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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

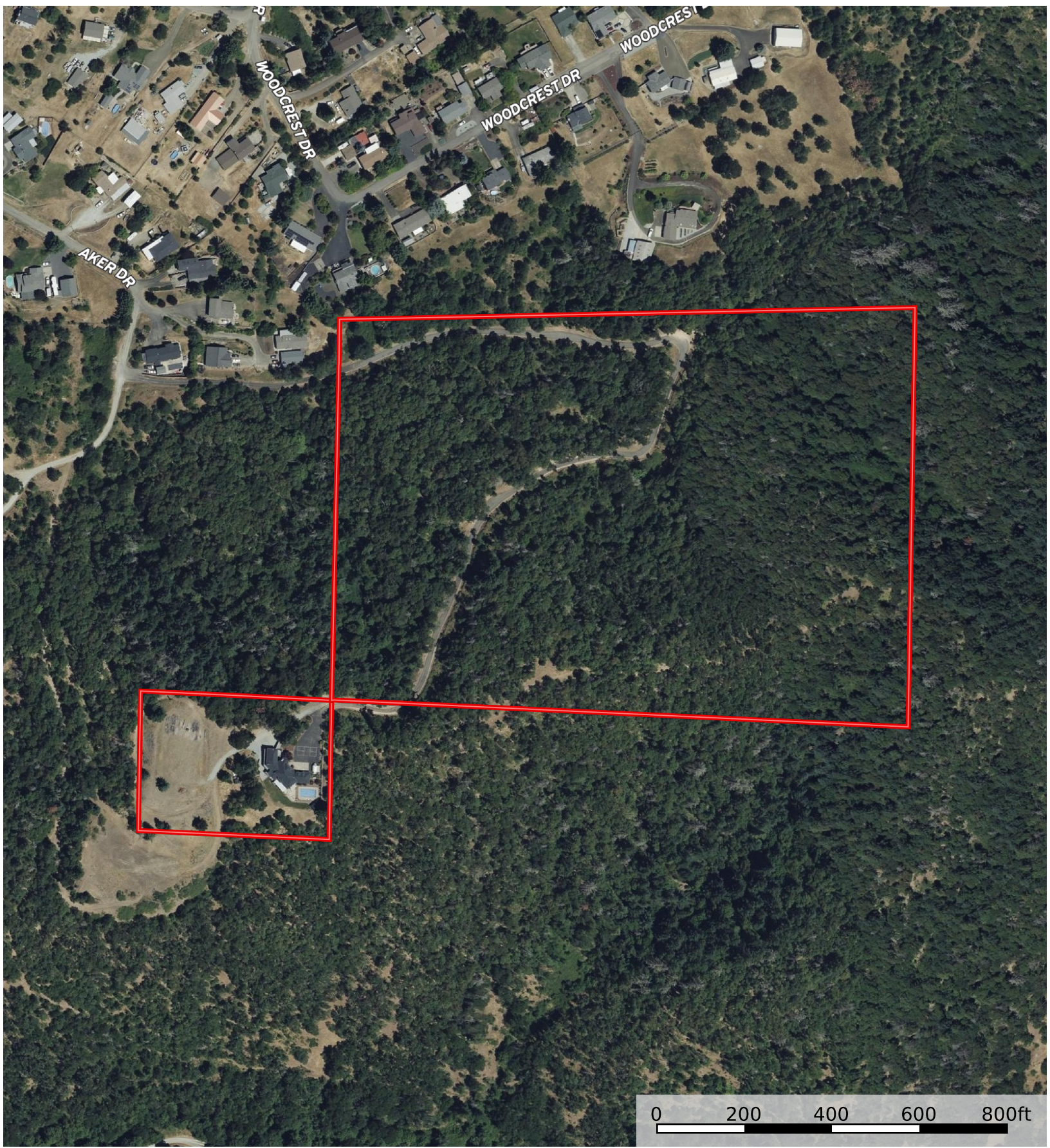
541.660.5111

Team@MOPG.com



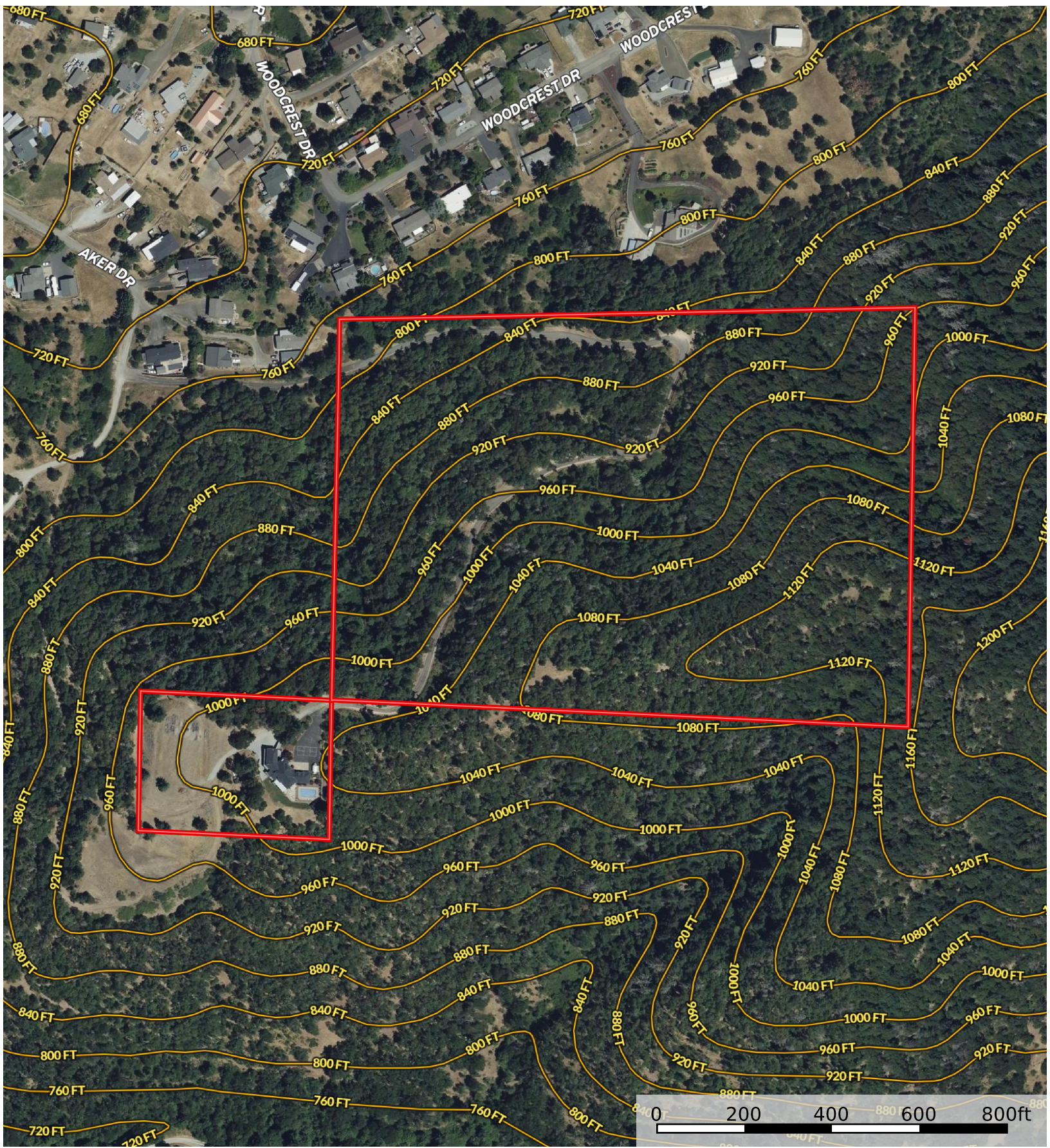
Mapping

317 Aker Drive
Oregon, AC +/-



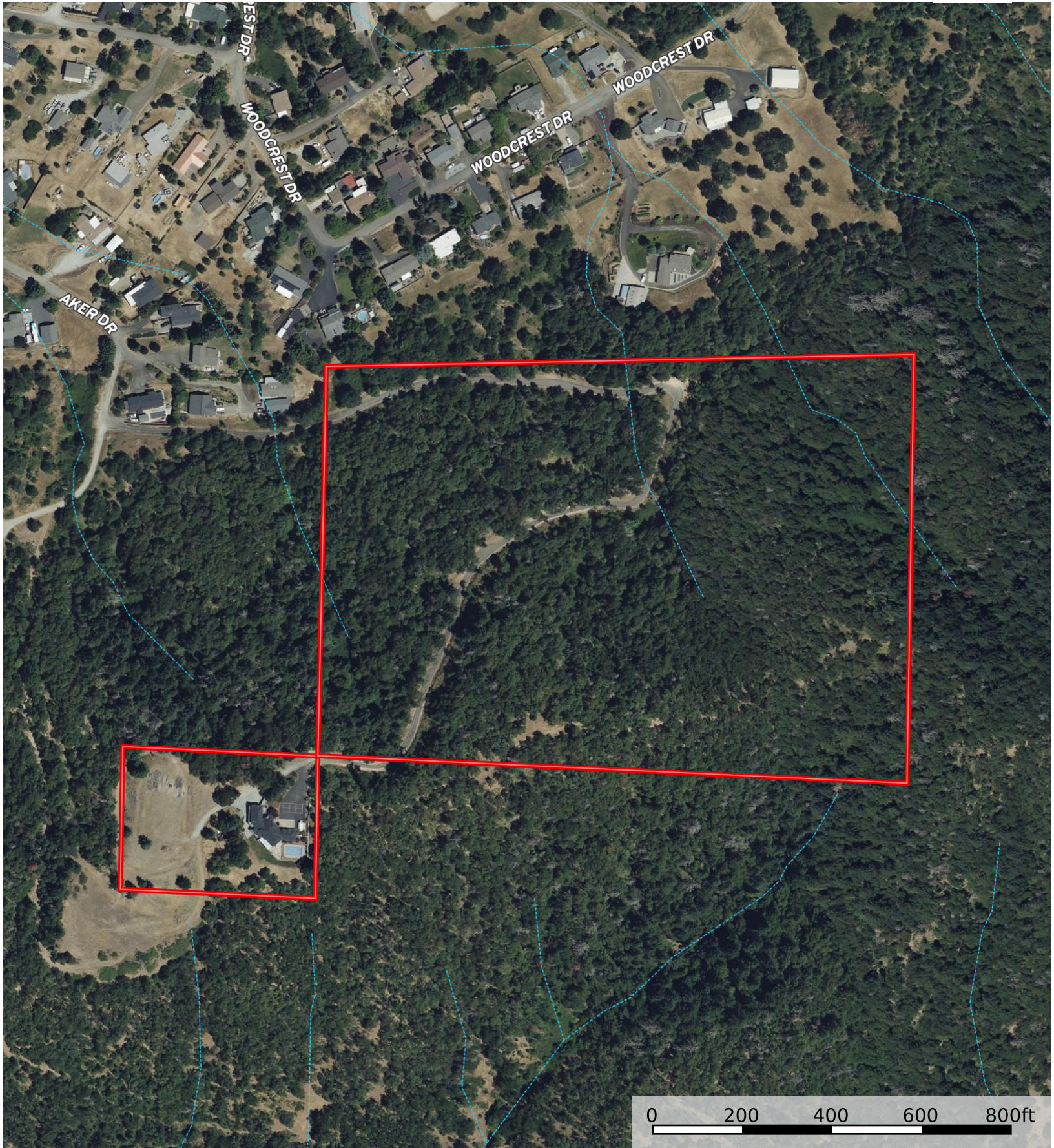
 Boundary

317 Aker Drive
Oregon, AC +/-



Boundary

317 Aker Drive
Oregon, AC +/-



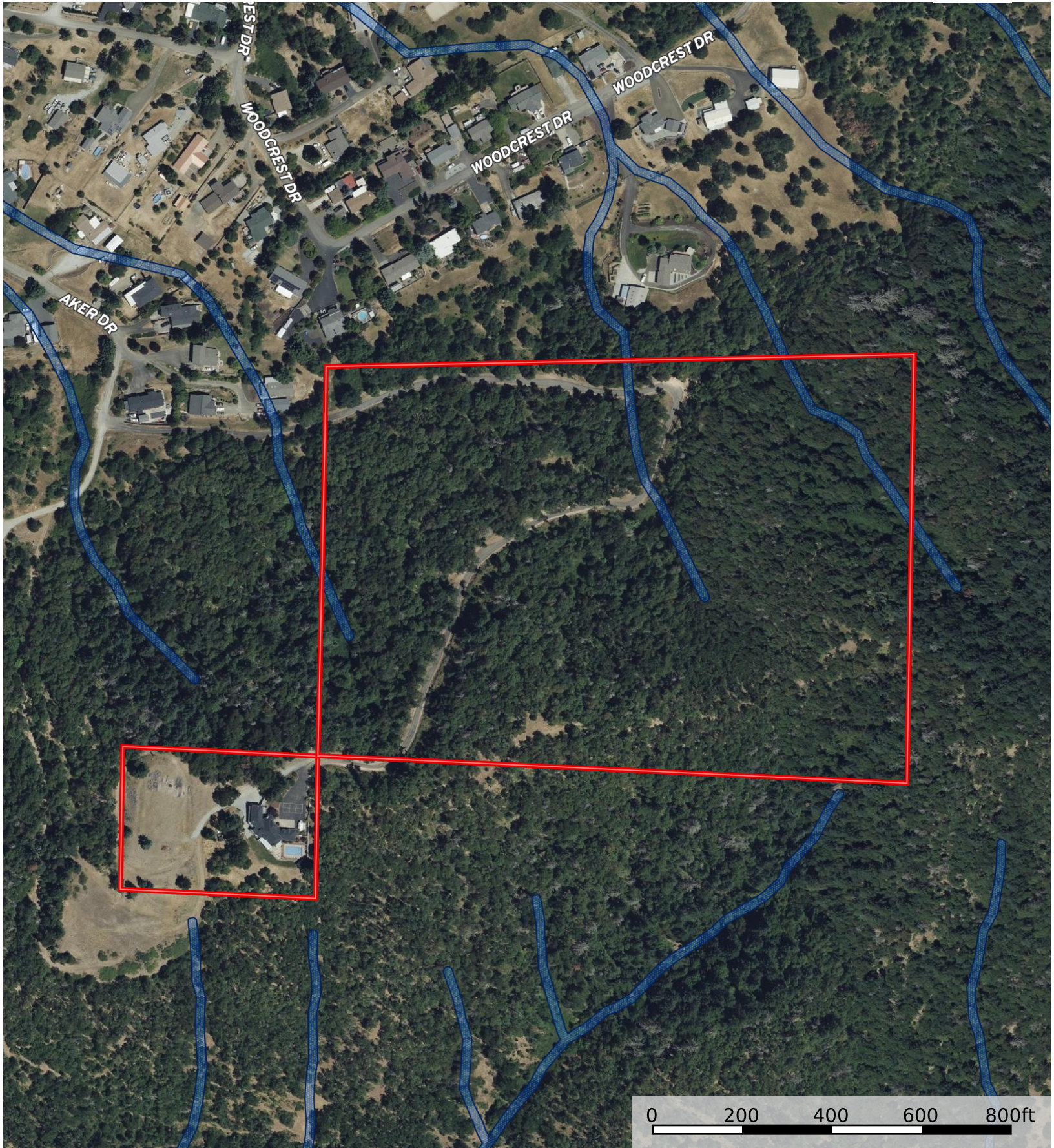
 Boundary

 Stream, Intermittent

 River/Creek

 Water Body

317 Aker Drive
Oregon, AC +/-

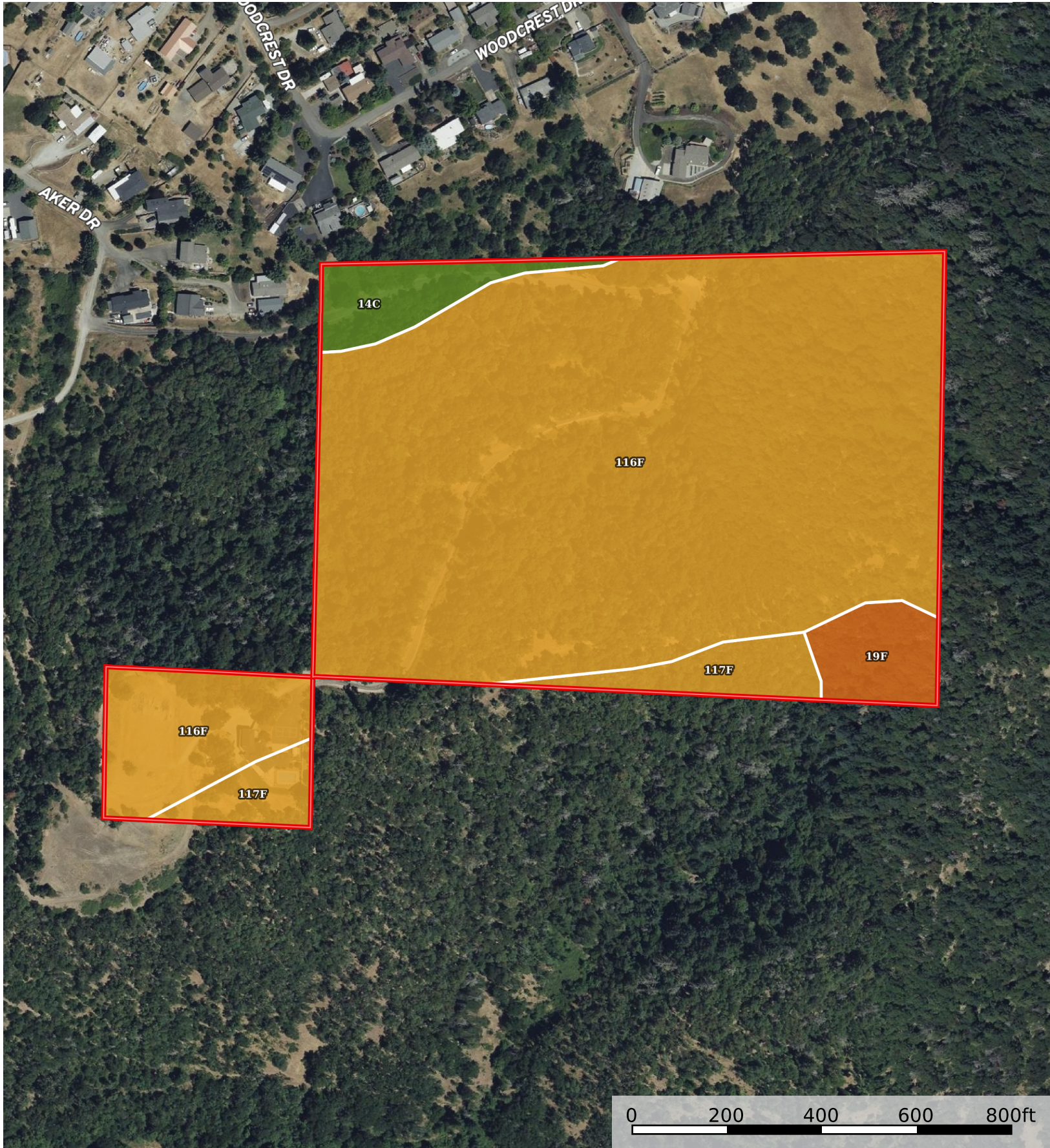


 Boundary

 Wetlands

 Riparian

317 Aker Drive
Oregon, AC +/-



 Boundary

| All Polygons 30.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
116F	Josephine-Speaker complex, 30 to 60 percent north slopes	26.54	86.06	0	36	6e
117F	Josephine-Speaker complex, 30 to 60 percent south slopes	1.87	6.06	0	36	6e
14C	Banning loam, 3 to 12 percent slopes	1.26	4.09	0	76	2e
19F	Beekman-Vermisa complex, 30 to 60 percent south slopes	1.18	3.83	0	21	7s
TOTALS		30.85(*)	100%	-	37.07	5.87

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

| Boundary 3.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
116F	Josephine-Speaker complex, 30 to 60 percent north slopes	2.41	75.31	0	36	6e
117F	Josephine-Speaker complex, 30 to 60 percent south slopes	0.79	24.69	0	36	6e
TOTALS		3.2(*)	100%	-	36.0	6.0

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

| Boundary 27.65 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
116F	Josephine-Speaker complex, 30 to 60 percent north slopes	24.13	87.27	0	36	6e
14C	Banning loam, 3 to 12 percent slopes	1.26	4.56	0	76	2e
19F	Beekman-Vermisa complex, 30 to 60 percent south slopes	1.18	4.27	0	21	7s
117F	Josephine-Speaker complex, 30 to 60 percent south slopes	1.08	3.91	0	36	6e
TOTALS		27.65(*)	100%	-	37.18	5.86

(*) 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

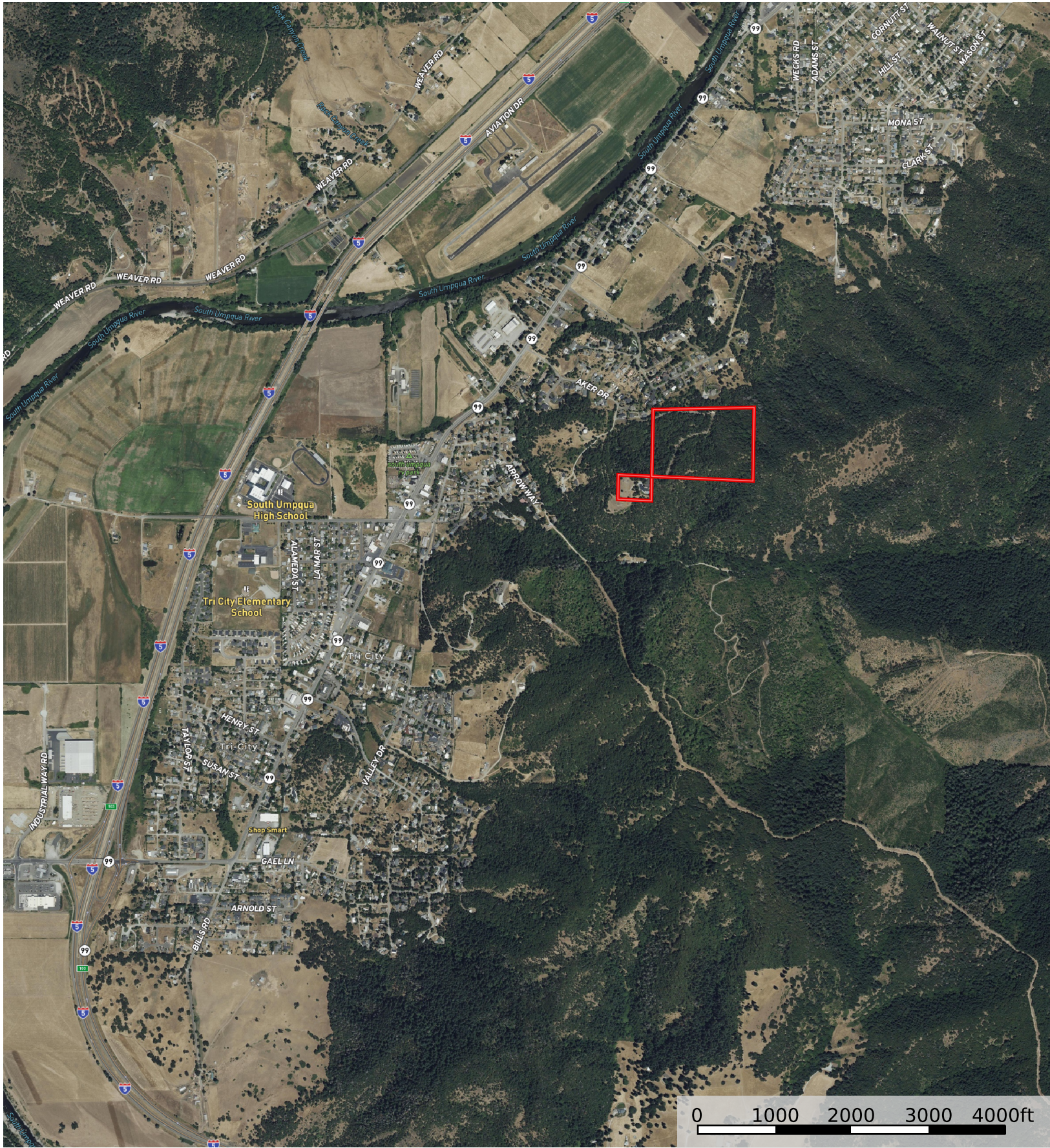
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

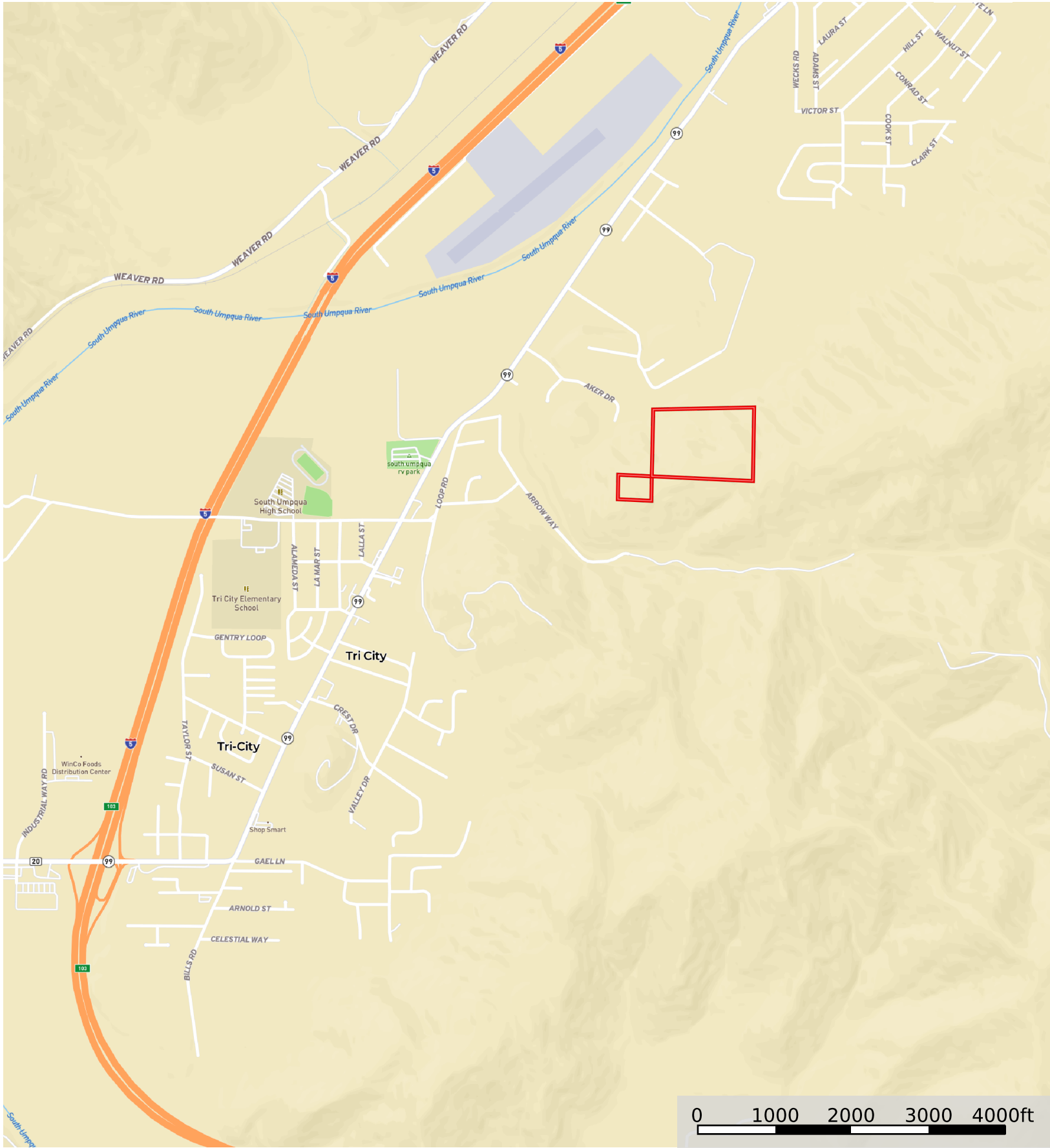
(s) soil limitations within the rooting zone (w) excess of water

317 Aker Drive
Oregon, AC +/-



 Boundary

317 Aker Drive
Oregon, AC +/-



 Boundary

Tax Records & Title Report



First American Title™

First American Title Insurance Company

1700 NW Garden Valley Blvd, Ste 204
Roseburg, OR 97471
Phn - (541)672-5555
Fax - (800)433-1863

Order No.: 7161-4401347
July 20, 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:

Daniel Onchuck, Title Officer
Phone: (541)672-5555 - Email: donchuck@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 Douglas County Tax Roll:

317 Aker Drive, Myrtle Creek, OR 97457

2021 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$	TBD
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 \$	20.00
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined and ISAOA that are defined as an Insured in the Conditions of the Policy ATIMA

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 July 15, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Lynn E. Goodwin and Christine J. Goodwin, Trustees of the Lynn E. Goodwin and Christine J. Goodwin
Joint Revocable Living Trust, dated April 23, 2021

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 fiscal year 2026-2027 a lien due, but not yet payable

9. These premises are within the boundaries of the Tri-City Water and Sanitary District and are subject to the levies and assessments thereof, if any.
10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
