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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

Team@MOPG.com



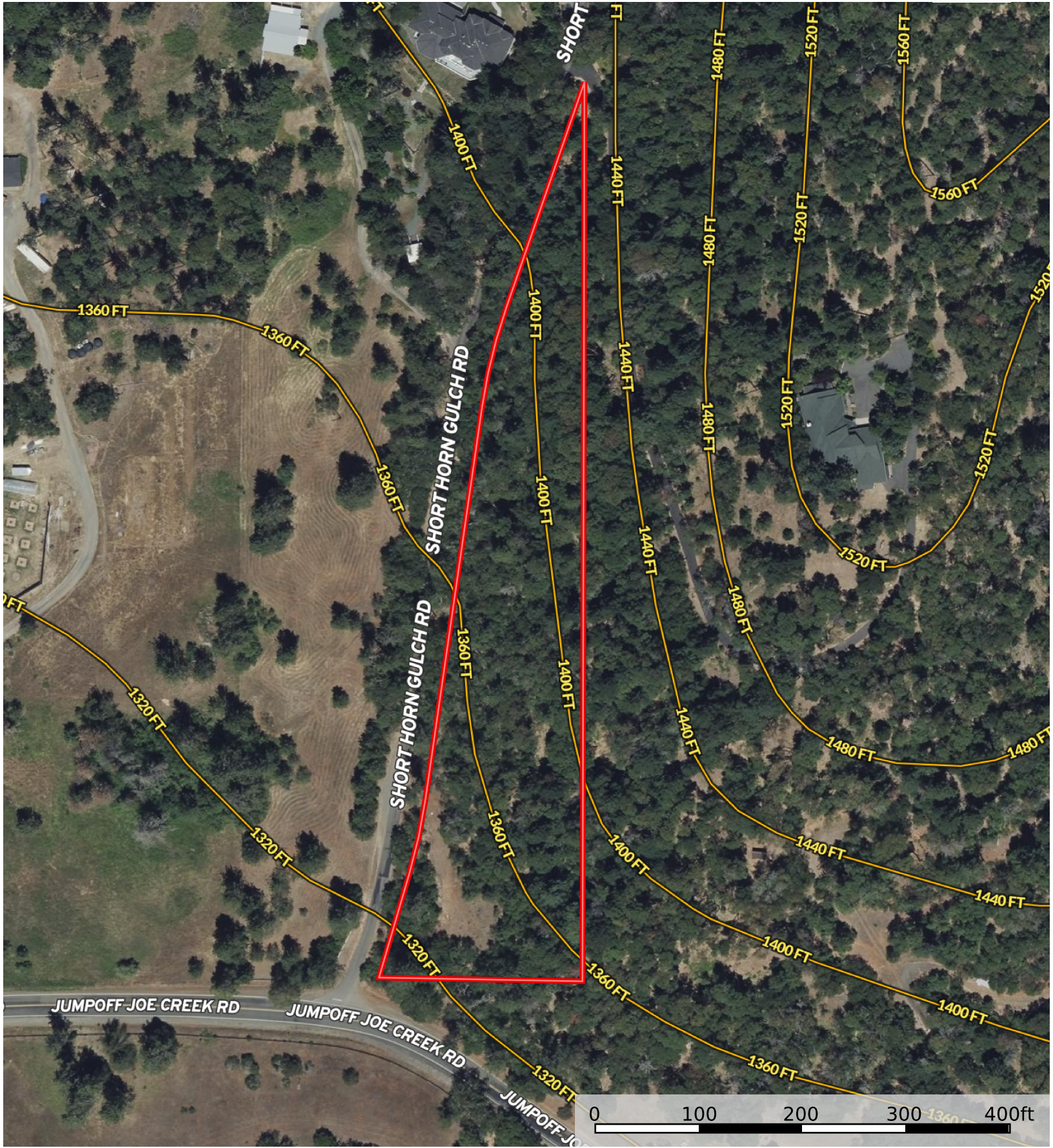
Mapping

0 Jumpoff Joe Creek
Oregon, AC +/-



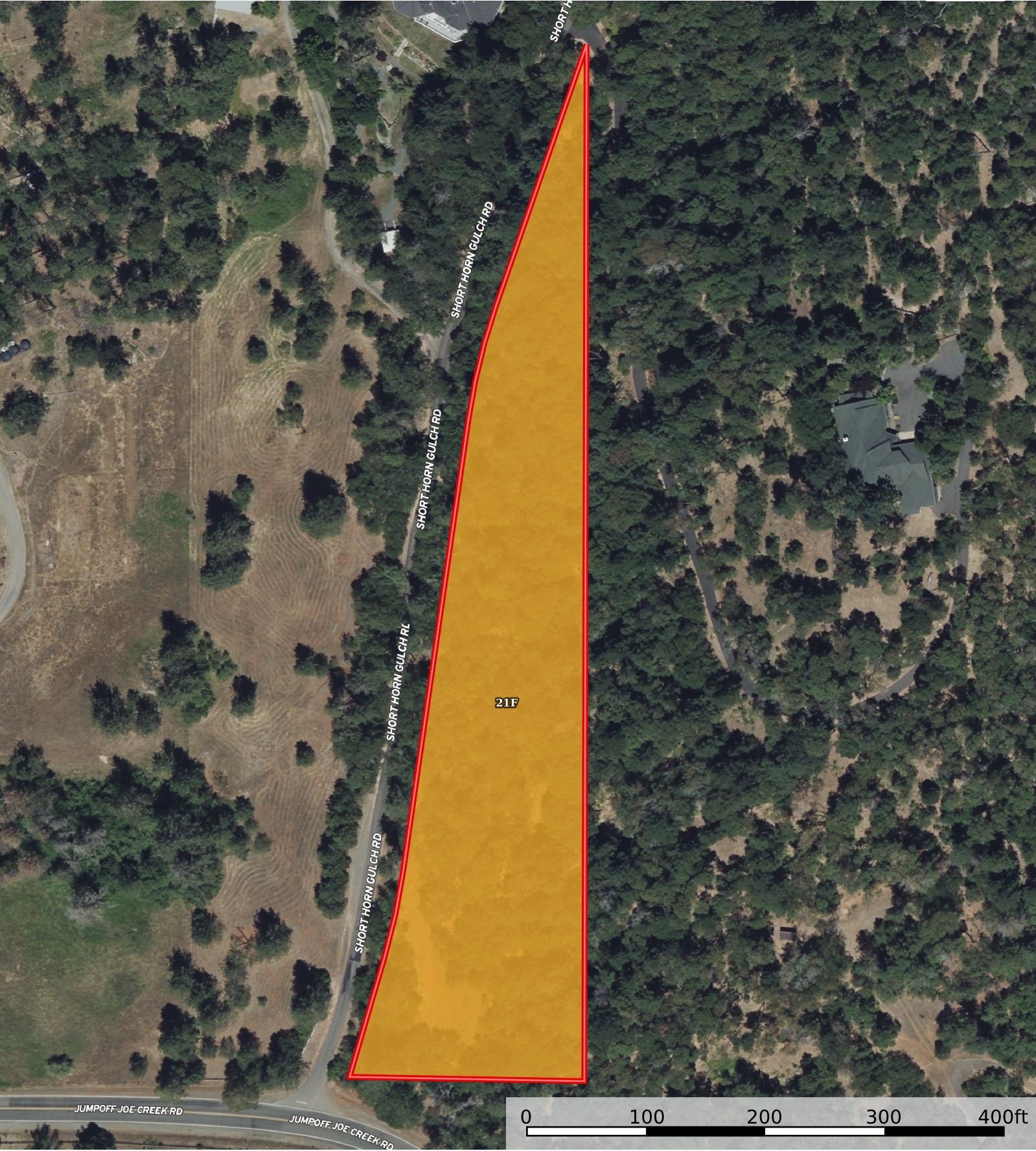
 Boundary

0 Jumpoff Joe Creek
Oregon, AC +/-



Boundary

0 Jumpoff Joe Creek
Oregon, AC +/-



 Boundary

| Boundary 2.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21F	Cornutt-Dubakella complex, 35 to 55 percent south slopes	2.16	100	0	28	6e
TOTALS		2.16(*)	100%	-	28.0	6

