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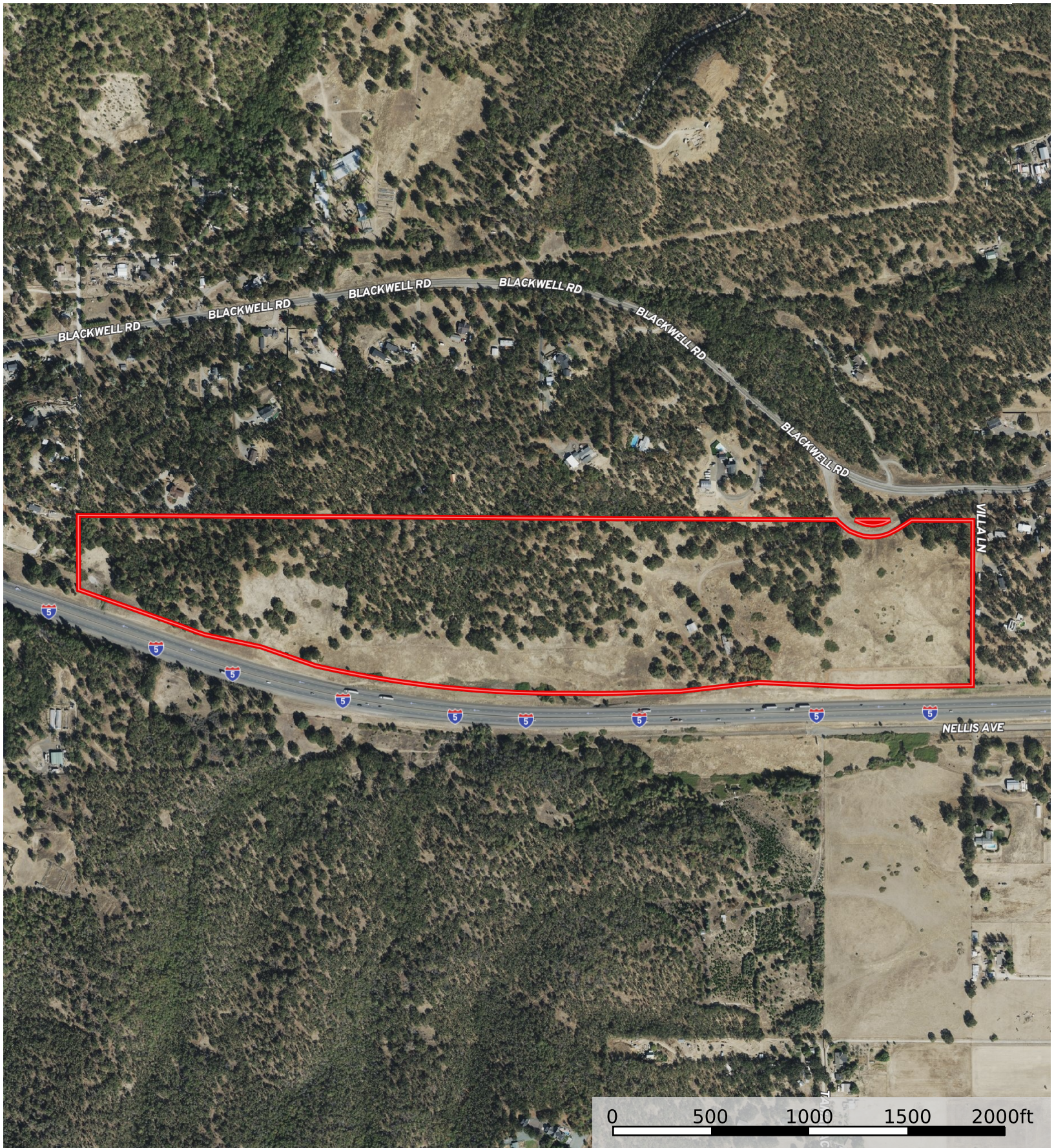
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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest
541.660.5111
Team@MOPG.com



Mapping

8785 Blackwell Rd
Oregon, AC +/-



 Boundary

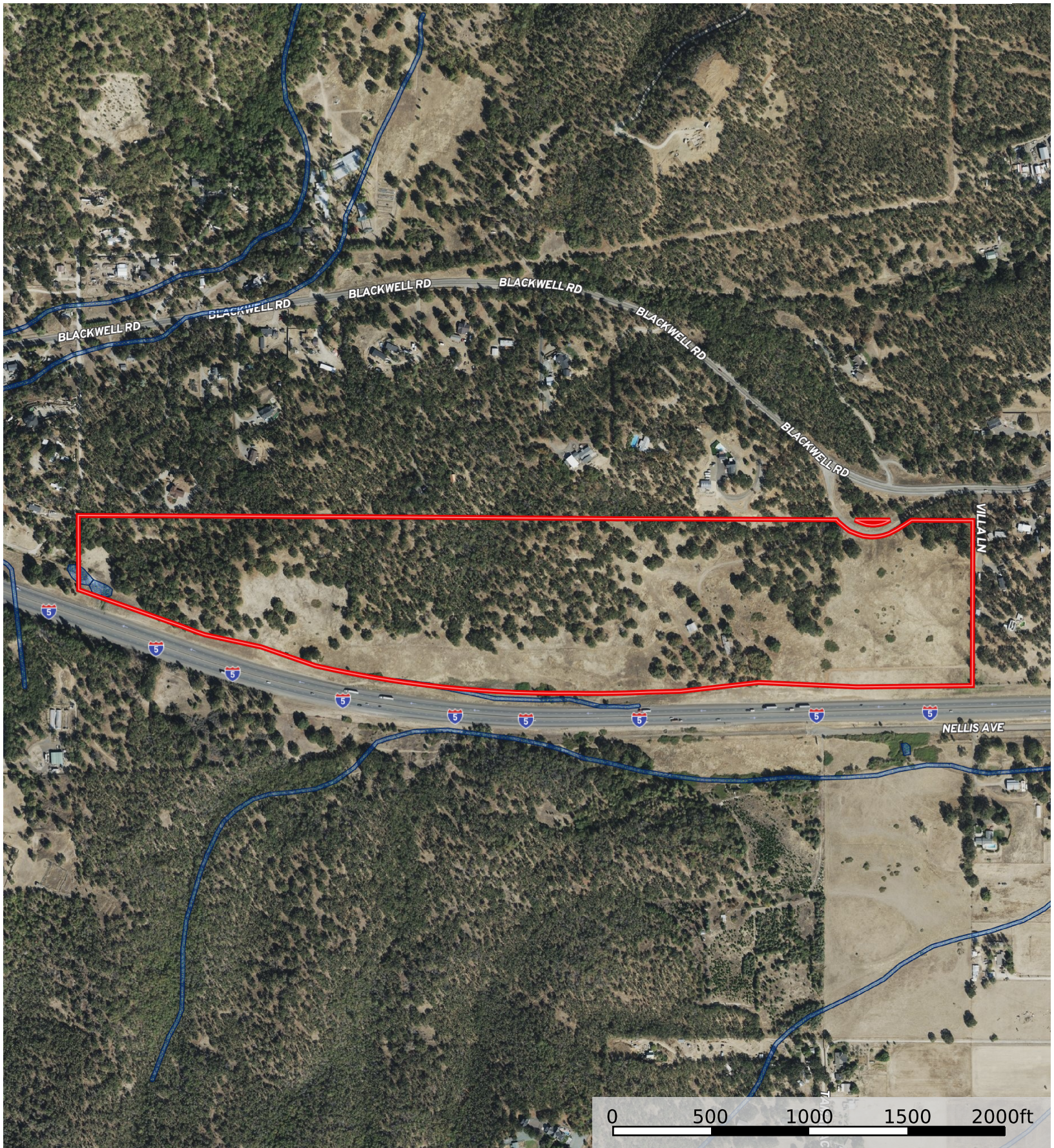
8785 Blackwell Rd
Oregon, AC +/-



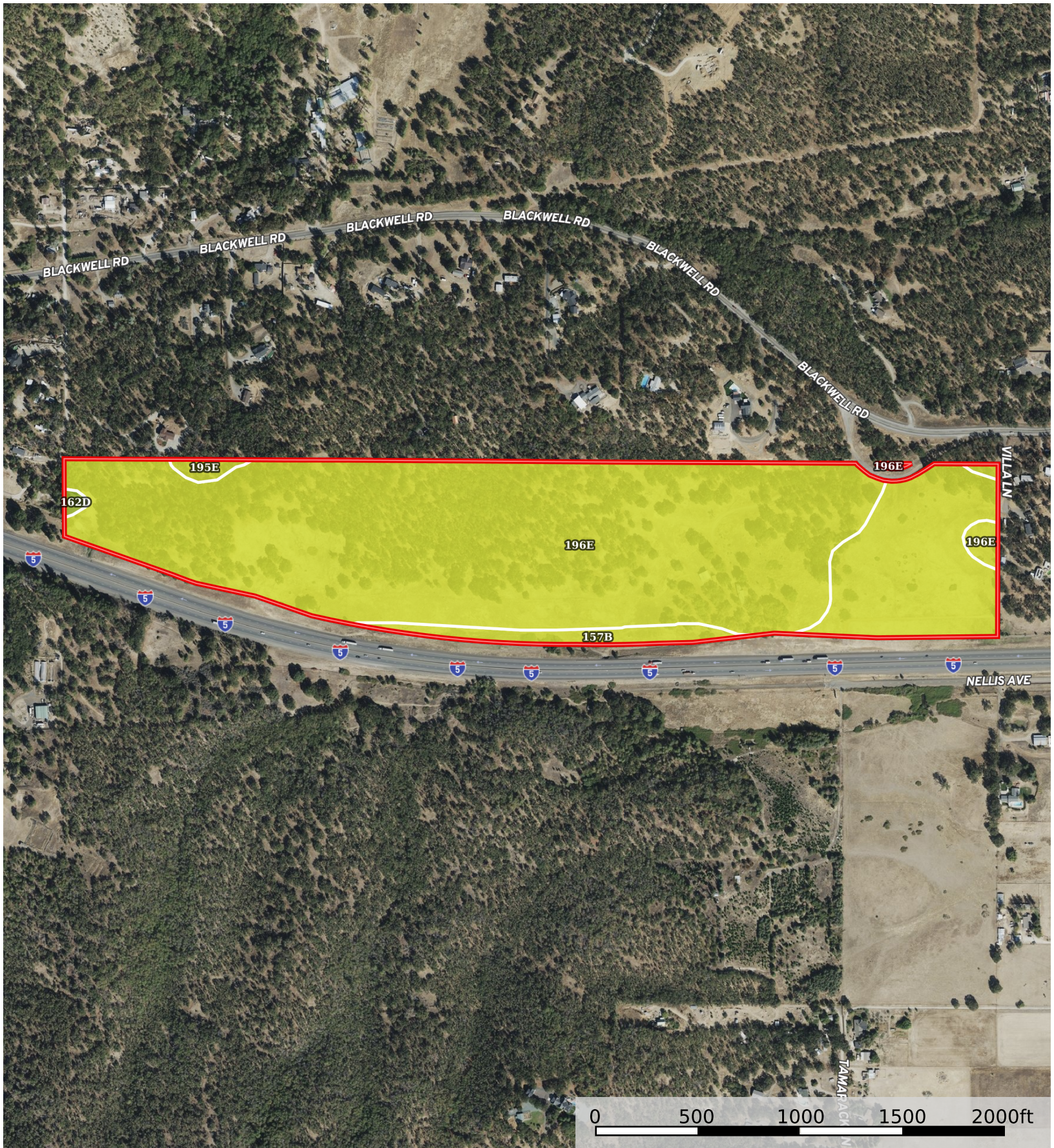
 Boundary

8785 Blackwell Rd

Oregon, AC +/-



8785 Blackwell Rd
Oregon, AC +/-



 Boundary

|  All Polygons 81.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
196E	Vannoy silt loam, 12 to 35 percent south slopes	64.8	79.41	0	59	4e
157B	Ruch silt loam, 2 to 7 percent slopes	15.88	19.46	0	67	4e
195E	Vannoy silt loam, 12 to 35 percent north slopes	0.66	0.81	0	59	4e
162D	Selmac loam, 7 to 20 percent slopes, low precip	0.26	0.32	0	59	3e
TOTALS		81.6(*)	100%	-	60.56	4.0

(*) 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 81.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
196E	Vannoy silt loam, 12 to 35 percent south slopes	64.77	79.44	0	59	4e
157B	Ruch silt loam, 2 to 7 percent slopes	15.84	19.43	0	67	4e
195E	Vannoy silt loam, 12 to 35 percent north slopes	0.66	0.81	0	59	4e
162D	Selmac loam, 7 to 20 percent slopes, low precip	0.26	0.32	0	59	3e
TOTALS		81.53(*)	100%	-	60.55	4.0

(*) 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 0.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
157B	Ruch silt loam, 2 to 7 percent slopes	0.04	57.14	0	67	4e
196E	Vannoy silt loam, 12 to 35 percent south slopes	0.03	42.86	0	59	4e
TOTALS		0.07(*)	100%	-	63.57	4.0









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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

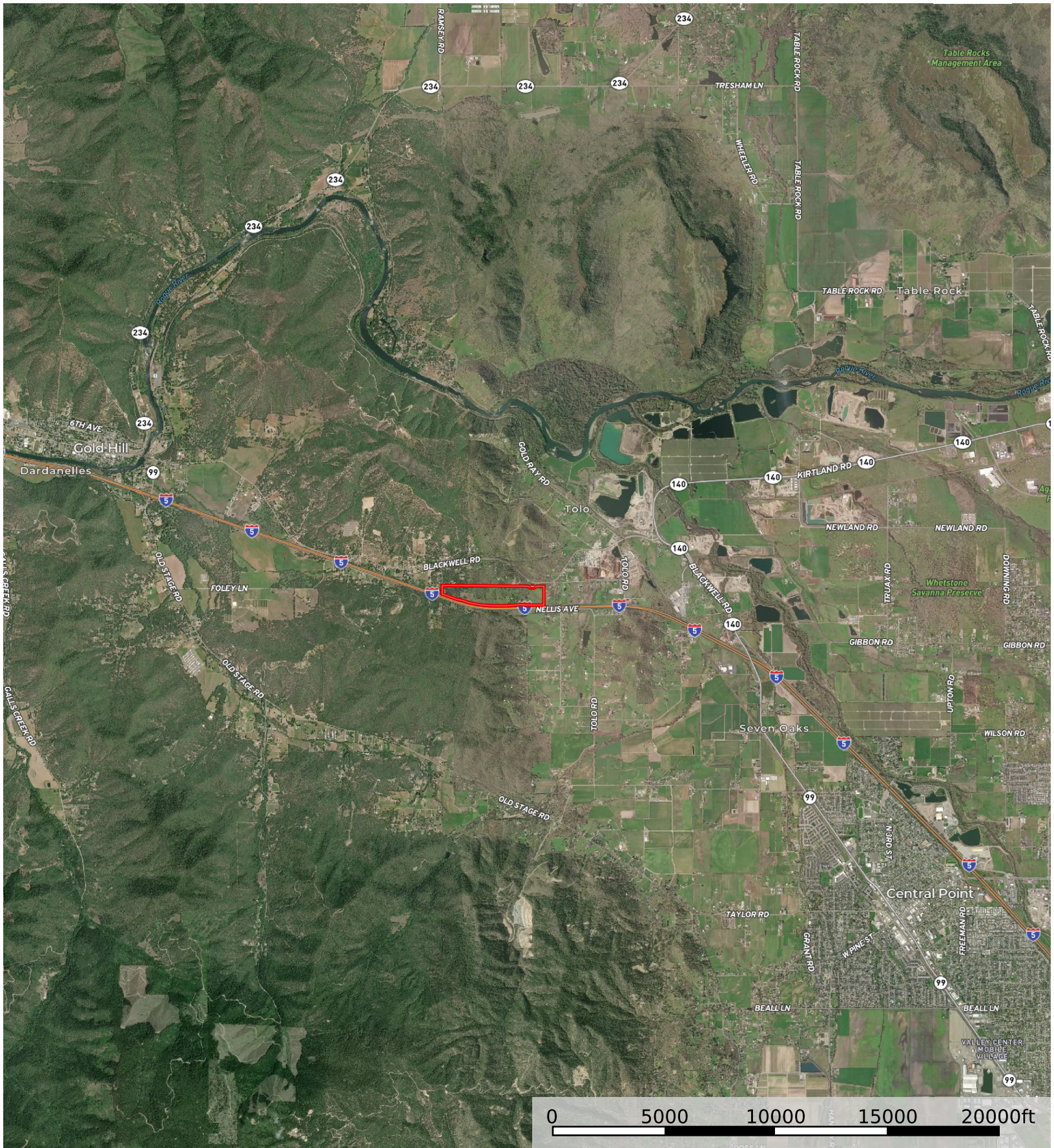
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

8785 Blackwell Rd Oregon, AC +/-



 Boundary

8785 Blackwell Rd Oregon, AC +/-



 Boundary

Tax Records & Title Report



First American Title™

First American Title Insurance Company

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

Order No.: 7161-4398799
July 08, 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:

Lacey King, Title Officer
Phone: (541)779-7250 - Email: lrking@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:

8785 Blackwell Road, Central Point, OR 97502

2021 ALTA Owners Standard Coverage	Liability \$	595,000.00	Premium \$	1,493.00
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			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 June 26, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Oregon Pacific Bank, Successor Trustee of the Bernard M. Zieminski Living Trust, dated August 20, 1991

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. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

10. Memorandum of Mineral Extraction Agreement & Quit Claim Deed, including terms and provisions thereof.
Recorded: July 09, 2019 as Document No. [2019-019512](#)

11. The Company will require a Certification of Trust from the vestees named herein, providing information about the Bernard M. Zieminski Living Trust, dated August 20, 1991 and confirming the powers of the trustees and the continuing existence of the trust.

THE FOLLOWING EXCEPTIONS AFFECT PARCELS I AND II:

12. The herein described property has been disqualified from special assessment as farm use land and is currently assessed at true cash (market) value. ORS 308A.083 et seq. provides that if the property is converted to a use inconsistent with its return to farm purposes, potential tax in the amount of \$2,372.17 will become due and payable.
(Affects Parcel I)
13. The herein described property has been disqualified from special assessment as farm use land and is currently assessed at true cash (market) value. ORS 308A.083 et seq. provides that if the property is converted to a use inconsistent with its return to farm purposes, potential tax in the amount of \$963.30 will become due and payable.
(Affects Parcel II)
14. Easement, including terms and provisions contained therein:
Recording Information: May 04, 1954 as [Volume 394, Page 8](#)
In Favor of: California Oregon Power Company
For: Transmission and distribution of electricity
Affects: (Specific location not given)
15. All existing, future, or potential common law or statutory abutter's easements of access between the right of way of the relocated Pacific Highway and the herein described property, except at designated points, were bargained, sold, conveyed and relinquished to the State of Oregon, by and through its State Highway Commission, by deed recorded June 09, 1955 as [Volume 411, Page 164](#) and May 25, 1962 as [Volume 526, Page 442](#), Jackson County, Oregon, Deed Records.
16. Maintenance provisions over existing roads, including terms and provisions thereof.
Recorded: September 22, 1993 as Document No. [93-31672](#)

THE FOLLOWING EXCEPTIONS AFFECT PARCELS III AND IV:

17. The herein described property has been disqualified from special assessment as farm use land and is currently assessed at true cash (market) value. ORS 308A.083 et seq. provides that if the property is converted to a use inconsistent with its return to farm purposes, potential tax in the amount of \$658.16 will become due and payable.
(Affects Parcel III)
18. The herein described property has been disqualified from special assessment as farm use land and is currently assessed at true cash (market) value. ORS 308A.083 et seq. provides that if the property is converted to a use inconsistent with its return to farm purposes, potential tax in the amount of \$1,323.27 will become due and payable.
(Affects Parcel IV)
19. All existing, future, or potential common law or statutory abutter's easements of access between the right of way of the relocated Pacific Highway and the herein described property, except at designated points, were bargained, sold, conveyed and relinquished to the State of Oregon, by and through its State Highway Commission, by deed recorded in Volume 160, Page 690, Jackson County, Oregon, Deed Records.

