

JACKSON COUNTY	57.80
4-H EXTENSION SERVICE DISTRI	1.23
VECTOR CONTROL	1.23
JACKSON SOIL & WATER CONS	1.44
JACKSON COUNTY LIBRARY DIS	17.25
GENERAL GOVT TOTAL:	78.95

JACKSON COUNTY BONDS ECSC	1.87
RCC BONDS	0.00
RCC SHARED BONDS	1.26
ASHLAND SD 5 BONDS	57.86
OR FORESTRY FIRE, GRAZING	27.26
BONDS - OTHER TOTAL:	88.25

TOTAL TAXES DUE (Includes discount) 338.35

Please include this coupon with payment. NO STAPLES, PAPER CLIPS, OR TAPE!

Due November 17th, 2025

3% Discount..... ☐ **338.35**
2% Discount..... ☐ **227.89** **Next Payment** 05/15/2026
Trimester Option ☐ **116.27** **Next Payment** 02/17/2026

OAK SAVANNA HEIGHTS LLC
PO BOX 1353
ASHLAND OR 97520-0038

☐ Mailing address change on back



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

ACCOUNT NO.

11010883

AMOUNT ENCLOSED

\$

15100110108830000011627000002278900000338354

Jackson County Official Records **2023-015931**
R-BSD
Stn=3 SIMPSOHP 07/31/2023 11:23:02 AM
\$10.00 \$10.00 \$13.00 \$11.00 \$60.00 **\$104.00**

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

After recording return to:
Middle Ridge Ranch, LLC
Attn: Anna Jensen-Haxel
2999 Highway 66
Ashland, OR 97520

**Until a change is requested,
all tax statements shall be sent
to the following address:**

Alex Rankov
c/o Peter Jensen-Haxel
PO Box 1353
Ashland, Oregon 97520

STATUTORY BARGAIN AND SALE DEED

Middle Ridge Ranch, LLC, an Oregon limited liability company, as Grantor, does hereby grant, bargain, sell and convey unto **Oak Savanna Heights, LLC**, an Oregon limited liability company, as Grantee, the following described property:

**PARCEL 1 AS SHOWN ON THE PARTITION PLAT FILED IN THE
OFFICE OF THE JACKSON COUNTY, OREGON SURVEYOR AS NO.
23247 AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 1 OF
RECORDS OF JACKSON COUNTY, OREGON.**

The true consideration for this conveyance is Four Hundred Fifty Thousand Dollar and 00/100 (\$450,000.00).

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,

STATUTORY BARGAIN AND SALE DEED
Oak Savanna Heights, LLC
Page 1 of 2

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.

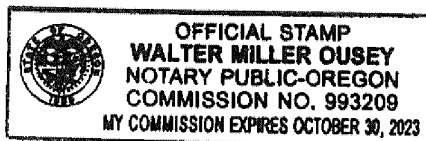
IN WITNESS WHEREOF and executed this 28 day of July 2023.

Middle Ridge Ranch, LLC:

Anna Jensen-Haxel
By: Anna Jensen-Haxel
Its: Manager

State of Oregon)
) ss.
County of Jackson)

On this 28 day of July 2023 personally appeared Anna Jensen-Haxel on behalf of Middle Ridge Ranch, LLC and acknowledged said instrument to be her voluntary act and deed.



Walter Miller Ousey
Notary Public for Oregon

SEE MAP 39 2E 6

SE COR.
DLC 37

991.92

Ac

5-1993

W/L

CS 13312
P/O P.1

100
82.85 Ac

1170.9 FROM N/L
OF PARCEL 510
392E06

1327.00
1010.47

DVT
JT 1

P-01-2021

CS 10506
CS 16098
CS 23247

6

5

7

8

N88-28-28W

2644.97

P/O P.1

N 89-35-45 E

2644.83

S 00-16-52 E

188.44
290.61
378.69
156.37
168.13
199.40

24163

74 Ac

312.07

356.99

270.54

71.86

90.83

29.24

140.48

290.28

161.41

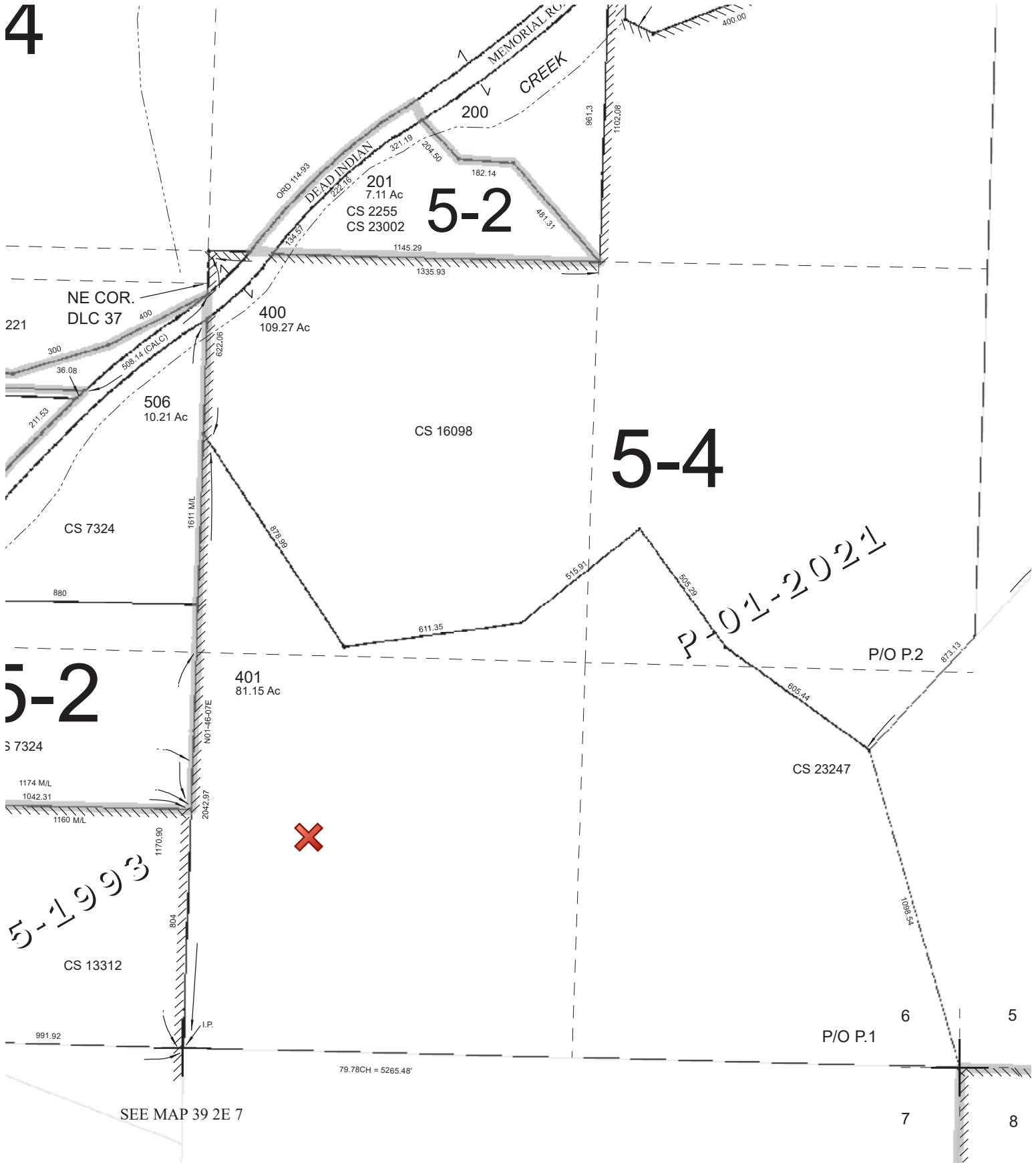
620.03

1526.30

SEE MAP 39 2E 8

5-4

4



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.: 7161-4380629

May 14, 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:

312 Sky Ridge Rd, Ashland, OR 97520

2021 ALTA Owners Standard Coverage	Liability \$	899,000.00	Premium \$	1,949.00
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 Early Issue			Cost \$	TBD

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 07, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Oak Savanna Heights, LLC, an Oregon limited liability company

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. Taxes for the year 2025-2026

Tax Amount	\$	269.93
Unpaid Balance:	\$	269.93 , plus interest and penalties, if any
Code No.:		5-04
Map & Tax Lot No.:		392E07 100
Property ID No.:		1-010410-3

(Affects 392E07 TL 100)

9. Taxes for the year 2025-2026

Tax Amount	\$	348.81
Unpaid Balance:	\$	348.81 , plus interest and penalties, if any
Code No.:	5-04	
Map & Tax Lot No.:	392E06 401	
Property ID No.:	1-101088-3	

(Affects 392E06 TL 401)

10. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
11. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Walker Creek and Cove Creek.
12. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Walker Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
13. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
14. Easement, including terms and provisions contained therein:
 Recording Information: [Volume 377, Page 298, Volume 380 Page 228 and Volume 394, Page 15](#)
 In Favor of: The California Oregon Power Company
 For: electrical utility
 Affects: Specific location not disclosed
15. Right to entire flow of a certain spring, together with rights to a pipeline, including the terms and provisions thereof as set out in deed:
 Recorded: June 12, 1963 as [Volume 547, Page 334](#)
16. 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 April 1, 1999 as Document No. [99-16847](#) and [99-16848](#), Official Records of Jackson County, Oregon.
17. Declaration of Easements and Private Road Maintenance Agreement - Sky Ridge Road, including terms and provisions thereof.
 Recorded: January 07, 2021 as Document No. [2021-000904](#)

 First Amendment to and Clarification of Easements Sky Ridge Road recorded October 01, 2021 as Document No. [2021-041704](#)

 Second Amendment to Easements Sky Ridge Road recorded January 03, 2022 as Document No. [2022-000125](#)
18. Unrecorded leases or periodic tenancies, if any.

19. This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a County other than the County wherein the premises are situated and no liability is assumed if a Financing Statement is recorded in the Office of the County Clerk (Recorder) covering timber, fixtures or crops, on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system.
20. With respect to Oak Savanna Heights, LLC:
- A copy of its operating agreement or similar document and any amendments thereto;
 - A official copy of its articles of organization or similar incorporation document and any corrections, amendments or restatements thereto;
 - Evidence that the limited liability company is properly formed and is in good standing in the state of its domicile;
 - Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
21. **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: 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!

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: 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 Jackson, State of Oregon, described as follows:

Parcel 1 as shown on the Partition Plat filed in the office of the Jackson County Oregon Surveyor as No. 23247, and recorded as PARTITION PLAT NO. [P-01-2021](#) of "Record of Partition Plats" in Jackson 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.

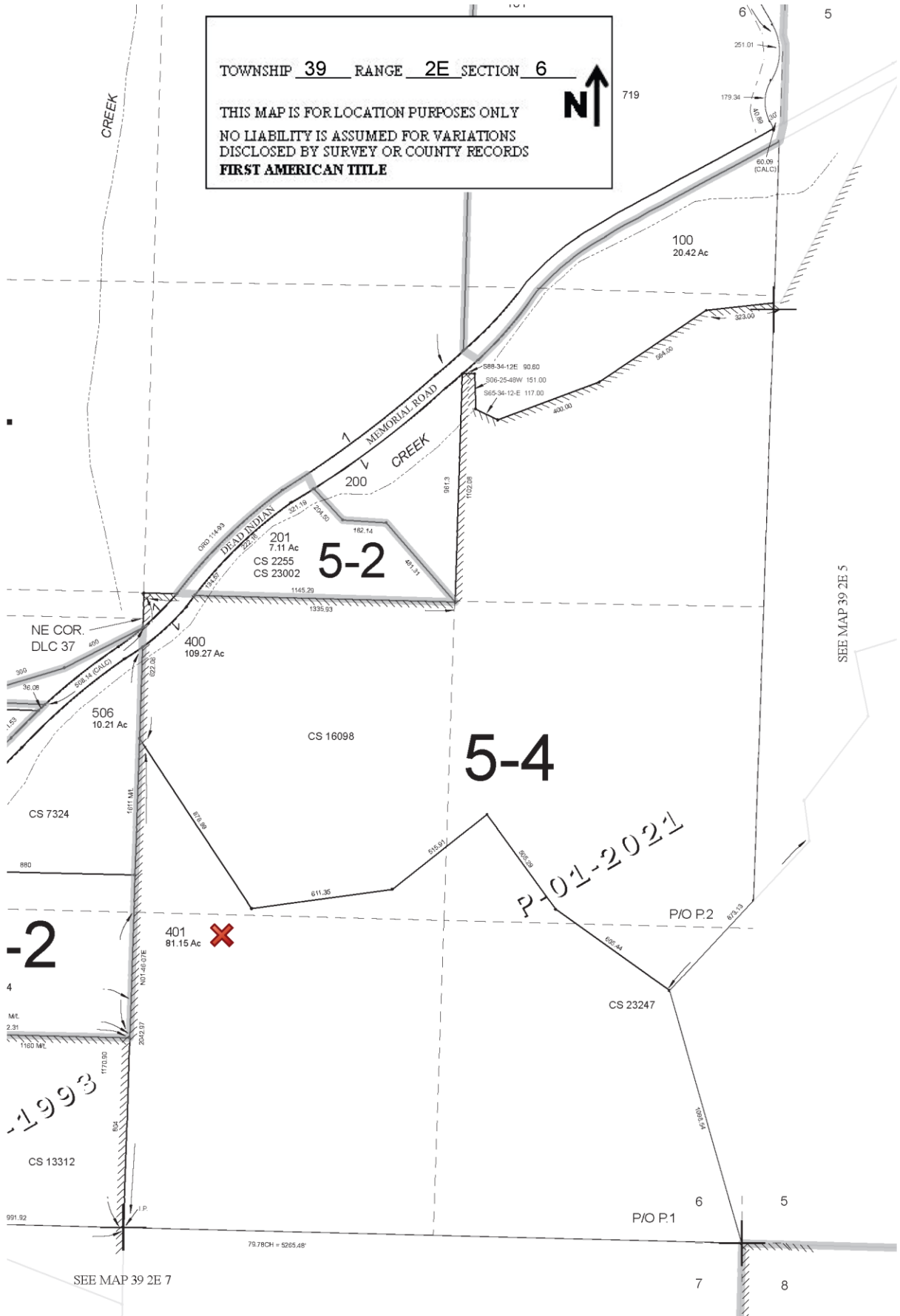
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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.