(*) 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

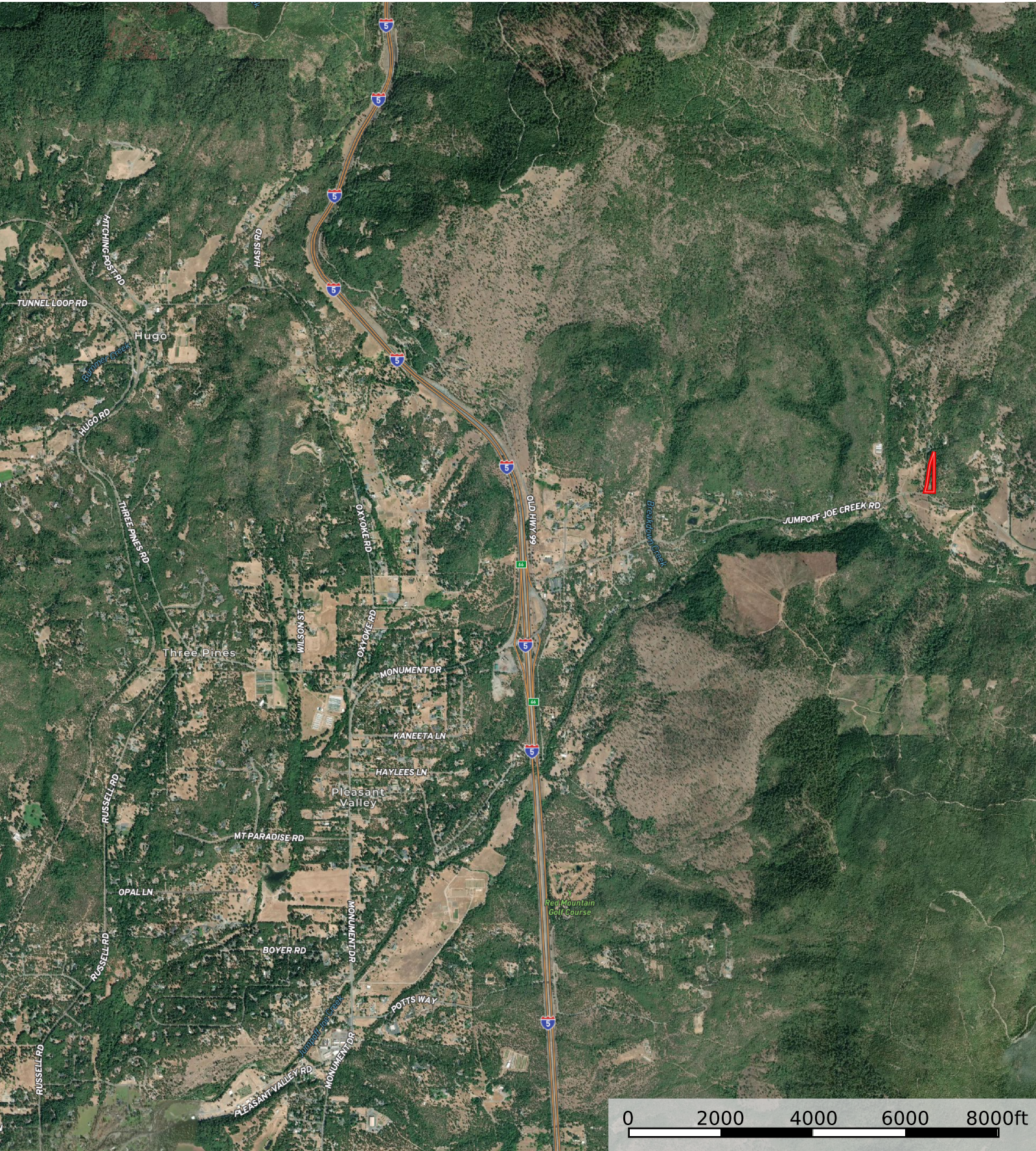
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