20. Easement, including terms and provisions contained therein:
 Recording Information: [Volume 293, Page 230](#) and [Volume 393, Page 494](#)
 In Favor of: California Oregon Power Company
 For: transmission and distribution of electricity
21. Maintenance provisions over existing roads, including terms and provisions thereof.
 Recorded: Document No. [93-31672](#)

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against TBD that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

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

Tax Amount: \$3,993.77
 Map No.: 362W30 1500
 Property ID: [1-016236-1](#)
 Tax Code No.: 6-04
 (Affects Parcel I)

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

Tax Amount: \$233.28
 Map No.: 362W30 1501
 Property ID: [1-101746-0](#)
 Tax Code No.: 6-04
 (Affects Parcel II)

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

Tax Amount: \$104.71
 Map No.: 362W30 1200
 Property ID: [1-018999-4](#)
 Tax Code No.: 6-04
 (Affects Parcel III)

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

Tax Amount: \$248.40
 Map No.: 362W30 1203
 Property ID: [1-101746-5](#)
 Tax Code No.: 6-04
 (Affects Parcel IV)

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:

A document recorded July 09, 2024 as Document No. [2024-014047](#) of Official Records.

From: Oregon Pacific Bank, Successor Trustee of the Bernard M. Zieminski Living Trust, dated August 20, 1991
 To: Oregon Pacific Bank, Successor Trustee of the Bernard M. Zieminski Living Trust, dated August 20, 1991

A document recorded July 09, 2024 as Document No. [2024-014052](#) of Official Records.

From: Oregon Pacific Bank, Successor Trustee of the Bernard M. Zieminski Living Trust, dated August 20, 1991
To: Oregon Pacific Bank, Successor Trustee of the Bernard M. Zieminski Living Trust, dated August 20, 1991

A document recorded July 09, 2024 as Document No. [2024-014054](#) of Official Records.

From: Oregon Pacific Bank, Successor Trustee of the Bernard M. Zieminski Living Trust, dated August 20, 1991
To: Oregon Pacific Bank, Successor Trustee of the Bernard M. Zieminski Living Trust, dated August 20, 1991

A document recorded July 09, 2024 as Document No. [2024-014061](#) of Official Records.

From: Oregon Pacific Bank, Successor Trustee of the Bernard M. Zieminski Living Trust, dated August 20, 1991
To: Oregon Pacific Bank, Successor Trustee of the Bernard M. Zieminski Living Trust, dated August 20, 1991

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!**

LACEY KING
TITLE OFFICER
lrking@firstam.com

Recording Information

For county recording requirements and fees visit

<https://jacksoncountyor.gov/departments/clerk/recording/index.php>

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

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

cc: 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 I:

A PORTION OF THAT PROPERTY SET FORTH IN VOLUME 271, PAGE 507, JACKSON COUNTY, OREGON DESCRIBED AS FOLLOWS: THE PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST 65 RODS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON LYING NORTHERLY OF THE NORTHERLY LINE OF INTERSTATE NO. 5 SET FORTH IN VOLUME 426, PAGE 114, JACKSON COUNTY DEED RECORDS.

PARCEL II:

THE PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON LYING NORTHERLY OF THE NORTHERLY LINE OF INTERSTATE NO. 5 SET FORTH IN VOLUME 426, PAGE 114, JACKSON COUNTY DEED RECORDS.

PARCEL III:

THE PORTION OF THE EAST 15 RODS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON LYING NORTHERLY OF THE NORTHERLY LINE OF INTERSTATE NO. 5 SET FORTH IN VOLUME 441, PAGE 164, JACKSON COUNTY DEED RECORDS.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PACIFIC HIGHWAY NO. 99.

PARCEL IV:

THE PORTION OF GOVERNMENT LOT 2 IN SECTION 30, TOWNSHIP 36 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON LYING NORTHERLY OF THE NORTHERLY LINE OF INTERSTATE NO. 5 SET FORTH IN VOLUME 441, PAGE 164, JACKSON COUNTY DEED RECORDS.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PACIFIC HIGHWAY NO. 99.



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/>.

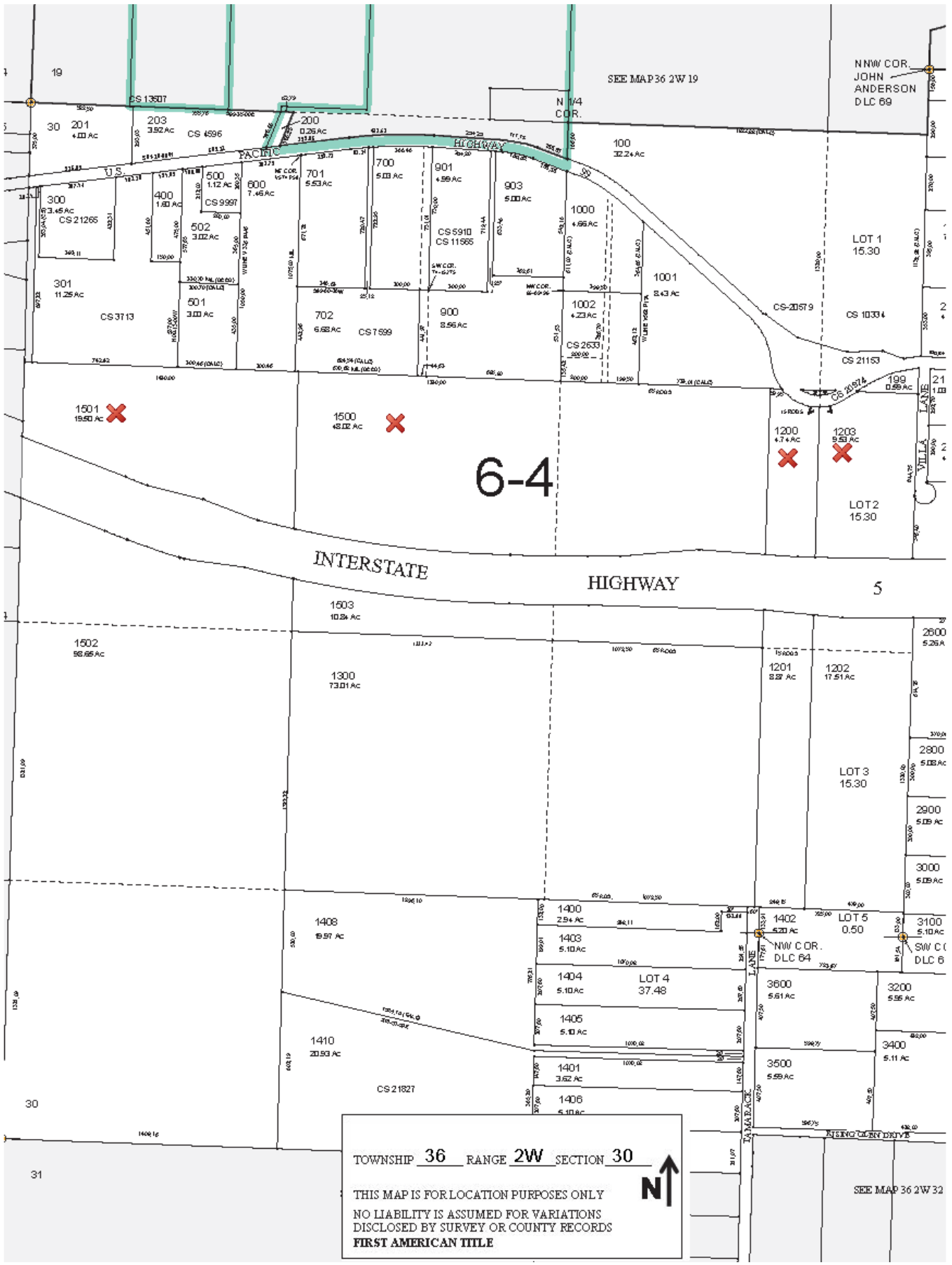
International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to 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 36 RANGE 2W SECTION 30

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



SEE MAP 36 2W 32

Account Sequence	Map TL Sequence	Assessment Year 2025 v	Print Window	Close Window
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Assessment Info for Account 1-016236-1 Map 362W30 Taxlot 1500
Report For Assessment Purposes Only Created July 08, 2025

Account Info		Tax Year 2024 Info	Land Info											
Account	1-016236-1	Pay Taxes Online <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Tax Report</td><td style="text-align: center;">Details</td></tr> <tr><td>TAX Statement</td><td style="text-align: center;">Details</td></tr> <tr><td>Tax History</td><td style="text-align: center;">Details</td></tr> <tr><td>Tax Details</td><td style="text-align: center;">Details</td></tr> <tr><td>Tax Rates</td><td style="text-align: center;">Details</td></tr> </table>	Tax Report	Details	TAX Statement	Details	Tax History	Details	Tax Details	Details	Tax Rates	Details	Tax Code	6-04
Tax Report	Details													
TAX Statement	Details													
Tax History	Details													
Tax Details	Details													
Tax Rates	Details													
Map Taxlot	362W30 1500	Acres	48.02											
Owner	OREGON PACIFIC BANK TRUSTEE ZIEMINSKI BERNARD M LIVING TRUST	Zoning See Zoning link above												
<input type="checkbox"/> Situs Address	8785 BLACKWELL RD CENTRAL POINT/COUNTY R	Land Class												
Mailing Address	ZIEMINSKI BERNARD M TRUSTEE ET AL % OREGON PACIFIC BANK TRUSTEE PO BOX 1784 MEDFORD OR, 97501-0140	Tax History	HS 0.00 Ac RT 48.02 Ac											
<input type="checkbox"/> Associated Taxlots	4 Acct	Tax Details	Property Class 401											
6-16 R	1-018007-4 362W30 1500 PURGED	Tax Rates	Unit ID 136114-4											
6-04 R	1-101746-0 362W30 1501 ACTIVE		Maintenance Area 3											
6-04 R	1-101746-1 362W30 1502 ACTIVE		Neighborhood 000											
6-04 R	1-101746-2 362W30 1503 ACTIVE		Study Area 25											
Appraiser			Account Status ACTIVE											
			Tax Status Assessable											
			Sub Type NORMAL											

Sales Data (ORCATS)			
Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 0	Apr 25, 2022	2022-13796	Details

[Value Summary Detail \(For Assessment Year 2024 \)](#) (2025 values are unavailable)

[Market Value Summary \(For Assessment Year 2024 \)](#) (2025 values are unavailable)

Code Area	Type	Acres	RMV	M5	MAV	AV
6-04	LAND	177.01	\$ 272,060	\$ 272,060	\$ 298,190	\$ 298,190
6-04	IMPR	0.00	\$ 199,500	\$ 199,500	\$ 118,870	\$ 118,870
Total:			\$ 471,560	\$ 471,560	\$ 417,060	\$ 417,060

Improvements									
Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	6-04	1948	1960	131	One story	RESIDENCE	1791	100 %	Details
2	6-04			661	Billboards	COMML IMP	0	100 %	Details

Photos and Scanned Documents

Type	Item Number	Image Files	
ACCOUNT PHOTO	1	1	PDF
ACCOUNT PHOTO	2	1	PDF
ACCOUNT PHOTO	3	1	PDF
ACCOUNT PHOTO	4	1	PDF
ACCOUNT PHOTO	5	1	PDF
ACCOUNT PHOTO	6	1	PDF
ACCOUNT PHOTO	7	1	PDF
ACCOUNT PHOTO	8	1	PDF
ACCOUNT PHOTO	9	1	PDF
ACCOUNT PHOTO	10	1	PDF
ACCOUNT PHOTO	11	1	PDF
ACCOUNT PHOTO	12	1	PDF
ACCOUNT PHOTO	13	1	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

[Improvement Comments](#)

[Account Comments](#)

[Exemptions / Special Assessments / Notations / Potential Liability](#)

Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2025	39	FIRE IMPROVEMENT SURCHARGE	\$47.50	0.00
2025	41	FIRE PATROL GRAZING	\$23.14	21.34
2025	40	FIRE PATROL TIMBER	\$97.62	26.68

Notations				
Description	Tax Amount	Year Added	Value Amount	
YR. END TRC---ADDITIONAL BILL SENT		2005		
YR. END TRC---ADDITIONAL BILL SENT		2005		
STATE FIRE PROTECTION		2006		
SPLIT CODE COMBINE		2006		
OMITTED PROPERTY				
CARTOGRAPHIC ACTIVITY		2010		
POT'L ADD'L TAX LIABILITY ORS 308A.083	0.00	2011	\$2,372.17	
BOPTA ORDER-SUSTAINED 309.120		2013		
BOPTA ORDER-SUSTAINED 309.120		2014		
CARTOGRAPHIC ACTIVITY		2025		
BALANCE PERMANENTLY		2025		

[Location Map](#)

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Print Window

Improvement Summary

JACKSON County

For Assessment Year 2025

Account ID 10162361

Map 362W30-00-01500

Situs 8785 BLACKWELL RD CENTRAL POINT/COUNTY OR

Mailing ZIEMINSKI BERNARD M TRUSTEE ET AL
% OREGON PACIFIC BANK TRUSTEE
PO BOX 1784
MEDFORD OR 97501-0140

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0604	131	1948	100	131 - One story	1,791

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

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	3	100		1791
Garage	4	100		480
Garage	3	100		280

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
COMP SHGL	1791	SINGLE FP	1
COMP SHGL	480	SLAB FLOOR	1791
COMP SHGL	280	TOILET	2
LAVATORY	2	TUB/SHOWER	1
SFR-INVENTORY	1791	WALL UNIT	1791

Accessories

Description	Size	Qty
PORCH-CONC-COMP COVER	170	1
ROOF COVER/LEAN TO	1800	
GP SHED	440	
GP SHED	345	
PORCH-WOOD-NO COVER	710	
GP SHED	280	
GP SHED	252	
GATE-AUTOMATIC		1

Total RMV \$205,100

Improvement Summary

JACKSON County

For Assessment Year 2025

Account ID 10162361

Map 362W30-00-01500

Situs 8785 BLACKWELL RD CENTRAL POINT/COUNTY OR

Mailing ZIEMINSKI BERNARD M TRUSTEE ET AL
% OREGON PACIFIC BANK TRUSTEE
PO BOX 1784
MEDFORD OR 97501-0140

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	0604	661		100	661 - Billboards	0

Total RMV \$450



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: 10162361

10162361

ZIEMINSKI BERNARD M TRUSTEE ET AL
 % OREGON PACIFIC BANK TRUSTEE
 PO BOX 1784
 MEDFORD OR 97501-0140

CODE: 0604 **MAP:** 362W30-00-01500 **ACRES:** 48.02
SITUS: 8785 BLACKWELL RD CENTRAL POINT/CO

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	272,060	146,800
STRUCTURES	199,500	205,550
TOTAL RMV	<u>471,560</u>	<u>352,350</u>
ASSESSED VALUE	<u>417,060</u>	<u>320,576</u>
TOTAL PROPERTY TAX:	5,222.78	3,993.77

EDUCATION SERVICE DISTRICT	112.97
RCC	164.39
CENTRAL PT SD 6	1,414.83
EDUCATION TOTAL:	1,692.19

JACKSON COUNTY	644.33
4-H EXTENSION SERVICE DISTRI	13.66
VECTOR CONTROL	13.75
JACKSON SOIL & WATER CONS	16.03
JACKSON COUNTY LIBRARY DIS	192.35
JACKSON COUNTY RFPD #3	883.06
GENERAL GOVT TOTAL:	1,763.18

JACKSON COUNTY BONDS ECSC	20.87
RCC BONDS	0.00
RCC SHARED BONDS	14.04
CENTRAL PT SD 6 BONDS	325.38
OR FORESTRY FIRE SURCHARGE	58.00
OR FORESTRY FIRE, TIMBER	112.94
OR FORESTRY FIRE, GRAZING	7.17
BONDS - OTHER TOTAL:	538.40

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

TOTAL TAXES DUE (Includes discount) **3,873.96**

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

Due November 17th, 2025

3% Discount..... **3,873.96**
 2% Discount..... **2,609.26** **Next Payment** 05/15/2026
 Trimester Option **1,331.26** **Next Payment** 02/17/2026

Mailing address change on back



ACCOUNT NO.
10162361
AMOUNT ENCLOSED
\$

ZIEMINSKI BERNARD M TRUSTEE ET AL
 % OREGON PACIFIC BANK TRUSTEE
 PO BOX 1784
 MEDFORD OR 97501-0140

JACKSON COUNTY TAXATION
 PO BOX 1569
 MEDFORD OR 97501-0242

15100101623610000133126000026092600003873969

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

30-Jun-2026

ZIEMINSKI BERNARD M TRUSTEE ET AL
C/O ANDERSON LAURA
PO BOX 1292
MEDFORD OR 97501-0096

Tax Account #	10162361	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0604
Situs Address	8785 BLACKWELL RD CENTRAL POINT/COUNTY OR	Interest To	Jun 30, 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	\$3,993.77	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,222.78	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,001.25	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,127.66	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,732.55	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,564.04	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,369.18	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,223.59	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,868.62	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,811.51	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,534.72	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,475.08	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,110.11	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,036.88	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,989.71	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,978.66	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,964.29	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,941.73	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,727.66	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,170.95	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,113.29	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$152.98	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$198.35	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$272.95	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$174.12	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$154.02	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$179.70	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$155.01	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.85	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$723.60	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Jackson County Official Records **2022-013796**
R-BSD
Stn=62 HALLEH **04/27/2022 09:13:16 AM**
\$30.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$122.00**

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

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Riley J. MacGraw
Jarvis Dreyer Glatte, Larsen & Bunick, LLP
823 Alder Creek Drive
Medford, Oregon 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Bernard M. Zieminski Living Trust
c/o Oregon Pacific Bank
PO Box 1784
Medford, OR 97501

GRANTOR:
CLAMS, LLC

GRANTEE:
The Bernard M. Zieminski
Living Trust dated August 20, 1991

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, CLAMS, LLC, an Oregon limited liability company, does hereby grant, bargain, sell and convey unto, OREGON PACIFIC BANK, Trustee of the BERNARD M. ZIEMINSKI LIVING TRUST dated August 20, 1991, as Grantee, all that certain real property located in Jackson County, Oregon, and more particularly described in the attached Exhibit A.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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

ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their name to this instrument effective the 25 day of April 2022.

GRANTOR:

CLAMS, LLC

Beth Knorr, SVP

BY: OREGON PACIFIC BANK, CONSERVATOR FOR BERNARD ZIEMINSKI, SOLE MEMBER, BY BETH KNORR, SVP

STATE OF OREGON)
) ss.
County of Jackson)

On this 25th day of April 2022, before me, the undersigned Notary Public in and for said State, personally appeared BETH KNORR, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Cheryl Dee Clark
Notary Public for the State of Oregon



EXHIBIT A
(Legal Property Description)

PARCEL 1:

All that portion of the following described tract lying Southeasterly of Oregon State Highway No. 234 and Southwesterly of Antioch Road: Government Lot 1, and the Northwest Quarter of the Northeast Quarter of Section 26, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon.

EXCEPTING THEREFROM the following:

That portion of real property described in Instrument No. 77-13631 of the Official Records of Jackson County, Oregon, described as follows:

Beginning at the Northeast corner of the property described in Instrument No. 77-13631 of the Official Records of Jackson County, Oregon, being the intersection of the Westerly right of way line of Antioch Road and the Southerly right of way line of Highway 234 in Section 26, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence Westerly, along the Southerly right of way of Highway 234, a distance of 224.0 feet; thence Southeasterly, parallel with Antioch Road, 164.0 feet; thence Westerly, parallel with Highway 234, a distance of 92.0 feet; thence Southeasterly, parallel with Antioch Road, 572.0 feet, more or less, to the Southerly line of tract described in Instrument recorded as No. 77-13631 of the Official Records of Jackson County, Oregon; thence Easterly, along the South line of said property described in said Instrument No. 77-13631, said Official Records, to the Southeast corner of said tract, being situated on the Westerly right of way of Antioch Road; thence Northwesterly, along the Westerly right of way of Antioch Road, to the point of beginning.

PARCEL 3:

The South half of the West 21.84 acres of Tract No. 114 of ROGUELANDS IRRIGATED ORCHARD TRACTS in Jackson County, Oregon.

PARCEL 4:

The East 5 acres of the North 10 acres of the East 20 acres of Tract No. 114; thence Southeast quarter of Tract No. 114; and the West 5 acres of the North 10 acres of the East 20 acres of Tract No. 114 of the ROGUELANDS IRRIGATED ORCHARD TRACTS, in Jackson County, Oregon.

PARCEL 5:

Tract No. 114 1/2 of ROGUELANDS IRRIGATED ORCHARD TRACTS in Jackson County, Oregon.