TOWNSHIP 39 RANGE 2E SECTION 6

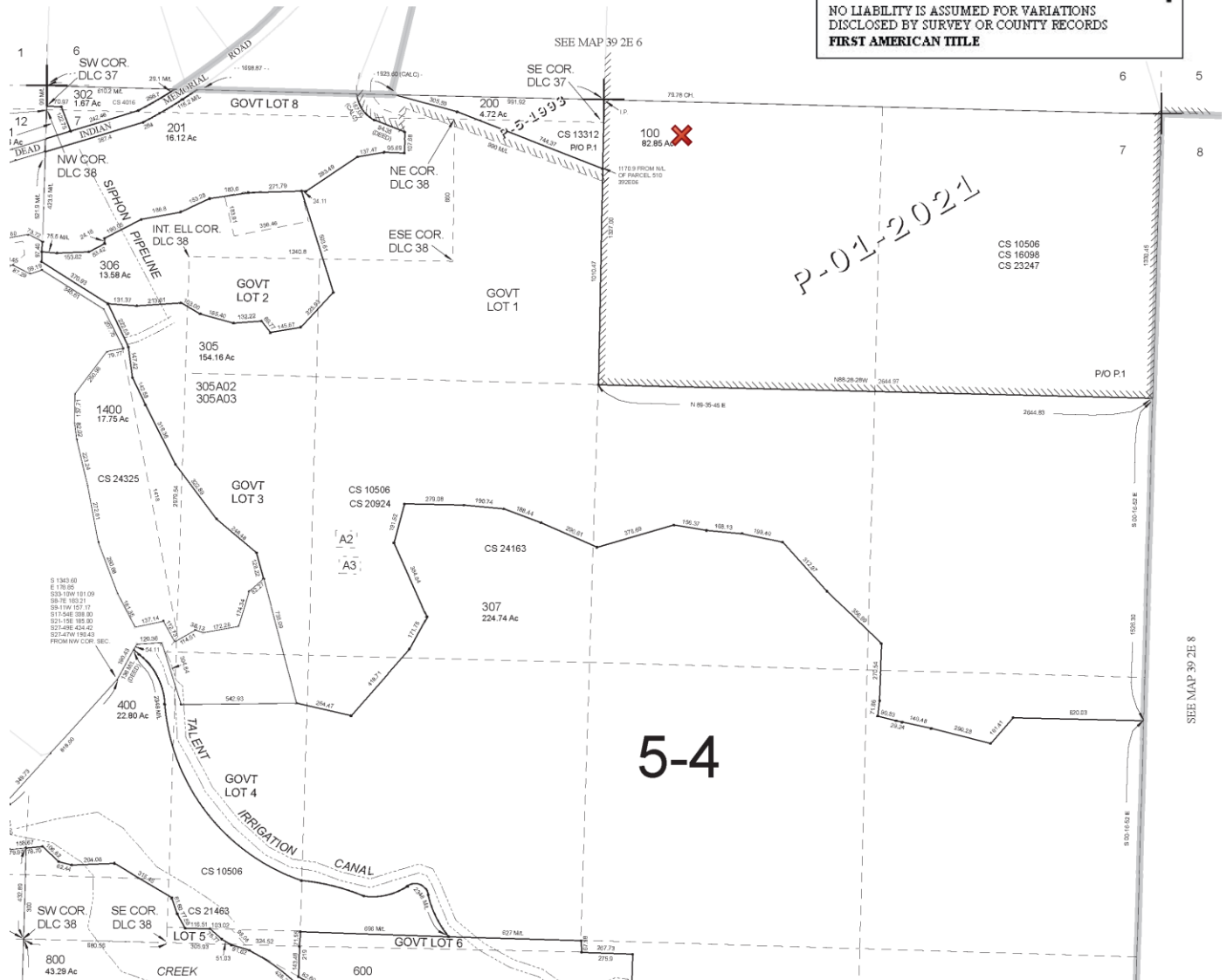
THIS MAP IS FOR LOCATION PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR VARIATIONS
DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE



JACKSON COUNTY
1" = 400'

TOWNSHIP 39 RANGE 2E SECTION 7

THIS MAP IS FOR LOCATION PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR VARIATIONS
DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE



Septic Information



Septic Site Evaluation Approval

248-24-000122-EVAL

DEQ Medford Office
221 Stewart Avenue
Suite 201
Medford, OR 97501
541-776-6010
OnsiteMedford@deq.state.or.us
Website: oregon.gov/deq

Date issued: 06/04/2024

Application status: Site Evaluation Approved

Work description: Oak Savanna Heights, LLC - Site Evaluation

Applicant: Alex Rankov
Address: PO Box 1353
Ashland OR 97520
Phone: 541-301-4960
Email: peterjensenmobile@gmail.com
Business license: N/A

Owner: OAK SAVANNA HEIGHTS, LLC
Property address: 312 Sky Ridge Rd, Ashland, OR 97520

Address: PO Box 1353
Ashland OR 97520

Parcel: 392E06401 - Primary Township: 39 Range: 2E Section: 6

Lot size: 81.15
Zoning: N/A
Accessory Dwelling Unit: No
Water supply: Well
City/County/UGB: N/A

County: Jackson

Directions to Property: Travel up Dead Indian Memorial Rd. About 0.25 miles past the Knife River quarry on the right hand side of Dead Indian is a new road called "Sky Ridge Road." There is a prominent road sign, a paved turnout, and a bridge.

Proposed use of structure: SFD
Category of construction: Residential

	Existing	Proposed
Number of bedrooms:	0	4

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

FIELD WORKSHEET

Name: Alex Rankov Application No.: 248-24-000122 Date: 6/11/24
RE: SITE EVALUATION REPORT for Parcel #: 3A-2E-06-4101

Commercial Facility: ☐ Yes ☒ No Parcel Size: 81.15

APPROVED SYSTEM SPECIFICATIONS

Design flow: 450 gpd Max Number of bedrooms: 4 Max Number of Employees: 0

Initial System	Replacement System
☐ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☒ Conventional Sand Filter/ATT ☐ Other _____	☐ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☒ Conventional Sand Filter/ATT ☐ Other _____
Tank: ☒ 1,000 gal. ☐ 1,500 gal. ☐ 2 compartment ☐ Other ☒ effluent pump required ☒ effluent filter required	Tank: ☒ 1,000 gal. ☐ 1,500 gal. ☐ 2 compartment ☐ Other ☒ effluent pump required ☒ effluent filter required
Distribution Method: ☐ Equal ☒ Serial ☐ Pressurized	Distribution Method: ☐ Equal ☒ Serial ☐ Pressurized
Absorption facility: <u>150</u> total linear feet <u>50</u> linear feet per 150 gallons projected daily sewage flow <u>30</u> " Max Depth <u>24</u> " Min Depth	Absorption facility: <u>150</u> total linear feet <u>50</u> linear feet per 150 gallons projected daily sewage flow <u>30</u> " Max Depth <u>24</u> " Min Depth

Additional Conditions of Approval

- Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
- Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
- The area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways, and building down spouts.
- This approval is given on the basis that the parcel described above will not be further partitioned or subdivided.
- Placement of a well within 100 feet of the approved areas may invalidate this approval.