11. Easement, including terms and provisions contained therein:
Recording Information: Book 92, Page 576, Recorder's No. 80993
In Favor of: The California Oregon Power Company
For: Right of Way
12. Mineral reservation as contained in Deed:
Reserving: Gas, oil and mineral rights
Reserved By: Delbert C. Trask and Frances. A. Trask
Recorded: February 26, 1959
Recording Information: Book 282, Page 531, Recorder's No. [259252](#) (Affects Parcel 2 only)
13. Easement, including terms and provisions contained therein:
Recording Information: Book 324, Page 875, Recorder's No. [324494](#)
In Favor of: El Paso Natural Gas Company
For: Right of Way (Affects Parcels 3 and 4)
14. Easement, including terms and provisions contained therein:
Recording Information: Book 357, Page 908, Recorder's No. [65-12276](#)
In Favor of: Pacific Power and Light Company
For: Right of Way
15. Appurtenant Easement Agreement, including terms and provisions thereof.
Recorded: Book 720, Page 906, Recorder's No. [79-9680](#)
16. Easement Agreement, including terms and provisions thereof.
Recorded: Book 720, Page 908, Recorder's No. [79-9681](#)
17. Easement, including terms and provisions contained therein:
Recording Information: Book 730, Page 381, Recorder's No. [79-14643](#)
In Favor of: Pacific Power and Light Company
For: Right of Way
18. Easement Agreement, including terms and provisions thereof.
Recorded: Book 740, Page 703, Recorder's No. [79-20172](#)
19. Roadway easement as granted in Warranty Deed, including terms and provisions thereof.
Recorded: Book 741, Page 313, Recorder's No. [79-20447](#) (Benefits Parcel 4)
20. Easements as reserved in Warranty Deed, including terms and provisions thereof.
Recorded: Book 991, Page 160, Recorder's No. [87-9941](#) (Affects Parcel 4)
21. Easement, including terms and provisions contained therein:
Recording Information: Book 1157, Page 730, Recorder's No. [91-17424](#)
In Favor of: Pacific Power and Light Company
For: Right of Way (Affects Parcel 3)

22. Easement, including terms and provisions contained therein:
Recording Information: Book 1157, Page 733, Recorder's No. [91-17425](#)
In Favor of: Pacific Power and Light Company
For: Right of Way (Affects Parcel 4)
23. Easement, including terms and provisions contained therein:
Recording Information: Book 1622, Page 128, Recorder's No. [99-14510](#)
In Favor of: Tri-City Water District
For: Pipeline
24. Roadway easement as granted in Instrument, including terms and provisions thereof.
Recorded: June 6, 2003 as Recorder's No. [2003-15056](#) and re-recorded
November 4, 2003 as Recorder's No. [2003-30251](#)
25. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Christine Goodwin and Lynn Goodwin
Grantee/Beneficiary: U.S. Bank, National Association
Trustee: Fidelity National Title Insurance
Amount: \$446,400.00
Dated: August 13, 2020
Recorded: August 19, 2020
Recording Information: Recorders No. [2020-14306](#) (Affects Parcel 4)
26. Line of Credit Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of up to \$75,000.00
Grantor: Christine J. Goodwin and Lynn E. Goodwin
Beneficiary: U.S. Bank, National Association
Trustee: U.S. Bank Trust Company, National Association
Dated: November 27, 2020
Recorded: December 21, 2020
Recording Information: Recorders No. [2020-22170](#) (Affects Parcel 4)
27. In order to insure a transaction involving the herein named trust, we will need to be provided a Certification of Trust pursuant to ORS 130.800 through ORS 130.910.