PARCEL 6:

Commencing at the section corner common to Sections 29, 30, 31 and 32 in Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence North 0 degrees 19 minutes 30 seconds West along the section line 542 feet, more or less, to a point 60 feet South 0 degrees 19 minutes 30 seconds East, along the section line, from the Southwest corner of the property described in Deed recorded as

Instrument No. 77-08203, Official Records; thence continue North 0 degrees 19 minutes 30 seconds West 60 feet to the Southwest corner of property described in said Instrument No. 77-08203, Official Records; thence South 89 degrees 41 minutes 35 seconds East, parallel with the South line of said Section 29, a distance of 30 feet, more or less, to a point on the East line of Crater Lake Highway, said point being the Southwest corner of Parcel 1 of Instrument No. 95-36168, and the true point of beginning; thence continue Easterly along the Southerly line of said Parcel 1 and the Southerly line of Parcel III as set forth in Instrument No. 99-29974, Official Records, 1093.85 feet, more or less, to a point on the West line of James A. Lupton Donation Land Claim No. 37; thence Southerly along said West line 18.29 feet, more or less, to a point on the North line of Parcel IV as set forth on Instrument No. 99-29974, Official Records; thence Westerly along said North line of Parcel IV a distance of 1093.85 feet, more or less, to a point on the East line of Crater Lake Highway; thence Northerly along said East line a distance of 18.29 feet, more or less, to the true point of beginning.

PARCEL 7:

Commencing at the Section corner common to Sections 29, 30, 31 and 32 in Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence North 0 degrees 19 minutes 30 seconds West along the section line 542 feet, more or less, to a point 60 feet South 0 degrees 19 minutes 30 seconds, East, along the section line, from the Southwest corner of the property described in Deed recorded as No. 77-08203, Official Records; thence continue North 0 degrees 19 minutes 30 seconds West 60 feet to the Southwest corner of property described in said Instrument No. 77-08203, Official Records; thence South 89 degrees 41 minutes 35 seconds East, parallel with the South line of said Section 29, a distance of 30 feet, more or less, to a point on the East line of Crater Lake Highway, said pint being the Southwest corner of Parcel 1 as described in No. 95-36165, Official Records; thence continue Easterly along the Southerly line of said Parcel 1 and the Southerly line of Parcel III as set forth in No. 99-29974, Official Records, 1093.85 feet, more or less, to a point on the West line of the James A. Lupton Donation Land Claim No. 37, being the true point of beginning; thence Southerly along said West line 18.29 feet, more or less, to a point on the North line of Parcel IV as set forth in No. 99-29974, Official Records; thence Easterly, along said North line, to the Northeast corner of said Parcel IV; thence Northerly, along the Northerly prolongation of the East line of said Parcel IV, 20 feet, more or less, to a point of intersection with the South line of Tract No. 114 1/2 of Roguelands Irrigated Orchard Tracts, Jackson County, Oregon; thence Westerly along said South line of the South line of said Parcel III to the true point of beginning.

PARCEL 8:

Commencing at the section corner common to Sections 29, 30, 31 and 32, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 00 °19'30" West, along the West section line of said Section 29, a distance of 412.0 feet, to the true point of beginning; thence continue North 00 °19'30" West, along said section line, 130.0 feet, more or less, to a point 60.0 feet South 00 °19'30" East, along the section line from the Southwest corner of the property described in Instrument No. 77-08203, Official Records, Jackson County, Oregon; thence South 89 °41'35" East, parallel with the South line of said Section 29, a distance of 30.0 feet, more or less, to the East

line of Crater Lake Highway; thence continue South 89 °41'35" East, parallel with the South line of said Section 29, a distance of 650.0 feet; thence South 00 °19'30" East, parallel to the West line of said Section 29, a distance of 130.0 feet, to the Northeast corner of property described in Instrument No. 81-21660, said Official Records; thence North 89 °41'35" West, parallel with the south line of said Section 29, a distance of 680.0 feet, to the true point of beginning.

PARCEL 9:

Tract A:

The Southwest Quarter of the Northwest Quarter, and the West Half of the Southwest Quarter of Section Thirty in Township Thirty-six South of Range Two West of the Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion to the State of Oregon, by and through it's State Highway Commission, by Final Judgment Case No. 61-656-L, Volume 166, Page 690, in the Circuit Court of the State of Oregon for the County of Jackson.

Tract B:

The Southeast quarter of the Northwest quarter and the West 65 rods of the Southwest quarter of the Northeast quarter of Section 30 in Township 36 South Range 2 West, Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion granted to the State of Oregon, by and through it's State Highway Commission recorded May 5, 1956 in Volume 426 at Page 114 Deed Records of Jackson County, Oregon.

PARCEL 10:

Government Lots 2 and 3 in Section 30, and a strip of land 15 rods in width off the entire East side of the Southwest quarter of the Northeast quarter (SW 1/4 NE 1/4) and the Northwest quarter of the Southeast quarter (NW 1/4 SE 1/4) Section 30, Township 36 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion retained by the State of Oregon, by and through it's State Highway Commission, by deed recorded May 2, 1957, Volume 441, Page 165, Deed Records of Jackson County, Oregon.

PARCEL 11:

Southeast quarter of Southeast quarter and East half of Southwest quarter of Southeast quarter of Section 25, Township 36 South , Range 3 West of Willamette Meridian, Jackson County, Oregon.

PARCEL 12:

Lot 6, Block 19 of the Cascade Village #10, Phase #3, in Jackson County, Oregon.

PARCEL 13:

Lots 13, 16 & 19 in Block 19 and Lots 13, 19, 27, 28, 29, 30 & 31 in Block 20 of Cascade Village, Unit No. 10 - Phase 3, in Jackson County, Oregon.

PARCEL 14:

Lot 14, Block 19, of Cascade Village #10, Phase #3, in Jackson County, Oregon.

PARCEL 15:

Lot 15, Block **19**, of Cascade Village #10, Phase **#3**, in Jackson County, Oregon.

PARCEL 16:

Lot 26, in Block 20 of Cascade Village **#10**, Phase **#3**, in Jackson County, Oregon.

Account Sequence	Map TL Sequence	Assessment Year 2025 <input type="button" value="v"/>	<input type="button" value="Print Window"/>	<input type="button" value="Close Window"/>																																							
Assessment Info for Account 1-018999-4 Map 362W30 Taxlot 1200 Report For Assessment Purposes Only Created July 08, 2025																																											
Account Info		Tax Year 2024 Info	Land Info																																								
Account	1-018999-4	<input type="button" value="Pay Taxes Online"/>	Tax Code	6-04																																							
Map Taxlot	362W30 1200		Acreage	4.74																																							
Owner	OREGON PACIFIC BANK TRUSTEE ZIEMINSKI BERNARD M LIVING TRUST		Zoning																																								
Situs Address	BLACKWELL RD CENTRAL POINT/COUNTY R		See Zoning link above																																								
Mailing Address	ZIEMINSKI BERNARD M TRUSTEE ET AL % OREGON PACIFIC BANK TRUSTEE PO BOX 1784 MEDFORD OR, 97501-0140		Land Class																																								
<input type="checkbox"/> Associated Taxlots 3 Acct <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>6-04 R</td> <td>1-101746-3</td> <td>362W30 1201</td> <td>ACTIVE</td> </tr> <tr> <td>6-04 R</td> <td>1-101746-4</td> <td>362W30 1202</td> <td>ACTIVE</td> </tr> <tr> <td>6-04 R</td> <td>1-101746-5</td> <td>362W30 1203</td> <td>ACTIVE</td> </tr> </table>		6-04 R	1-101746-3	362W30 1201	ACTIVE	6-04 R	1-101746-4	362W30 1202	ACTIVE	6-04 R	1-101746-5	362W30 1203	ACTIVE	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Tax Report</td> <td style="text-align: center;"><input type="button" value="Details"/></td> </tr> <tr> <td>TAX Statement</td> <td style="text-align: center;"><input type="button" value="Details"/></td> </tr> <tr> <td>Tax History</td> <td style="text-align: center;"><input type="button" value="Details"/></td> </tr> <tr> <td>Tax Details</td> <td style="text-align: center;"><input type="button" value="Details"/></td> </tr> <tr> <td>Tax Rates</td> <td style="text-align: center;"><input type="button" value="Details"/></td> </tr> </table>	Tax Report	<input type="button" value="Details"/>	TAX Statement	<input type="button" value="Details"/>	Tax History	<input type="button" value="Details"/>	Tax Details	<input type="button" value="Details"/>	Tax Rates	<input type="button" value="Details"/>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">RT 4.74 Ac</td> </tr> <tr> <td>Property Class</td> <td>400</td> </tr> <tr> <td>Unit ID</td> <td>136091-4</td> </tr> <tr> <td>Maintenance Area</td> <td>3</td> </tr> <tr> <td>Neighborhood</td> <td>000</td> </tr> <tr> <td>Study Area</td> <td>25</td> </tr> <tr> <td>Account Status</td> <td>ACTIVE</td> </tr> <tr> <td>Tax Status</td> <td>Assessable</td> </tr> <tr> <td>Sub Type</td> <td>NORMAL</td> </tr> </table>	RT 4.74 Ac		Property Class	400	Unit ID	136091-4	Maintenance Area	3	Neighborhood	000	Study Area	25	Account Status	ACTIVE	Tax Status	Assessable	Sub Type	NORMAL
6-04 R	1-101746-3	362W30 1201	ACTIVE																																								
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Account Status	ACTIVE																																										
Tax Status	Assessable																																										
Sub Type	NORMAL																																										
Sales Data (ORCATS)																																											
Last Sale (consideration > 0)			Sale Date	Instrument Number																																							
\$ 0			Apr 25, 2022	2022-13796																																							
<input type="button" value="Details"/>																																											
<input checked="" type="checkbox"/> Value Summary Detail (For Assessment Year 2024) (2025 values are unavailable)																																											
<input checked="" type="checkbox"/> Market Value Summary (For Assessment Year 2024) (2025 values are unavailable)																																											
Code Area	Type	Acreage	RMV	M5	MAV	AV																																					
6-04	LAND	40.65	\$ 98,530	\$ 98,530	\$ 77,110	\$ 77,110																																					
Total:		\$ 98,530	\$ 98,530	\$ 77,110	\$ 77,110																																						
Photos and Scanned Documents																																											
SCANNED ASSESSOR DOCUMENTS			(See new portal)	(See new portal)																																							
<input type="button" value="Portal"/>																																											
<input checked="" type="checkbox"/> Account Comments																																											
<p>07/18/00: A new base year & schedule code was assigned based on the sales study conducted for the 2000-01 value adjustment. >>>08/01/11 DISQUALIFIED 13.10 ACRES FROM FARM ASSESSMENT DUE TO THE FARMLAND CURRENTLY LYING IDLE OR NO LONGER IN A QUALIFYING FARM USE. #74 >> 8/6/24- DISQUALIFIED 27.55 ACRES FROM FARM SPEC ASSMT DUE TO "NO LONGER IN USE", PER ORS 308A.113. POSTED P.A.T.L. # 196 / #205>> 06/12/2025 SEG 362W30-1201-1203 OUT OF TL 1200. PERM BAL D/T LOT LEGALITY. #176>>></p>																																											
<input checked="" type="checkbox"/> Exemptions / Special Assessments / Notations / Potential Liability																																											
Real Property Special Assessments																																											
Tax Year Applied	Code	Description	Amount	Acres																																							
2025	41	FIRE PATROL GRAZING	\$18.75	4.74																																							
Notations																																											
Description	Tax Amount	Year Added	Value Amount																																								
YR. END TRC---ADDITIONAL BILL SENT		2005																																									
CARTOGRAPHIC ACTIVITY		2010																																									
STATE FIRE PROTECTION		2023																																									
POT'L ADD'L TAX LIABILITY ORS 308A.083		2024	\$658.16																																								
CARTOGRAPHIC ACTIVITY		2025																																									
BALANCE PERMANENTLY		2025																																									
<input checked="" type="checkbox"/> Location Map																																											
<div style="border: 1px solid black; height: 200px; width: 100%; position: relative;"> <div style="position: absolute; top: 5px; left: 5px;">+</div> <div style="position: absolute; top: 20px; left: 5px;">-</div> </div>																																											
Powered by Esri																																											
<input type="button" value="Close Window"/>		<input type="button" value="Print Window"/>																																									



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: 10189994

10189994

ZIEMINSKI BERNARD M TRUSTEE ET AL
 % OREGON PACIFIC BANK TRUSTEE
 PO BOX 1784
 MEDFORD OR 97501-0140

CODE: 0604 **MAP:** 362W30-00-01200 **ACRES:** 4.74
SITUS: BLACKWELL RD CENTRAL POINT/COUNTY

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	98,530	11,720
STRUCTURES	0	0
TOTAL RMV	<u>98,530</u>	<u>11,720</u>
ASSESSED VALUE	<u>77,110</u>	<u>9,261</u>
TOTAL PROPERTY TAX:	775.72	104.71

EDUCATION SERVICE DISTRICT	3.26
RCC	4.75
CENTRAL PT SD 6	40.87
EDUCATION TOTAL:	48.88

JACKSON COUNTY	18.61
4-H EXTENSION SERVICE DISTRI	0.39
VECTOR CONTROL	0.40
JACKSON SOIL & WATER CONS	0.46
JACKSON COUNTY LIBRARY DIS	5.56
JACKSON COUNTY RFPD #3	0.00
GENERAL GOVT TOTAL:	25.42

JACKSON COUNTY BONDS ECSC	0.60
RCC BONDS	0.00
RCC SHARED BONDS	0.41
CENTRAL PT SD 6 BONDS	9.40
OR FORESTRY FIRE, GRAZING	20.00
BONDS - OTHER TOTAL:	30.41

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

TOTAL TAXES DUE (Includes discount) **101.57**

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

Due November 17th, 2025

3% Discount..... **101.57**
 2% Discount..... **68.41** **Next Payment** 05/15/2026
 Trimester Option **34.91** **Next Payment** 02/17/2026

ZIEMINSKI BERNARD M TRUSTEE ET AL
 % OREGON PACIFIC BANK TRUSTEE
 PO BOX 1784
 MEDFORD OR 97501-0140

Mailing address change on back



JACKSON COUNTY TAXATION
 PO BOX 1569
 MEDFORD OR 97501-0242

ACCOUNT NO.
10189994
AMOUNT ENCLOSED
\$

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

30-Jun-2026

ZIEMINSKI BERNARD M TRUSTEE ET AL
C/O ANDERSON LAURA
PO BOX 1292
MEDFORD OR 97501-0096

Tax Account #	10189994	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0604
Situs Address	BLACKWELL RD CENTRAL POINT/COUNTY OR	Interest To	Jun 30, 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	\$104.71	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$775.72	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$450.93	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$462.90	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$406.03	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$364.91	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$353.38	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$317.21	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$273.39	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$265.84	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$241.48	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$224.01	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$195.17	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$185.70	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$487.61	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.34	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.65	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.77	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.58	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.39	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.25	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.39	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.27	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.44	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.70	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.28	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.10	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.29	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.78	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.19	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Jackson County Official Records **2022-013796**
R-BSD
Stn=62 HALLEH **04/27/2022 09:13:16 AM**
\$30.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$122.00**

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

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Riley J. MacGraw
Jarvis Dreyer Glatte, Larsen & Bunick, LLP
823 Alder Creek Drive
Medford, Oregon 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Bernard M. Zieminski Living Trust
c/o Oregon Pacific Bank
PO Box 1784
Medford, OR 97501

GRANTOR:
CLAMS, LLC

GRANTEE:
The Bernard M. Zieminski
Living Trust dated August 20, 1991

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, CLAMS, LLC, an Oregon limited liability company, does hereby grant, bargain, sell and convey unto, OREGON PACIFIC BANK, Trustee of the BERNARD M. ZIEMINSKI LIVING TRUST dated August 20, 1991, as Grantee, all that certain real property located in Jackson County, Oregon, and more particularly described in the attached Exhibit A.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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

ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their name to this instrument effective the 25 day of April 2022.

GRANTOR:

CLAMS, LLC

Beth Knorr, SVP

BY: OREGON PACIFIC BANK, CONSERVATOR FOR BERNARD ZIEMINSKI, SOLE MEMBER, BY BETH KNORR, SVP

STATE OF OREGON)
) ss.
County of Jackson)

On this 25th day of April 2022, before me, the undersigned Notary Public in and for said State, personally appeared BETH KNORR, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Cheryl Dee Clark
Notary Public for the State of Oregon



EXHIBIT A
(Legal Property Description)

PARCEL 1:

All that portion of the following described tract lying Southeasterly of Oregon State Highway No. 234 and Southwesterly of Antioch Road: Government Lot 1, and the Northwest Quarter of the Northeast Quarter of Section 26, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon.

EXCEPTING THEREFROM the following:

That portion of real property described in Instrument No. 77-13631 of the Official Records of Jackson County, Oregon, described as follows:

Beginning at the Northeast corner of the property described in Instrument No. 77-13631 of the Official Records of Jackson County, Oregon, being the intersection of the Westerly right of way line of Antioch Road and the Southerly right of way line of Highway 234 in Section 26, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence Westerly, along the Southerly right of way of Highway 234, a distance of 224.0 feet; thence Southeasterly, parallel with Antioch Road, 164.0 feet; thence Westerly, parallel with Highway 234, a distance of 92.0 feet; thence Southeasterly, parallel with Antioch Road, 572.0 feet, more or less, to the Southerly line of tract described in Instrument recorded as No. 77-13631 of the Official Records of Jackson County, Oregon; thence Easterly, along the South line of said property described in said Instrument No. 77-13631, said Official Records, to the Southeast corner of said tract, being situated on the Westerly right of way of Antioch Road; thence Northwesterly, along the Westerly right of way of Antioch Road, to the point of beginning.

PARCEL 3:

The South half of the West 21.84 acres of Tract No. 114 of ROGUELANDS IRRIGATED ORCHARD TRACTS in Jackson County, Oregon.

PARCEL 4:

The East 5 acres of the North 10 acres of the East 20 acres of Tract No. 114; thence Southeast quarter of Tract No. 114; and the West 5 acres of the North 10 acres of the East 20 acres of Tract No. 114 of the ROGUELANDS IRRIGATED ORCHARD TRACTS, in Jackson County, Oregon.

PARCEL 5:

Tract No. 114 1/2 of ROGUELANDS IRRIGATED ORCHARD TRACTS in Jackson County, Oregon.

PARCEL 6:

Commencing at the section corner common to Sections 29, 30, 31 and 32 in Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence North 0 degrees 19 minutes 30 seconds West along the section line 542 feet, more or less, to a point 60 feet South 0 degrees 19 minutes 30 seconds East, along the section line, from the Southwest corner of the property described in Deed recorded as

Instrument No. 77-08203, Official Records; thence continue North 0 degrees 19 minutes 30 seconds West 60 feet to the Southwest corner of property described in said Instrument No. 77-08203, Official Records; thence South 89 degrees 41 minutes 35 seconds East, parallel with the South line of said Section 29, a distance of 30 feet, more or less, to a point on the East line of Crater Lake Highway, said point being the Southwest corner of Parcel 1 of Instrument No. 95-36168, and the true point of beginning; thence continue Easterly along the Southerly line of said Parcel 1 and the Southerly line of Parcel III as set forth in Instrument No. 99-29974, Official Records, 1093.85 feet, more or less, to a point on the West line of James A. Lupton Donation Land Claim No. 37; thence Southerly along said West line 18.29 feet, more or less, to a point on the North line of Parcel IV as set forth on Instrument No. 99-29974, Official Records; thence Westerly along said North line of Parcel IV a distance of 1093.85 feet, more or less, to a point on the East line of Crater Lake Highway; thence Northerly along said East line a distance of 18.29 feet, more or less, to the true point of beginning.

PARCEL 7:

Commencing at the Section corner common to Sections 29, 30, 31 and 32 in Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence North 0 degrees 19 minutes 30 seconds West along the section line 542 feet, more or less, to a point 60 feet South 0 degrees 19 minutes 30 seconds, East, along the section line, from the Southwest corner of the property described in Deed recorded as No. 77-08203, Official Records; thence continue North 0 degrees 19 minutes 30 seconds West 60 feet to the Southwest corner of property described in said Instrument No. 77-08203, Official Records; thence South 89 degrees 41 minutes 35 seconds East, parallel with the South line of said Section 29, a distance of 30 feet, more or less, to a point on the East line of Crater Lake Highway, said pint being the Southwest corner of Parcel 1 as described in No. 95-36165, Official Records; thence continue Easterly along the Southerly line of said Parcel 1 and the Southerly line of Parcel III as set forth in No. 99-29974, Official Records, 1093.85 feet, more or less, to a point on the West line of the James A. Lupton Donation Land Claim No. 37, being the true point of beginning; thence Southerly along said West line 18.29 feet, more or less, to a point on the North line of Parcel IV as set forth in No. 99-29974, Official Records; thence Easterly, along said North line, to the Northeast corner of said Parcel IV; thence Northerly, along the Northerly prolongation of the East line of said Parcel IV, 20 feet, more or less, to a point of intersection with the South line of Tract No. 114 1/2 of Roguelands Irrigated Orchard Tracts, Jackson County, Oregon; thence Westerly along said South line of the South line of said Parcel III to the true point of beginning.