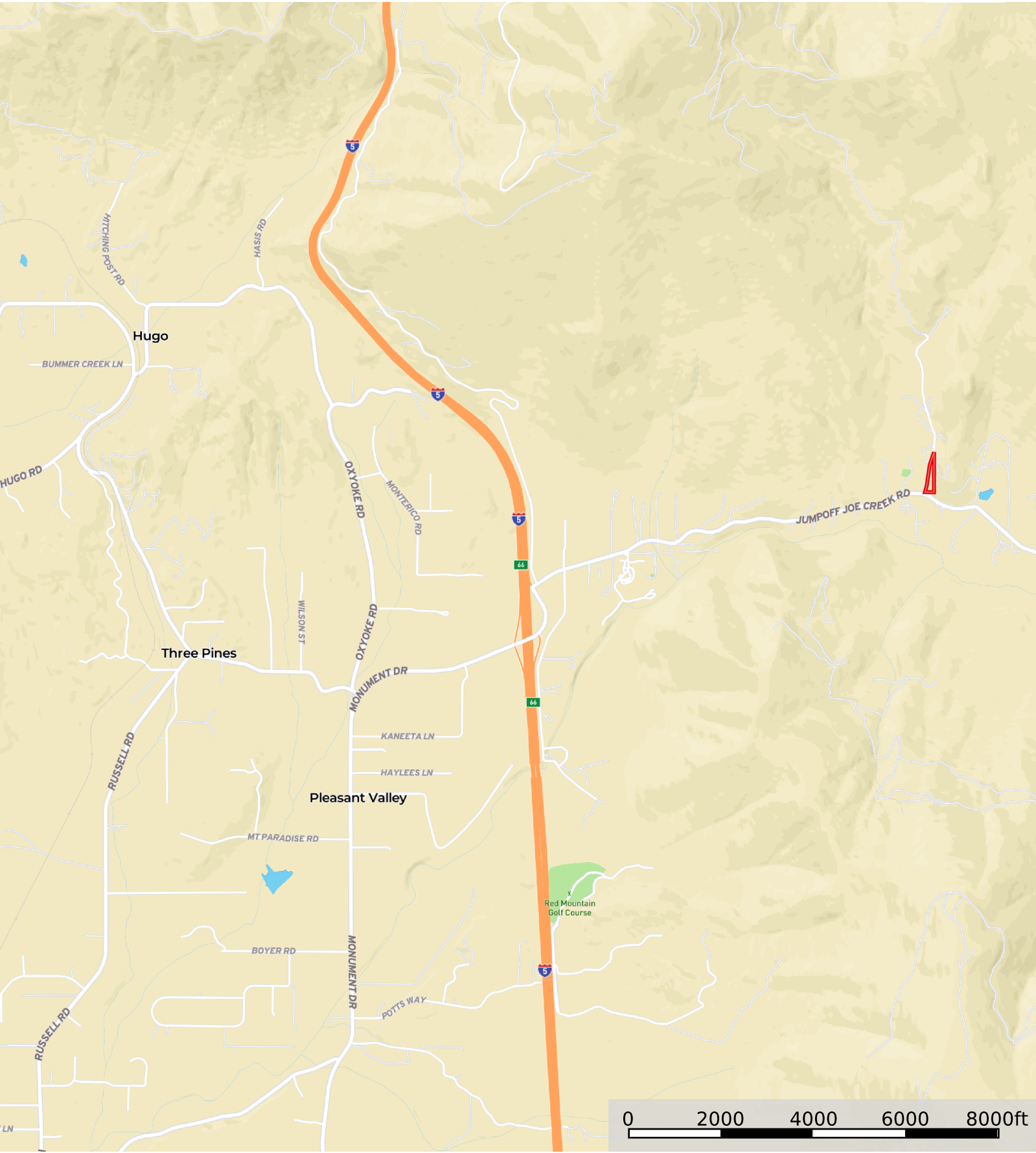
(s) soil limitations within the rooting zone (w) excess of water

0 Jumpoff Joe Creek
Oregon, AC +/-



 Boundary

0 Jumpoff Joe Creek
Oregon, AC +/-



 Boundary

Tax Records

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R337623	THOMPSON TRUST, JACK & SUE ANNE	* JUMP OFF JOE CREEK RD, GRANTS PASS, OR 97526	\$125,520

Property Page:	Property Details	▼
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2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	-
Property Type	Residential		
Legal Description	P.P. 1995-24, PARCEL 2, ACRES 2.17		
Alternate Account Number	-		
Neighborhood	0600 Jump Off Joe Creek		
Map Number	34-05-31-00-000305-00		
Property Use	400-HBU Tract; Zone Res; Vacant		
Levy Code Area	05		
Zoning	RR5		

2026 OWNER INFORMATION

Owner Name	THOMPSON TRUST, JACK & SUE ANNE
Mailing Address	PO BOX 1733 GRANTS PASS, OR 97528

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	400 Tract; Residential; Vacant	2.17 Acres
TOTALS		94525.20 Sq. ft / 2.17 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$0	\$125,520	\$125,520	\$0	\$49,600
2025	\$0	\$132,160	\$132,160	\$0	\$48,160

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
1/15/2025	MOON, LESLIE M & NELSON, LORRIE & MOON, JEFFREY	THOMPSON TRUST, JACK & SUE ANNE	25-000336	\$60,000	Warranty Deed
3/7/2011	MOON LIV TRUST, VOLNEY R & BETTY J	MOON, LESLIE M & NELSON, LORRIE & MOON, JEFFREY	11-002835	\$91,950	Bargain & Sale
	MOON LIV TRUST, VOLNEY R & BETTY J	MOON LIV TRUST, VOLNEY R & BETTY J	-	-	Death Certificate
	MOON, VOLNEY RAY & MOON, BETTY J	MOON LIV TRUST, VOLNEY R & BETTY J	07-018844	-	Bargain & Sale
7/6/1998	ALSTROM, DUANE C & JANET M	MOON, VOLNEY RAY & MOON, BETTY J	98-13246	\$20,175	Warranty Deed