- ☐ A curtain drain is required, a minimum of _____ feet above the highest disposal trench.
- ☐ The curtain drain must be a minimum of _____ inches deep, and installed in accordance with OAR 340-071-0220 (12).
- ☐ Rake trench sidewalls.
- ☐ The system must be installed during dry soil conditions only.
- ☐ System must be installed between June 1 and October 1, unless otherwise approved by DEQ.

* Vertical trench design

* Att Required

Application No.: _____



Residential Septic Site Evaluation Approval 248-18-000849-EVAL

DEQ Medford Office
221 Stewart Avenue
Suite 201
Medford, OR 97501
541-776-6010
OnsiteMedford@deq.state.or.us
Website: oregon.gov/deq

Date issued: 01/08/2019
Application status: Site Evaluation Approved
Work description: SITE EVALUATION

Applicant: MIDDLE RIDGE RANCH, LLC
Address: 2999 HWY 66
ASHLAND OR 97520
Phone: [REDACTED]
Email: [REDACTED]

Owner: MIDDLE RIDGE RANCH, LLC
Address: 2999 HWY 66
ASHLAND OR 97520
Property address: 0 Dead Indian Mem Rd, Ashland, OR
Parcel: 392E07100 - Primary
Township: 39S
Range: 2E
Section: 7

Lot size: 80.67
Zoning: N/A
Water supply: Well
City/County/UGB: N/A
County: Jackson

Directions to Property: MUST BE ACCESSED WITH PROPERTY OWNER PRESENT. FROM MEDFORD, HEAD SOUTH ON I-5. TAKE ASHLAND EXIT 14 AND HEAD EAST ON HWY 66. TURN LEFT ON DEAD INDIAN ROAD. DRIVE THROUGH THE GATE (DURING OPEN HOURS, GENERALLY 7AM TO NOON IN THE WINTER.) JUST BEFORE THE SCALES TAKE A LEFT ONTO A WIDE DIRT ROAD TO A GATE.

Proposed use of structure: SINGLE-FAMILY DWELLING
Category of construction: Single Family Dwelling

General Specifications

Max peak design flow: 525 gpd.
Min septic tank volume: 1500 gal.
Seepage bed specs: Vertisol Trench Design
Proposed gallons per day: 525 gpd.
Min dosing tank volume: N/A

System Specifications

System type: Alternative Treatment Technology (ATTs)
System distribution type: Serial
Distribution method: Serial

Trench Specifications

Trench linear feet: 263 linear ft.
Max depth: 48 in.
Min depth: 48 in.

Special Requirements

Drainfield type: Seepage Trench

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

FIELD WORKSHEET

Name: Middle Ridge Ranch LLC Application No.: 248-18-000814 EVAL Date: 1/7/19
RE: **SITE EVALUATION REPORT** for Parcel #: 392E07100

Commercial Facility: ☐ Yes ☒ No Parcel Size: 80.67

APPROVED SYSTEM SPECIFICATIONS

Design flow: 525 gpd Max Number of bedrooms: 5 Max Number of Employees: —

Initial System	Replacement System
☐ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☒ Conventional Sand Filter/ATT ☐ Other _____	☐ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☒ Conventional Sand Filter/ATT ☐ Other _____
Tank: ☐ 1,000 gal. ☒ 1,500 gal. ☐ 2 compartment ☐ Other ☐ effluent pump required ☐ effluent filter required	Tank: ☐ 1,000 gal. ☒ 1,500 gal. ☐ 2 compartment ☐ Other ☐ effluent pump required ☐ effluent filter required
Distribution Method: ☐ Equal ☒ Serial ☐ Pressurized	Distribution Method: ☐ Equal ☒ Serial ☐ Pressurized
Absorption facility: <u>263</u> total linear feet <u>75</u> linear feet per 150 gallons projected daily sewage flow <u>48</u> " Max Depth <u>48</u> " Min Depth	Absorption facility: <u>263</u> total linear feet <u>75</u> linear feet per 150 gallons projected daily sewage flow <u>48</u> " Max Depth <u>48</u> " Min Depth

Additional Conditions of Approval

1. Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
 2. Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
 3. The area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways, and building down spouts.
 4. Placement of a well within 100 feet of the approved areas may invalidate this approval.
-
- ☐ A curtain drain is required, a minimum of _____ feet above the highest disposal trench.
- ☐ The curtain drain must be a minimum of _____ inches deep, and installed in accordance with OAR 340-071-0220 (12).
- ☒ Rake trench sidewalls.
- ☒ The system must be installed during dry soil conditions only.
- ☒ System must be installed between June 1 and October 1, unless otherwise approved by DEQ.

Inspector: M. Easto

Homesite Information



Jackson County Oregon

Development Services
10 South Oakdale Avenue, Room 100, Medford, OR 97501-2902

NOTICE OF TENTATIVE STAFF DECISION ON APPLICATION FOR A LAND USE PERMIT (FILE NO. 439-23-00099-ZON)

Dear Jackson County Property Owner:

On January 23, 2024, Jackson County Development Services approved with conditions an application for a land use permit on the following described properties: Township 39 South, Range 2 East, Section 06, Tax Lot 401 and Township 39 South, Range 2 East, Section 07, Tax Lot 100, located at 312 Sky Ridge Road, Ashland, OR. The Department's decision (File No. 439-24-00099-ZON) tentatively approves the following use(s) on the above-described property:

A large tract farm dwelling in an Exclusive Farm Use (EFU) zone.

The following approval criteria were applied in rendering this decision: Sections 3.1.3, 4.2.3, 4.2.6(A), 4.2.6(C), 6.4.2, 7.1.1(C), 7.2, 7.3.1(E), 7.4.1(C), 8.2, 8.5, 8.6, 8.7, 9.5.5, and 10.2 of the 2004 Jackson County Land Development. You have the right to appeal this tentative Departmental decision. If appealed, the County's final decision will be made by the hearings body following a public hearing on the matter.

If you wish to appeal this decision, your written request, *in conformance with and pursuant to Land Development Ordinance Section 2.7.5(D)(2)(c)*, must be received by the Department at the address listed below no later than February 21, 2024 @ 4:00 PM, and you must pay an appeal fee of \$250.00. If you prevail at the appeal hearing or upon a subsequent appeal, the initial hearing fee will be refunded to you.

This notice is dated February 9, 2024. The application, staff report, applicable criteria for decision and associated materials are available for inspection at the Department. Copies can be obtained at reasonable cost if requested. Additional information is available by contacting **Robin Crepeau** (Phone: 541-774-6937) at the Department, or at this address:

**Development Services
Jackson County Courthouse
10 South Oakdale Avenue, Rm 100
Medford Oregon 97501-2902**

Jackson County residents outside the Medford toll free area can call 1-800-452-5021 and enter the following 4-digit extension: 6922.