PARCEL 8:

Commencing at the section corner common to Sections 29, 30, 31 and 32, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 00 °19'30" West, along the West section line of said Section 29, a distance of 412.0 feet, to the true point of beginning; thence continue North 00 °19'30" West, along said section line, 130.0 feet, more or less, to a point 60.0 feet South 00 °19'30" East, along the section line from the Southwest corner of the property described in Instrument No. 77-08203, Official Records, Jackson County, Oregon; thence South 89 °41'35" East, parallel with the South line of said Section 29, a distance of 30.0 feet, more or less, to the East

line of Crater Lake Highway; thence continue South 89 °41'35" East, parallel with the South line of said Section 29, a distance of 650.0 feet; thence South 00 °19'30" East, parallel to the West line of said Section 29, a distance of 130.0 feet, to the Northeast corner of property described in Instrument No. 81-21660, said Official Records; thence North 89 °41'35" West, parallel with the south line of said Section 29, a distance of 680.0 feet, to the true point of beginning.

PARCEL 9:

Tract A:

The Southwest Quarter of the Northwest Quarter, and the West Half of the Southwest Quarter of Section Thirty in Township Thirty-six South of Range Two West of the Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion to the State of Oregon, by and through it's State Highway Commission, by Final Judgment Case No. 61-656-L, Volume 166, Page 690, in the Circuit Court of the State of Oregon for the County of Jackson.

Tract B:

The Southeast quarter of the Northwest quarter and the West 65 rods of the Southwest quarter of the Northeast quarter of Section 30 in Township 36 South Range 2 West, Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion granted to the State of Oregon, by and through it's State Highway Commission recorded May 5, 1956 in Volume 426 at Page 114 Deed Records of Jackson County, Oregon.

PARCEL 10:

Government Lots 2 and 3 in Section 30, and a strip of land 15 rods in width off the entire East side of the Southwest quarter of the Northeast quarter (SW 1/4 NE 1/4) and the Northwest quarter of the Southeast quarter (NW 1/4 SE 1/4) Section 30, Township 36 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion retained by the State of Oregon, by and through it's State Highway Commission, by deed recorded May 2, 1957, Volume 441, Page 165, Deed Records of Jackson County, Oregon.

PARCEL 11:

Southeast quarter of Southeast quarter and East half of Southwest quarter of Southeast quarter of Section 25, Township 36 South , Range 3 West of Willamette Meridian, Jackson County, Oregon.

PARCEL 12:

Lot 6, Block 19 of the Cascade Village #10, Phase #3, in Jackson County, Oregon.

PARCEL 13:

Lots 13, 16 & 19 in Block 19 and Lots 13, 19, 27, 28, 29, 30 & 31 in Block 20 of Cascade Village, Unit No. 10 - Phase 3, in Jackson County, Oregon.

PARCEL 14:

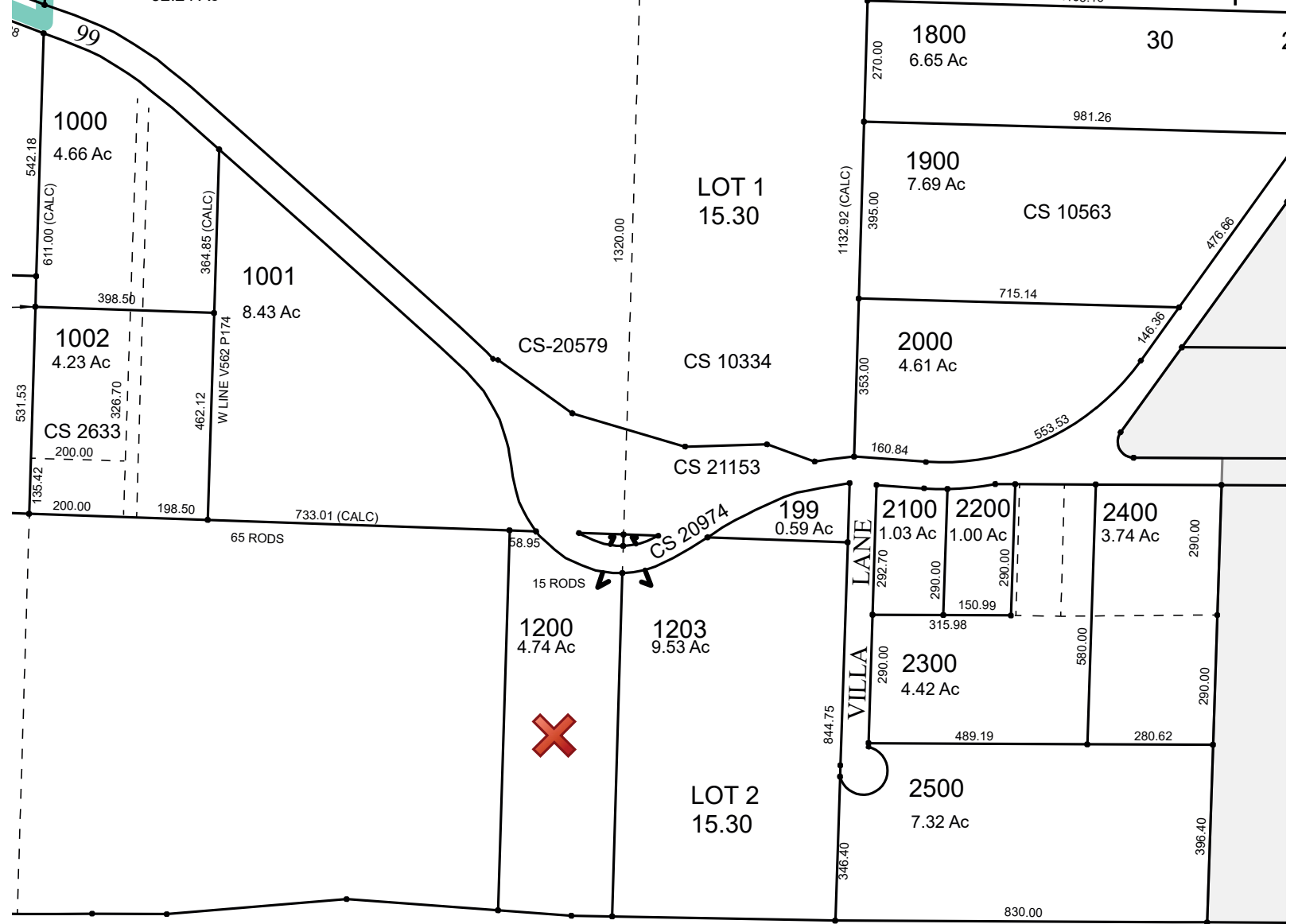
Lot 14, Block 19, of Cascade Village #10, Phase #3, in Jackson County, Oregon.

PARCEL 15:

Lot 15, Block **19**, of Cascade Village #10, Phase **#3**, in Jackson County, Oregon.

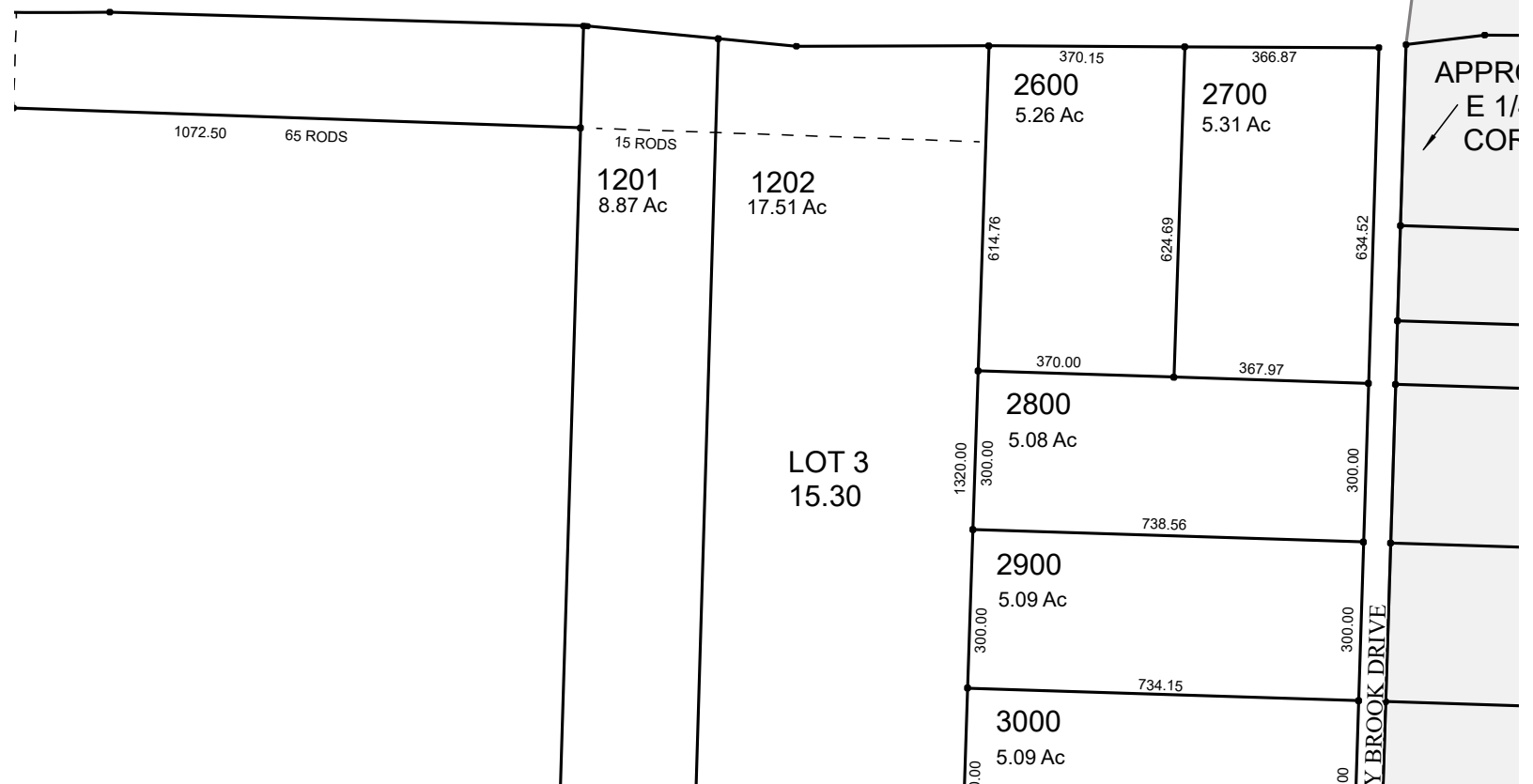
PARCEL 16:

Lot 26, in Block 20 of Cascade Village **#10**, Phase **#3**, in Jackson County, Oregon.



HIGHWAY

5



Account Sequence	Map TL Sequence	Assessment Year 2025 v	Print Window	Close Window			
Assessment Info for Account 1-101746-0 Map 362W30 Taxlot 1501 Report For Assessment Purposes Only Created July 08, 2025							
Account Info			Tax Year 2024 Info	Land Info			
Account	1-101746-0		Pay Taxes Online	Tax Code	6-04		
Map Taxlot	362W30 1501			Acreage	19.50		
Owner	OREGON PACIFIC BANK TRUSTEE ZIEMINSKI BERNARD M LIVING TRUST			Zoning	See Zoning link above		
Situs Address	BLACKWELL RD CENTRAL POINT/COUNTY R			Land Class	RT 19.50 Ac		
Mailing Address	ZIEMINSKI BERNARD M TRUSTEE ET AL % OREGON PACIFIC BANK TRUSTEE PO BOX 1784 MEDFORD OR, 97501-0140		Tax Report	Details	Property Class	400	
<input type="checkbox"/> Associated Taxlots 4 Acct			Tax History	Details	Unit ID	136114-4	
6-04 R	1-016236-1	362W30 1500	Tax Details	Details	Maintenance Area	3	
6-16 R	1-018007-4	362W30 1500	Tax Rates	Details	Neighborhood	000	
6-04 R	1-101746-1	362W30 1502	Study Area				25
6-04 R	1-101746-2	362W30 1503	Account Status				ACTIVE
Appraiser			Tax Status				Assessable
			Sub Type				NORMAL
Sales Data (AS 400)							
Photos and Scanned Documents							
SCANNED ASSESSOR DOCUMENTS					(See new portal)	(See new portal)	Portal
<input type="checkbox"/> Account Comments							
06/12/2025 SEG 362W31-1501-1503 OUT OF TL 1500. PERM BALANCE. # 176/173>>							
<input type="checkbox"/> Exemptions / Special Assessments / Notations / Potential Liability							
Real Property Special Assessments							
Tax Year Applied	Code	Description	Amount	Acres			
2025	40	FIRE PATROL TIMBER	\$71.35	19.50			
Notations							
Description	Tax Amount	Year Added	Value	Amount			
CARTOGRAPHIC ACTIVITY		2025					
BALANCE PERMANENTLY		2025					
POT'L ADD'L TAX LIABILITY ORS 308A.083	0.00	2011		\$963.30			
<input type="checkbox"/> Location Map							
<div style="float: left; width: 50px; text-align: center;"> + - </div> <div style="float: left; width: 50px; height: 50px; border: 1px solid black; margin-top: 20px;"></div> <div style="clear: both;"></div> <p style="font-size: 0.8em; margin-top: 10px;">Powered by Esri</p>							
Close Window			Print Window				



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: 11017460

11017460

ZIEMINSKI BERNARD M TRUSTEE ET AL
 % OREGON PACIFIC BANK TRUSTEE
 PO BOX 1784
 MEDFORD OR 97501-0140

CODE: 0604 **MAP:** 362W30-00-01501 **ACRES:** 19.50
SITUS: BLACKWELL RD CENTRAL POINT/COUNTY

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND		18,450
STRUCTURES		0
TOTAL RMV	0	18,450

ASSESSED VALUE 0 16,477

TOTAL PROPERTY TAX: 233.28

EDUCATION SERVICE DISTRICT	5.81
RCC	8.45
CENTRAL PT SD 6	72.72
EDUCATION TOTAL:	86.98

JACKSON COUNTY	33.12
4-H EXTENSION SERVICE DISTRI	0.70
VECTOR CONTROL	0.71
JACKSON SOIL & WATER CONS	0.82
JACKSON COUNTY LIBRARY DIS	9.89
JACKSON COUNTY RFPD #3	0.00
GENERAL GOVT TOTAL:	45.24

JACKSON COUNTY BONDS ECSC	1.07
RCC BONDS	0.00
RCC SHARED BONDS	0.72
CENTRAL PT SD 6 BONDS	16.72
OR FORESTRY FIRE, TIMBER	82.55
BONDS - OTHER TOTAL:	101.06

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

TOTAL TAXES DUE (Includes discount) **226.28**

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

Due November 17th, 2025

3% Discount..... **226.28**
 2% Discount..... **152.41** **Next Payment** 05/15/2026
 Trimester Option **77.76** **Next Payment** 02/17/2026

ZIEMINSKI BERNARD M TRUSTEE ET AL
 % OREGON PACIFIC BANK TRUSTEE
 PO BOX 1784
 MEDFORD OR 97501-0140

Mailing address change on back



JACKSON COUNTY TAXATION
 PO BOX 1569
 MEDFORD OR 97501-0242

ACCOUNT NO.
11017460
AMOUNT ENCLOSED
\$

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

30-Jun-2026

ZIEMINSKI BERNARD M TRUSTEE ET AL
 % OREGON PACIFIC BANK TRUSTEE
 PO BOX 1784
 MEDFORD OR 97501-0140

Tax Account #	11017460	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0604
Situs Address	BLACKWELL RD CENTRAL POINT/COUNTY OR	Interest To	Jun 30, 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	\$233.28	Nov 15, 2025
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

Jackson County Official Records **2022-013796**
R-BSD
Stn=62 HALLEH **04/27/2022 09:13:16 AM**
\$30.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$122.00**

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

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Riley J. MacGraw
Jarvis Dreyer Glatte, Larsen & Bunick, LLP
823 Alder Creek Drive
Medford, Oregon 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Bernard M. Zieminski Living Trust
c/o Oregon Pacific Bank
PO Box 1784
Medford, OR 97501

GRANTOR:
CLAMS, LLC

GRANTEE:
The Bernard M. Zieminski
Living Trust dated August 20, 1991

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, CLAMS, LLC, an Oregon limited liability company, does hereby grant, bargain, sell and convey unto, OREGON PACIFIC BANK, Trustee of the BERNARD M. ZIEMINSKI LIVING TRUST dated August 20, 1991, as Grantee, all that certain real property located in Jackson County, Oregon, and more particularly described in the attached Exhibit A.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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

ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their name to this instrument effective the 25 day of April 2022.

GRANTOR:

CLAMS, LLC

Beth Knorr, SVP

BY: OREGON PACIFIC BANK, CONSERVATOR FOR BERNARD ZIEMINSKI, SOLE MEMBER, BY BETH KNORR, SVP

STATE OF OREGON)
) ss.
County of Jackson)

On this 25th day of April 2022, before me, the undersigned Notary Public in and for said State, personally appeared BETH KNORR, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Cheryl Dee Clark
Notary Public for the State of Oregon



EXHIBIT A
(Legal Property Description)

PARCEL 1:

All that portion of the following described tract lying Southeasterly of Oregon State Highway No. 234 and Southwesterly of Antioch Road: Government Lot 1, and the Northwest Quarter of the Northeast Quarter of Section 26, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon.

EXCEPTING THEREFROM the following:

That portion of real property described in Instrument No. 77-13631 of the Official Records of Jackson County, Oregon, described as follows:

Beginning at the Northeast corner of the property described in Instrument No. 77-13631 of the Official Records of Jackson County, Oregon, being the intersection of the Westerly right of way line of Antioch Road and the Southerly right of way line of Highway 234 in Section 26, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence Westerly, along the Southerly right of way of Highway 234, a distance of 224.0 feet; thence Southeasterly, parallel with Antioch Road, 164.0 feet; thence Westerly, parallel with Highway 234, a distance of 92.0 feet; thence Southeasterly, parallel with Antioch Road, 572.0 feet, more or less, to the Southerly line of tract described in Instrument recorded as No. 77-13631 of the Official Records of Jackson County, Oregon; thence Easterly, along the South line of said property described in said Instrument No. 77-13631, said Official Records, to the Southeast corner of said tract, being situated on the Westerly right of way of Antioch Road; thence Northwesterly, along the Westerly right of way of Antioch Road, to the point of beginning.

PARCEL 3:

The South half of the West 21.84 acres of Tract No. 114 of ROGUELANDS IRRIGATED ORCHARD TRACTS in Jackson County, Oregon.

PARCEL 4:

The East 5 acres of the North 10 acres of the East 20 acres of Tract No. 114; thence Southeast quarter of Tract No. 114; and the West 5 acres of the North 10 acres of the East 20 acres of Tract No. 114 of the ROGUELANDS IRRIGATED ORCHARD TRACTS, in Jackson County, Oregon.

PARCEL 5:

Tract No. 114 1/2 of ROGUELANDS IRRIGATED ORCHARD TRACTS in Jackson County, Oregon.

PARCEL 6:

Commencing at the section corner common to Sections 29, 30, 31 and 32 in Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence North 0 degrees 19 minutes 30 seconds West along the section line 542 feet, more or less, to a point 60 feet South 0 degrees 19 minutes 30 seconds East, along the section line, from the Southwest corner of the property described in Deed recorded as

Instrument No. 77-08203, Official Records; thence continue North 0 degrees 19 minutes 30 seconds West 60 feet to the Southwest corner of property described in said Instrument No. 77-08203, Official Records; thence South 89 degrees 41 minutes 35 seconds East, parallel with the South line of said Section 29, a distance of 30 feet, more or less, to a point on the East line of Crater Lake Highway, said point being the Southwest corner of Parcel 1 of Instrument No. 95-36168, and the true point of beginning; thence continue Easterly along the Southerly line of said Parcel 1 and the Southerly line of Parcel III as set forth in Instrument No. 99-29974, Official Records, 1093.85 feet, more or less, to a point on the West line of James A. Lupton Donation Land Claim No. 37; thence Southerly along said West line 18.29 feet, more or less, to a point on the North line of Parcel IV as set forth on Instrument No. 99-29974, Official Records; thence Westerly along said North line of Parcel IV a distance of 1093.85 feet, more or less, to a point on the East line of Crater Lake Highway; thence Northerly along said East line a distance of 18.29 feet, more or less, to the true point of beginning.

