

THE FOUR CORNERS RANCH

Income-Producing Timberland for Sale | Southern Oregon

897.32± Acres · Jackson County, Oregon · Forest Reserve (FR) · Rogue Hunting Unit

The Four Corners Ranch is a rare 897.32-acre timberland investment property for sale on the south side of Mount Ashland, near the California border in Southern Oregon. This is a genuine income opportunity and legacy landholding, combining a substantial standing timber inventory with year-round live water, established improvements, and exceptional recreation. Elevations range from 3,600 to 4,900 feet across varied topography, creating the kind of diverse, productive landscape that appeals to a timber buyer, investor, and recreational landowner alike.

Timber

This income-producing timberland carries a multi-species inventory composed of an estimated 7.7 MMBF Douglas fir, 4 MMBF white fir, 5.9 MMBF pine, and just under 1 MMBF incense cedar. The stand is weighted toward mature, merchantable Douglas fir and white fir, reflecting the property's elevation range and consistent growing conditions, and offering real income potential. These figures are believed to be accurate and are supported by ongoing tracking of growth and harvest; however, a current timber cruise is recommended for any buyer seeking to confirm standing volume for valuation or transaction purposes.

Improvements

The home ranch features a main cabin with a full kitchen, two bedrooms, a full bathroom, and basement storage, served by spring water, along with multiple storage buildings and a dedicated shop building. The Hungry Creek tract includes a historic cabin and outbuildings, and the Grouse Creek tract contains a historic cabin as well. All of these cabins are recognized on the tax rolls of Jackson County, Oregon as residential improvements, adding both practical utility and potential options to the holding.

Outdoor Recreation

Recreation on this Southern Oregon ranch is anchored by outstanding big game hunting, primarily for blacktail deer and black bear. Located in the Rogue hunting unit, the property offers late-season archery rut hunt tags available over the counter, a significant draw for hunters. Beyond hunting, the ranch's terrain and trails lend themselves to hiking, horseback riding, ATV riding, and more, making this recreational ranch a genuine year-round destination for outdoor enthusiasts.

Location

Set against the back of Mount Ashland and surrounded by national forest lands, the Four Corners Ranch enjoys a setting of remarkable privacy and natural beauty. Its diverse topography, year-round live water from Grouse Creek and Hungry Creek, and sweeping views combine to create a landscape of rare quality. Positioned in Jackson County near Mount Ashland, this timber ranch sits in one of the region's most scenic and sought-after corridors.

Property Details

Access	Access is from a gravel Forest Service road.
Present Land Use	Rural timber tract and recreational property.
2026 Taxes	2026 property taxes are \$7,333.14.
Zoning	Forest Reserve (FR).
Elevations	Approximately 3,600 to 4,900 feet.
Topography	Highly varied, with predominantly moderate to steep slopes, plus areas of rolling to level terrain, canyons, and benches.
Domestic Water	Provided by a spring at the main cabin.
Sanitation	Served by a standard septic system.
Power Service	Fully off-grid, with a generator at the main cabin.
Gas / Propane	Propane service in place, with a tank at the main cabin.
Internet	Provided by Starlink.

Parcel & Tax Detail

Township	Range	Section	Tax Lot	2026 Taxes	Account #	Acres	Zoning
41S	1W	13	400	\$155.06	10016286	24.23	FR
41S	1W	13	500	\$21.13	10016294	0.22	FR
41S	1E	4	600	\$912.79	10016294	160	FR
41S	1E	8	800	\$4,183.02	10016294	520	FR
41S	1E	17	1200	\$1,022.28	10016294	58.12	FR
41S	1E	18	1300	\$1,016.98	10016294	134.42	FR
41S	1E	18	1400	\$21.88	10016294	0.33	FR
Total				\$7,333.14		897.32	

Zoning: Forest Reserve (FR). Acreage and tax figures per Jackson County records.