- END OF EXCEPTIONS -

For information only the following is appurtenant to Parcels 3 and 4 of the herein described property:

- A. Roadway easement as granted in Instrument, including terms and provisions thereof.
Recorded: Book 720, Page 906, Recorder's No. [79-9680](#)

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.

NOTE: We find no judgments or United States Internal Revenue liens against Buyer to follow

NOTE: Taxes for the year 2025-2026 PAID IN FULL

Tax Amount: \$491.99
Map No.: 30-05W-05DA-01500
Property ID: R26866 (Parcel 1)
Tax Code No.: 01900

NOTE: Taxes for the year 2025-2026 PAID IN FULL

Tax Amount: \$15.55
Map No.: 30-05W-05DB-01500
Property ID: R26786 (Parcel 2)
Tax Code No.: 01906

NOTE: Taxes for the year 2025-2026 PAID IN FULL

Tax Amount: \$270.00
Map No.: 30-05W-05-02200
Property ID: R26874 (Parcel 3)
Tax Code No.: 01900

NOTE: Taxes for the year 2025-2026 PAID IN FULL

Tax Amount: \$5,940.70
Map No.: 30-05W-05-02300
Property ID: R26866 (Parcel 4)
Tax Code No.: 01902

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

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

Recording Information

For county recording requirements and fees visit

<https://www.douglascountyor.gov/208/Recording>

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 Douglas, State of Oregon, described as follows:

Parcel 1:

Government Lot 1, Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon.

Parcel 2:

Beginning at an iron pipe at the northeast corner of Government Lot 2, Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence along the east line of the said Government Lot, South a distance of 100.00 feet to an iron pipe the true point of beginning of the following described tract; thence continuing along the said east line, South a distance of 60.00 feet to an iron pipe; thence South 88° 00' West a distance of 459.45 feet to an iron pipe on the easterly line of a 60.00 foot wide roadway known as Aker Drive; thence along said easterly line, North 11° 10' East a distance of 61.62 feet to an iron pipe; thence North 88° 00' East a distance of 447.51 feet to the true point of beginning.

ALSO, a parcel of land lying in the Southeast quarter of Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon. Said parcel being a portion of the land described per Instrument No. [2005-3643](#) of the Deed Records of Douglas County, Oregon and being more particularly described as follows: Beginning at point which bears S0°44'44"W 60.06 feet from the 3/4" iron pipe at the Southeast corner of Parcel-3C of the Land Partition recorded in Book 5, Page 65 of the Partition Records of Douglas County, Oregon (also recorded as M77-49 in the Survey Records of Douglas County); thence S0°44'44"W 8.51 feet; thence S81°02'25"W 188.70 feet; thence N86°38'31"W 104.67 feet; thence S89°45'50"W 57.87 feet; thence N89°36'23"W 57.96 feet; thence N80°24'25"W 61.35 feet to a point on the easterly right-of-way of Aker Drive (extended); thence N34°10'58"E 14.76 feet along said right-of-way; thence N88°51'19"E 459.11 feet to the point of beginning.

EXCEPTING THEREFROM those portions described in Deed Instrument Nos. [2011-12568](#), [2012-20448](#), [2012-20449](#) and [2013-3249](#), records of Douglas County, Oregon.

Parcel 3:

COMMENCING at the Southeast 1/16 corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 87° 07' 22" West 218.50 feet along the North line of the Southwest quarter of said Southeast quarter to a 5/8 inch iron rod and the TRUE POINT OF BEGINNING; thence South 1° 09' 34" West 320.0 feet to a 5/8 inch iron rod; thence North 87° 07' 22" West 218.50 feet to a 5/8 inch iron rod; thence North 1° 09' 34" East 320.0 feet to a 5/8 inch iron rod; thence South 87° 07' 22" East 218.50 feet along the North line of the Southwest quarter of said Southeast quarter to the point of beginning.

Parcel 4:

Beginning at the Southeast 1/16 corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian; thence North 87° 07' 22" West 218.50 feet along the North line of the Southwest quarter of said Southeast quarter to a 5/8 inch iron rod; thence South 1° 09' 34" West 320.00 feet to a 5/8 inch iron rod; thence South 87° 07' 22" East 218.50 feet to a 5/8 inch iron rod; thence North 1° 09' 34" East 320.00 feet along the East line of the Southwest quarter of said Southeast quarter to the point of beginning, all in Douglas 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/>.

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

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

R26826

OWNER

Lynn E Goodwin E / Lynn Christine J

DATE PREPARED

6/2/2026



First American
Title Insurance Company

Customer Service Department
541.672.5555 | cs.douglas.or@firstam.com

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Property Detail Report

Wood Crest Dr, Myrtle Creek, OR 97457

APN: R26826

Douglas County Data as of: 05/26/2026

Owner Information

Owner Name:	Lynn E Goodwin E / Lynn Christine J		
Vesting:			
Mailing Address:	1004 Lily Claire Ln, Fuquay Varina, NC 27526-2720	Occupancy:	Absentee Owner

Location Information

Legal Description:	Tract Lot 1, Acres 25.58	County:	Douglas, OR
APN:	R26826	Alternate APN:	30-05W-05DA-01500
Munic / Twnshp:		Twtnshp-Rng-Sec:	30S-05W-05
Subdivision:		Tract #:	
Neighborhood:	Tri-City	School District:	South Umpqua School District 19
Elementary School:	Tri City Elementar...	Middle School:	Coffenberry Middle...
Latitude:	42.98833	Longitude:	-123.30668
		High School:	South Umpqua High...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	04/23/2021 / 04/26/2021	Price:		Transfer Doc #:	2021.9145
Buyer Name:	Lynn E Goodwin And Christine J / Goodwin Lynn E	Seller Name:	Goodwin Lynn E	Deed Type:	Bargain & Sale Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

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

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

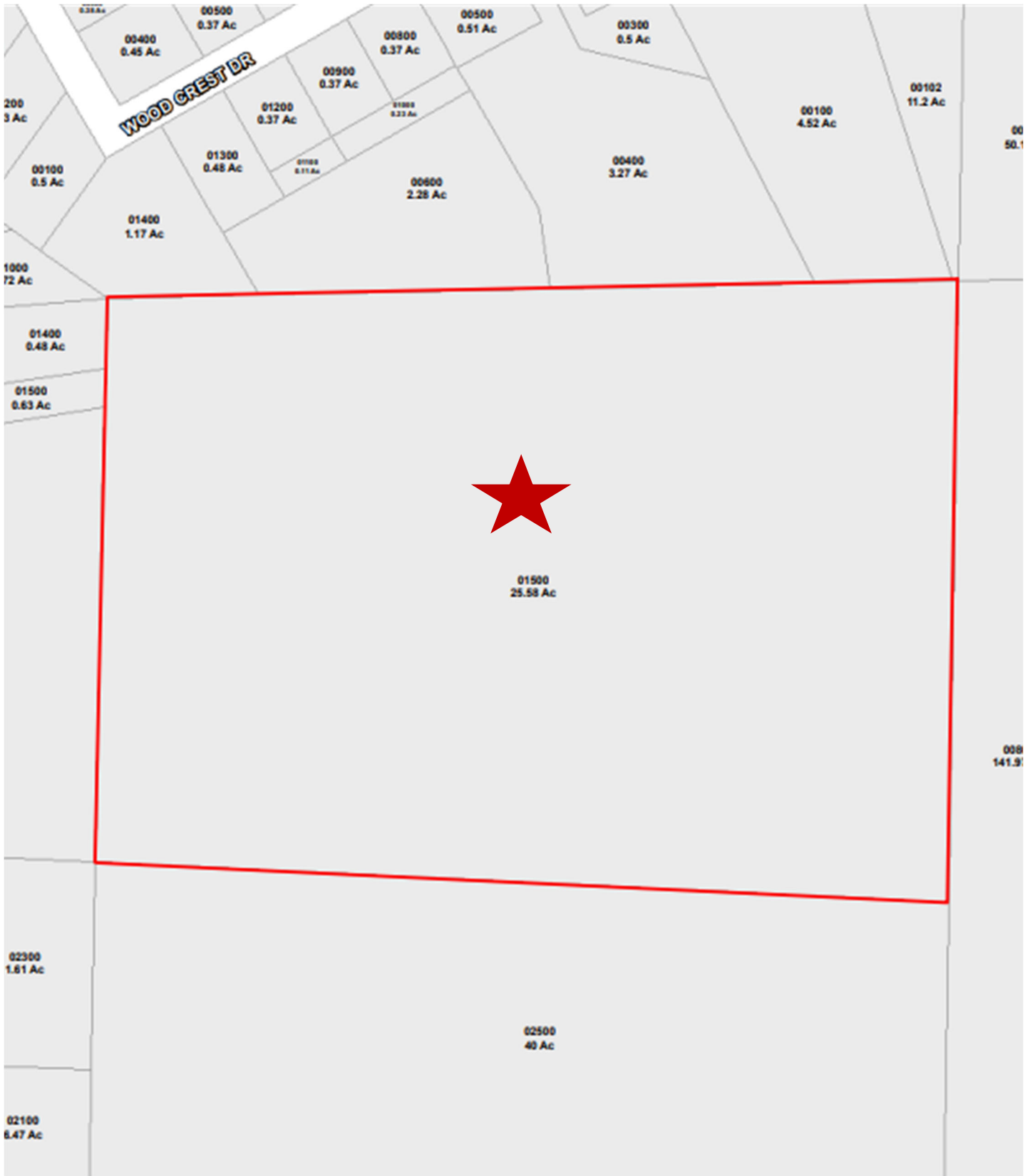
Site Information

Land Use:	Vacant -Residential Land	Lot Area:	1,114,265 Sq. Ft.	Zoning:	FF
State Use:	400 - Vacant Tr...	Lot Width / Depth:		# of Buildings:	
County Use:	400 - Vacant Tra...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	25.58	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41019C2510F	Flood Map Date:	02/17/2010
Community Name:	Douglas County	Flood Panel #:	2510F	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$59,966	Market Total Value:	\$166,098
Tax Year:	2025	Land Value:	\$59,966	Market Land Value:	\$166,098
Tax Area:	01900	Improvement Value:		Market Imprv Value:	
Property Tax:	\$491.99	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			





First American Title[™]

This map/plat is being furnished as an aid in locating the herein described land in relation to the adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

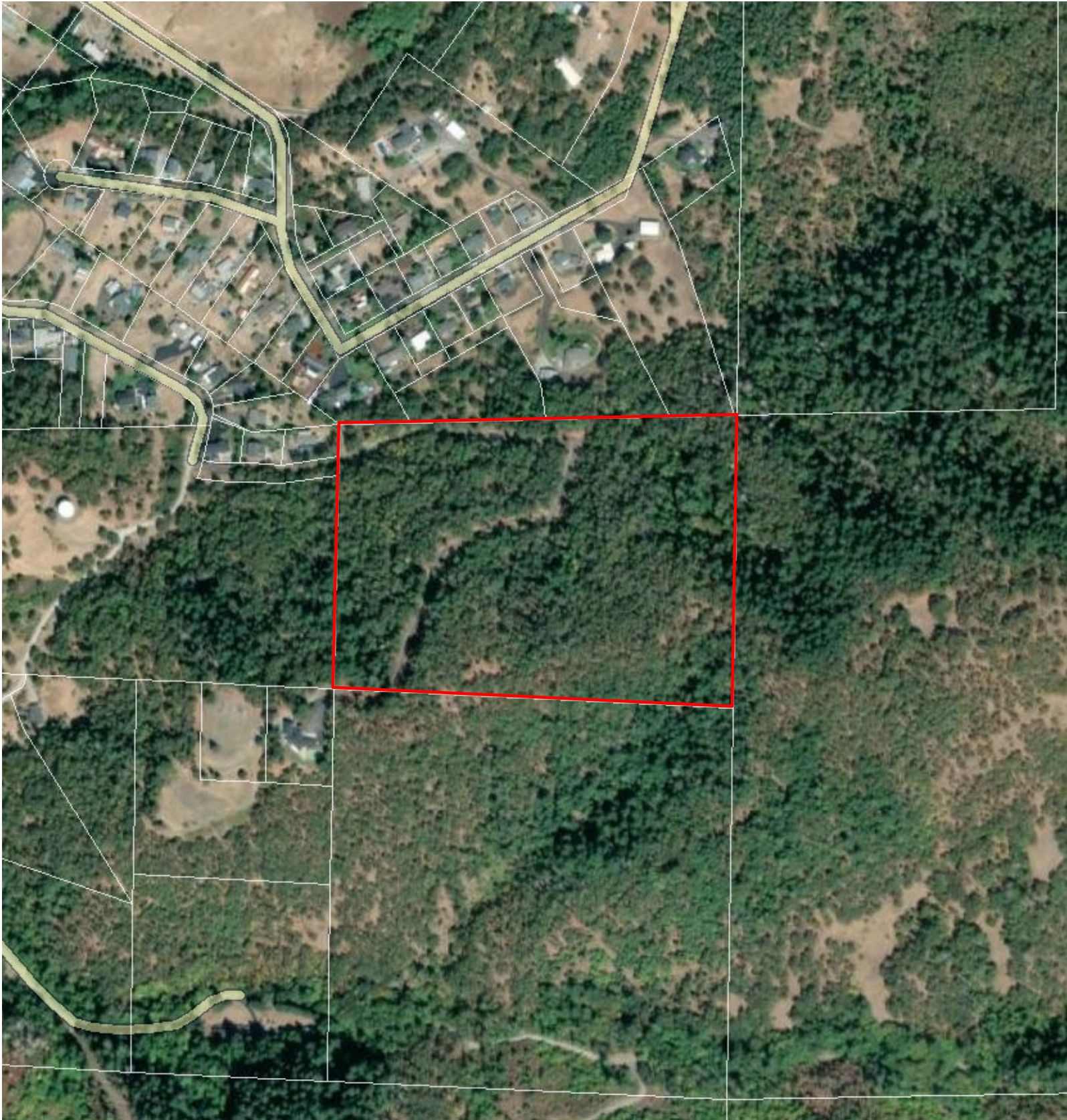


First American Title

300505DA01500

0 Wood Crest Dr

Myrtle Creek, OR 97457



Aerial



Subject



Taxlot

Douglas County Official Records
Daniel J. Loomis, County Clerk

2021-009145

04/26/2021 02:40:02 PM

DEED-BS Cnt=1 Stn=33 HAJOHNST
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED

Until Further Notice, Send Tax
Statements To:
The Lynn E. Goodwin and Christine J. Goodwin
Joint Revocable Living Trust
P.O. Box 6006
Myrtle Creek, OR 97457

Grantor:
Lynn E. Goodwin and Christine J. Goodwin

Grantee:
The Lynn E. Goodwin and Christine J. Goodwin
Joint Revocable Living Trust

After Recording, Return To:
Jeffrey A. Mornarich
Dole Coalwell
810 SE Douglas Ave.
Roseburg, OR 97470

BARGAIN AND SALE DEED

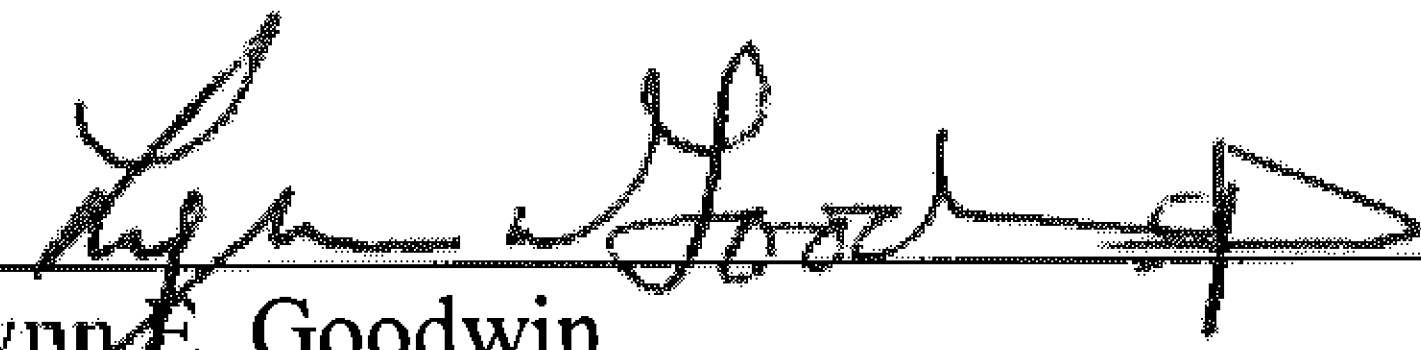
Lynn E. Goodwin, and Christine J. Goodwin, who also appears of record as Chris Goodwin and as Christine Jacobs Goodwin, Grantors, convey to Lynn E. Goodwin and Christine J. Goodwin, Trustees of the Lynn E. Goodwin and Christine J. Goodwin Joint Revocable Living Trust dated April 23, 2021, Grantee, that certain real property more particularly described in the attached Exhibit A.

The true consideration for this conveyance is the transfer to a trust.

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 195.336 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 17, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND

SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: April 23, 2021


Lynn E. Goodwin


Christine J. Goodwin

STATE OF OREGON)
)ss.
County of Douglas)

This instrument was acknowledged before me this 23rd day of April, 2021, by Lynn E. Goodwin and Christine J. Goodwin.



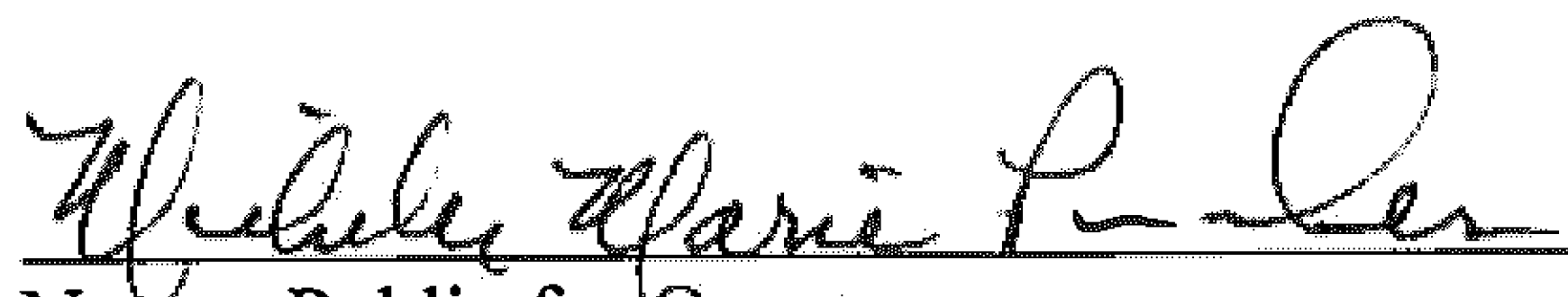

Notary Public for Oregon
My Commission Expires: 10/31/2022

Exhibit A

Parcel 1:

Lots 1, 2, 3 and 4, Block 11, TOWN OF MYRTLE CREEK, Douglas County, Oregon.

ALSO, a parcel of land in Lot 4, Block 3, MYRTLE HEIGHTS ADDITION TO MYRTLE CREEK, in Section 28, Township 29 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

The true point of beginning being a 5/8 inch iron rod at the most Southerly corner of Lot 4, Block 3, Myrtle Heights Addition to Myrtle Creek; thence North 4° 43' 34" West for 47.55 feet along the Westerly line of said Lot 4 to a 5/8 inch iron rod; thence South 47° 01' 09" East for 35.18 feet to the Easterly line of said Lot 4 at a 5/8 inch iron rod; thence South 42° 58' 51" West 32.00 feet along the Easterly line of said Lot 4 to the true point of beginning.

(R15942, 29-05W-28AA-11400)

Parcel 2:

COMMENCING at the Southeast 1/16 corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 87° 07' 22" West 218.50 feet along the North line of the Southwest quarter of said Southeast quarter to a 5/8 inch iron rod and the TRUE POINT OF BEGINNING; thence South 1° 09' 34" West 320.0 feet to a 5/8 inch iron rod; thence North 87° 07' 22" West 218.50 feet to a 5/8 inch iron rod; thence North 1° 09' 34" East 320.0 feet to a 5/8 inch iron rod; thence South 87° 07' 22" East 218.50 feet along the North line of the Southwest quarter of said Southeast quarter to the point of beginning.

(R26874, 30-05W-05-02200)

Parcel 3:

Beginning at the Southeast 1/16 corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian; thence North 87° 07' 22" West 218.50 feet along the North line of the Southwest quarter of the Southeast quarter to a 5/8 inch iron rod; thence South 1° 09' 34" West 320.00 feet to a 5/8 inch iron rod; thence South 87° 07' 22" East 218.50 feet to a 5/8 inch iron rod; thence North 1° 09' 34" East 320.00 feet along the East line of the Southwest quarter of the said Southeast quarter to the point of beginning, all in Douglas County, Oregon.

(R26866, 30-05W-05-02300)

Parcel 4:

Government Lot 1, Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon.

(R26826, 30-05W-05DA-01500)

Parcel 5:

Beginning at an iron pipe at the Northeast corner of Government Lot 2, Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence along the east line of the said Government Lot, South a distance of 100.00 feet to an iron pipe and the TRUE POINT OF BEGINNING of the following described tract; thence continuing along the said east line, South a distance of 60.00 feet to an iron pipe; thence South 88° 00' West a distance of 459.45 feet to an iron pipe on the easterly line of a 60.00 foot wide roadway known as Aker Drive; thence along said easterly line, North 11° 10' East a distance of 61.62 feet to an iron pipe; thence North 88° 00' East a distance of 447.51 feet to the true point of beginning.

ALSO, a parcel of land lying in the Southeast quarter of Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, said parcel being a portion of the land described per Instrument No. 2005-3643 of the Deed Records of Douglas County, Oregon, and being more particularly described as follows:

Beginning at a point which bears South 0° 44' 44" West 60.06 feet from the 3/4" iron pipe at the Southeast corner of Parcel 3-C of the Land Partition recorded in Book 5, Page 65 of the Partition Records of Douglas County, Oregon (also recorded as M77-49 in the Survey Records of Douglas County); thence South 0° 44' 44" West 8.51 feet; thence South 81° 02' 25" West 188.70 feet; thence North 86° 38' 31" West 104.67 feet; thence South 89° 45' 50" West 57.87 feet; thence North 89° 36' 23" West 57.96 feet; thence North 80° 24' 25" West 61.35 feet to a point on the easterly right of way of Aker Drive (extended); thence North 34° 10' 58" East 14.76 feet along said right-of-way; thence North 88° 51' 19" East 459.11 feet to the point of beginning.

EXCEPTING THEREFROM that portion described in Warranty Deed recorded August 30, 2011 as Recorder's No. 2011-12568, records of Douglas County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Warranty Deed recorded December 31, 2012 as Recorder's No. 2012-20448, records of Douglas County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Warranty Deed recorded December 31, 2012 as Recorder's No. 2012-20449, records of Douglas County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Bargain and Sale Deed recorded February 8, 2013 as Recorder's No. 2013-3249, records of Douglas County, Oregon.

(R26786, 30-05W-05DB-01500)

DOUGLAS COUNTY OREGON

Property	Owner	Property Address	2025 Real Market Value
R26826	LYNN E GOODWIN & CHRISTINE J GOODWIN JOINT REVOCABLE LIVING TRUST	0 WOOD CREST DR, MYRTLE CREEK, OR 97457	\$166,098

Property Page:	Property Details	▼
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2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A ACTIVE	Linked Properties	-
Property Type	Residential		
Legal Description	TRACT LOT 1, ACRES 25.58		
Alternate Account Number	13369.00		
Neighborhood	BA MYRTLE CREEK - RURAL		
Map Number	30-05W-05DA-01500		
Property Use	400 - RURAL - VACANT		
Levy Code Area	01900		
Zoning	-		

2026 OWNER INFORMATION

Owner Name	Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust
Mailing Address	1004 Lily Claire LN Fuquay-Varina, NC 27526

2025 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	UBAA	1.00 Acres
L2	RB4	24.58 Acres
TOTALS		1114264.80 Sq. ft / 25.58 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2025	\$0	\$166,098	\$166,098	\$0	\$59,966
2024	\$0	\$153,091	\$153,091	\$0	\$58,220
2023	\$0	\$100,059	\$100,059	\$0	\$56,525
2022	\$0	\$100,059	\$100,059	\$0	\$54,879
2021	\$0	\$100,059	\$100,059	\$0	\$53,281
2020	\$0	\$100,059	\$100,059	\$0	\$51,730
2019	\$0	\$100,059	\$100,059	\$0	\$50,224

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
4/23/2021	GOODWIN, LYNN E & CHRISTINE J	Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust	<u>2021-9145</u>	\$0	BARGAIN BARGAIN AND SALE DEED
1/1/1995	UNKNOWN	GOODWIN, LYNN E & CHRISTINE J	<u>1995-641</u>	\$25,000	

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

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

TAX SUMMARY

Effective Date: 6/2/2026 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$491.99	\$411.75	\$80.24	\$491.99	\$0.00	-	\$0.00
2024	\$484.53	\$399.74	\$84.79	\$484.53	\$0.00	-	\$0.00
2023	\$466.68	\$388.11	\$78.57	\$466.68	\$0.00	-	\$0.00
2022	\$440.29	\$376.81	\$63.48	\$440.29	\$0.00	-	\$0.00
2021	\$421.14	\$365.85	\$55.29	\$421.14	\$0.00	-	\$0.00
2020	\$406.95	\$355.18	\$51.77	\$406.95	\$0.00	-	\$0.00
2019	\$393.28	\$344.85	\$48.43	\$393.28	\$0.00	-	\$0.00
2018	\$382.59	\$334.81	\$47.78	\$382.59	\$0.00	-	\$0.00
2017	\$368.22	\$325.06	\$43.16	\$368.22	\$0.00	-	\$0.00
2016	\$365.44	\$315.60	\$49.84	\$365.44	\$0.00	-	\$0.00
2015	\$341.18	\$0.00	\$0	\$341.18	\$0.00	-	\$0.00
2014	\$332.27	\$0.00	\$0	\$332.27	\$0.00	-	\$0.00
2013	\$412.24	\$0.00	\$0	\$412.24	\$0.00	-	\$0.00
2012	\$366.32	\$0.00	\$0	\$366.32	\$0.00	-	\$0.00
2011	\$353.81	\$0.00	\$0	\$353.81	\$0.00	-	\$0.00
2010	\$343.23	\$0.00	\$0	\$343.23	\$0.00	-	\$0.00
2009	\$335.81	\$0.00	\$0	\$335.81	\$0.00	-	\$0.00
2008	\$328.70	\$0.00	\$0	\$328.70	\$0.00	-	\$0.00
2007	\$313.73	\$0.00	\$0	\$313.73	\$0.00	-	\$0.00
2006	\$304.76	\$0.00	\$0	\$304.76	\$0.00	-	\$0.00
2005	\$295.67	\$0.00	\$0	\$295.67	\$0.00	-	\$0.00
2004	\$287.60	\$0.00	\$0	\$287.60	\$0.00	-	\$0.00
2003	\$279.57	\$0.00	\$0	\$279.57	\$0.00	-	\$0.00
2002	\$270.39	\$0.00	\$0	\$270.39	\$0.00	-	\$0.00
2001	\$261.16	\$0.00	\$0	\$261.16	\$0.00	-	\$0.00
2000	\$254.20	\$0.00	\$0	\$254.20	\$0.00	-	\$0.00
1999	\$246.62	\$0.00	\$0	\$246.62	\$0.00	-	\$0.00
1998	\$235.42	\$0.00	\$0	\$235.42	\$0.00	-	\$0.00
1997	\$228.61	\$0.00	\$0	\$228.61	\$0.00	-	\$0.00
1996	\$255.08	\$0.00	\$0	\$255.08	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	DOUG- 292736-2025	11-19-2025	\$477.23
2024	DOUG- 242743-2025	5-8-2025	\$14.54
2024	DOUG- 229577-2024	11-25-2024	\$469.99
2023	DOUG- 93312-2023	11-3-2023	\$452.68
2022	DOUG- 43681-2022	11-21-2022	\$427.08
2021	2062798	11-12-2021	\$408.51
2020	1983053	11-17-2020	\$394.74
2019	1906691	11-21-2019	\$381.48
2018	1811479	11-16-2018	\$371.11
2017	1734030	11-20-2017	\$357.17
2016	1653945	11-16-2016	\$354.48
2015	1546027	11-9-2015	\$330.94
2014	1466584	11-12-2014	\$322.30
2013	1364553	11-1-2013	\$399.87
2012	1321831	11-19-2012	\$355.33
2011	1197209	11-2-2011	\$343.20
2010	1150053	11-17-2010	\$332.93
2009	1030167	11-5-2009	\$325.74
2008	944061	11-3-2008	\$318.84
2007	900815	11-15-2007	\$304.32
2006	809830	11-15-2006	\$295.62
2005	699260	10-31-2005	\$286.80
2004	624953	11-4-2004	\$278.97
2003	562687	11-14-2003	\$271.18
2002	495943	11-20-2002	\$262.28
2001	372930	10-29-2001	\$253.33
2000	301861	11-3-2000	\$246.57
1996	270289	6-30-2000	\$255.08
1999	156308	11-4-1999	\$239.22
1998	110946	11-23-1998	\$228.36
1997	27739	12-10-1997	\$221.75