Attachments: Zoning Map
Site Plan
Conditions of Approval (pg. 8-9)

cc: Owner & Agent (w/ complete staff report)
Jackson County Assessment (w/ attachments)



Development Services

ZONING

APPLICANT:
OAK SAVANNA HEIGHTS
39-2E-06 TL 401
39-2E-07 TL 100
439-24-00099-ZON

Legend

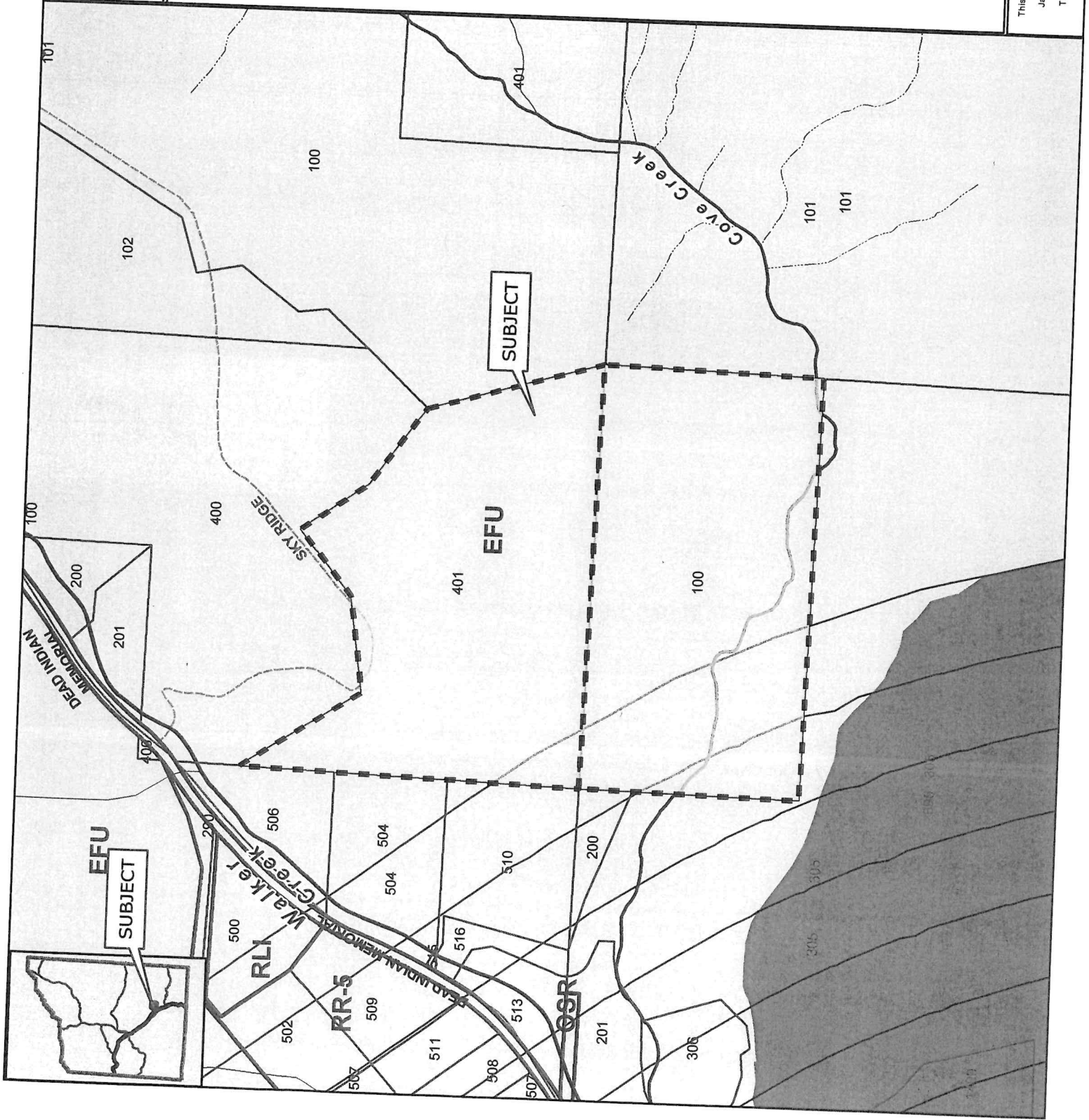
- County Zoning - Outline
- Applegate, Rogue, Bear Creek
- Rivers and Major Streams
- Named Streams
- Minor Streams
- Intermittent Streams
- Underground Streams
- Canals
- Tunnels / Siphons
- Rivers
- Conical Surface 20:1
- Horizontal Surface (Plane)
- Precision Approach (40:1)
- Precision Approach (50:1)
- Approach Surface (20:1)
- Approach Surface (RPZ) (20:1)
- Transitional Surface (7:1)
- Primary Surface
- Runway
- [1:160] Very Sensitive
- [1:40] Sensitive
- Existing
- Mutual Concern
- Air Quality Management Area (AQMA)



1 inch = 800 feet

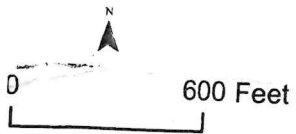
This map is based on a digital database compiled by Jackson County from a variety of sources. Jackson County cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

Plot date: 01/16/2024, Planning Map: bgrm1



Site Plan

39-2E-06 TL 401/
39-2E-07 TL 100



1" = 600'