Improvements

Main Cabin	A three-story structure with kitchen, living room, bedroom, and bathroom on the main level. The upper level includes an additional bedroom, and the lower level includes basement storage.
Hungry Creek Cabin	Additional cabin and multiple storage sheds.
Grouse Creek Cabin	Additional historic cabin at the creek.
Other	Additional improvements include multiple sheds, an equipment garage at the main cabin site, a shop located on the home ranch tract, a pond at the Hungry Creek tract, and significant internal road development throughout the property.

Water Rights

Certificate	Use	Source	Irrigation Acres	Parcel
57987	Irrigation, Mining, Domestic	Grouse Creek	19	TL1300 & TL400
58104	Irrigation & Domestic	N Hungry Creek	3	TL800 (520 ac)
Total			28	

Water rights per certificate records. Irrigation acreage totals as recorded.

Information provided by Martin Outdoor Property Group and John L. Scott Real Estate is presented in good faith and believed to be accurate, but is not warranted or guaranteed. Buyer is responsible for completing independent due diligence.

Location & Access

Ashland & Mount Ashland

The property sits just above Ashland, one of Southern Oregon's most beloved towns, known for its walkable downtown, the Oregon Shakespeare Festival, Southern Oregon University, and Lithia Park. Rising directly behind it is Mount Ashland, the recreational heart of the area. The Pacific Crest Trail crosses the mountain, and the surrounding slopes offer year-round activity: hiking and mountain biking through the warmer months, and in winter the Mount Ashland Ski Area brings downhill and Nordic skiing, snowboarding, and snowshoeing right to the doorstep of the region.

The Southern Oregon Lifestyle

Beyond the mountain, the property is set within the broader Southern Oregon outdoor lifestyle that draws people to this part of the state. The region is defined by the Rogue River, celebrated nationally for its fishing and whitewater rafting, and complemented by endless hiking, camping, and backcountry exploration. Add to that a thriving wine country of award-winning vineyards and tasting rooms, farm-to-table dining, and a mild, four-season climate, and it is easy to see why the Rogue Valley has become one of the West's most sought-after places to live and play.

Access & Connectivity

Geographically, the ranch enjoys a rare combination of seclusion and connectivity. It sits on the West Coast's I-5 corridor, roughly midway between the Pacific Northwest metros of Portland and Seattle to the north and the San Francisco Bay Area to the south, with the Oregon and California coastlines an easy drive to the west. Air travel is equally convenient: Rogue Valley International-Medford Airport offers non-stop service to destinations including Seattle, Portland, San Francisco, Los Angeles, San Diego, Denver, Salt Lake City, Phoenix, and Las Vegas, connecting the property to major hubs across the Western United States.

Distances

Destination	Approx. Drive
Mt Ashland Ski Area	~12 miles
Downtown Ashland	~26 miles
Asante Three Rivers Medical Center	~38 miles
Rogue Valley Intl. Airport	~48 miles
Oregon Coast (Brookings)	~163 miles

Distances are approximate driving miles.

Timber Stocking Estimate

Disclosure, Methodology & Supporting Data

The timber stocking figures for the Four Corners Ranch are estimates derived from a model, not from a current physical measurement of standing timber. The following describes how the estimate was produced, the assumptions it relies on, and the year-by-year data supporting it.

Disclosure and Methodology

Original cruise data (2016). The baseline timber volumes originate from a professional timber cruise conducted by the original crew in 2016. These figures are the foundation for all subsequent calculations, and the accuracy of the current estimate depends in part on the accuracy of that original cruise.

Assumed growth rate (3%). No new full cruise has been performed since 2016. An annual growth rate of 3% has been assumed and applied to the inventory each year for modeling purposes. Actual growth varies by species, site conditions, stand density, and management, and this assumed rate is not a guarantee of realized volume.

Harvest accounting. All harvest volumes are recorded and subtracted in the year the harvest occurred, before growth is applied for that year. The model rolls the inventory forward year by year, netting out harvested volume and adding assumed growth, to arrive at the current standing estimate.