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

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

TAX SUMMARY

Effective Date: 6/15/2026 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$369.26	\$349.26	\$20.00	\$369.26	\$0.00	-	\$0.00
2024	\$357.93	\$339.18	\$18.75	\$357.93	\$0.00	-	\$0.00
2023	\$303.17	\$284.42	\$18.75	\$303.17	\$0.00	-	\$0.00
2022	\$297.16	\$278.41	\$18.75	\$297.16	\$0.00	-	\$0.00
2021	\$287.53	\$268.78	\$18.75	\$287.53	\$0.00	-	\$0.00
2020	\$299.47	\$280.72	\$18.75	\$299.47	\$0.00	-	\$0.00
2019	\$287.91	\$269.16	\$18.75	\$287.91	\$0.00	-	\$0.00
2018	\$283.36	\$264.61	\$18.75	\$283.36	\$0.00	-	\$0.00
2017	\$283.33	\$264.58	\$18.75	\$283.33	\$0.00	-	\$0.00
2016	\$241.69	\$222.94	\$18.75	\$241.69	\$0.00	-	\$0.00
2015	\$233.69	\$214.94	\$18.75	\$233.69	\$0.00	-	\$0.00
2014	\$228.06	\$209.31	\$18.75	\$228.06	\$0.00	-	\$0.00
2013	\$219.68	\$0.00	\$0	\$219.68	\$0.00	-	\$0.00
2012	\$214.20	\$0.00	\$0	\$214.20	\$0.00	-	\$0.00
2011	\$207.23	\$0.00	\$0	\$207.23	\$0.00	-	\$0.00
2010	\$203.36	\$0.00	\$0	\$203.36	\$0.00	-	\$0.00
2009	\$197.98	\$0.00	\$0	\$197.98	\$0.00	-	\$0.00
2008	\$195.43	\$0.00	\$0	\$195.43	\$0.00	-	\$0.00
2007	\$188.63	\$0.00	\$0	\$188.63	\$0.00	-	\$0.00
2006	\$184.79	\$0.00	\$0	\$184.79	\$0.00	-	\$0.00
2005	\$181.13	\$0.00	\$0	\$181.13	\$0.00	-	\$0.00
2004	\$178.62	\$0.00	\$0	\$178.62	\$0.00	-	\$0.00
2003	\$176.41	\$0.00	\$0	\$176.41	\$0.00	-	\$0.00
2002	\$172.10	\$0.00	\$0	\$172.10	\$0.00	-	\$0.00
2001	\$168.56	\$0.00	\$0	\$168.56	\$0.00	-	\$0.00
2000	\$157.14	\$0.00	\$0	\$157.14	\$0.00	-	\$0.00
1999	\$135.87	\$0.00	\$0	\$135.87	\$0.00	-	\$0.00
1998	\$136.73	\$0.00	\$0	\$136.73	\$0.00	-	\$0.00
1997	\$133.45	\$0.00	\$0	\$133.45	\$0.00	-	\$0.00
1996	\$154.85	\$0.00	\$0	\$154.85	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-215376	11-7-2025	\$358.19
2024	JOCO-195302	1-15-2025	\$491.81
2023	JOCO-154203	9-3-2024	\$99.00
2023	JOCO-154133	8-22-2024	\$105.17
2022	JOCO-104715	9-20-2023	\$220.96
2022	JOCO-100551	4-10-2023	\$99.05
2021	JOCO-46562	1-14-2022	\$192.55
2021	JOCO-44190	12-2-2021	\$96.27
2020	1254949	6-8-2021	\$213.65
2020	1250462	2-18-2021	\$96.83
2019	1205564	6-22-2020	\$100.76
2019	1204708	5-26-2020	\$100.00
2019	1201260	3-18-2020	\$100.00
2018	1155781	5-22-2019	\$445.44
2017	1152630	4-5-2019	\$91.62
2017	1102495	3-21-2018	\$94.44
2015	1096706	12-5-2017	\$238.99
2016	1096709	12-5-2017	\$95.06
2016	1096714	12-5-2017	\$80.57
2016	1096716	12-5-2017	\$94.44
2015	1049713	12-21-2016	\$80.56
2014	1011097	6-27-2016	\$2.96
2014	1010962	6-20-2016	\$183.00
2014	1005885	2-16-2016	\$163.04
2013	911003	4-23-2014	\$75.36
2013	909657	2-28-2014	\$74.85
2012	861806	3-27-2013	\$146.33
2012	861654	3-20-2013	\$73.62
2011	807047	1-25-2012	\$209.99
2010	762993	6-8-2011	\$68.68
2010	750256	11-23-2010	\$132.87
2009	677268	11-10-2009	\$192.04
2008	623111	11-12-2008	\$189.57
2007	575578	11-14-2007	\$182.97
2006	521848	11-13-2006	\$179.25
2005	476945	11-14-2005	\$175.70
2004	450895	5-10-2005	\$59.54
2004	444743	2-4-2005	\$59.54
2004	425154	11-12-2004	\$59.54
2003	374372	11-13-2003	\$171.12
2002	322048	11-13-2002	\$166.94
2001	267010	11-13-2001	\$163.50
2000	201018	10-26-2000	\$152.43
1999	162570	11-12-1999	\$131.79
1998	135667	2-10-1999	\$138.56
1997	91490	5-6-1998	\$44.48
1997	85892	2-13-1998	\$45.69
1997	82718	1-6-1998	\$44.49