1/12/24

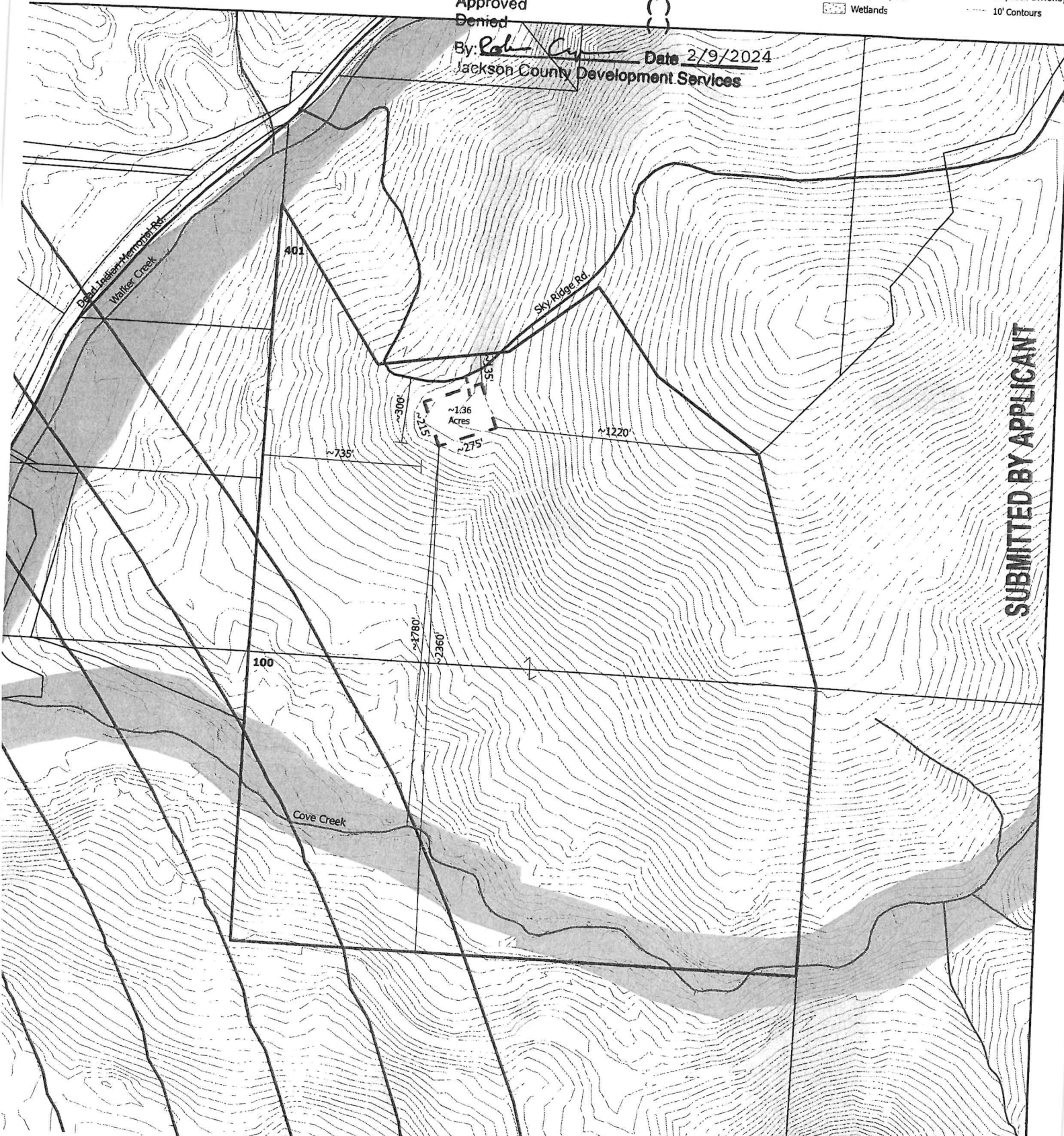
Legend

- | | | | |
|--|-------------------|--|--------------------------------|
| | Subject Parcel | | Streams & Creeks |
| | Proposed Homesite | | Paved |
| | Conical Surface | | Existing Approved Private Road |
| | 100 Year Boundary | | Proposed Driveway |
| | Steep Slopes | | 10' Contours |
| | Wetlands | | |

Conditionally Approved
Approved
Denied

By: *Robert C. ...* Date 2/9/2024
Jackson County Development Services

SUBMITTED BY APPLICANT





JACKSON COUNTY DEVELOPMENT SERVICES

TYPE 2 LAND USE DECISION LARGE TRACT FARM DWELLING STAFF REPORT

DEVELOPMENT SERVICES

Robin Crepeau
Planner II

10 South Oakdale Ave.
Medford, OR 97501
Phone: (541) 774-6937
Fax: (541) 774-6791
crepeare@jacksoncountyor.gov

OWNER: Oak Savanna Heights, LLC **FILE:** 439-24-00099-ZON
P.O. Box 1353
Ashland, OR 97520

AGENT: O'Connor Law, LLC
670 G. Street, Suite B
Jacksonville, OR 97530

MAP DESCRIPTION:

TWP: 39 RANGE: 2E SECTION: 06 TAX LOT(s): 401
TWP: 39 RANGE: 2E SECTION: 07 TAX LOT(s): 100

LOCATION: 312 Sky Ridge Road: approximately 0.5 miles east of the intersection of Dead Indian Memorial Road and Sky Ridge Road, Ashland, OR.

NATURE OF APPLICATION: A permit to allow placement of a Large Tract Farm Dwelling on the subject parcel in the Exclusive Farm Use Zone.

STAFF DECISION: Approval with conditions.

I. BACKGROUND INFORMATION

- A. **Lot Size:** 164.00 acres.
- B. **Zoning:** Exclusive Farm Use (EFU).
- C. **Fire Protection:** Fire District #5 (per ArcGIS overlays).
- D. **Access:** Sky Ridge Road, a private road.
- E. **Areas of Special Concern (ASC):** ASC 90-1 Deer and Elk Habitat.
- F. **Overlays:** AQMA, Aggregate Impact Area, Ashland Area of Mutual Concern, Steep Slopes/Expansive Soils, Wildfire Hazard, 100 Year Floodplain, Airport Overlay.
- G. **Previous Land Use Actions:** None
- H. **Current Land Use:** Vacant.

- I. **Lawful Lot Creation:** The subject property was created as Parcel 1 by recording of Partition Plat P-01-2021.

II. **KEY ISSUES**

- A. Section 4.2.3 – General Review Criteria;
- B. Section 4.2.6 (A) – New Dwellings;
- C. Section 4.2.6 (C) – Dwelling Customarily Provided in Conjunction with Farm Use;
- D. Section 7.1.1 (C)– ODFW Siting Standards.

III. **APPLICABLE CRITERIA**

To approve this application, the County must determine that the application is in conformance with Sections 3.1.3, 4.2.3, 4.2.6 (A), 4.2.6 (C), 6.4.2., 7.1.1 (C), 7.2, 7.3.1 (E), 7.4.1(C), 8.2, 8.5, 8.6.1, 8.7, 9.5 and 10.2 of the Jackson County Land Development Ordinance.

IV. **FINDINGS OF CONFORMANCE WITH THE LAND DEVELOPMENT ORDINANCE**

All standards and criteria identified from the Land Development Ordinance (LDO) as being applicable to this request have been reviewed by staff. The following findings reflect only the criteria and standards considered relevant to the issues identified in Section I of this report. Conditions required as part of any approval, are based upon review of the LDO (*Standards and Criteria listed in Section II*) and the findings established in the following sections.

- 1) **Section 3.1.3** of the LDO states: *A site development plan may be required pursuant to Section 3.2.4. If a site development plan is required, it shall comply with Section 3.2 and all other applicable provisions of this Ordinance.*

FINDING/CONCLUSION: The proposal is for a dwelling in conjunction with farm use in the EFU zoning district. Section 3.2.2 of the Site Development Plan criteria states that site plan review does not apply to single family residential development projects. The proposal is for a single family residential development project, and therefore Section 3.2.2 does not apply to this project.

- 2) **Section 4.2.3** of the LDO outlines the following general review criteria for Type 2-4 permits.

- A) *The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and*
- B) *Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.*

FINDING/CONCLUSION: The Agent's findings outline the specific surrounding uses and conclude the proposed use will not force a significant change in or increase the cost of accepted farm or forest uses on surrounding lands devoted to farm or forest use. The parcels surrounding the property already include existing residential development. Furthermore, the spatial separation through the topography of the landscape and the physical distance from the properties in the area also means that no significant change in practices will occur. No change will also occur because the farm practices occurring on

the property, i.e. seasonal dryland grazing, are similar to the surrounding farm practices in the area. Staff adopts the Agent's findings and concludes the above criteria are met.

- 3) **Section 4.2.6 (A)** of the LDO establishes the following residential use regulations applied to new dwellings

- 1) *The County shall notify the County Assessor that a dwelling is being approved. [ORS 215.705(1); OAR 660-033-0130(h)]*
- 2) *As a condition of approval for all residential uses, the landowner shall be required to sign and record in the deed records for the County a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937, and requiring owner control of dogs. [ORS 215.293; OAR 660-033-0130(30)]*

FINDING/CONCLUSION: The County Assessor will be notified of this decision; Prior to issuance of permits a copy of the recorded EFU Deed Declaration shall be submitted.