PARCEL 7:

Commencing at the Section corner common to Sections 29, 30, 31 and 32 in Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence North 0 degrees 19 minutes 30 seconds West along the section line 542 feet, more or less, to a point 60 feet South 0 degrees 19 minutes 30 seconds, East, along the section line, from the Southwest corner of the property described in Deed recorded as No. 77-08203, Official Records; thence continue North 0 degrees 19 minutes 30 seconds West 60 feet to the Southwest corner of property described in said Instrument No. 77-08203, Official Records; thence South 89 degrees 41 minutes 35 seconds East, parallel with the South line of said Section 29, a distance of 30 feet, more or less, to a point on the East line of Crater Lake Highway, said pint being the Southwest corner of Parcel 1 as described in No. 95-36165, Official Records; thence continue Easterly along the Southerly line of said Parcel 1 and the Southerly line of Parcel III as set forth in No. 99-29974, Official Records, 1093.85 feet, more or less, to a point on the West line of the James A. Lupton Donation Land Claim No. 37, being the true point of beginning; thence Southerly along said West line 18.29 feet, more or less, to a point on the North line of Parcel IV as set forth in No. 99-29974, Official Records; thence Easterly, along said North line, to the Northeast corner of said Parcel IV; thence Northerly, along the Northerly prolongation of the East line of said Parcel IV, 20 feet, more or less, to a point of intersection with the South line of Tract No. 114 1/2 of Roguelands Irrigated Orchard Tracts, Jackson County, Oregon; thence Westerly along said South line of the South line of said Parcel III to the true point of beginning.

PARCEL 8:

Commencing at the section corner common to Sections 29, 30, 31 and 32, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 00 °19'30" West, along the West section line of said Section 29, a distance of 412.0 feet, to the true point of beginning; thence continue North 00 °19'30" West, along said section line, 130.0 feet, more or less, to a point 60.0 feet South 00 °19'30" East, along the section line from the Southwest corner of the property described in Instrument No. 77-08203, Official Records, Jackson County, Oregon; thence South 89 °41'35" East, parallel with the South line of said Section 29, a distance of 30.0 feet, more or less, to the East

line of Crater Lake Highway; thence continue South 89 °41'35" East, parallel with the South line of said Section 29, a distance of 650.0 feet; thence South 00 °19'30" East, parallel to the West line of said Section 29, a distance of 130.0 feet, to the Northeast corner of property described in Instrument No. 81-21660, said Official Records; thence North 89 °41'35" West, parallel with the south line of said Section 29, a distance of 680.0 feet, to the true point of beginning.

PARCEL 9:

Tract A:

The Southwest Quarter of the Northwest Quarter, and the West Half of the Southwest Quarter of Section Thirty in Township Thirty-six South of Range Two West of the Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion to the State of Oregon, by and through it's State Highway Commission, by Final Judgment Case No. 61-656-L, Volume 166, Page 690, in the Circuit Court of the State of Oregon for the County of Jackson.

Tract B:

The Southeast quarter of the Northwest quarter and the West 65 rods of the Southwest quarter of the Northeast quarter of Section 30 in Township 36 South Range 2 West, Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion granted to the State of Oregon, by and through it's State Highway Commission recorded May 5, 1956 in Volume 426 at Page 114 Deed Records of Jackson County, Oregon.

PARCEL 10:

Government Lots 2 and 3 in Section 30, and a strip of land 15 rods in width off the entire East side of the Southwest quarter of the Northeast quarter (SW 1/4 NE 1/4) and the Northwest quarter of the Southeast quarter (NW 1/4 SE 1/4) Section 30, Township 36 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion retained by the State of Oregon, by and through it's State Highway Commission, by deed recorded May 2, 1957, Volume 441, Page 165, Deed Records of Jackson County, Oregon.

PARCEL 11:

Southeast quarter of Southeast quarter and East half of Southwest quarter of Southeast quarter of Section 25, Township 36 South , Range 3 West of Willamette Meridian, Jackson County, Oregon.

PARCEL 12:

Lot 6, Block 19 of the Cascade Village #10, Phase #3, in Jackson County, Oregon.

PARCEL 13:

Lots 13, 16 & 19 in Block 19 and Lots 13, 19, 27, 28, 29, 30 & 31 in Block 20 of Cascade Village, Unit No. 10 - Phase 3, in Jackson County, Oregon.

PARCEL 14:

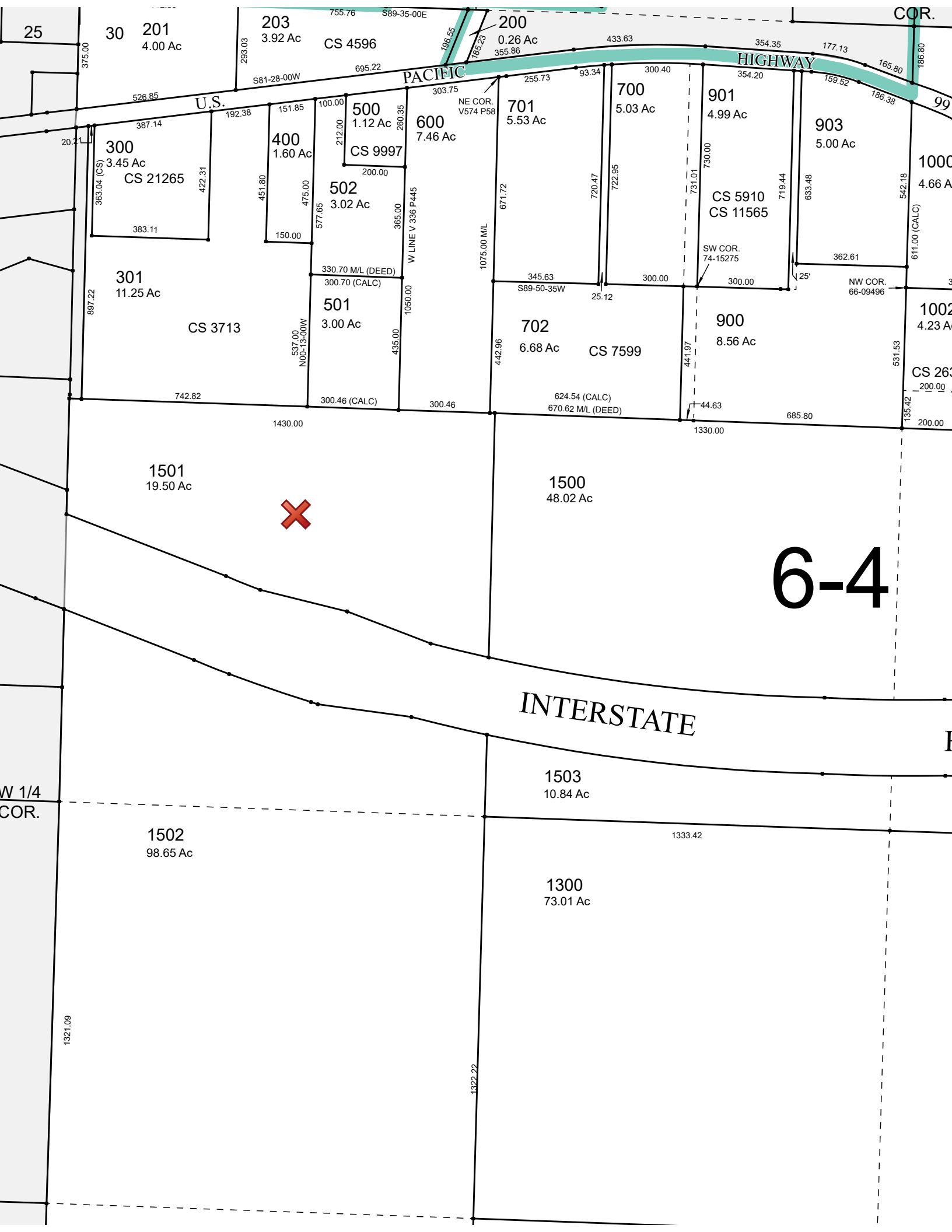
Lot 14, Block 19, of Cascade Village #10, Phase #3, in Jackson County, Oregon.

PARCEL 15:

Lot 15, Block **19**, of Cascade Village #10, Phase **#3**, in Jackson County, Oregon.

PARCEL 16:

Lot 26, in Block 20 of Cascade Village **#10**, Phase **#3**, in Jackson County, Oregon.



25

30

201
4.00 Ac

203
3.92 Ac

755.76 S89-35-00E

200
0.26 Ac
355.86

PACIFIC HIGHWAY

COR.

300
3.45 Ac
CS 21265

400
1.60 Ac

500
1.12 Ac
CS 9997

600
7.46 Ac

701
5.53 Ac

700
5.03 Ac

901
4.99 Ac

903
5.00 Ac

1000
4.66 Ac

301
11.25 Ac

CS 3713

502
3.02 Ac

501
3.00 Ac

702
6.68 Ac

CS 7599

900
8.56 Ac

1002
4.23 Ac

1501
19.50 Ac



1500
48.02 Ac

6-4

INTERSTATE

1503
10.84 Ac

1502
98.65 Ac

1300
73.01 Ac

W 1/4
COR.

1321.09

1322.22

1333.42

Account Sequence	Map TL Sequence	Assessment Year 2025 <input type="button" value="v"/>	<input type="button" value="Print Window"/>	<input type="button" value="Close Window"/>		
Assessment Info for Account 1-101746-5 Map 362W30 Taxlot 1203 Report For Assessment Purposes Only Created July 08, 2025						
Account Info			Tax Year 2024 Info	Land Info		
Account	1-101746-5		<input type="button" value="Pay Taxes Online"/>	Tax Code	6-04	
Map Taxlot	362W30 1203			Acreage	9.53	
Owner	OREGON PACIFIC BANK TRUSTEE ZIEMINSKI BERNARD M LIVING TRUST		Tax Report	<input type="button" value="Details"/>	See Zoning link above	
Situs Address	BLACKWELL RD CENTRAL POINT/COUNTY R		Tax History	<input type="button" value="Details"/>	Zoning Land Class	
Mailing Address	ZIEMINSKI BERNARD M TRUSTEE ET AL % OREGON PACIFIC BANK TRUSTEE PO BOX 1784 MEDFORD OR, 97501-0140		Tax Details	<input type="button" value="Details"/>	RT 9.53 Ac	
<input type="checkbox"/> Associated Taxlots	3 Acct		Tax Rates	<input type="button" value="Details"/>	Property Class 400	
6-04 R	1-018999-4	362W30 1200			Unit ID	136091-4
6-04 R	1-101746-3	362W30 1201			Maintenance Area	3
6-04 R	1-101746-4	362W30 1202			Neighborhood	000
Appraiser					Study Area	25
					Account Status	ACTIVE
					Tax Status	Assessable
					Sub Type	NORMAL
Sales Data (AS 400)						
Photos and Scanned Documents						
SCANNED ASSESSOR DOCUMENTS			(See new portal)	(See new portal)		
<input type="button" value="Portal"/>						
<input type="checkbox"/> Account Comments						
06/12/2025 SEG 362W30-1201-1203 OUT OF TL 1200. PERM BAL D/T LOT LEGALITY. #176>>>						
<input type="checkbox"/> Exemptions / Special Assessments / Notations / Potential Liability						
Real Property Special Assessments						
Tax Year Applied	Code	Description	Amount	Acres		
2025	41	FIRE PATROL GRAZING	\$18.75	9.53		
Notations						
Description	Tax Amount	Year Added	Value Amount			
POT'L ADD'L TAX LIABILITY ORS 308A.083	0.00	2011	\$1,323.27			
STATE FIRE PROTECTION		2023				
CARTOGRAPHIC ACTIVITY		2025				
BALANCE PERMANENTLY		2025				
<input type="checkbox"/> Location Map						
Powered by Esri						
<input type="button" value="Close Window"/>		<input type="button" value="Print Window"/>				



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: 11017465

11017465

ZIEMINSKI BERNARD M TRUSTEE ET AL
 % OREGON PACIFIC BANK TRUSTEE
 PO BOX 1784
 MEDFORD OR 97501-0140

CODE: 0604 **MAP:** 362W30-00-01203 **ACRES:** 9.53
SITUS: BLACKWELL RD CENTRAL POINT/COUNTY

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND		23,560
STRUCTURES		0
TOTAL RMV	<u>0</u>	<u>23,560</u>
ASSESSED VALUE	<u>0</u>	<u>18,619</u>
TOTAL PROPERTY TAX:		248.40

EDUCATION SERVICE DISTRICT	6.56
RCC	9.55
CENTRAL PT SD 6	82.17
EDUCATION TOTAL:	98.28
JACKSON COUNTY	37.42
4-H EXTENSION SERVICE DISTRI	0.79
VECTOR CONTROL	0.80
JACKSON SOIL & WATER CONS	0.93
JACKSON COUNTY LIBRARY DIS	11.17
JACKSON COUNTY RFPD #3	58.08
GENERAL GOVT TOTAL:	109.19
JACKSON COUNTY BONDS ECSC	1.21
RCC BONDS	0.00
RCC SHARED BONDS	0.82
CENTRAL PT SD 6 BONDS	18.90
OR FORESTRY FIRE, GRAZING	20.00
BONDS - OTHER TOTAL:	40.93

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

TOTAL TAXES DUE (Includes discount) **240.95**

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

Mailing address change on back



ACCOUNT NO.
11017465
AMOUNT ENCLOSED
\$

Due November 17th, 2025

3% Discount..... **240.95**
 2% Discount..... **162.29** **Next Payment** 05/15/2026
 Trimester Option **82.80** **Next Payment** 02/17/2026

ZIEMINSKI BERNARD M TRUSTEE ET AL
 % OREGON PACIFIC BANK TRUSTEE
 PO BOX 1784
 MEDFORD OR 97501-0140

JACKSON COUNTY TAXATION
 PO BOX 1569
 MEDFORD OR 97501-0242

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

30-Jun-2026

ZIEMINSKI BERNARD M TRUSTEE ET AL
 % OREGON PACIFIC BANK TRUSTEE
 PO BOX 1784
 MEDFORD OR 97501-0140

Tax Account #	11017465	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0604
Situs Address	BLACKWELL RD CENTRAL POINT/COUNTY OR	Interest To	Jun 30, 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	\$248.40	Nov 15, 2025
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

Jackson County Official Records **2022-013796**
R-BSD
Stn=62 HALLEH **04/27/2022 09:13:16 AM**
\$30.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$122.00**

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

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Riley J. MacGraw
Jarvis Dreyer Glatte, Larsen & Bunick, LLP
823 Alder Creek Drive
Medford, Oregon 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Bernard M. Zieminski Living Trust
c/o Oregon Pacific Bank
PO Box 1784
Medford, OR 97501

GRANTOR:
CLAMS, LLC

GRANTEE:
The Bernard M. Zieminski
Living Trust dated August 20, 1991

BARGAIN AND SALE DEED

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TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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

ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their name to this instrument effective the 25 day of April 2022.

GRANTOR:

CLAMS, LLC

Beth Knorr, SVP

BY: OREGON PACIFIC BANK, CONSERVATOR FOR BERNARD ZIEMINSKI, SOLE MEMBER, BY BETH KNORR, SVP

STATE OF OREGON)
) ss.
County of Jackson)

On this 25th day of April 2022, before me, the undersigned Notary Public in and for said State, personally appeared BETH KNORR, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Cheryl Dee Clark
Notary Public for the State of Oregon



EXHIBIT A
(Legal Property Description)

PARCEL 1:

All that portion of the following described tract lying Southeasterly of Oregon State Highway No. 234 and Southwesterly of Antioch Road: Government Lot 1, and the Northwest Quarter of the Northeast Quarter of Section 26, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon.

EXCEPTING THEREFROM the following:

That portion of real property described in Instrument No. 77-13631 of the Official Records of Jackson County, Oregon, described as follows:

Beginning at the Northeast corner of the property described in Instrument No. 77-13631 of the Official Records of Jackson County, Oregon, being the intersection of the Westerly right of way line of Antioch Road and the Southerly right of way line of Highway 234 in Section 26, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence Westerly, along the Southerly right of way of Highway 234, a distance of 224.0 feet; thence Southeasterly, parallel with Antioch Road, 164.0 feet; thence Westerly, parallel with Highway 234, a distance of 92.0 feet; thence Southeasterly, parallel with Antioch Road, 572.0 feet, more or less, to the Southerly line of tract described in Instrument recorded as No. 77-13631 of the Official Records of Jackson County, Oregon; thence Easterly, along the South line of said property described in said Instrument No. 77-13631, said Official Records, to the Southeast corner of said tract, being situated on the Westerly right of way of Antioch Road; thence Northwesterly, along the Westerly right of way of Antioch Road, to the point of beginning.

PARCEL 3:

The South half of the West 21.84 acres of Tract No. 114 of ROGUELANDS IRRIGATED ORCHARD TRACTS in Jackson County, Oregon.

PARCEL 4:

The East 5 acres of the North 10 acres of the East 20 acres of Tract No. 114; thence Southeast quarter of Tract No. 114; and the West 5 acres of the North 10 acres of the East 20 acres of Tract No. 114 of the ROGUELANDS IRRIGATED ORCHARD TRACTS, in Jackson County, Oregon.

PARCEL 5:

Tract No. 114 1/2 of ROGUELANDS IRRIGATED ORCHARD TRACTS in Jackson County, Oregon.

PARCEL 6:

Commencing at the section corner common to Sections 29, 30, 31 and 32 in Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence North 0 degrees 19 minutes 30 seconds West along the section line 542 feet, more or less, to a point 60 feet South 0 degrees 19 minutes 30 seconds East, along the section line, from the Southwest corner of the property described in Deed recorded as

Instrument No. 77-08203, Official Records; thence continue North 0 degrees 19 minutes 30 seconds West 60 feet to the Southwest corner of property described in said Instrument No. 77-08203, Official Records; thence South 89 degrees 41 minutes 35 seconds East, parallel with the South line of said Section 29, a distance of 30 feet, more or less, to a point on the East line of Crater Lake Highway, said point being the Southwest corner of Parcel 1 of Instrument No. 95-36168, and the true point of beginning; thence continue Easterly along the Southerly line of said Parcel 1 and the Southerly line of Parcel III as set forth in Instrument No. 99-29974, Official Records, 1093.85 feet, more or less, to a point on the West line of James A. Lupton Donation Land Claim No. 37; thence Southerly along said West line 18.29 feet, more or less, to a point on the North line of Parcel IV as set forth on Instrument No. 99-29974, Official Records; thence Westerly along said North line of Parcel IV a distance of 1093.85 feet, more or less, to a point on the East line of Crater Lake Highway; thence Northerly along said East line a distance of 18.29 feet, more or less, to the true point of beginning.

PARCEL 7:

Commencing at the Section corner common to Sections 29, 30, 31 and 32 in Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence North 0 degrees 19 minutes 30 seconds West along the section line 542 feet, more or less, to a point 60 feet South 0 degrees 19 minutes 30 seconds, East, along the section line, from the Southwest corner of the property described in Deed recorded as No. 77-08203, Official Records; thence continue North 0 degrees 19 minutes 30 seconds West 60 feet to the Southwest corner of property described in said Instrument No. 77-08203, Official Records; thence South 89 degrees 41 minutes 35 seconds East, parallel with the South line of said Section 29, a distance of 30 feet, more or less, to a point on the East line of Crater Lake Highway, said pint being the Southwest corner of Parcel 1 as described in No. 95-36165, Official Records; thence continue Easterly along the Southerly line of said Parcel 1 and the Southerly line of Parcel III as set forth in No. 99-29974, Official Records, 1093.85 feet, more or less, to a point on the West line of the James A. Lupton Donation Land Claim No. 37, being the true point of beginning; thence Southerly along said West line 18.29 feet, more or less, to a point on the North line of Parcel IV as set forth in No. 99-29974, Official Records; thence Easterly, along said North line, to the Northeast corner of said Parcel IV; thence Northerly, along the Northerly prolongation of the East line of said Parcel IV, 20 feet, more or less, to a point of intersection with the South line of Tract No. 114 1/2 of Roguelands Irrigated Orchard Tracts, Jackson County, Oregon; thence Westerly along said South line of the South line of said Parcel III to the true point of beginning.