1996

[32028](#)

1-1-1938

\$154.85



After recording return to:
Jack and Sue Anne Thompson Trust
P.O. Box 1733
Grants Pass, OR 97528

Until a change is requested all tax
statements shall be sent to the
following address:
Jack and Sue Anne Thompson Trust
P.O. Box 1733
Grants Pass, OR 97528

File No.: 7151-4227069 (wf)
Date: December 13, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

JOSEPHINE COUNTY OFFICIAL RECORDS

RHIANNON HENKELS, COUNTY CLERK

2025-000336

DED-WRD

Cnt=1 Pgs=4 Stn=4 LBOSS

01/15/2025 11:59 AM

\$20.00 \$11.00 \$10.00 \$60.00 \$5.00

\$106.00

I, Rhiannon Henkels, County Clerk, certify that the within
document was received and duly recorded in the official
records of Josephine County.

10a

STATUTORY WARRANTY DEED

Leslie M. Moon, Lorrie Nelson and Jeffrey Moon, Grantor, conveys and warrants to **John A. Thompson and Sue Anne Thompson, Trustees, Jack and Sue Anne Thompson Trust dated 04/06/2023**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Josephine, State of Oregon, described as follows:

Parcel II, PARTITION PLAT NO. 1995-24 located in the Northeast Quarter of the Northwest Quarter of Section 31, Township 34 South, Range 5 West, Willamette Meridian, Josephine County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

Counterpart Signatures: This **Statutory Warranty Deed** is executed in duplicate, each of which is deemed to be an original, but both parts together constitute one and the same instrument.

APN: R337623

Statutory Warranty Deed
- continued

File No.: 7151-4227069 (wf)

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.

Dated this 8th day of January, 2025.

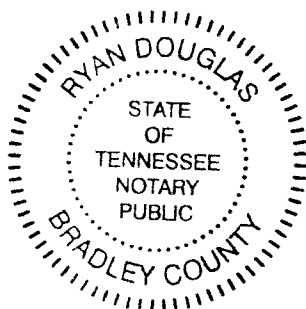
Leslie M. Moon
Leslie M. Moon

Jeffrey Moon
Jeffrey Moon

Leslie M. Moon

STATE OF Tennessee)
County of Bradley) ss.

This instrument was acknowledged before me on this 8th day of January, 2025
by **Leslie M. Moon**.



Ryan Douglas
Notary Public for Bradley Co. TN
My commission expires: 7-18-28

APN: **R337623**

Statutory Warranty Deed
- continued

File No.: **7151-4227069 (wf)**

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.

Dated this 8th day of January, 2025

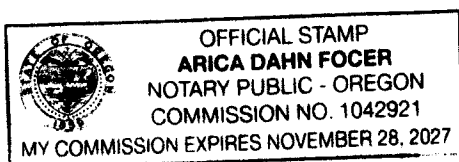
Lorrie Nelson

Jeffrey Moon
Jeffrey Moon

Leslie M. Moon
Leslie M. Moon

STATE OF OR)
County of Clackamas) ss.

This instrument was acknowledged before me on this 8th day of January 2025
by ~~Lorrie Nelson~~ Leslie M. Moon



Arica Dahn Focer
Notary Public for OR 11-28-27
My commission expires:

APN: R337623

Statutory Warranty Deed
- continued

File No.: 7151-4227069 (wf)

STATE OF

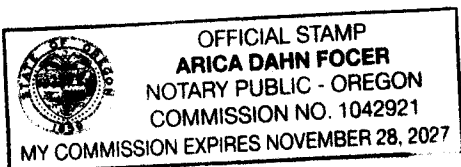
OR)
Clallam)ss.

County of

This instrument was acknowledged before me on this

13th day of Jan., 2025

by **Jeffrey Moon**.