7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803
Phone: (541) 440-4253 <https://orion-pa.co.douglas.or.us/Home>

PROPERTY DESCRIPTION

MAP: 30-05W-05DA-01500

CODE AREA: 01900

ACCOUNT NO: R26826

SITUS: 0 WOOD CREST DR
LEGAL: TRACT LOT 1, ACRES 25.58

Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust
Goodwin, Lynn E & Christine J Trustees
PO Box 6006
Myrtle Creek, OR 97457

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	153,091	166,098
STRUCTURE	0	0
TOTAL RMV	153,091	166,098
TAXABLE VALUES:		
NET ASSESSED VALUE	58,220	59,966

DELINQUENT TAXES: \$0.00

2025-26 CURRENT TAX BY DISTRICT:

CC UMPQUA	27.29
ED DOUGLAS	31.76
SC SO.UMPQUA 19	282.39
EDUCATION TAXES:	\$341.44

CO DOUGLAS	66.71
SV 4H EXTENSION SERVICE	3.60
GENERAL GOVERNMENT TAXES:	\$70.31

FI DOUGLAS FIRE PATROL	80.24
BONDS AND MISC TAXES:	\$80.24

2025-26 LEVIED TAX: **\$491.99**
(Before Discount)

PROPERTY TAXES: \$484.53 \$491.99



Full Payment With 3% Discount	2/3 Payment With 2% Discount	1/3 Payment No Discount
\$477.23	\$321.44	\$164.00

TOTAL DUE: **\$477.23**
(After Discount)

↑ Tear Here PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS. Tear Here ↑



DOUGLAS COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R26826

SITUS: 0 WOOD CREST DR

Pay Online: <https://orion-pa.co.douglas.or.us/Home>

 2.49% Credit Card Fee

 \$3.95 Debit Card Fee

 Electronic Check \$3.00 Fee



☐ Mailing Address Change On Back Of Stub.

DUE: Nov 17, 2025 IN FULL	(3% Discount)	\$477.23
DUE: Nov 17, 2025 2/3 PAYMENT	(2% Discount)	\$321.44
DUE: Nov 17, 2025 1/3 PAYMENT	(NO Discount)	\$164.00

Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 17, 2025

Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust
Goodwin, Lynn E & Christine J Trustees
PO Box 6006
Myrtle Creek, OR 97457

10000001268260000047723000003214400000164005

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

317 Aker Dr
Myrtle Creek, OR 97457
R26866

OWNER

Lynn E Goodwin E / Lynn Christine J

DATE PREPARED

5/19/2026



First American
Title Insurance Company

Customer Service Department
541.672.5555 | cs.douglas.or@firstam.com

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Property Detail Report

317 Aker Dr, Myrtle Creek, OR 97457-9485

APN: R26866

Douglas County Data as of: 05/11/2026

Owner Information

Owner Name:	Lynn E Goodwin E / Lynn Christine J	For Sale:	\$1,249,900
Vesting:		Occupancy:	Absentee Owner
Mailing Address:	1004 Lily Claire Ln, Fuquay Varina, NC 27526-2720		

Location Information

Legal Description:	Tract M&B Inst 79-20447 (Mlp 6/7 Par 1, Acres 1.61	County:	Douglas, OR
APN:	R26866	Alternate APN:	30-05W-05-02300
Munic / Twnshp:		Twtnshp-Rng-Sec:	30S-05W-05
Subdivision:		Tract #:	
Neighborhood:	Tri-City	School District:	South Umpqua School District 19
Elementary School:	Tri City Elementar...	Middle School:	Coffenberry Middle...
Latitude:	42.9867	Longitude:	-123.30963
		High School:	South Umpqua High...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	04/23/2021 / 04/26/2021	Price:		Transfer Doc #:	2021.9145
Buyer Name:	Lynn E Goodwin And Christine J / Goodwin Lynn E	Seller Name:	Goodwin Lynn E	Deed Type:	Bargain & Sale Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

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

Property Characteristics

Gross Living Area:	6,602 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1992 / 2002
Living Area:	4,390 Sq. Ft.	Bedrooms:	5	Stories:	2
Total Adj. Area:		Baths (F/3Q/H/Q):	4/0/1/0	Parking Type:	Attached
Above Grade:	4,166 Sq. Ft.	Pool:	Vinyl	Garage #:	4
Basement Area:	224 Sq. Ft.	Fireplace:	1	Garage Area:	2,212 Sq. Ft.
Style:		Cooling:	Heat Pump	Porch Type:	
Foundation:	Concrete	Heating:	Heat Pump	Patio Type:	Deck
Quality:		Exterior Wall:	Siding Sheathing	Roof Type:	Hip
Condition:	Average	Construction Type:		Roof Material:	Composition

Site Information

Land Use:	SFR	Lot Area:	70,132 Sq. Ft.	Zoning:	AW
State Use:	101 - Single Fa...	Lot Width / Depth:		# of Buildings:	1
County Use:	101 - Single Fam...	Usable Lot:		Res / Comm Units:	1 /
Site Influence:		Acres:	1.61	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41019C2510F	Flood Map Date:	02/17/2010
Community Name:	Douglas County	Flood Panel #:	2510F	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$668,587	Market Total Value:	\$1,219,915
Tax Year:	2025	Land Value:		Market Land Value:	\$181,880
Tax Area:	01902	Improvement Value:		Market Imprv Value:	\$1,038,035
Property Tax:	\$5,940.70	Improved %:	85.09%	Market Imprv %:	85.09%
Exemption:		Delinquent Year:			



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School information is copyrighted and provided by GreatSchools.org.

Douglas County Official Records
Daniel J. Loomis, County Clerk

2021-009145

04/26/2021 02:40:02 PM

DEED-BS Cnt=1 Stn=33 HAJOHNST
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED

Until Further Notice, Send Tax
Statements To:
The Lynn E. Goodwin and Christine J. Goodwin
Joint Revocable Living Trust
P.O. Box 6006
Myrtle Creek, OR 97457

Grantor:
Lynn E. Goodwin and Christine J. Goodwin

Grantee:
The Lynn E. Goodwin and Christine J. Goodwin
Joint Revocable Living Trust

After Recording, Return To:
Jeffrey A. Mornarich
Dole Coalwell
810 SE Douglas Ave.
Roseburg, OR 97470

BARGAIN AND SALE DEED

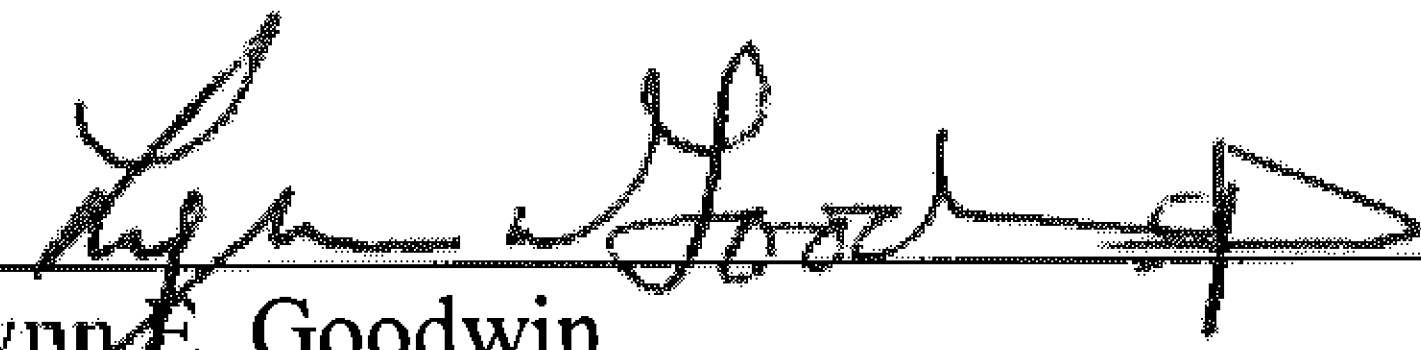
Lynn E. Goodwin, and Christine J. Goodwin, who also appears of record as Chris Goodwin and as Christine Jacobs Goodwin, Grantors, convey to Lynn E. Goodwin and Christine J. Goodwin, Trustees of the Lynn E. Goodwin and Christine J. Goodwin Joint Revocable Living Trust dated April 23, 2021, Grantee, that certain real property more particularly described in the attached Exhibit A.

The true consideration for this conveyance is the transfer to a trust.

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 195.336 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 17, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND

SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: April 23, 2021


Lynn E. Goodwin


Christine J. Goodwin

STATE OF OREGON)
)ss.
County of Douglas)

This instrument was acknowledged before me this 23rd day of April, 2021, by Lynn E. Goodwin and Christine J. Goodwin.



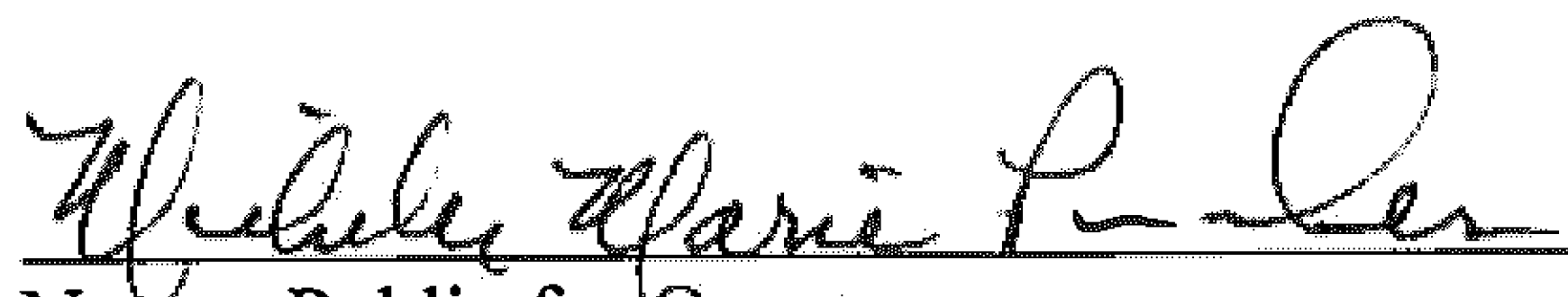

Notary Public for Oregon
My Commission Expires: 10/31/2022

Exhibit A

Parcel 1:

Lots 1, 2, 3 and 4, Block 11, TOWN OF MYRTLE CREEK, Douglas County, Oregon.

ALSO, a parcel of land in Lot 4, Block 3, MYRTLE HEIGHTS ADDITION TO MYRTLE CREEK, in Section 28, Township 29 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

The true point of beginning being a 5/8 inch iron rod at the most Southerly corner of Lot 4, Block 3, Myrtle Heights Addition to Myrtle Creek; thence North 4° 43' 34" West for 47.55 feet along the Westerly line of said Lot 4 to a 5/8 inch iron rod; thence South 47° 01' 09" East for 35.18 feet to the Easterly line of said Lot 4 at a 5/8 inch iron rod; thence South 42° 58' 51" West 32.00 feet along the Easterly line of said Lot 4 to the true point of beginning.

(R15942, 29-05W-28AA-11400)

Parcel 2:

COMMENCING at the Southeast 1/16 corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 87° 07' 22" West 218.50 feet along the North line of the Southwest quarter of said Southeast quarter to a 5/8 inch iron rod and the TRUE POINT OF BEGINNING; thence South 1° 09' 34" West 320.0 feet to a 5/8 inch iron rod; thence North 87° 07' 22" West 218.50 feet to a 5/8 inch iron rod; thence North 1° 09' 34" East 320.0 feet to a 5/8 inch iron rod; thence South 87° 07' 22" East 218.50 feet along the North line of the Southwest quarter of said Southeast quarter to the point of beginning.

(R26874, 30-05W-05-02200)

Parcel 3:

Beginning at the Southeast 1/16 corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian; thence North 87° 07' 22" West 218.50 feet along the North line of the Southwest quarter of the Southeast quarter to a 5/8 inch iron rod; thence South 1° 09' 34" West 320.00 feet to a 5/8 inch iron rod; thence South 87° 07' 22" East 218.50 feet to a 5/8 inch iron rod; thence North 1° 09' 34" East 320.00 feet along the East line of the Southwest quarter of the said Southeast quarter to the point of beginning, all in Douglas County, Oregon.

(R26866, 30-05W-05-02300)

Parcel 4:

Government Lot 1, Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon.

(R26826, 30-05W-05DA-01500)

Parcel 5:

Beginning at an iron pipe at the Northeast corner of Government Lot 2, Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence along the east line of the said Government Lot, South a distance of 100.00 feet to an iron pipe and the TRUE POINT OF BEGINNING of the following described tract; thence continuing along the said east line, South a distance of 60.00 feet to an iron pipe; thence South 88° 00' West a distance of 459.45 feet to an iron pipe on the easterly line of a 60.00 foot wide roadway known as Aker Drive; thence along said easterly line, North 11° 10' East a distance of 61.62 feet to an iron pipe; thence North 88° 00' East a distance of 447.51 feet to the true point of beginning.

ALSO, a parcel of land lying in the Southeast quarter of Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, said parcel being a portion of the land described per Instrument No. 2005-3643 of the Deed Records of Douglas County, Oregon, and being more particularly described as follows:

Beginning at a point which bears South 0° 44' 44" West 60.06 feet from the 3/4" iron pipe at the Southeast corner of Parcel 3-C of the Land Partition recorded in Book 5, Page 65 of the Partition Records of Douglas County, Oregon (also recorded as M77-49 in the Survey Records of Douglas County); thence South 0° 44' 44" West 8.51 feet; thence South 81° 02' 25" West 188.70 feet; thence North 86° 38' 31" West 104.67 feet; thence South 89° 45' 50" West 57.87 feet; thence North 89° 36' 23" West 57.96 feet; thence North 80° 24' 25" West 61.35 feet to a point on the easterly right of way of Aker Drive (extended); thence North 34° 10' 58" East 14.76 feet along said right-of-way; thence North 88° 51' 19" East 459.11 feet to the point of beginning.

EXCEPTING THEREFROM that portion described in Warranty Deed recorded August 30, 2011 as Recorder's No. 2011-12568, records of Douglas County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Warranty Deed recorded December 31, 2012 as Recorder's No. 2012-20448, records of Douglas County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Warranty Deed recorded December 31, 2012 as Recorder's No. 2012-20449, records of Douglas County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Bargain and Sale Deed recorded February 8, 2013 as Recorder's No. 2013-3249, records of Douglas County, Oregon.