PARCEL 8:

Commencing at the section corner common to Sections 29, 30, 31 and 32, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 00 °19'30" West, along the West section line of said Section 29, a distance of 412.0 feet, to the true point of beginning; thence continue North 00 °19'30" West, along said section line, 130.0 feet, more or less, to a point 60.0 feet South 00 °19'30" East, along the section line from the Southwest corner of the property described in Instrument No. 77-08203, Official Records, Jackson County, Oregon; thence South 89 °41'35" East, parallel with the South line of said Section 29, a distance of 30.0 feet, more or less, to the East

line of Crater Lake Highway; thence continue South 89 °41'35" East, parallel with the South line of said Section 29, a distance of 650.0 feet; thence South 00 °19'30" East, parallel to the West line of said Section 29, a distance of 130.0 feet, to the Northeast corner of property described in Instrument No. 81-21660, said Official Records; thence North 89 °41'35" West, parallel with the south line of said Section 29, a distance of 680.0 feet, to the true point of beginning.

PARCEL 9:

Tract A:

The Southwest Quarter of the Northwest Quarter, and the West Half of the Southwest Quarter of Section Thirty in Township Thirty-six South of Range Two West of the Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion to the State of Oregon, by and through it's State Highway Commission, by Final Judgment Case No. 61-656-L, Volume 166, Page 690, in the Circuit Court of the State of Oregon for the County of Jackson.

Tract B:

The Southeast quarter of the Northwest quarter and the West 65 rods of the Southwest quarter of the Northeast quarter of Section 30 in Township 36 South Range 2 West, Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion granted to the State of Oregon, by and through it's State Highway Commission recorded May 5, 1956 in Volume 426 at Page 114 Deed Records of Jackson County, Oregon.

PARCEL 10:

Government Lots 2 and 3 in Section 30, and a strip of land 15 rods in width off the entire East side of the Southwest quarter of the Northeast quarter (SW 1/4 NE 1/4) and the Northwest quarter of the Southeast quarter (NW 1/4 SE 1/4) Section 30, Township 36 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM all that portion retained by the State of Oregon, by and through it's State Highway Commission, by deed recorded May 2, 1957, Volume 441, Page 165, Deed Records of Jackson County, Oregon.

PARCEL 11:

Southeast quarter of Southeast quarter and East half of Southwest quarter of Southeast quarter of Section 25, Township 36 South, Range 3 West of Willamette Meridian, Jackson County, Oregon.

PARCEL 12:

Lot 6, Block 19 of the Cascade Village #10, Phase #3, in Jackson County, Oregon.

PARCEL 13:

Lots 13, 16 & 19 in Block 19 and Lots 13, 19, 27, 28, 29, 30 & 31 in Block 20 of Cascade Village, Unit No. 10 - Phase 3, in Jackson County, Oregon.

PARCEL 14:

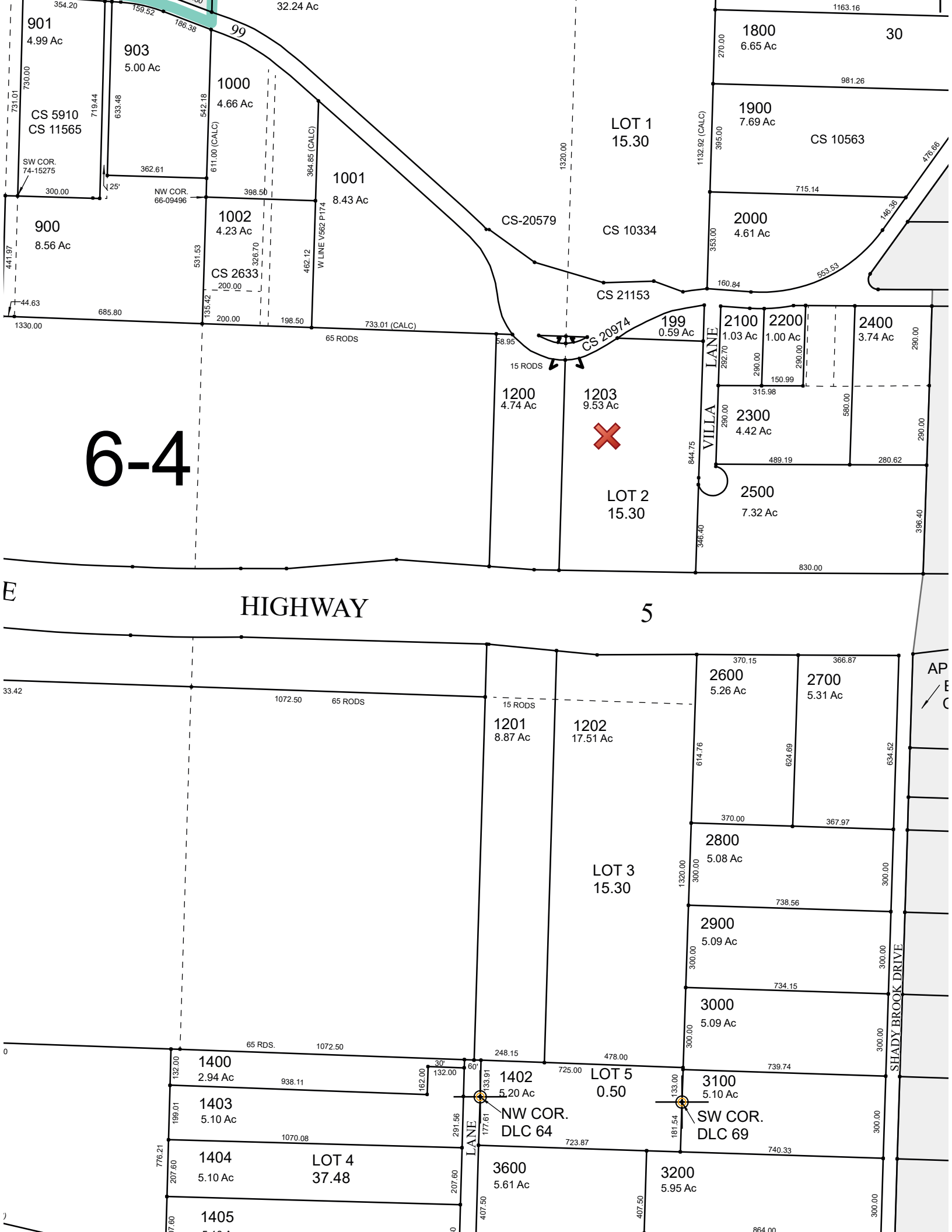
Lot 14, Block 19, of Cascade Village #10, Phase #3, in Jackson County, Oregon.

PARCEL 15:

Lot 15, Block **19**, of Cascade Village #10, Phase **#3**, in Jackson County, Oregon.

PARCEL 16:

Lot 26, in Block 20 of Cascade Village **#10**, Phase **#3**, in Jackson County, Oregon.



6-4

E HIGHWAY 5

5

VILLA LANE

SHADY BROOK DRIVE

901
4.99 Ac
CS 5910
CS 11565

903
5.00 Ac

1000
4.66 Ac

1001
8.43 Ac

900
8.56 Ac

1002
4.23 Ac
CS 2633

LOT 1
15.30

1800
6.65 Ac

30

1900
7.69 Ac

CS 10563

2000
4.61 Ac

CS 10334

CS 21153

199
0.59 Ac

2100
1.03 Ac

2200
1.00 Ac

2400
3.74 Ac

1200
4.74 Ac

1203
9.53 Ac

LOT 2
15.30

2300
4.42 Ac

2500
7.32 Ac

1201
8.87 Ac

1202
17.51 Ac

LOT 3
15.30

2600
5.26 Ac

2700
5.31 Ac

2800
5.08 Ac

2900
5.09 Ac

3000
5.09 Ac

1400
2.94 Ac

1403
5.10 Ac

1404
5.10 Ac

1405

LOT 4
37.48

1402
5.20 Ac
NW COR.
DLC 64

LOT 5
0.50

3100
5.10 Ac
SW COR.
DLC 69

3600
5.61 Ac

3200
5.95 Ac

Seller's Property Disclosures



SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 8785 Blackwell Rd, Central Point, OR 97502
2 10162361 (the "Property")

INSTRUCTIONS TO THE SELLER

3 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your
4 explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475(4), you should date and sign each page of
5 this disclosure statement and each attachment.

6 Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS
7 105.475(4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s)
8 of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.

9 An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the
10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
11 seller's choice should be directed to a qualified attorney.

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

Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:

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

15 Initial only the exclusion you wish to claim.

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

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

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

20 This sale or transfer is by a governmental agency.

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

22 Seller Laura Anderson Date/Time 07/07/2026, 09:47:15 AM PDT ←

23 Print Bernard M Zieminski Living Trust

24 Seller Date/Time ←

25 Print

26 Seller Date/Time ←

27 Print

28 Seller Date/Time ←

29 Print

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

31 Buyer Date/Time ←

32 Print

33 Buyer Date/Time ←

34 Print

35 Buyer Date/Time ←

36 Print

37 Buyer Date/Time ←

38 Print



SELLER'S PROPERTY DISCLOSURE STATEMENT

39 Property Address or Tax ID # 8785 Blackwell Rd, Central Point, OR 97502
40 10162361 (the "Property")

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION

41 Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:
42 (NOT A WARRANTY) (ORS 105.464)

43 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
44 PROPERTY LOCATED AT 8785 Blackwell Rd, Central Point, OR 97502 (THE "PROPERTY").

45 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE
46 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S
47 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF
48 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR
49 PRIOR TO ENTERING INTO A SALE AGREEMENT.

50 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND
51 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE,
52 ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL
53 INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

54 Seller (select one) [] is [] is not occupying the Property.

I. SELLER'S REPRESENTATIONS

55 The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan
56 pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

57 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

58 *If you mark "Yes" on items with *, attach a copy or explain on an attached sheet.

59 1. TITLE

- 60 A. Do you have legal authority to sell the Property? [] Yes [] No [] Unknown
61 B. *Is title to the Property subject to any of the following? [] Yes* [] No [] Unknown
62 [] First right of refusal [] Option [] Lease or rental agreement [] Other listing [] Life estate
63 C. *Is the Property being transferred an unlawfully established unit of land? [] Yes* [] No [] Unknown
64 D. *Are there any encroachments, boundary agreements, boundary disputes or
65 recent boundary changes? [] Yes* [] No [] Unknown
66 E. *Are there any rights of way, easements, licenses, access limitations or claims
67 that may affect your interest in the Property? [] Yes* [] No [] Unknown
68 F. *Are there any agreements for joint maintenance of an easement or right of way? [] Yes* [] No [] Unknown
69 G. *Are there any governmental studies, designations, zoning overlays, surveys or
70 notices that would affect the Property? [] Yes* [] No [] Unknown
71 H. *Are there any pending or existing governmental assessments against the Property? [] Yes* [] No [] Unknown
72 I. *Are there any zoning violations or nonconforming uses? [] Yes* [] No [] Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials LA / _____ / _____ / _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 8785 Blackwell Rd, Central Point, OR 97502
10162361 (the "Property")

- J. *Is there a boundary survey for the Property?
K. *Are there any covenants, conditions, restrictions or private assessments that affect the Property?
L. *Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold?

2. WATER

A. Household water

- (1) The source of the water is (select ALL that apply): Public Community Private Other (specify)
(2) Water source information:
a. *Does the water source require a water permit?
b. Is the water source located on the Property?
c. *Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?
d. If the source of water is from a well or spring, have you had any of the following in the past 12 months?
e. *Are there any water source plumbing problems or needed repairs?
(3) Are there any water treatment systems for the Property?

B. Irrigation

- (1) Are there any water rights or other irrigation rights for the Property?
(2) *If any exist, has the irrigation water been used during the last five-year period?
(3) *Is there a water rights certificate or other written evidence available?

C. Outdoor sprinkler system

- (1) Is there an outdoor sprinkler system for the Property?
(2) Has a back flow valve been installed?
(3) Is the outdoor sprinkler system operable?

3. SEWAGE SYSTEM

- A. Is the Property connected to a public or community sewage system?
B. Are there any new public or community sewage systems proposed for the Property?
C. Is the Property connected to an on-site septic system?
(1) If yes, when was the system installed?

Buyer Initials / / /

Seller Initials LA / / /



SELLER'S PROPERTY DISCLOSURE STATEMENT

109 Property Address or Tax ID # 8785 Blackwell Rd, Central Point, OR 97502
110 10162361 (the "Property")

- 111 (2) *If yes, was the system installed by permit?
112 (3) *Has the system been repaired or altered?
113 (4) *Has the condition of the system been evaluated and a report issued?
114 (5) Has the septic tank ever been pumped?
115 If yes, when?
116 (6) Does the system have a pump?
117 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
118 (8) *Is a service contract for routine maintenance required for the system?
119 (9) Are all components of the system located on the Property?
120 D. *Are there any sewage system problems or needed repairs?
121 E. Does your sewage system require on-site pumping to another level?

122 4. DWELLING INSULATION

- 123 A. Is there insulation in the:
124 (1) Ceiling?
125 (2) Exterior walls?
126 (3) Floors?
127 B. Are there any defective insulated doors or windows?

128 5. DWELLING STRUCTURE

- 129 A. *Has the roof leaked?
130 If yes, has it been repaired?
131 B. Are there any additions, conversions or remodeling?
132 If yes, was a building permit required?
133 If yes, was a building permit obtained?
134 If yes, was final inspection obtained?
135 C. Are there smoke alarms or detectors?
136 D. Are there carbon monoxide alarms?
137 E. Is there a woodstove or fireplace insert included in the sale?
138 *If yes, what is the make?
139 *If yes, was it installed with a permit?
140 *If yes, is a certification label issued by the United States Environmental Protection
141 Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?
142 F. *Has pest and dry rot, structural or "whole house" inspection been done within the
143 last three years?

Buyer Initials _____ / _____ / _____ / _____

Seller Initials LA / _____ / _____ / _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

144 Property Address or Tax ID # 8785 Blackwell Rd, Central Point, OR 97502
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- 146 G. *Are there any moisture problems, areas of water penetration, mildew odors or
147 other moisture conditions (especially in the basement)?
148 *If yes, explain on attached sheet the frequency and extent of problem and any insurance
149 claims, repairs or remediation done.
150 H. Is there a sump pump on the Property?
151 I. Are there any materials used in the construction of the structure that are or have been
152 the subject of a recall, class action suit, settlement or litigation?
153 If yes, what are the materials?
154 (1) Are there problems with the materials?
155 (2) Are the materials covered by a warranty?
156 (3) Have the materials been inspected?
157 (4) Have there ever been claims filed for these materials by you or by previous owners?
158 If yes, when?
159 (5) Was money received?
160 (6) Were any of the materials repaired or replaced?

161 6. DWELLING SYSTEMS AND FIXTURES

- 162 If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?
163 A. Electrical system, including wiring, switches, outlets and service
164 B. Plumbing system, including pipes, faucets, fixtures and toilets
165 C. Water heater tank
166 D. Garbage disposal
167 E. Built-in range and oven
168 F. Built-in dishwasher
169 G. Sump pump
170 H. Heating and cooling systems
171 (1) Heating systems
172 (2) Cooling systems
173 I. Security system
174 J. Are there any materials or products used in the systems and fixtures that are or have
175 been the subject of a recall, class action suit settlement or litigation?
176 If yes, what product?
177 (1) Are there problems with the product?
178 (2) Is the product covered by a warranty?
179 (3) Has the product been inspected?

180 Buyer Initials _____ / _____ / _____ / _____

180 Seller Initials LA / _____ / _____ / _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

180 Property Address or Tax ID # 8785 Blackwell Rd, Central Point, OR 97502
181 10162361 (the "Property")

- 182 (4) Have claims been filed for this product by you or by previous owners?
183 If yes, when?
184 (5) Was money received?
185 (6) Were any of the materials or products repaired or replaced?

186 7. COMMON INTEREST

- 187 A. Is there a Home Owners' Association or other governing entity?
188 Name of Association or Other Governing Entity:
189 Contact Person:
190 Address:
191 Phone Number:
192 B. Regular periodic assessments: \$ per
193 C. *Are there any pending or proposed special assessments?
194 D. Are there shared "common areas" or joint maintenance agreements for facilities
195 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
196 undivided interest with others?
197 E. Is the Home Owners' Association or other governing entity a party to pending
198 litigation or subject to an unsatisfied judgment?
199 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
200 violation of other bylaws or governing rules, whether recorded or not?

201 8. SEISMIC

- 202 A. Was the house constructed before 1974?
203 If yes, has the house been bolted to its foundation?

204 9. GENERAL

- 205 A. Are there problems with settling, soil, standing water or drainage on the Property
206 or in the immediate area?
207 B. Does the Property contain fill?
208 C. Is there any material damage to the Property or any of the structure(s) from fire,
209 wind, floods, beach movements, earthquake, expansive soils or landslides?
210 D. Is the Property in a designated floodplain?
211 Note: Flood insurance may be required for homes in a floodplain.
212 E. Is the Property in a designated slide or other geologic hazard zone?
213 F. *Has any portion of the Property been tested or treated for asbestos, formaldehyde,
214 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
215 soil or water?
216 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
217 etc.) on the Property?

Buyer Initials / / /

Seller Initials LA / / /



SELLER'S PROPERTY DISCLOSURE STATEMENT

218 Property Address or Tax ID # 8785 Blackwell Rd, Central Point, OR 97502
219 10162361 (the "Property")

220 H. Has the Property ever been used as an illegal drug manufacturing or distribution site?
221 *If yes, was a Certificate of Fitness issued?

222 10. FULL DISCLOSURE BY SELLER(S)

223 A. *Are there any other material defects affecting this Property or its value that a
224 prospective buyer should know about?
225 *If yes, describe the defect on attached sheet and explain the frequency and extent
226 of the problem and any insurance claims, repairs or remediation.

VERIFICATION

227 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy
228 of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or
229 their agents.

230 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero) 0

231 Seller Laura Anderson Date/Time 07/07/2026, 09:47:15 AM PDT
232 Print Bernard M. Zieminski Living Trust

233 Seller
234 Print

235 Seller
236 Print

237 Seller
238 Print

II. BUYER'S ACKNOWLEDGMENT

239 A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by
240 utilizing diligent attention and observation.

241 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
242 only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that
243 may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate
244 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
245 another party's disclosure statement required by this section or any amendment to the disclosure statement.

246 C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges
247 receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

248 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE
249 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE
250 FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING
251 YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS
252 YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

Buyer Initials / / /



SELLER'S PROPERTY DISCLOSURE STATEMENT

253 Property Address or Tax ID # 8785 Blackwell Rd, Central Point, OR 97502
 254 10162361 (the "Property")

255 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

256 Buyer _____ Date/Time _____ ←
 257 Print _____

258 Buyer _____ Date/Time _____ ←
 259 Print _____

260 Buyer _____ Date/Time _____ ←
 261 Print _____

262 Buyer _____ Date/Time _____ ←
 263 Print _____

264 Agent receiving disclosure statement on Buyer's behalf to sign and date:

265 Real Estate Agent _____ ← Real Estate Firm (*identify*) _____

266 Date received by Agent _____

Seller Initials LA / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE



LEAD-BASED PAINT DISCLOSURE ADDENDUM

Buyer(s) _____
Seller(s) Bernard M. Zieminski Living Trust
Property Address or Tax ID # 8785 Blackwell Rd, Central Point, OR 97502
10162361 (the "Property")

This Lead-Based Paint Disclosure Addendum (this "LBP Disclosure Addendum") must be part of every Real Estate Sale Agreement for the sale of property containing one or more structures built before 1978 currently used or intended for use as a residence.

1. LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified such property may present exposure to lead from lead-based paint, which may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. For more information, Buyer and Seller are advised to review OREF 018 - Advisory Regarding Lead-Based Paint.

2. AGENT ACKNOWLEDGMENT:

(a) CM / GZ (Seller's Agent Initials) Seller's Agent has informed Seller of Seller's obligations under 42 U.S.C. § 4852d and is aware of Seller's Agent's responsibility to ensure compliance with 40 C.F.R. 745 Subpart F.

(b) _____ / _____ (Buyer's Agent Initials, or enter N/A if not applicable) If the Buyer's Agent will receive compensation from the Seller, Buyer's Agent has informed Seller of Seller's obligations under 42 U.S.C. § 4852d and is aware of Buyer's Agent's responsibility to ensure compliance with 40 C.F.R. 745 Subpart F.