Notary Public for [Signature]
My commission expires: 11-28-27

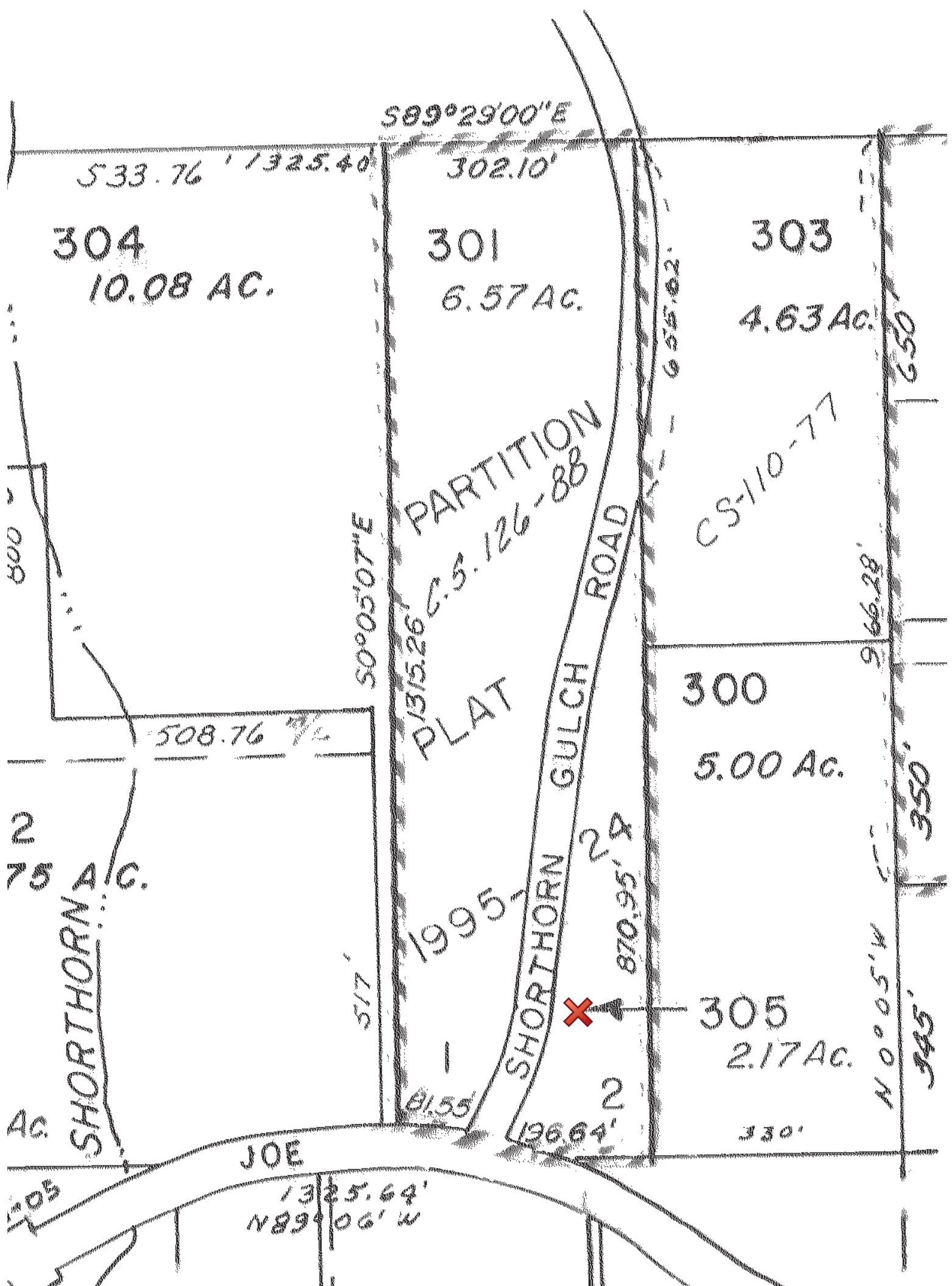
STATE OF

)
)ss.

County of

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Leslie M. Moon**.

Notary Public for _____
My commission expires: _____



Title Report



First American Title™

First American Title Insurance Company

118 NE C Street
Grants Pass, OR 97526
Phn - (541)476-6884
Fax - (866)637-1007

Order No.: 7151-4398479

July 10, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

ELENA CERMAK, Escrow Officer/Closer

Phone: (541)476-6884 - Fax: (866)637-1004- Email: ECermak@firstam.com

First American Title Insurance Company

118 NE C Street, Grants Pass, OR 97526

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Hunter Fanelli, Title Officer

Phone: (541)476-6884 - Email: hfanelli@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 Josephine County Tax Roll:

Jumpoff Joe Creek Road, Grants Pass, OR 97526

2021 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$
Endorsement			Premium \$
Govt Service Charge			Cost \$
Other			Cost \$

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of July 02, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

John A. Thompson and Sue Anne Thompson, Trustees, Jack and Sue Anne Thompson Trust dated
04/06/2023

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. Easement, including terms and provisions contained therein:
Recording Information: [Volume 74, Page 49, Deed Records](#)
For: Possible ditch and ditch rights, water, and water rights