- 4) **Section 4.2.6 (C)** of the LDO establishes the following large tract farm dwelling criteria:

- 1) *Large Tract Standards [OAR 660-033-0135(1)] : On land not identified as high-value farmland a dwelling shall be considered customarily provided in conjunction with farm use if:*
 - a) *The parcel on which the dwelling will be located is at least 160 acres;*
 - b) *The subject tract is currently employed for farm use, as defined in ORS 215.203;*
 - c) *The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale; and*
 - d) *Except for seasonal farm worker housing as allowed under the 1999 edition of ORS 215.283(1)(p), there is no other dwelling on the subject tract.*

FINDING/CONCLUSION: a) The parcel is 164.00 acres in area; b) according to the agent, the land is currently in farm use with cattle grazing occurring; c) The dwelling will be occupied by a person who will be principally engaged in the land's farm use; d) there is no other dwelling on the subject tract.

- 5) **6.4.2 General Standards and Limitations**

A) *Applicability*

The provisions of this Section 6.4 are applicable to all accessory uses and structures in all zoning districts, including the Exclusive Farm Use, Forest Resource and Aggregate Removal zoning districts described in Chapter 4 of this Ordinance.

B) *Compliance with Ordinance Requirements*

All accessory uses and accessory structures will conform to the applicable requirements of this Ordinance, including Chapters 4 through 8. The provisions of this Section establish additional requirements and restrictions for particular accessory uses and structures.

- C) *Approval of Accessory Uses and Structures; Deed Declaration*
Accessory uses or structures may be approved in conjunction with or subsequent to approval of the principal use or structure whether through a ministerial or discretionary review. At the County's option, an applicant for an accessory use or structure may be required to record a deed declaration acknowledging that the proposed use or structure is accessory to a permitted use on the property. The deed declaration will only be terminated upon the County's approval.
- D) *Time of Establishment*
No accessory use will be established, and no accessory structure will be allowed on a parcel, until all required permits and approvals for the principal use or activity have been obtained and the principal structure is under construction, or the principal use has been established.
- E) *Dimensional Standards for Accessory Buildings and Structures*
- 1) *Compliance with Other Regulations Required*
All accessory structures and uses will comply with the dimensional standards for primary uses described in Chapter 8, as well as any additional dimensional standards applicable to any overlay district within which the accessory use or structure is located.
 - 2) *Landscaped Buffers*
An accessory building or structure will not be located in a landscape buffer, except that parking lots fronting rights-of-way may abut any streetscape or landscape buffer fronting the right-of-way.
- F) *Signs*
All signs will be governed by the standards and sign permit procedures set forth in Section 9.6 of this Ordinance.
- G) *Temporary Accessory Uses and Structures*
Temporary accessory uses and structures will be governed by the standards and temporary use permit procedures set forth in Section 6.5 of this Ordinance.

FINDING/CONCLUSION: The applicant has proposed the establishment of structures that will be accessory to the proposed dwelling, such as a detached garage. The applicant has demonstrated compliance with the applicable requirements of the JCLDO within the findings. The applicant must record any deed declarations that may be required by Jackson County. Any proposed accessory structures cannot be established until building permits for the proposed dwelling have been obtained. Said structures must comply with all applicable dimensional requirements. Landscape buffers, signs, and temporary uses and structures are neither applicable nor proposed.

- 6) **Section 7.1.1 (C)** of the LDO establishes siting standard requirements for deer and elk winter range habitat development.

FINDING/CONCLUSION: The proposed homesite will be located within 300' of Sky Ridge Road. The proposed building envelope will also be established within an approximately 1.36-acre area, resulting in the majority of the land remaining empty of structural development. Even within the proposed development area, there is little to no vegetation that provides the forage and cover necessary for Deer and Elk Habitat, as shown through aerial imagery. In contrast, the vegetation in the riparian area surrounding Cove Creek will continue to provide for browse, forage, cover and sight obstruction at a minimum of approximately 1,780' from the proposed homesite. No comments from ODFW have been received. Staff concludes that the standard is met.

- 7) **7.2 Floodplain Overlay**

FINDING/CONCLUSION: While parts of the parcel are located within the Floodplain overlay, the proposed homesite will be located far away from the floodplain boundaries. This standard is not applicable.

- 8) **7.3.1 (E) Easement and Deed Declarations Required**

FINDING/CONCLUSION: While the subject parcel is partially situated within the AC overlay; however, the proposed building envelope is not situated within the AC overlay. JCLDO 7.3.1(E) (2) and (3) are not applicable. The applicant must record the required avigation easement as a condition of approval.

- 9) **7.4.1 (C): Areas of Mutual Planning Concern**

Incorporated communities may agree with the County to designate lands lying immediately beyond their Urban Growth Boundaries or Urban Reserve Areas as areas where the County and city will coordinate planning activities, including those pertaining to requests for changes in land use. All such agreements will be subject to mutual review and adoption by the governing bodies of the affected city and the County. Agreements currently in effect are hereby adopted by reference and govern County land use actions in their respective areas. Development standards adopted through such agreements supersede the development standards of this Ordinance when specified in the agreement.

FINDING/CONCLUSION: The agent acknowledges and understands that Jackson County will coordinate with the City of Ashland during Jackson County's review of this application.

- 10) **8.5 Setback Measurement and Requirements**

FINDING/CONCLUSION: Applicant shall conform with all relevant setback requirements as required in the JCLDO.

11) **8.6.1 General Setback Requirement for Structures**

FINDING/CONCLUSION: The site plan given by the agents shows that no development of any kind is proposed within 50' of Cove Creek.

12) **8.7.1 Fire Safety Requirements**

A) ***Applicability***

This Section contains mandatory standards for all new and existing structures not exempted through Section 8.7.2 located in areas subject to wildfire hazard as identified on the "Hazardous Wildfire Area Map"... LDO 8.7.1(A)

FINDING/CONCLUSION: The subject parcel is situated within the Wildfire Hazard overlay.

B) ***Fuelbreaks***

A minimum 100-foot fuelbreak will be developed and maintained around all new structures in areas identified on the "Hazardous Wildfire Area Map"...

FINDING/CONCLUSION: The agent states that the site plan shows that the proposed homesite will be situated on slopes that do not exceed 20% but will be surrounded by slopes that predominantly exceed 20%. Therefore, a 150' fuelbreak will be required to the west (downhill), north and south (to the sides) of the proposed homesite, and a 100' fuelbreak will be required to the east (uphill) of the proposed homesite. The proposed homesite will be situated approximately 135' from the subject parcel's north boundary; so a maximum 15' fuelbreak reduction will be required. Staff concurs with these statements and will list all applicable fuelbreak requirements as a condition of approval.

C) ***Roof Coverings***

All structures will have Class A or B roofing according to the International Building Code for commercial structures and State of Oregon Structural Specialty Code for residential structures... JCLDO 8.7.1(C)

FINDING/CONCLUSION: No wood roofing will be utilized in the construction of the Large Tract Farm Dwelling or its associated accessory structure(s). This shall be an ongoing condition of approval.