3. SELLER'S DISCLOSURE:

(a) Seller must initial either (i) or (ii) below regarding the presence of lead-based paint and/or lead-based paint hazards:

(i) _____ Seller has knowledge of lead-based paint and/or lead-based paint hazards at the Property. (describe what is known)

(ii) LA Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the Property.

(b) Seller must initial either (i) or (ii) below regarding records and reports available to Seller:

(i) _____ Seller has provided Buyer with all available records, reports, and additional information available pertaining to lead-based paint and/or lead-based paint hazards at the Property (the "LBP Documents"). (list documents) _____

(ii) LA Seller has no records, reports or other information pertaining to lead-based paint and/or lead-based paint hazards at the Property.

4. BUYER'S ACKNOWLEDGMENT:

(a) Buyer acknowledges receipt of the statements made by Seller in Section 3 (Seller's Disclosure).

(b) If Seller has initialed item 3(b)(i) of the Seller's Disclosure, Buyer has (initial [i] or [ii] below):

(i) _____ received the LBP Documents.

(ii) _____ not received the LBP Documents. If Buyer receives the LBP Documents after Buyer has signed this LBP Disclosure Addendum, Buyer will initial below:

Buyer Initials _____ / _____ / _____ / _____
Date _____ / _____ / _____ / _____

Buyer Initials _____ / _____ / _____ / _____

Seller Initials LA / _____ / _____ / _____



LEAD-BASED PAINT DISCLOSURE ADDENDUM

40 (c) _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* ("EPA Pamphlet"), which is attached to this LBP
41 Disclosure Addendum.

42 (d) Buyer has: *(initial one)*

43 (i) _____ received a 10 Calendar Day opportunity (or mutually agreed upon period) that begins following Delivery of this LBP
44 Disclosure Addendum ("Risk Assessment Period") to conduct a risk assessment or inspection for the presence of lead-based paint and/or
45 lead-based paint hazards ("Risk Assessment"). If Seller Delivers this LBP Disclosure Addendum before the Effective Date, the Risk
46 Assessment Period will begin on the Effective Date; or

47 (ii) _____ waived the opportunity to conduct a Risk Assessment. Buyer is advised to review OREF 098 – Advisory to Buyer Regarding
48 Waiving Contingencies for information about waiving contingencies.

49 Buyer will not provide all or a portion of any Risk Assessment reports to Seller unless Seller Delivers Notice to Buyer requesting them; but if Seller
50 requests, in writing using OREF 110 – Notice from Seller to Buyer, all or a portion of any Risk Assessment reports during this transaction or within
51 thirty (30) Calendar Days following termination, Buyer will promptly comply.

52 **5. RIGHT OF TERMINATION:** Buyer has the right to terminate the Sale Agreement any time prior to the end of the Risk Assessment Period and up
53 to ____ Business Days (two [2] if not filled in) after Seller's Delivery to Buyer of this LBP Disclosure Addendum, the EPA Pamphlet, all LBP
54 Documents, and following Delivery of each supplement to the LBP Documents that contains material information previously unknown to Buyer (the
55 "LBP Contingency Deadline"). Buyer must Notify Seller using OREF 064 – Notice of Buyer's Unconditional Disapproval before 5:00 p.m. on the LBP
56 Contingency Deadline of Buyer's unconditional disapproval of the Property. Upon Delivery of Buyer's unconditional disapproval, all Deposits will be
57 promptly refunded to Buyer, and this transaction will be terminated. If Buyer fails to provide Seller with written unconditional disapproval of the Property
58 by 5:00 p.m. on the LBP Contingency Deadline, Buyer will no longer be able to terminate based on lead-based paint and/or lead-based paint hazards
59 at the Property. However, Buyer has no right to terminate under this LBP Disclosure Addendum if Buyer closes this transaction.

60 **6. CERTIFICATION OF ACCURACY:** The Parties and their agents have reviewed their statements above and certify, to the best of their knowledge,
61 that their statements are true and accurate.

62 Buyer _____ Date/Time _____ ←
63 Print _____

64 Buyer _____ Date/Time _____ ←
65 Print _____

66 Buyer _____ Date/Time _____ ←
67 Print _____

68 Buyer _____ Date/Time _____ ←
69 Print _____

70 Seller Laura Anderson Date/Time 07/07/2026, 09:47:15 AM PDT ←
71 Print Bernard M. Zieminski Living Trust

72 Seller _____ Date/Time _____ ←
73 Print _____

74 Seller _____ Date/Time _____ ←
75 Print _____

76 Seller _____ Date/Time _____ ←
77 Print _____



LEAD-BASED PAINT DISCLOSURE ADDENDUM

AGENT SIGNATURES

78 Buyer's Agent 1 _____ Date/Time _____ ←

79 Print _____

80 Buyer's Agent 2 _____ Date/Time _____ ←

81 Print _____

82 Seller's Agent 1 Chris Martin Garrett Zoller Date/Time 07/07/2026, 11:51:06 AM PDT ←

83 Print Chris Martin / Garrett Zoller 07/07/2026, 02:38:43 PM PDT

84 Seller's Agent 2 _____ Date/Time _____ ←

85 Print _____

Buyer Initials _____ / _____ / _____ / _____

Seller Initials LA / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires sellers, landlords, agents and rental property managers to:

- Disclose known information about the presence of lead-based paint or lead-based paint hazards (or state there is none)
- Provide all available records and reports on lead-based paint and lead-based paint hazards (or state there are none)
- Include a specific warning statement about lead-based paint
- Give buyers up to 10 days to have a certified inspector or risk assessor check for lead.

If undertaking renovation, repair or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home ([see page 12](#)).



Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified risk assessor at cdxapps.epa.gov/leadpro.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills and other surfaces using wet methods.
- Take precautions to avoid exposure to lead dust when remodeling.
- Hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms when renovating, repairing or painting. Find an EPA-certified firm using cdxapps.epa.gov/leadpro.
- Have your home checked for lead-based paint by a certified inspector or risk assessor before buying, renting or renovating your home.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers and toys often.
- Make sure children eat a well-balanced diet with foods high in iron, calcium and vitamin C as these nutrients may help prevent the absorption of lead.
- Remove shoes or wipe soil and other dirt off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs or painting that disturb painted surfaces)
- Swallow lead dust that has settled on food, food preparation surfaces and other places
- Eat paint chips or soil that contains lead

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have dust that may contain lead on them.



Lead is dangerous to a developing fetus.

- Lead can build up in the body over time, settling in the bones. This stored lead can be transferred during pregnancy to a fetus or after birth to an infant through breast milk.

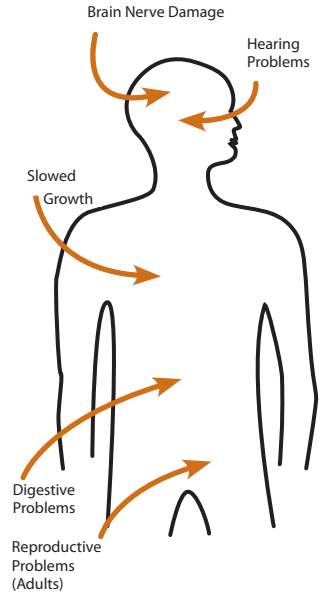
Please [see pages 13 and 14](#) for more information on sources of lead exposure.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that no safe blood lead level has been identified and even exposure to low levels of lead can harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder and decreased intelligence
- Speech, language and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness and in some cases, death.

In adults, exposure to lead can cause an increased risk of:

- Miscarriage during pregnancy
- The baby being born too early or too small
- Harm to a developing fetus' brain, kidneys and nervous system
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels (BLLs) tend to increase rapidly from 6 to 12 months of age, and BLLs tend to peak at 18 to 24 months of age.

A simple blood test is the best way to find out if a child has been exposed to lead. A child who has been exposed to lead may not have visible signs or symptoms and may look and act healthy. Consult your doctor for advice on getting your children tested.

Blood lead tests are required for the following groups:

- Children at 12 and 24 months enrolled in Medicaid
- Children between 24 and 72 months enrolled in Medicaid with no record of a previous blood lead test
- Children who should be tested under your Tribal, state or local health testing plan

Blood lead tests are recommended for the following groups:

- Children at 12 and 24 months living in areas that are at higher risk* or who belong to populations that are at higher risk*
- Children or other family members who have been exposed to lead

Your doctor can explain what the test results mean and if more testing will be needed.

* Some children are more likely to be exposed to lead than others. These include children who live or spend time in a house or building built before 1978, are from low-income households, live or spend time with someone who works with lead or are immigrants, refugees or recently adopted from less developed countries.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes and childcare facilities built before 1978 may have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country or suburbs
- In private and public single-family homes and apartments
- On surfaces inside and outside of the house
- In soil around a home (soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters and porches

Lead-based paint is usually not a hazard if it is in good (intact) condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines any reportable level of lead dust measured by an EPA-recognized lead laboratory as hazardous.

If you suspect your home has lead-based paint, you should clean regularly to minimize dust using the information on [pages 9 and 11](#), especially when young children live in the home. EPA does not recommend lead abatements based on lead dust unless the lead dust is at or above the action levels listed on [page 11](#).

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead in dust or soil—which you may not be able to see—can both be hazards.

The only way to find out if paint, dust or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

Hire a certified lead professional to get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards or how to deal with them. A trained and certified lead-based paint inspector will inspect the paint using:
 - A portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples collected by the inspector to be tested in an EPA-recognized lead laboratory
- A **risk assessment** tells you if your home currently has any lead hazards from paint, dust or soil, and what actions to take to address any hazards. A trained and certified lead-based paint risk assessor will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust and soil samples
- A **combination inspection and risk assessment** tells you if your home has any lead-based paint, if it has any lead hazards and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed and ask questions about anything you do not understand. Closely monitor areas that are known to have lead-based paint.

Checking Your Home for Lead, continued

In preparing for renovation, repair or painting work in a pre-1978 home, Lead-Safe Certified renovators ([see page 12](#)) may do any of the following:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis
- Use EPA-recognized tests kits to determine if lead-based paint is absent
- Presume that lead-based paint is present and use lead-safe work practices

There are state, Tribal and federal programs in place to ensure that testing is done safely, reliably and effectively. Contact your state, Tribal or local agency for more information, visit epa.gov/lead, or call toll-free **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling 711.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bedtime.
- Keep play areas clean. Wash bottles, pacifiers, toys and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing or painting, hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms ([see page 12](#)).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat a well-balanced diet of fruits, vegetables, grains, dairy and protein-rich foods. Foods that are higher in iron, calcium and vitamin C may help reduce the body's absorption of lead. Children with empty stomachs absorb more lead than children with food in their stomachs.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing or painting by hiring an EPA-, Tribal- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards, you should hire a certified lead abatement contractor. Abatement methods (which are designed to permanently address lead-based paint hazards) include removing, sealing or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint will not permanently address the lead-based paint hazards.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm ([see page 12](#)) to perform renovation, repair or painting (RRP) projects that disturb painted surfaces.
- Hire a certified lead abatement contractor to permanently address lead hazards. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.
- Certified contractors will employ qualified workers and follow strict safety rules set by their state or Tribe or by the federal government.

Reducing Lead Hazards, continued

If your home has had a lead abatement, dust cleanup activities must be conducted once the work is completed. Dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following action levels:

- 5 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 40 $\mu\text{g}/\text{ft}^2$ for interior window sills
- 100 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatements are designed to permanently address lead-based paint hazards. However, when an abatement is complete, lead dust may still remain above reportable levels ([see page 6](#)) and can also be reintroduced into an abated area. Steps to keep lead dust low after an abatement include:

- Using a HEPA vacuum on all furniture and other items returned to the area
- Regularly cleaning floors, window sills, troughs and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner

Please [see page 9](#) for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state, Tribal or local agency ([see pages 15 and 16](#)), visit cdxapps.epa.gov/leadpro, or call toll-free 1-800-424-LEAD [5323].

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state or Tribal program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. These prohibited methods are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods and then checked to confirm adequate cleanup.
- **Dispose of waste properly.** Collect and seal waste in a heavy-duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water in homes are lead pipes, fixtures, brass or chrome-plated brass faucets and plumbing with lead solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested (See below).

Remember that older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at [epa.gov/safewaterhotline](https://www.epa.gov/safewaterhotline).

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** Working in certain jobs may increase adults' potential exposure to lead, such as: renovation or repair of older homes and buildings, painting, construction, refinishing furniture, smelting, mining, auto repair, handling firearms and working at hazardous waste sites. If you work with lead, lead dust or soil could get onto your skin, in your hair and clothes, which can be transferred to the inside of your car or home. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, fishing, shooting at a gun range or refinishing furniture that has lead-containing paint or varnish. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint or varnish. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Items made in other countries and imported into the United States may have lead including toys, painted furniture, metal or plastic jewelry, health remedies, foods, spices, candies, cosmetics, powders, make-up used in religious and cultural practices and folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.
- **Older playground equipment** can contain old lead-based paint, and **artificial turf and playground surfaces** made from shredded rubber can contain lead. Take precautions to ensure young children do not eat shredded rubber or put their hands in their mouth before washing them.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call toll-free **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water visit epa.gov/safewater or use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call toll-free **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

Food and Drug Administration

For information on lead in food and foodwares visit www.fda.gov/food/environmental-contaminants-food/lead-food-and-foodwares.

Centers for Disease Control and Prevention

For information on childhood lead poisoning prevention visit: www.cdc.gov/lead

State and Local Health and Environmental Agencies

Some states, Tribes, counties and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state, Tribal or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center toll-free at **1-800-424-LEAD [5323]**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling **711**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs: epa.gov/lead/contacts.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont and 10 federally recognized Tribes)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands and 8 Tribes)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia and 7 Tribes)

Regional Lead Contact
U.S. EPA Region 3
Four Penn Center
1600 JFK Blvd
Philadelphia, PA 19103-2029

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1201 Elm Street, Suite 500
Dallas, TX 75270
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska and 9 Tribes)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
LCRD/TTPB
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribes)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6169

Region 9 (Arizona, California, Hawaii, Nevada, Guam, American Samoa, Northern Marianas, Palau, Micronesia, Marshall Islands and 148 Tribes)

Regional Lead Contact
U.S. EPA Region 9 (LNC-2-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8000

Region 10 (Alaska, Idaho, Oregon, Washington and 271 Tribes)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East-West Highway
Bethesda, MD 20814-4421
1-800-638-2772

cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Its Office of Lead Hazard Control and Healthy Homes' (OLHCHH's) lead hazard reduction grants, healthy homes grants, and guidance and enforcement of the Lead Disclosure Rule and Lead Safe Housing Rule, protect families from lead and other housing hazards.

HUD OLHCHH

lead.regulations@hud.gov

hud.gov/lead

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U.S. EPA
U.S. CPSC
U.S. HUD

EPA-747-K-26-001
January 2026

IMPORTANT!

Lead From Paint, Dust and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools and childcare facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard ([see page 10](#)).

LEAD-BASED PAINT DISCLOSURE ADDENDUM

1 Property Address or Tax ID # 8785 Blackwell Road, Cenral Point, Or 97502
 2 _____

3 This Addendum must be part of every Real Estate Sale Agreement for the sale of a home built prior to 1978. A copy of the completed Addendum
 4 may be treated as an original.

5 **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978
 6 is notified such property may present exposure to lead from lead-based paint, which may place young children at risk of developing lead poisoning.
 7 Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
 8 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential
 9 real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's
 10 possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is
 11 recommended prior to purchase.

12 **SELLER'S AGENT'S ACKNOWLEDGMENT: Seller's Agent Initials Required:** _____
 13 Agent has informed the Seller of the Seller's obligations under 42 USC 4852d and is aware of their responsibility to ensure compliance.

14 **SELLER'S DISCLOSURE:**
 15 1. Seller must check either (a) or (b) below regarding presence of lead-based paint and/or lead-based paint hazards:
 16 (a) Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing. *(explain)*
 17 _____
 18 (b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 19 2. Seller must check either (a) or (b) below regarding records and reports available to the Seller:
 20 (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint
 21 hazards in the housing: *(list documents below)*
 22 _____
 23 (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

24 **BUYER'S ACKNOWLEDGMENT:**
 25 1. Buyer has received copies of all information listed at 2(a) above. **Buyer Initials** _____ / _____
 26 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*. **Buyer Initials Required** _____ / _____
 27 3. Buyer must check either (a) or (b) below, confirming Buyer has:
 28 (a) Pursuant to the provisions contained in the "Lead Based Paint Inspection" section of the Real Estate Sale Agreement, received
 29 a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based
 30 paint and/or lead-based paint hazards; or
 31 (b) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
 32 hazards.

33 **RIGHT OF CANCELLATION WITHIN LEAD-BASED PAINT CONTINGENCY PERIOD:**
 34 If this Lead-Based Paint Disclosure Addendum (hereinafter this "Disclosure Addendum") is delivered to Buyer after Buyer's offer is accepted by
 35 Seller unless waived pursuant to Buyer's Acknowledgment of this Disclosure Addendum, Buyer shall have the right to cancel the Real Estate Sale
 36 Agreement within ten (10) calendar days (or other mutually agreed upon period) which shall commence on the day following the date of delivery by
 37 Buyer giving written notice of cancellation to Seller. Upon such cancellation, all earnest money deposit(s) shall be promptly refunded to Buyer, and
 38 this transaction shall be terminated.

39 **CERTIFICATION OF ACCURACY (BUYER, SELLER, AND AGENTS TO SIGN BELOW):**
 40 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
 41 and accurate.

42 _____
 43 _____
 44 Buyer _____ Date _____ a.m. ___ p.m. ←
 45 Buyer _____ Date _____ a.m. ___ p.m. ←
 46 Seller Beth Knauer, SRP Date 5/17/2023 10:33 a.m. ___ p.m. ←
 Oregon Pacific Bk, Trustee Bernard M Zieminski Trust
 47 Seller _____ Date _____ a.m. ___ p.m. ←
 48 Buyer's Agent _____ Date _____ a.m. ___ p.m. ←
 49 Seller's Agent Jerry Scheffler Date 17 May 23 11:30 a.m. ___ p.m. ←

Well Information

#13
STATE OF OREGON
WATER WELL REPORT
 (as required by ORS 537.765)

Jack
 30458

RECEIVED

36 S/2W/31 RG

OCT 23 1990 (START CARD) # 24483

(1) OWNER: Well Number: 7
 Name MAURINE RUXER WATER RESOURCES
 Address 5705 OLD STAGE ROAD
 City CENTRAL POINT State OR. Zip 97502

(9) LOCATION OF WELL by legal description:
 County WAGON Latitude _____ Longitude _____
 Township 36 N or S, Range 2 W E or W, WM.
 Section 31 SW/4 NW/4 NE/SW/4
 Tax Lot 200 Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) 5705 OLD STAGE - CENTRAL POINT

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

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

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

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well 340 ft.
 Explosives used Type _____ Amount _____

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
10	0	18	BENTONITE	0	18	400
6	18	340				

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

(6) CASING/LINER:

Casing/Liner	Diameter	From	To	Gauge	Steel		Plastic		Welded		Threaded	
					Yes	No	Yes	No	Yes	No	Yes	No
Casing:	6	+1	-22	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) 22'

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

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

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem at	Time
314		3381	1 hr.

Temperature of water 57° Depth Artesian Flow Found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: _____

(10) STATIC WATER LEVEL:
74 ft. below land surface. Date 10-8-90
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found 169

From	To	Estimated Flow Rate	SWL
169	187	314	74

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
CLAY & ROCK	0	18	
BASALT - HARD	14	169	
BASALT / QUARTZ SEAMS	169	187	74
BASALT - HARD	187	340	

Date started 10-5-90 Completed 10-8-90

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

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
 Signed R. L. T. B... WWC Number 552
 Date 10-8-90

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

(START CARD) # 93158

Instructions for completing this report are on the last page of this form.

(1) OWNER: MAURINE BUKER Well Number 417469
Name MAURINE BUKER
Address 5723 Old Stage rd
City CENTRAL POINT State OR Zip 97502

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

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

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

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 380 ft.
Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Sacks or pounds
Diameter	From	To	Material	From	To	
10"	0	28	BENTONITE	0	28	17 SLS
6"	28	380				

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

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	1	28	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: 4"	0	380	160	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

Perforations Method SAW CUT
 Screens Type 160 Material 4" P.C.C.

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
310	380	12"	40	4"	4"	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
3	380	380	1 hr.