11. Easement, including terms and provisions contained therein:
Recording Information: [Volume 163, Page 417](#), Deed Records
In Favor of: Pacific Telephone and Telegraph Company
For: Right of way
12. Easement, including terms and provisions contained therein:
Recording Information: [Volume 186, Page 297](#), Deed Records
In Favor of: California Oregon Power Company
For: Right of way, 20 feet
13. Restriction set forth in [Volume 254, Page 245](#), Deed Records, recorded April 25, 1967, to the effect that only one single family dwelling may be constructed on the herein described property.
14. A non-exclusive easement for roadway, 15 feet in width, described in [Volume 259, Page 886](#), Deed Records.
15. Easement, including terms and provisions contained therein:
Recording Information: Document No. [90-18478](#)
In Favor of: Pacific Power and Light Company
For: Right of way
16. Easement, including terms and provisions contained therein:
Recording Information: September 17, 1991 as Document No. [91-15379](#)
In Favor of: Pacific Power and Light Company
For: Right of way
17. Easement, including terms and provisions contained therein:
Recording Information: July 17, 1992 as Document No. [92-14805](#)
In Favor of: U.S. West Communications, Inc., a Colorado Corporation
For: A perpetual easement
18. Public Utility Easement, 10 feet wide, as set forth on PARTITION PLAT NO. [1995-24](#).
19. Proof should be furnished that the following Judgment Lien is not against John A. Thompson

A Judgment for the amount herein stated and any other amounts due.

Case No.: 08DR0128
Entered: February 11, 2008
Amount: \$300.00 per Month Child Support , plus interest, costs, and attorney's fees, if any
Creditor: Tiffany H Cowie
Debtor: John A Thompson

NOTE: A Statement of Identity which, when completed and returned will assist in checking such judgements and/or liens. This report is subject to such additional exceptions as may then appear proper.

20. The Company will require a Certification of Trust from the vestees named herein, providing information about the John A. Thompson and Sue Anne Thompson, Trustees, Jack and Sue Anne Thompson Trust dated 04/06/2023 and confirming the powers of the trustees and the continuing existence of the trust.

- 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:	\$369.26
Map No.:	34-05-31-00-000305
Property ID:	R337623
Tax Code No.:	05

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 January 15, 2025 as Document No. [2025-000336](#) of Official Records.

From: Leslie M. Moon, Lorrie Nelson and Jeffrey Moon
To: John A. Thompson and Sue Anne Thompson, Trustees, Jack and Sue
Anne Thompson Trust dated 04/06/2023

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!

HUNTER FANELLI

TITLE OFFICER

hfanelli@firstam.com

Recording Information

For county recording requirements and fees visit

https://www.josephinecounty.gov/government/county_clerk__recorder/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: Alex Larson, John L. Scott Real Estate
871 Medford Center, Medford, OR 97504

Exhibit "A"

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

PARCEL II, PARTITION PLAT NO. 1995-24 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2025

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.



Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

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

Well Information

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

JOSE 62220

5/14/2026

Map of Hole

STATE OF OREGON WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department

725 Summer St NE, Salem OR 97301
(503)986-0900



LOCATION OF WELL

Latitude: 42.57533000 Datum: WGS84

Longitude: -123.33973000

Township/Range/Section/Quarter-Quarter Section:
WM34.00S5.00W31NENW

Address of Well:

* JUMP OFF JOE CREEK RD, TL 305 (NEXT TO 2000 JUMP OFF JOE CREEK RD),

Well Label: 160704

Printed: May 11, 2026

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor



Septic Information

SITE EVALUATION #9617-035

July 18, 1996

Page Two

When you are ready to begin system installation, a construction permit will be issued upon submission of:

1. An accurately drawn plan, in accordance with the favorable Site Evaluation report, showing the system to be installed.
2. Written approval from the Josephine County Planning Dept. for construction or mobile home placement.
3. The required fee.

The scale drawn plan must show proposed building(s) and placement of the sewage system in relationship to property lines, driveways, water system location and lines, and test pits.

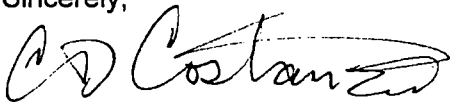
You may appeal the denial of a standard system on this site. The appeal must be made in writing within thirty (30) days of the date of this letter.

You may also apply for a variance. The application must be made in writing on Department forms and accompanied by the required exhibits.

Contact this office for the fees, application forms and further information regarding appeals or variances.

If you have any questions with regard to this approval, please contact the undersigned at 471-2850.

Sincerely,

A handwritten signature in black ink, appearing to read "CD Costanzo". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Charles D. Costanzo, R.S.
Environmental Specialist

CDC:sb

Encl.