(R26786, 30-05W-05DB-01500)

DOUGLAS COUNTY OREGON

Property	Owner	Property Address	2025 Real Market Value
R26866	LYNN E GOODWIN & CHRISTINE J GOODWIN JOINTOR 97457 REVOCABLE LIVING TRUST	317 AKER DR, MYRTLE CREEK,	\$1,219,915

Property Page:

Property Details

▼

2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A ACTIVE	Linked Properties	-
Property Type	Residential		
Legal Description	TRACT M&B INST 79-20447 (MLP 6/7 PAR 1, ACRES 1.61		
Alternate Account Number	13369.13		
Neighborhood	BK TRI-CITY		
Map Number	30-05W-05-02300		
Property Use	101 - RESIDENTIAL - IMPROVED		
Levy Code Area	01902		
Zoning	-		

2026 OWNER INFORMATION

Owner Name	Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust
Mailing Address	1004 Lily Claire LN Fuquay-Varina, NC 27526

9	Package - Misc Imps Hse	5	-	1	⌕ Details
Eff Yr Built	2002	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

2025 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	HBKG	1.00 Acres
L2	RB4	0.61 Acres
TOTALS		70131.60 Sq. ft / 1.61 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2025	\$1,038,035	\$181,880	\$1,219,915	\$0	\$668,587
2024	\$963,144	\$168,239	\$1,131,383	\$0	\$649,114
2023	\$804,882	\$178,242	\$983,124	\$0	\$630,208
2022	\$848,967	\$155,507	\$1,004,474	\$0	\$611,853
2021	\$657,996	\$146,413	\$804,409	\$0	\$594,033
2020	\$456,012	\$101,984	\$557,996	\$0	\$476,672
2019	\$457,004	\$114,935	\$571,939	\$0	\$462,789

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
4/23/2021	GOODWIN, LYNN & CHRIS	Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust	<u>2021-9145</u>	\$0	BARGAIN BARGAIN AND SALE DEED
10/1/1991	UNKNOWN	GOODWIN, LYNN & CHRIS	<u>1991-15923</u>	\$10,000	
7/1/1987	UNKNOWN	THEISS, ROLAND	<u>1987-9941</u>	\$0	

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

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

TAX SUMMARY

Effective Date:

5/19/2026

Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$5,940.70	\$5,862.70	\$78.00	\$5,940.70	\$0.00	-	\$0.00
2024	\$5,774.68	\$5,708.43	\$66.25	\$5,774.68	\$0.00	-	\$0.00
2023	\$5,598.33	\$5,532.08	\$66.25	\$5,598.33	\$0.00	-	\$0.00
2022	\$5,475.77	\$5,409.52	\$66.25	\$5,475.77	\$0.00	-	\$0.00
2021	\$5,291.89	\$5,225.64	\$66.25	\$5,291.89	\$0.00	-	\$0.00
2020	\$4,265.31	\$4,199.06	\$66.25	\$4,265.31	\$0.00	-	\$0.00
2019	\$4,179.25	\$4,113.00	\$66.25	\$4,179.25	\$0.00	-	\$0.00
2018	\$4,066.05	\$3,999.80	\$66.25	\$4,066.05	\$0.00	-	\$0.00
2017	\$3,717.09	\$3,650.84	\$66.25	\$3,717.09	\$0.00	-	\$0.00
2016	\$3,525.30	\$3,459.05	\$66.25	\$3,525.30	\$0.00	-	\$0.00
2015	\$3,435.96	\$0.00	\$0	\$3,435.96	\$0.00	-	\$0.00
2014	\$3,556.20	\$0.00	\$0	\$3,556.20	\$0.00	-	\$0.00
2013	\$3,427.45	\$0.00	\$0	\$3,427.45	\$0.00	-	\$0.00
2012	\$2,886.67	\$0.00	\$0	\$2,886.67	\$0.00	-	\$0.00
2011	\$3,114.56	\$0.00	\$0	\$3,114.56	\$0.00	-	\$0.00
2010	\$3,250.60	\$0.00	\$0	\$3,250.60	\$0.00	-	\$0.00
2009	\$3,175.68	\$0.00	\$0	\$3,175.68	\$0.00	-	\$0.00
2008	\$3,110.97	\$0.00	\$0	\$3,110.97	\$0.00	-	\$0.00
2007	\$2,963.55	\$0.00	\$0	\$2,963.55	\$0.00	-	\$0.00
2006	\$2,877.13	\$0.00	\$0	\$2,877.13	\$0.00	-	\$0.00
2005	\$2,793.81	\$0.00	\$0	\$2,793.81	\$0.00	-	\$0.00
2004	\$2,712.79	\$0.00	\$0	\$2,712.79	\$0.00	-	\$0.00
2003	\$2,296.88	\$0.00	\$0	\$2,296.88	\$0.00	-	\$0.00
2002	\$2,244.07	\$0.00	\$0	\$2,244.07	\$0.00	-	\$0.00
2001	\$2,040.04	\$0.00	\$0	\$2,040.04	\$0.00	-	\$0.00
2000	\$1,884.27	\$0.00	\$0	\$1,884.27	\$0.00	-	\$0.00
1999	\$1,880.56	\$0.00	\$0	\$1,880.56	\$0.00	-	\$0.00
1998	\$1,950.17	\$0.00	\$0	\$1,950.17	\$0.00	-	\$0.00
1997	\$1,938.29	\$0.00	\$0	\$1,938.29	\$0.00	-	\$0.00
1996	\$2,060.97	\$0.00	\$0	\$2,060.97	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	DOUG- 292737-2025	11-19-2025	\$5,762.48
2024	DOUG- 242745-2025	5-8-2025	\$173.24
2024	DOUG- 229578-2024	11-25-2024	\$5,601.44
2023	DOUG- 93313-2023	11-3-2023	\$5,430.38
2022	DOUG- 43708-2022	11-21-2022	\$5,311.50
2021	2062799	11-12-2021	\$5,133.13
2020	1983258	11-17-2020	\$4,137.35
2019	1906695	11-21-2019	\$4,053.87
2018	1811480	11-16-2018	\$3,944.07
2017	1734029	11-20-2017	\$3,605.58
2016	1653802	11-16-2016	\$3,419.54
2015	1545644	11-9-2015	\$3,332.88
2014	1466586	11-12-2014	\$3,449.51
2013	1408767	11-19-2013	\$3,324.63
2012	1321816	11-19-2012	\$2,800.07
2011	1197549	11-2-2011	\$3,021.12
2010	1154611	11-18-2010	\$3,153.08
2009	1030180	11-5-2009	\$3,080.41
2008	985559	11-20-2008	\$3,017.64
2007	902004	11-15-2007	\$2,874.64
2006	804790	11-14-2006	\$2,790.82
2005	699090	10-31-2005	\$2,710.00
2004	630152	11-8-2004	\$2,631.41
2003	547689	11-13-2003	\$2,227.97
2003	547689	11-13-2003	(\$2,227.97)
2003	553118	11-13-2003	\$2,227.97
2002	484849	11-18-2002	\$2,176.75
2001	403265	11-14-2001	\$1,978.84
2000	308315	11-9-2000	\$1,827.74
1996	270276	6-30-2000	\$2,060.97
1999	162563	11-12-1999	\$1,824.14
1998	115553	11-30-1998	\$1,891.66
1997	28391	12-11-1997	\$1,880.14

7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803
Phone: (541) 440-4253 <https://orion-pa.co.douglas.or.us/Home>

PROPERTY DESCRIPTION

MAP: 30-05W-05-02300

CODE AREA: 01902

ACCOUNT NO: R26866

SITUS: 317 AKER DR

LEGAL: TRACT M&B INST 79-20447 (MLP 6/7 PAR 1, ACRES 1.61

Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust
Goodwin, Lynn E & Christine J Trustees
PO Box 6006
Myrtle Creek, OR 97457

DELINQUENT TAXES:

\$0.00

2025-26 CURRENT TAX BY DISTRICT:

CC UMPQUA 304.27

ED DOUGLAS 354.08

SC SO.UMPQUA 19 3,148.44

EDUCATION TAXES: \$3,806.79

CO DOUGLAS 743.74

FI TRI CITY 852.18

SV 4H EXTENSION SERVICE 40.12

GENERAL GOVERNMENT TAXES: \$1,636.04

FI DOUGLAS FIRE PATROL 20.00

FI DOUGLAS ODF SUR CHG 58.00

FI TRI CITY 419.87

BONDS AND MISC TAXES: \$497.87

2025-26 LEVIED TAX:
(Before Discount)

\$5,940.70

VALUES	LAST YEAR	THIS YEAR
--------	-----------	-----------

MARKET VALUES:

LAND	168,239	181,880
------	---------	---------

STRUCTURE	963,144	1,038,035
-----------	---------	-----------

TOTAL RMV	1,131,383	1,219,915
-----------	-----------	-----------

TAXABLE VALUES:

NET ASSESSED VALUE	649,114	668,587
--------------------	---------	---------

PROPERTY TAXES:

\$5,774.68

\$5,940.70



Full Payment With
3% Discount
\$5,762.48

2/3 Payment With
2% Discount
\$3,881.26

1/3 Payment
No Discount
\$1,980.24

TOTAL DUE:
(After Discount)

\$5,762.48

↑ Tear Here PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS. Tear Here ↑



DOUGLAS COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R26866

SITUS: 317 AKER DR

Pay Online: <https://orion-pa.co.douglas.or.us/Home>

2.49% Credit Card Fee

\$3.95 Debit Card Fee

Electronic Check \$3.00 Fee



☐ Mailing Address Change On Back Of Stub.

DUE: Nov 17, 2025 IN FULL (3% Discount) \$5,762.48

DUE: Nov 17, 2025 2/3 PAYMENT (2% Discount) \$3,881.26

DUE: Nov 17, 2025 1/3 PAYMENT (NO Discount) \$1,980.24

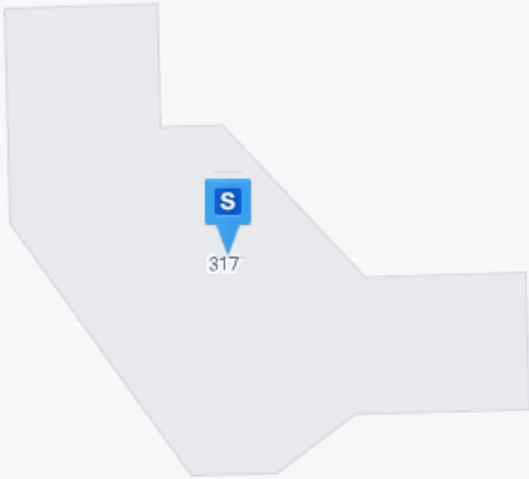
Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 17, 2025

Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust
Goodwin, Lynn E & Christine J Trustees
PO Box 6006
Myrtle Creek, OR 97457

10000001268660000576248000038812600001980243



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

R26874

OWNER

Lynn E Goodwin E / Lynn Christine J

DATE PREPARED

6/2/2026



First American
Title Insurance Company

Customer Service Department
541.672.5555 | cs.douglas.or@firstam.com

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Property Detail Report

Arrow Way, Myrtle Creek, OR 97457

APN: R26874

Douglas County Data as of: 05/26/2026

Owner Information

Owner Name:	Lynn E Goodwin E / Lynn Christine J		
Vesting:			
Mailing Address:	1004 Lily Claire Ln, Fuquay Varina, NC 27526-2720	Occupancy:	Absentee Owner

Location Information

Legal Description:	Tract M&B Inst 79-20448 (Mlp 6/7 Par 2), Acres 1.61	County:	Douglas, OR
APN:	R26874	Alternate APN:	30-05W-05-02200
Munic / Twnshp:		Twtnshp-Rng-Sec:	30S-05W-05
Subdivision:		Tract #:	
Neighborhood:	Tri-City	School District:	South Umpqua School District 19
Elementary School:	Tri City Elementar...	Middle School:	Coffenberry Middle...
Latitude:	42.98676	Longitude:	-123.31045
		High School:	South Umpqua High...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	04/23/2021 / 04/26/2021	Price:		Transfer Doc #:	2021.9145
Buyer Name:	Lynn E Goodwin And Christine J / Goodwin Lynn E	Seller Name:	Goodwin Lynn E	Deed Type:	Bargain & Sale Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

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

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

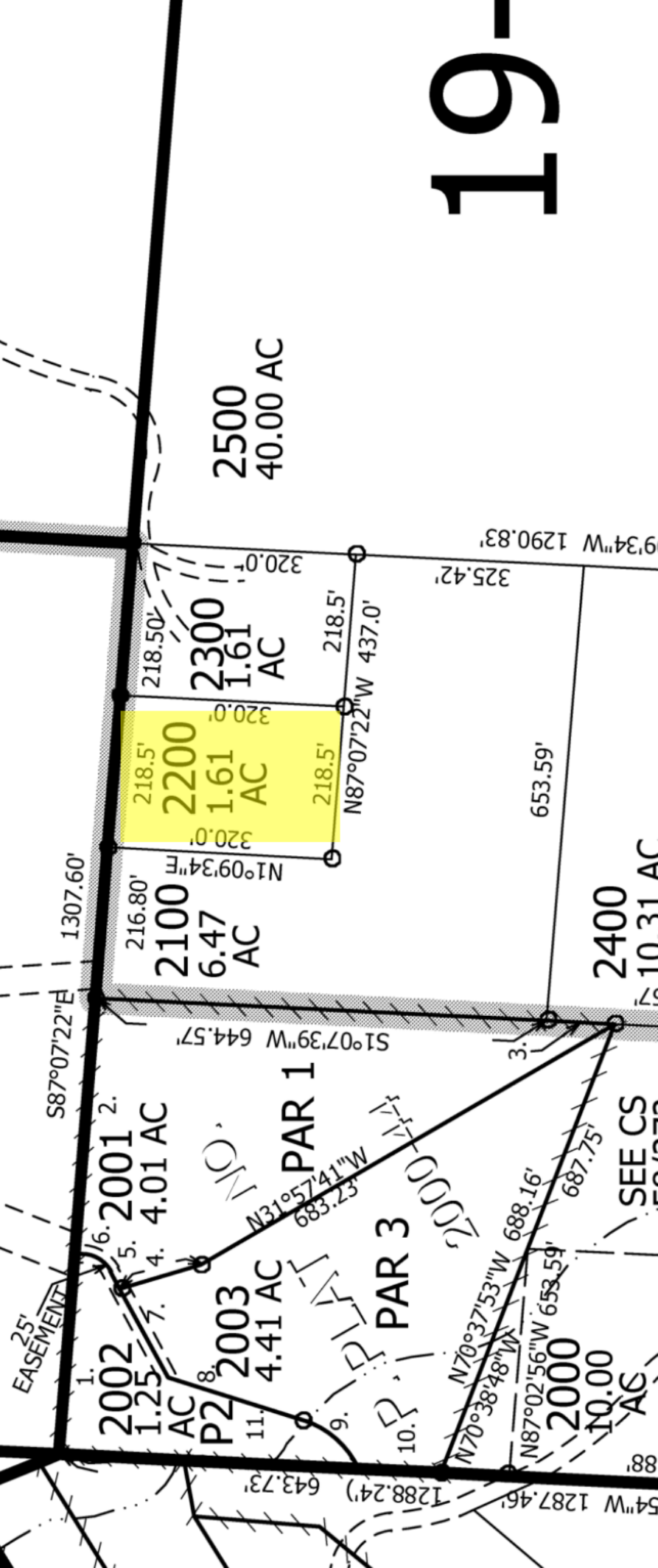
Site Information

Land Use:	Vacant -Residential Land	Lot Area:	70,132 Sq. Ft.	Zoning:	AW
State Use:	100 - Vacant Re...	Lot Width / Depth:		# of Buildings:	
County Use:	100 - Vacant Res...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	1.61	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41019C2510F	Flood Map Date:	02/17/2010
Community Name:	Douglas County	Flood Panel #:	2510F	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$38,635	Market Total Value:	\$40,940
Tax Year:	2025	Land Value:	\$38,635	Market Land Value:	\$40,940
Tax Area:	01900	Improvement Value:		Market Imprv Value:	
Property Tax:	\$270.00	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			