Temperature of water 57° Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County JACKSON Latitude _____ Longitude _____
Township 36 N of S Range 2 E of W/W.M.
Section 31 SW 1/4 SW 1/4
Tax Lot 201 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) SAME

(10) STATIC WATER LEVEL:
24 ft. below land surface. Date _____
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 345'

From	To	Estimated Flow Rate	SWL
345	346	3	24

(12) WELL LOG:
Ground Elevation _____

Material	From	To	SWL
CLAY	BRN	0	2
CLAYSTONE	BROWN	2	19
SANDSTONE	BLUE	14	57
BASALT	BLUE	57	380

RECEIVED

FEB 12 2001

WATER RESOURCES DEPT.
SALEM, OREGON

Date started 9/10 Completed 9/12/97

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

WVC Number _____
Signed _____ Date _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WVC Number 1457
Signed _____ Date 9-14-97

Septic Information

(Coming Soon)

Water Rights

STATE OF OREGON
 COUNTY OF JACKSON
CERTIFICATE OF WATER RIGHT

This Is to Certify, That **LA RUE MORRIS**
 of **Rt. 1, Box 424, Central Point**, State of **Oregon**, has made proof
 to the satisfaction of the **STATE ENGINEER** of Oregon, of a right to store the waters of
 an unnamed stream, tributary of Rogue River, appropriated under Application No.
29473, Permit No. 23488

for the purposes of

irrigation
 under Reservoir Permit No. **R-1730** of the State Engineer, and that said right to store said
 waters has been perfected in accordance with the laws of Oregon; that the priority of the right
 hereby confirmed dates from **September 15, 1954**

that the amount of water entitled to be stored each year under such right, for the purposes afore-
 said, shall not exceed **0.3 acre foot**

The reservoir is located in **SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 30, T. 36 S., R. 2 W., W. M.**

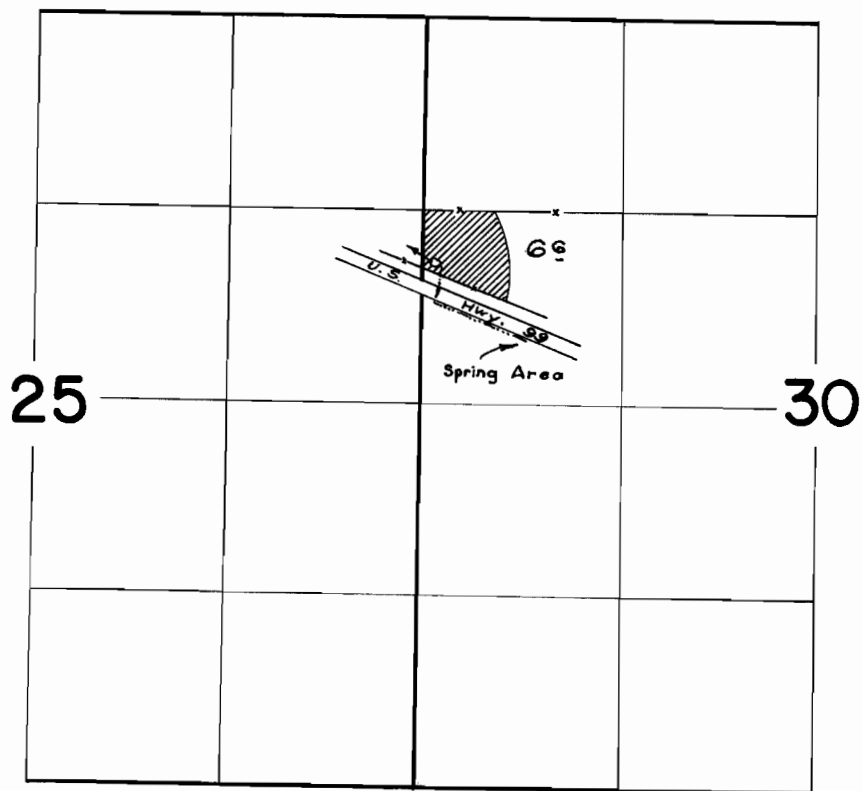
WITNESS the signature of the State Engineer, affixed

this date. MARCH 9 1962

LEWIS A. STANLEY

State Engineer

T.36S. R. 2-3 W.W.M



FINAL PROOF SURVEY UNDER

Application No. R-29474 29473 Permit No. R-1730 23488
IN NAME OF

LA. RUE MORRIS

Surveyed April 14, 19....., by *A. Jackson*

STATE OF OREGON
COUNTY OF JACKSON
CERTIFICATE OF WATER RIGHT

This Is to Certify, That LA RUE MORRIS

of Rt. 1, Box 424, Central Point, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of an unnamed stream and Morris Reservoir constructed under Application No. R-29474, Permit No. R-1730 a tributary of Rogue River for the purpose of irrigation of 6.6 acres

under Permit No. 23488 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from September 15, 1954

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.17 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 30, T. 36 S., R. 2 W., W. M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-fortieth of one cubic foot per second per acre, or its equivalent for each acre irrigated from direct flow and shall be further limited to a diversion of not to exceed $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir constructed under Permit No. R- 1730,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

6.6 acres SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 30
T. 36 S., R. 2 W., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

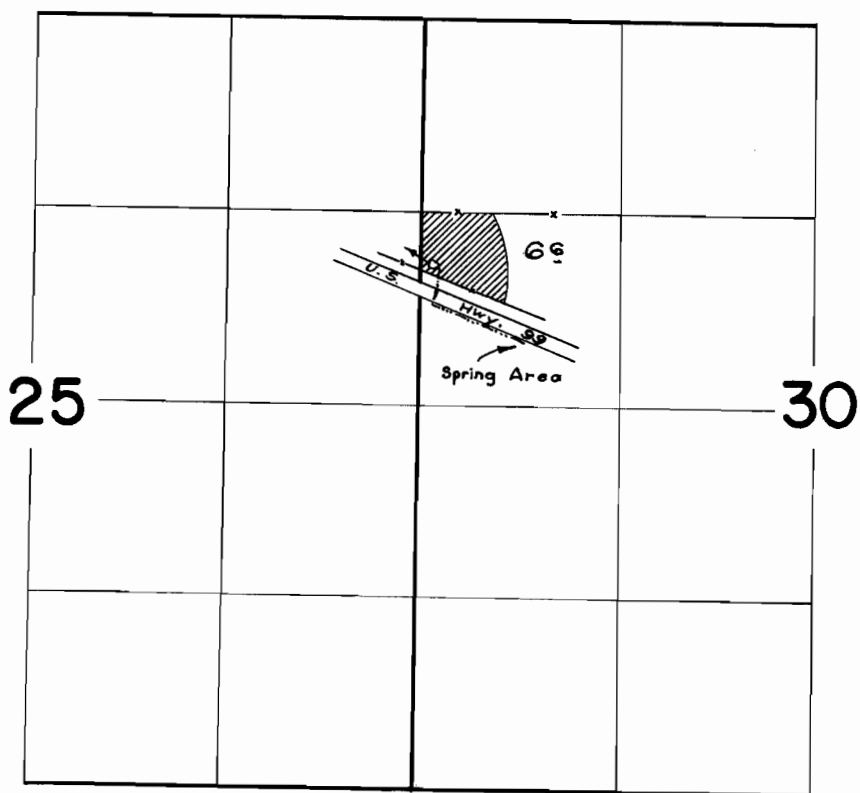
this date. MARCH 9 1962

LEWIS A. STANLEY

State Engineer

Recorded in State Record of Water Right Certificates, Volume 21, page 29502

T.36S. R. 2-3 W.W.M



FINAL PROOF SURVEY UNDER

R-29474 R-1730
Application No. 29473 Permit No. 23488
IN NAME OF

LA RUE MORRIS

Surveyed April 14, 19....., by *A. J. Jackson*

Registration Statement

OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

TO THE STATE ENGINEER OF OREGON:

I, La Rue Morris

of R.R.#1 Box 424 Central Point County of Jackson
(Mailing address)

State of Oregon, do hereby make application for a certificate of registration as evidence of a right to appropriate ground water.

1. Source from which water is withdrawn is Infiltration trench
(Flowing well, pump well, infiltration trench, or tunnel)

2. Location is: 5 miles from Central Point, Oregon
(Approximate distance and direction from nearest city or town)

and is more particularly described as follows:

(a) 2706 ft. N. and 2541.5 ft. W. SE corner of Sec. 30
(Give distance and bearing to corner of section or other legal subdivision)

being within SW 1/4 NE 1/4 of Sec. 30, Twp. 36S, Rge. 2W
(Smallest legal subdivision) (N. or S.) (E. or W.)

or (b) within limits of recorded platted property, town or city:

in Lot _____, Block _____ of _____
(Name of plat or addition)

County of _____
(If within city or town, give name)

3. Construction Work was begun on Dec. 1946; was completed on March 1947
(Date) (Date)

and the ground water claimed was first used for the purposes set out below on April 1947
(Date)

since which time the water has been used Continuously during irrigation seasons
(Continuously or intermittently)

from April 1947 to 1958
(Date) (Date)

4. Quantity of water claimed and used is 167 gallons per minute; 50 acre feet per year.

5. Purpose or Purposes for which water is used Irrigation and Supplemental Irrigation
(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth _____ feet. Type _____
(Dug or drilled)

diameter _____ inches. Elevation of ground at well site _____ feet, mean sea level.
(As near as known)

Depth to water table _____ feet.

7. Capacity of Well: _____ g.p.m. with _____ feet drawdown.

_____ g.p.m. with _____ feet drawdown.

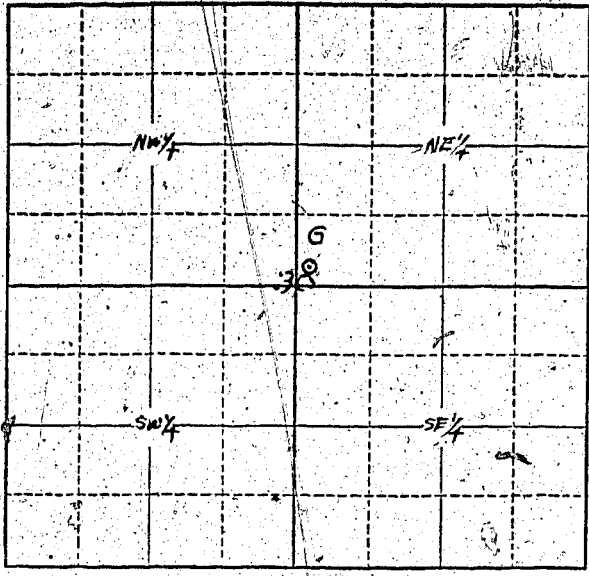
Date of test _____

If Flowing Well: Measured discharge _____ g.p.m. on _____
(Date)

Shut-in pressure at ground surface _____ lbs. per sq. in. on _____
(Date)

Water is controlled by _____
(Cap, valve, etc.)

Township 76 S. Range 2 W., W.M.
North



Locate well and acreage of irrigated land on plat.
Scale: 1/4 - 1 Mile

STATE OF OREGON }
County of Jackson } ss.

I, Ala Rue Morris, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

Ala Rue Morris
(Signature of Registrant)

Subscribed and sworn to before me this 18th day of July, 1958

My commission expires Nov. 23-1960

Myrtle K. Lewis
(Notary Public) for Oregon

(SEAL)

CERTIFICATE OF REGISTRATION

STATE OF OREGON }
County of Marion } ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 21st day of July, 1958, at 2:00 o'clock A. M. and has been duly recorded in said office in Book No. 10 of Registration Statements on page GR-2231

Witness my hand this 10th day of March, 1959

Lewis A. Stanley
(State Engineer)

\$15.00

By _____ (Deputy)

GR-2231

*** APPLICATION FOR PERMIT**

To Appropriate the Public Waters of the State of Oregon

I, La Rue Morris (Name of applicant)
of Central Point (Mailing address), Rural Route No. 1,
State of Oregon, do hereby make application for a permit to appropriate the
following described public waters of the State of Oregon, **SUBJECT TO EXISTING RIGHTS:**

If the applicant is a corporation, give date and place of incorporation

1. The source of the proposed appropriation is Middough Creek (Name of stream),
a tributary of Rogue River.

2. The amount of water which the applicant intends to apply to beneficial use is 0.63
cubic feet per second. (If water is to be used from more than one source, give quantity from each)

**3. The use to which the water is to be applied is irrigation (Irrigation, power, mining, manufacturing, domestic supplies, etc.)

4. The point of diversion is located No. 1 2706 ft. N. and 2541.5 ft. W. from the S.E. (N. or S.) (E. or W.)
corner of Sec 30. also 3105 North and 4191.5 West from the same corner (Section or subdivision)
to diversion No. 2.

(If preferable, give distance and bearing to section corner)

(If there is more than one point of diversion, each must be described. Use separate sheet if necessary)

being within the SW $\frac{1}{4}$ NE $\frac{1}{4}$ No. 1 SW $\frac{1}{4}$ NE $\frac{1}{4}$ No. 2 of Sec. 30, Tp. 36 S. (Give smallest legal subdivision) (N. or S.)
R. 2W, W. M., in the county of Jackson (E. or W.)

5. The Pipe line (Main ditch, canal or pipe line) to be 600 (Miles or feet)
in length, terminating in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ & S.W. $\frac{1}{4}$ N.E. $\frac{1}{4}$ of Sec. 30, Tp. 36 S. (Smallest legal subdivision) (N. or S.)
R. 2 W, W. M., the proposed location being shown throughout on the accompanying map. (E. or W.)

DESCRIPTION OF WORKS

Diversion Works—

6. (a) Height of dam _____ feet, length on top _____ feet, length at bottom _____ feet; material to be used and character of construction _____ (Loose rock, concrete, masonry, will pump from pump in stream bed rock and brush, timber crib, etc., wasteway over or around dam)

(b) Description of headgate _____ (Timber, concrete, etc., number and size of openings)

(c) If water is to be pumped give general description 6" Cent. powered by 40 H.P. (Size and type of pump)
Gas, Total lift 35 feet (Size and type of engine or motor to be used, total head water is to be lifted, etc.)

*A different form of application is provided where storage works are contemplated.

**Application for permits to appropriate water for the generation of electricity, with the exception of municipalities, must be made to the Hydroelectric Commission. Either of the above forms may be secured, without cost, together with instructions by addressing the State Engineer, Salem, Oregon.

Municipal or Domestic Supply—

10. (a) To supply the city of

(Name of) County, having a present population of

and an estimated population of in 19.....

(b) If for domestic use state number of families to be supplied

(Answer questions 11, 12, 13, and 14 in all cases)

- 11. Estimated cost of proposed works, \$ 2000.00
- 12. Construction work will begin on or before 1 year from date of priority
- 13. Construction work will be completed on or before 2 yrs. from date of priority
- 14. The water will be completely applied to the proposed use on or before 3 yrs. from date of priority

(Sgd) La Rue Morris
(Signature of applicant)

R. R. #1 Central Point, Ore.

Remarks: Deed records of Jackson County Vol. 271 page 507 show that the applicant owns the south half of the northwest quarter and all of the southwest quarter of the northeast quarter excepting a strip fifteen rods wide and eighty rods lying north and south on the east boundry of this quarter.

STATE OF OREGON, }
County of Marion, } ss

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for Correction

In order to retain its priority, this application must be returned to the State Engineer, with corrections on or before December 19, 1946.

WITNESS my hand this 19th day of November, 1946.

CHAS. E. STRICKLIN
STATE ENGINEER

By:
Ed K. Humphrey, Assistant

Application No. 22045

Permit No. 17360

PERMIT TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

Division No. District No.

This instrument was first received in the office of the State Engineer at Salem, Oregon, on the 21st day of October, 1946, at 8:30 o'clock A.M.

Returned to applicant:

Corrected application received:

Approved:

December 31, 1946

Recorded in book No. 42 of

Permits on page 17360

CHAS. E. STRICKLIN STATE ENGINEER

Drainage Basin No. 15 Page 78 F

Fees Paid \$12.50

PERMIT

STATE OF OREGON, County of Marion, ss

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.63 cubic feet per second measured at the point of diversion from the stream, or its equivalent in case of rotation with other water users, from Middough Creek

The use to which this water is to be applied is irrigation

If for irrigation, this appropriation shall be limited to 1/80th of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 4 1/2 acre feet per acre for each acre irrigated during the irrigation season from April 2, to October 31, of each year,

and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The priority date of this permit is October 21, 1946

Actual construction work shall begin on or before December 31, 1947 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1948. Extended to Oct. 1, 1949

Complete application of the water to the proposed use shall be made on or before October 1, 1949. Extended to Oct. 1, 1950

WITNESS my hand this 31st day of December, 1946

CHAS. E. STRICKLIN

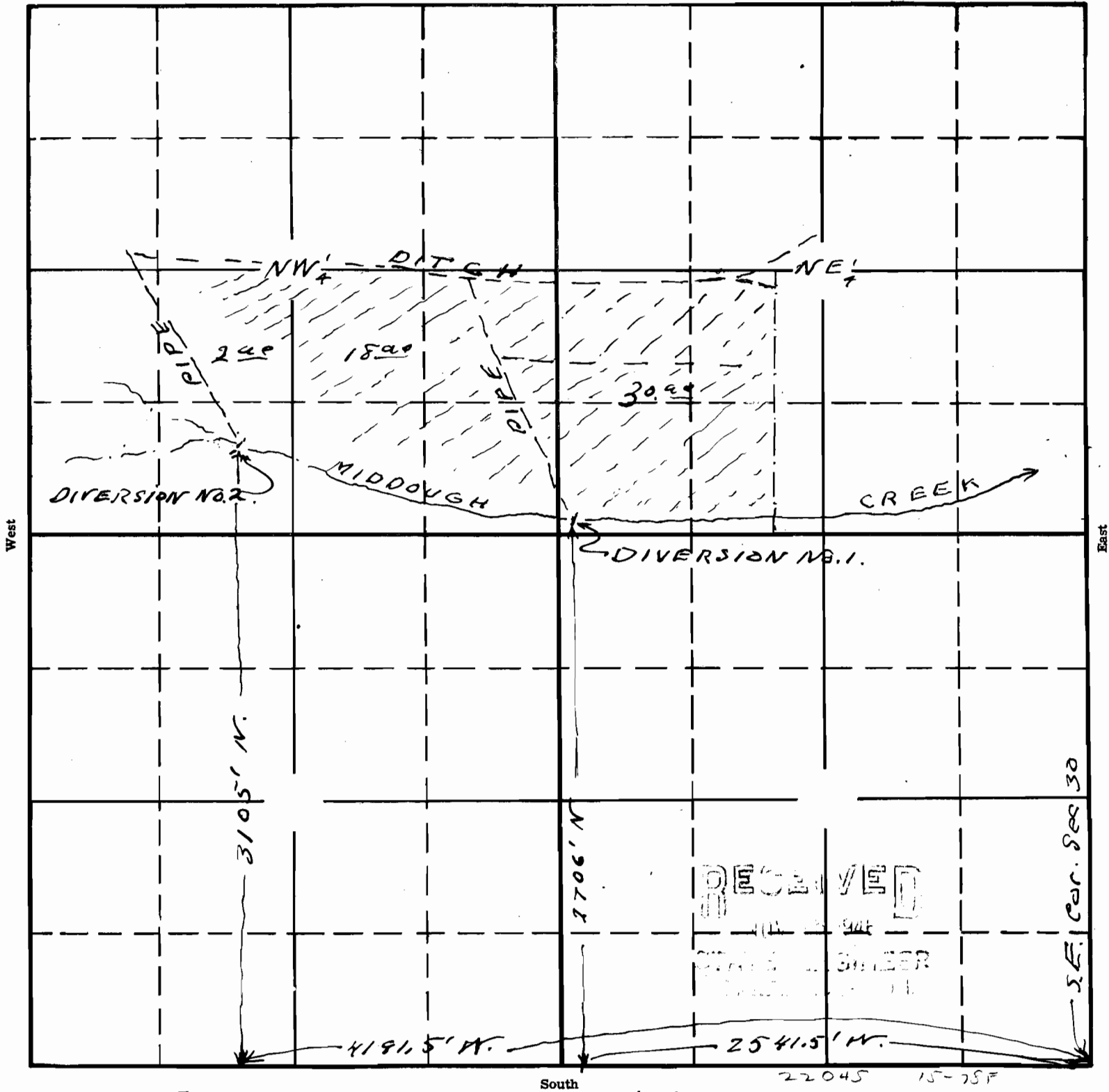
STATE ENGINEER

SECTION

30

TOWNSHIP 36 S, RANGE 2 W, W. M.

North



Map To accompany application of
 La Rue Morris for use of waters from
 Middough creek for irrigation.

APPLICATION No. 22045
 PERMIT No. 17360

This office 10/16/14 C. H. Smith