D) ***Access***

For purposes of public safety, access will be constructed to the standards of Section 9.5.3, 9.5.4, or 9.5.5 whichever is applicable... JCLDO 8.7.1(D)

FINDING/CONCLUSION: The agent states that the site plan demonstrates that access to the proposed homesite from Dead Indian Memorial Road, a public road, will be via Sky Ridge Road, which is an existing approved private road. There will also be a

proposed driveway that will be situated entirely within the subject parcel's boundaries. Sky Ridge Road currently meets the applicable requirements of JCLDO 9.5.3. Applicant agrees to construct and maintain the proposed driveway in compliance with the applicable requirements. Staff concurs that the standard is met.

E) Chimneys

All chimneys will have a spark arrester. JCLDO 8.7.1(E)

FINDING/CONCLUSION: This shall be an ongoing condition of approval.

F) Rural Fire Protection

Dwellings will be located within a rural fire protection district or contract with a rural fire protection district for residential fire protection... JCLDO 8.7.1(F)

FINDING/CONCLUSION: The proposed use is located within Fire District #5.

G) General Fire Safety Guidelines

The following Fire safety guidelines are suggested in all rural and forested areas, and may be required by the County when a finding is made that such measures are necessary to protect public safety... JCLDO 8.7.1(G)

FINDING/CONCLUSION: There is a bridge composed of non combustible materials currently existing on Sky Ridge road. It crosses Walker Creek, which is close to the northwest corner of the subject property. This bridge was approved through Jackson County Planning File No. 439-19-00300-ZON and was established through Jackson County building permit No. 439-19-001981.

No comment from Fire District #5 has been received. At this time, establishment of onsite water storage and an associated access route is not warranted. This is because the proposed building envelope is in close proximity to Sky Ridge Road, which acts as a fuelbreak. Within the building envelope itself is extremely limited vegetation and gradual slopes, leading to less of a fire risk. The agent agrees to comply with any reasonable and practical fire safety guidelines that may be recommended as a condition of approval.

H) Address Signs

Address signs will be posted where the driveway, private access easement, and private road intersects with the public right-of-way in such a manner as to be visible from both directions on the roadway providing the access... JCLDO 8.7.1(H)

FINDING/CONCLUSION: The applicant will agree to post address signs at all required locations as a condition of approval.

13) **9.5.5(A) Access Requirements**

FINDING/CONCLUSION: Applicant will agree to construct the proposed driveway in

accordance with all of the rules and regulations as found in JCLDO Section 9.5.5(A).
The standard is met.

V. CONCLUSION

The proposal has been found to be consistent with the Jackson County Comprehensive Plan and Land Development Ordinance.

VI. DECISION

File 439-24-00099-ZON, an application for a Type 2 land use decision to allow placement of a dwelling in conjunction with farm use on the parcel described as Township 39 South, Range 2 East, Section 06, Tax Lot 401 and Township 39 South, Range 2E, Section 07, Tax Lot 100, is hereby approved, subject to the following conditions:

- 1) Use/Location: The proposed dwelling shall be located within the building envelope shown on the site plan submitted with the application.
- 2) PTP – Revised Plot Plan: **Prior to issuance of permits** a revised plot plan shall be submitted. The plot plan shall identify the dwelling and any accessory structures within the building envelope and within 300' of Sky Ridge Road; slope and required secondary fuelbreak; address sign locations as required by LDO 8.7; driveway access route from Sky Ridge Road.
- 3) PTP – EFU Deed Declaration: **Prior to the issuance of permits** the Exclusive Farm Use (EFU) Deed Declaration shall be notarized, recorded and a copy submitted to Planning Services.
- 4) PTBP – Avigation Easement: **Prior to issuance of building permits**, an avigation easement in a form acceptable to the airport or owner or operator will be signed and recorded in the deed records of the County prior to issuance of building permits
- 5) PTBP – Fire Safety Inspection (FSI): **Prior to issuance of building permits**, Fire District #5 must inspect the property to verify that the Wildfire Safety Standards of Section 8.7.1 are in place. A Fire Safety Inspection must be requested in person at the Planning Department when all requirements have been met. An information sheet with a complete checklist of all requirements is available from the Planning Department.

The following is a summary of the requirements that must be in place prior to the inspection request:

- A) A plot plan indicating the proposed structure(s) must be on record in the Planning Department.
- B) The proposed structure(s) must be staked out on the site.
- C) Address signs must be installed at the driveway entrance (visible from both directions) and at all forks in the drive, with directional arrows as needed.

- D) Driveway access to within 50 feet of all buildings must be constructed to support a gross vehicle weight of 50,000 pounds to accommodate heavy firefighting equipment. The driveway must terminate in an approved turnaround arrangement that meets the same load carrying capacity.
- E) A 150-foot fuelbreak must be developed and maintained around all new construction downslope and to the sides of all structures. If the 150-foot fuelbreak extends onto an adjoining parcel(s), then either a fuelbreak easement(s) must be recorded and submitted or a fuelbreak reduction application must be approved by the County.
- F) Other measures as recommended by the fire agency commenting on the application.

If Fire District #5 staff is not able to make the inspection, then the applicant needs to hire an engineer or land surveyor to make the determination that the standards have been met. (LDO Section 8.7.1)

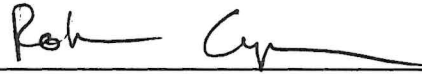
- 6) FSI Fees: The fire safety inspection fee must be paid when the inspection is requested unless a Fuelbreak Reduction is ordered and paid at the same time.
- 7) At the Time of Application for Building Permits: Evidence must be provided to Planning demonstrating the proposed improvement will meet the following Fire Safety Standards as required by JCLDO Section 8.7.1:
 - A) Roof Coverings: All structures shall have Class A or B roofing according to Section 1504 of the State of Oregon Structural Specialty Code. This prohibits wood roofing of any type, including pressure treated wood shingle or shakes.
 - B) Chimneys: All chimneys for new dwellings, or other significant outbuildings, shall have a spark arrester. (LDO Section 8.7.1)
- 8) Plan Approval: All plans must be reviewed and approved by planning staff prior to authorization of permits.
- 9) Ongoing – Dwelling Occupancy: The dwelling shall be occupied by a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale.
- 10) Expiration: Pursuant to LDO Section 4.1.3 this approval is valid for two (2) years from the date of the final decision and will expire unless development has been initiated, as defined in LDO Section 13.3. This approval may be extended for an additional period not to exceed one (1) year on request.

This decision is limited to the County's review of applicable zoning rules and land use law, as outlined in the Jackson County Comprehensive Plan, the Jackson County Land Development Ordinance, and the Oregon Administrative Rules and Oregon Revised Statutes relating to land use. Other County, State and Federal agencies may have regulatory review authority for

development projects. The decision rendered herein neither implies nor guarantees compliance with the requirements of any other regulatory agency. It is the property owner's responsibility to ensure that the development complies with the requirements of any other regulatory agency or provisions of law prior to initiating development.

Notice of this decision is being sent to property owners in the vicinity of this property. They or the property owner have the right to appeal the decision within 12 days of the date this decision is mailed. This decision will be final on the 13th day, provided an appeal hearing has not been requested.

JACKSON COUNTY PLANNING DIVISION



By: Robin Crepeau
Planner II

Date: February 9, 2024

Attachments:
EFU Deed Declaration

Well Information