First American Title

30050502200

0 Arrow Way

Myrtle Creek, OR 97457



Aerial



Subject



Taxlot

Douglas County Official Records
Daniel J. Loomis, County Clerk

2021-009145

04/26/2021 02:40:02 PM

DEED-BS Cnt=1 Stn=33 HAJOHNST
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED

Until Further Notice, Send Tax
Statements To:
The Lynn E. Goodwin and Christine J. Goodwin
Joint Revocable Living Trust
P.O. Box 6006
Myrtle Creek, OR 97457

Grantor:
Lynn E. Goodwin and Christine J. Goodwin

Grantee:
The Lynn E. Goodwin and Christine J. Goodwin
Joint Revocable Living Trust

After Recording, Return To:
Jeffrey A. Mornarich
Dole Coalwell
810 SE Douglas Ave.
Roseburg, OR 97470

BARGAIN AND SALE DEED

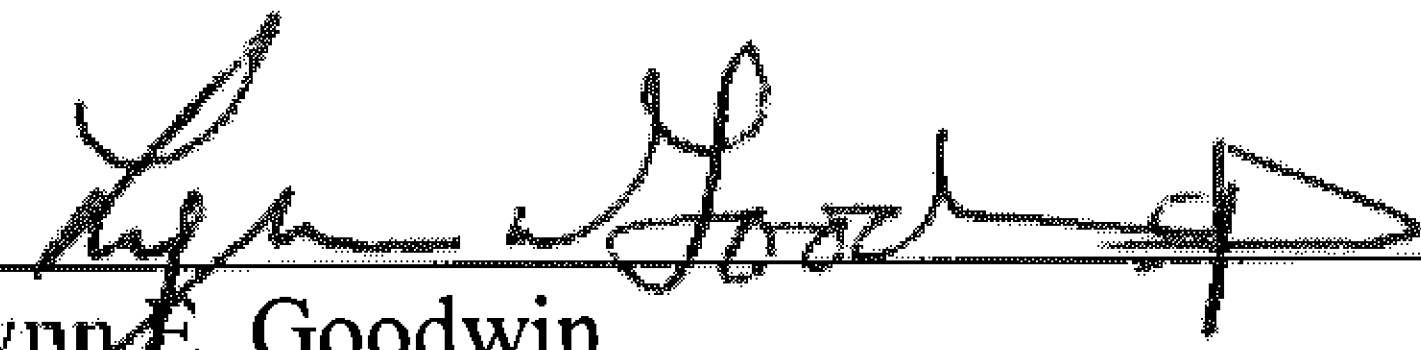
Lynn E. Goodwin, and Christine J. Goodwin, who also appears of record as Chris Goodwin and as Christine Jacobs Goodwin, Grantors, convey to Lynn E. Goodwin and Christine J. Goodwin, Trustees of the Lynn E. Goodwin and Christine J. Goodwin Joint Revocable Living Trust dated April 23, 2021, Grantee, that certain real property more particularly described in the attached Exhibit A.

The true consideration for this conveyance is the transfer to a trust.

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 195.336 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 17, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND

SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: April 23, 2021


Lynn E. Goodwin


Christine J. Goodwin

STATE OF OREGON)
)ss.
County of Douglas)

This instrument was acknowledged before me this 23rd day of April, 2021, by Lynn E. Goodwin and Christine J. Goodwin.



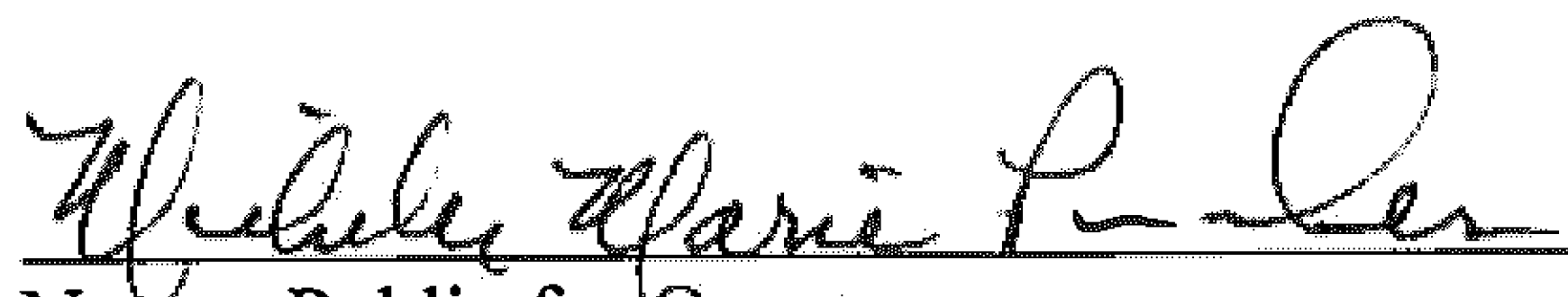

Notary Public for Oregon
My Commission Expires: 10/31/2022

Exhibit A

Parcel 1:

Lots 1, 2, 3 and 4, Block 11, TOWN OF MYRTLE CREEK, Douglas County, Oregon.

ALSO, a parcel of land in Lot 4, Block 3, MYRTLE HEIGHTS ADDITION TO MYRTLE CREEK, in Section 28, Township 29 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

The true point of beginning being a 5/8 inch iron rod at the most Southerly corner of Lot 4, Block 3, Myrtle Heights Addition to Myrtle Creek; thence North 4° 43' 34" West for 47.55 feet along the Westerly line of said Lot 4 to a 5/8 inch iron rod; thence South 47° 01' 09" East for 35.18 feet to the Easterly line of said Lot 4 at a 5/8 inch iron rod; thence South 42° 58' 51" West 32.00 feet along the Easterly line of said Lot 4 to the true point of beginning.

(R15942, 29-05W-28AA-11400)

Parcel 2:

COMMENCING at the Southeast 1/16 corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 87° 07' 22" West 218.50 feet along the North line of the Southwest quarter of said Southeast quarter to a 5/8 inch iron rod and the TRUE POINT OF BEGINNING; thence South 1° 09' 34" West 320.0 feet to a 5/8 inch iron rod; thence North 87° 07' 22" West 218.50 feet to a 5/8 inch iron rod; thence North 1° 09' 34" East 320.0 feet to a 5/8 inch iron rod; thence South 87° 07' 22" East 218.50 feet along the North line of the Southwest quarter of said Southeast quarter to the point of beginning.

(R26874, 30-05W-05-02200)

Parcel 3:

Beginning at the Southeast 1/16 corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian; thence North 87° 07' 22" West 218.50 feet along the North line of the Southwest quarter of the Southeast quarter to a 5/8 inch iron rod; thence South 1° 09' 34" West 320.00 feet to a 5/8 inch iron rod; thence South 87° 07' 22" East 218.50 feet to a 5/8 inch iron rod; thence North 1° 09' 34" East 320.00 feet along the East line of the Southwest quarter of the said Southeast quarter to the point of beginning, all in Douglas County, Oregon.

(R26866, 30-05W-05-02300)

Parcel 4:

Government Lot 1, Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon.

(R26826, 30-05W-05DA-01500)

Parcel 5:

Beginning at an iron pipe at the Northeast corner of Government Lot 2, Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence along the east line of the said Government Lot, South a distance of 100.00 feet to an iron pipe and the TRUE POINT OF BEGINNING of the following described tract; thence continuing along the said east line, South a distance of 60.00 feet to an iron pipe; thence South 88° 00' West a distance of 459.45 feet to an iron pipe on the easterly line of a 60.00 foot wide roadway known as Aker Drive; thence along said easterly line, North 11° 10' East a distance of 61.62 feet to an iron pipe; thence North 88° 00' East a distance of 447.51 feet to the true point of beginning.

ALSO, a parcel of land lying in the Southeast quarter of Section 5, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, said parcel being a portion of the land described per Instrument No. 2005-3643 of the Deed Records of Douglas County, Oregon, and being more particularly described as follows:

Beginning at a point which bears South 0° 44' 44" West 60.06 feet from the 3/4" iron pipe at the Southeast corner of Parcel 3-C of the Land Partition recorded in Book 5, Page 65 of the Partition Records of Douglas County, Oregon (also recorded as M77-49 in the Survey Records of Douglas County); thence South 0° 44' 44" West 8.51 feet; thence South 81° 02' 25" West 188.70 feet; thence North 86° 38' 31" West 104.67 feet; thence South 89° 45' 50" West 57.87 feet; thence North 89° 36' 23" West 57.96 feet; thence North 80° 24' 25" West 61.35 feet to a point on the easterly right of way of Aker Drive (extended); thence North 34° 10' 58" East 14.76 feet along said right-of-way; thence North 88° 51' 19" East 459.11 feet to the point of beginning.

EXCEPTING THEREFROM that portion described in Warranty Deed recorded August 30, 2011 as Recorder's No. 2011-12568, records of Douglas County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Warranty Deed recorded December 31, 2012 as Recorder's No. 2012-20448, records of Douglas County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Warranty Deed recorded December 31, 2012 as Recorder's No. 2012-20449, records of Douglas County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Bargain and Sale Deed recorded February 8, 2013 as Recorder's No. 2013-3249, records of Douglas County, Oregon.

(R26786, 30-05W-05DB-01500)

DOUGLAS COUNTY OREGON

Property	Owner	Property Address	2025 Real Market Value
R26874	LYNN E GOODWIN & CHRISTINE J GOODWIN JOINT REVOCABLE LIVING TRUST	0 ARROW WAY, MYRTLE CREEK, OR 97457	\$40,940

Property Page:	Property Details	▼
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2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A ACTIVE	Linked Properties	-
Property Type	Residential		
Legal Description	TRACT M&B INST 79-20448 (MLP 6/7 PAR 2), ACRES 1.61		
Alternate Account Number	13369.14		
Neighborhood	BK TRI-CITY		
Map Number	30-05W-05-02200		
Property Use	100 - RESIDENTIAL - VACANT		
Levy Code Area	01902		
Zoning	-		

2026 OWNER INFORMATION

Owner Name	Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust
Mailing Address	1004 Lily Claire LN Fuquay-Varina, NC 27526

2025 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	UBKA	1.00 Acres
L2	RB4	0.61 Acres
TOTALS		70131.60 Sq. ft / 1.61 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2025	\$0	\$40,940	\$40,940	\$0	\$38,635
2024	\$0	\$40,940	\$40,940	\$0	\$37,510
2023	\$0	\$74,511	\$74,511	\$0	\$36,418
2022	\$0	\$40,940	\$40,940	\$0	\$35,358
2021	\$0	\$40,940	\$40,940	\$0	\$34,329
2020	\$0	\$35,440	\$35,440	\$0	\$33,330
2019	\$0	\$35,440	\$35,440	\$0	\$32,360

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
4/23/2021	GOODWIN, LYNN E & CHRISTINE J	Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust	<u>2021-9145</u>	\$0	BARGAIN BARGAIN AND SALE DEED
11/6/2001	THEISS, ANTHONY W	GOODWIN, LYNN E & CHRISTINE J	<u>2001-26447</u>	\$35,000	WD WARRANTY DEED
4/1/1994	UNKNOWN	THEISS, ANTHONY W	<u>1994-8084</u>	\$0	
6/1/1992	UNKNOWN	THEISS, ANTHONY W	<u>1992-11025</u>	\$7,500	
6/1/1989	UNKNOWN	THEISS, ANTHONY W	<u>1989-9445</u>	\$7,500	
1/1/1988	UNKNOWN	SMITH, JESSIE M	<u>1988-361</u>	\$7,500	

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

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

TAX SUMMARY

Effective Date: 6/2/2026 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$270.00	\$250.00	\$20.00	\$270.00	\$0.00	-	\$0.00
2024	\$267.43	\$248.68	\$18.75	\$267.43	\$0.00	-	\$0.00
2023	\$268.81	\$250.06	\$18.75	\$268.81	\$0.00	-	\$0.00
2022	\$261.52	\$242.77	\$18.75	\$261.52	\$0.00	-	\$0.00
2021	\$254.46	\$235.71	\$18.75	\$254.46	\$0.00	-	\$0.00
2020	\$235.03	\$216.28	\$18.75	\$235.03	\$0.00	-	\$0.00
2019	\$233.89	\$215.14	\$18.75	\$233.89	\$0.00	-	\$0.00
2018	\$213.30	\$194.55	\$18.75	\$213.30	\$0.00	-	\$0.00
2017	\$228.18	\$209.43	\$18.75	\$228.18	\$0.00	-	\$0.00
2016	\$222.09	\$203.34	\$18.75	\$222.09	\$0.00	-	\$0.00
2015	\$216.18	\$0.00	\$0	\$216.18	\$0.00	-	\$0.00
2014	\$210.42	\$0.00	\$0	\$210.42	\$0.00	-	\$0.00
2013	\$204.84	\$0.00	\$0	\$204.84	\$0.00	-	\$0.00
2012	\$199.44	\$0.00	\$0	\$199.44	\$0.00	-	\$0.00
2011	\$194.17	\$0.00	\$0	\$194.17	\$0.00	-	\$0.00
2010	\$189.06	\$0.00	\$0	\$189.06	\$0.00	-	\$0.00
2009	\$184.22	\$0.00	\$0	\$184.22	\$0.00	-	\$0.00
2008	\$181.29	\$0.00	\$0	\$181.29	\$0.00	-	\$0.00
2007	\$172.50	\$0.00	\$0	\$172.50	\$0.00	-	\$0.00
2006	\$167.89	\$0.00	\$0	\$167.89	\$0.00	-	\$0.00
2005	\$163.46	\$0.00	\$0	\$163.46	\$0.00	-	\$0.00
2004	\$159.13	\$0.00	\$0	\$159.13	\$0.00	-	\$0.00
2003	\$154.61	\$0.00	\$0	\$154.61	\$0.00	-	\$0.00
2002	\$150.65	\$0.00	\$0	\$150.65	\$0.00	-	\$0.00
2001	\$146.65	\$0.00	\$0	\$146.65	\$0.00	-	\$0.00
2000	\$140.05	\$0.00	\$0	\$140.05	\$0.00	-	\$0.00
1999	\$138.98	\$0.00	\$0	\$138.98	\$0.00	-	\$0.00
1998	\$135.58	\$0.00	\$0	\$135.58	\$0.00	-	\$0.00
1997	\$132.18	\$0.00	\$0	\$132.18	\$0.00	-	\$0.00
1996	\$137.62	\$0.00	\$0	\$137.62	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	DOUG- 292735-2025	11-19-2025	\$261.90
2024	DOUG- 242744-2025	5-8-2025	\$8.03
2024	DOUG- 229576-2024	11-25-2024	\$259.40
2023	DOUG- 93310-2023	11-3-2023	\$260.75
2022	DOUG- 43683-2022	11-21-2022	\$253.67
2021	2062802	11-12-2021	\$246.83
2020	1983054	11-17-2020	\$227.98
2019	1906689	11-21-2019	\$226.87
2018	1811478	11-16-2018	\$206.90
2017	1734031	11-20-2017	\$221.33
2016	1653947	11-16-2016	\$215.43
2015	1546045	11-9-2015	\$209.69
2014	1466587	11-12-2014	\$204.11
2013	1364552	11-1-2013	\$198.69
2012	1321817	11-19-2012	\$193.46
2011	1196938	11-2-2011	\$188.34
2010	1150050	11-17-2010	\$183.39
2009	1030179	11-5-2009	\$178.69
2008	944064	11-3-2008	\$175.85
2007	900860	11-15-2007	\$167.32
2006	804586	11-14-2006	\$162.85
2005	699233	10-31-2005	\$158.56
2004	624952	11-4-2004	\$154.36
2003	563091	11-14-2003	\$149.97
2002	495909	11-20-2002	\$146.13
2001	393302	11-14-2001	\$142.25
2000	306697	11-7-2000	\$135.85
1996	270262	6-30-2000	\$137.62
1999	172956	11-18-1999	\$134.81
1998	90917	11-3-1998	\$131.51
1997	23282	12-3-1997	\$128.21

7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803
Phone: (541) 440-4253 <https://orion-pa.co.douglas.or.us/Home>

PROPERTY DESCRIPTION

MAP: 30-05W-05-02200

CODE AREA: 01900

ACCOUNT NO: R26874

SITUS: 0 ARROW WAY

LEGAL: TRACT M&B INST 79-20448 (MLP 6/7 PAR 2), ACRES 1.61

Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust
Goodwin, Lynn E & Christine J Trustees
PO Box 6006
Myrtle Creek, OR 97457

DELINQUENT TAXES:

\$0.00

2025-26 CURRENT TAX BY DISTRICT:

CC UMPQUA 16.36

ED DOUGLAS 19.04

SC SO.UMPQUA 19 169.30

EDUCATION TAXES: \$204.70

CO DOUGLAS 42.98

SV 4H EXTENSION SERVICE 2.32

GENERAL GOVERNMENT TAXES: \$45.30

FI DOUGLAS FIRE PATROL 20.00

BONDS AND MISC TAXES: \$20.00

2025-26 LEVIED TAX:

(Before Discount)

\$270.00

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	40,940	40,940
STRUCTURE	0	0
TOTAL RMV	40,940	40,940
TAXABLE VALUES:		
NET ASSESSED VALUE	37,510	38,635

PROPERTY TAXES: \$267.43 \$270.00



Full Payment With
3% Discount
\$261.90

2/3 Payment With
2% Discount
\$176.40

1/3 Payment
No Discount
\$90.00

TOTAL DUE:
(After Discount)

\$261.90

↑ Tear Here PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS. Tear Here ↑



DOUGLAS COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R26874

SITUS: 0 ARROW WAY

Pay Online: <https://orion-pa.co.douglas.or.us/Home>

 2.49% Credit Card Fee

 \$3.95 Debit Card Fee

 Electronic Check \$3.00 Fee



☐ Mailing Address Change On Back Of Stub.

DUE: Nov 17, 2025 IN FULL (3% Discount) \$261.90

DUE: Nov 17, 2025 2/3 PAYMENT (2% Discount) \$176.40

DUE: Nov 17, 2025 1/3 PAYMENT (NO Discount) \$90.00

Make Payable:

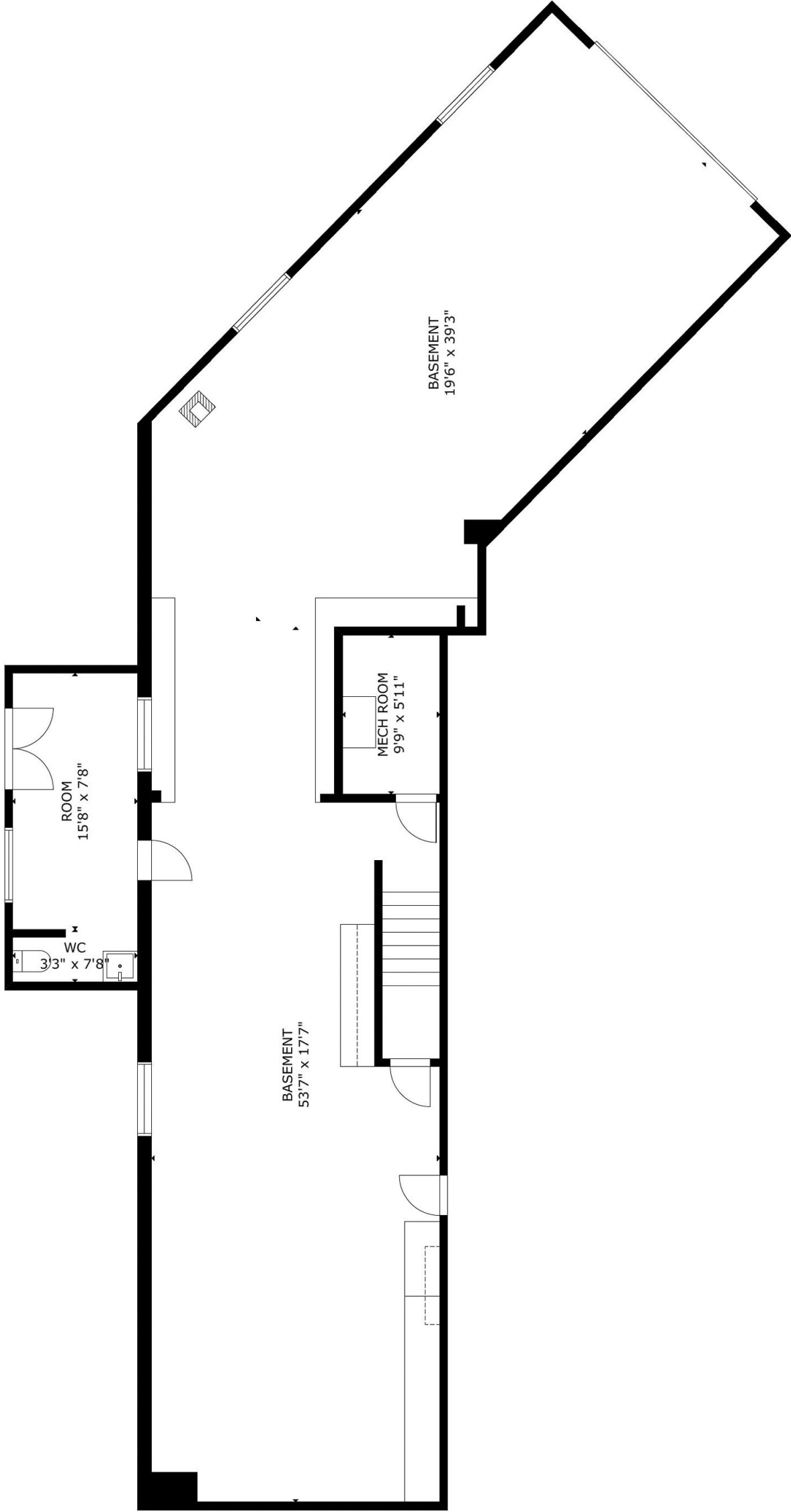
Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 17, 2025

Lynn E Goodwin & Christine J Goodwin Joint Revocable Living Trust
Goodwin, Lynn E & Christine J Trustees
PO Box 6006
Myrtle Creek, OR 97457

10000001268740000026190000001764000000090006

Floor Plans



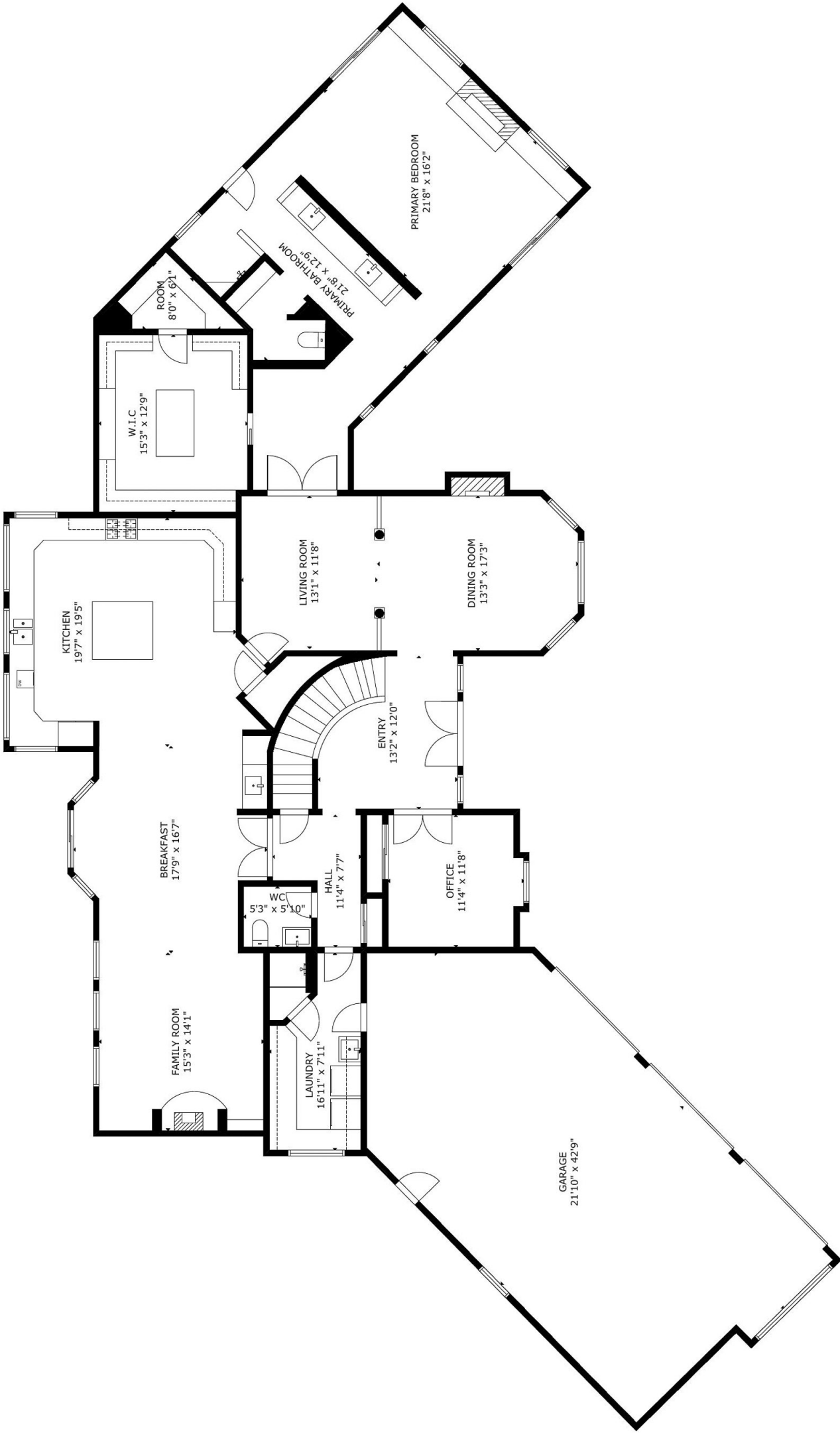
GROSS INTERNAL AREA

TOTAL: 6,303 sq ft

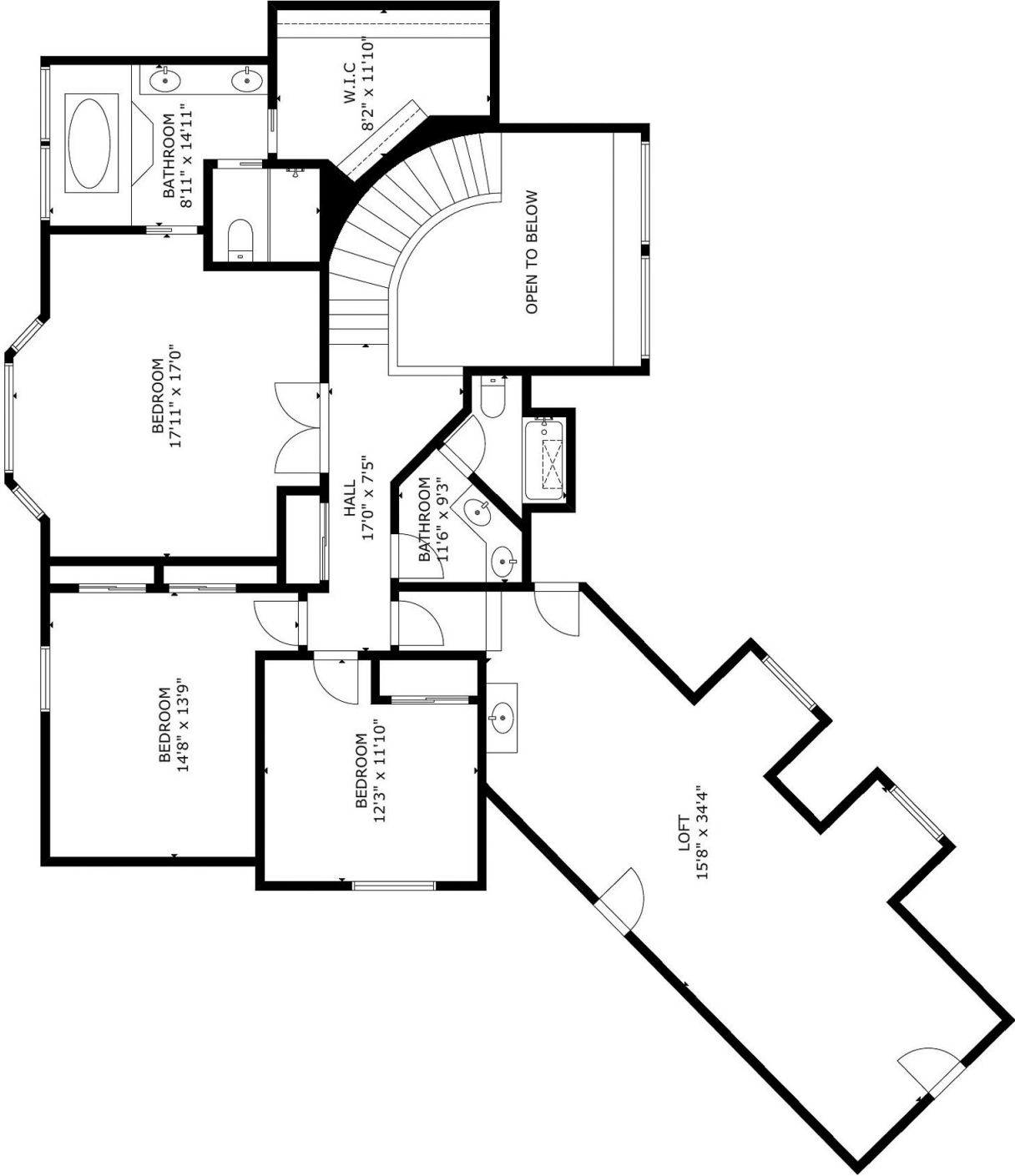
FLOOR 1: 1,881 sq ft, FLOOR 2: 2,861 sq ft, FLOOR 3: 1,561 sq ft

EXCLUDED AREAS: GARAGE: 882 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
 TOTAL: 6,303 sq ft
 FLOOR 1: 1,881 sq ft, FLOOR 2: 2,861 sq ft, FLOOR 3: 1,561 sq ft
 EXCLUDED AREAS: GARAGE: 882 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
TOTAL: 6,303 sq ft
FLOOR 1: 1,881 sq ft, FLOOR 2: 2,861 sq ft, FLOOR 3: 1,561 sq ft
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Seller's Property Disclosures

(Coming Soon)