True-up adjustment. The 2016 cruise recorded merchantable timber as it stood at that time. Because a significant cohort of trees was pre-merchantable in 2016 and has since grown into merchantable size, an in-house true-up adjustment has been applied to the baseline inventory to reflect this additional volume. This adjustment is based on the owner's direct experience harvesting these tracts, and the adjusted figures have proven consistent with actual logged volumes on this ground. The true-up is applied as a one-time adjustment to the baseline and is distinct from the assumed 3% annual growth rate, which models ongoing growth of standing merchantable timber. As with the overall estimate, these figures are believed to be reasonably accurate but are not a substitute for a current timber cruise.

Purpose and limitations. This estimate is provided for general informational purposes to convey the approximate scale and species composition of the timber resource. It should not be relied upon for valuation or transaction decisions without an independent, current timber cruise. Additional documentation is available upon request.

IMPORTANT: The information contained herein has been provided by sources deemed reliable and is presented in good faith by Martin Outdoor Property Group and John L. Scott Real Estate, who believe it to be accurate. However, neither Martin Outdoor Property Group nor John L. Scott Real Estate warranties or guarantees the accuracy or completeness of this information, including but not limited to timber volumes and estimates, acreage, boundaries, improvements, water rights, and access. All information is subject to change, prior sale, or withdrawal without notice. Buyer is responsible for conducting complete and independent due diligence on all components of the property, including the timber, and should not rely on the information presented herein without independent verification.

Current Stocking Summary

The table below reflects the current estimated standing inventory by species. All volumes are expressed in thousands of board feet (MBF).

Species	Volume (MBF)
Douglas fir	7,766.5
White fir	4,085.4
Pine	5,920.4
Incense cedar	936.1
Total	18,708.3

Estimated current standing inventory by species, in thousands of board feet (MBF).

Year-by-Year Roll-Forward

The following tables document how the inventory has been carried forward each year from the adjusted 2016 baseline. Each year begins with the prior year's final volume, subtracts any harvest recorded in that year, applies the assumed 3% growth, and arrives at a final standing volume. The 2022 table includes the one-time true-up adjustment described above. All volumes are in thousands of board feet (MBF); species are Douglas fir (DF), white fir (WF), pine, and incense cedar (IC).

2022 (baseline true-up year)

Tract	Species	Initial	True-up (1.7x)	Harvest	Remaining	Growth 3%	Final
	All	11,157.0	18,966.9	1,060.0	17,906.9	537.2	18,444.1
Four Corners (Grouse Creek + Home Ranch) — 680 ac	DF	4,307.0	7,321.9		7,321.9	219.7	7,541.6
	WF	2,025.0	3,442.5		3,442.5	103.3	3,545.8
	Pine	2,517.0	4,278.9		4,278.9	128.4	4,407.3
	IC	349.0	593.3		593.3	17.8	611.1
Northeast 160 — 160 ac	DF	648.0	1,101.6	780.0	321.6	9.6	331.2
	WF	194.0	329.8	207.0	122.8	3.7	126.5
	Pine	779.0	1,324.3	73.0	1,251.3	37.5	1,288.8
	IC	99.0	168.3	0.0	168.3	5.0	173.3
South Mining Claim (Hungry Creek Tract) — 60 ac	DF	74.0	125.8		125.8	3.8	129.6
	WF	79.0	134.3		134.3	4.0	138.3
	Pine	59.0	100.3		100.3	3.0	103.3
	IC	27.0	45.9		45.9	1.4	47.3

Values in thousands of board feet (MBF). Top row = property totals; blank harvest cells indicate no harvest recorded for that tract and species.

2023

Tract	Species	Initial	Harvest	Remaining	Growth 3%	Final
	All	18,444.1	822.0	17,622.1	528.7	18,150.8
Four Corners (Grouse Creek + Home Ranch) — 680 ac	DF	7,541.6	567.0	6,974.6	209.2	7,183.8
	WF	3,545.8	74.0	3,471.8	104.2	3,575.9
	Pine	4,407.3	181.0	4,226.3	126.8	4,353.1
	IC	611.1	0.0	611.1	18.3	629.4
Northeast 160 — 160 ac	DF	331.2		331.2	9.9	341.2
	WF	126.5		126.5	3.8	130.3
	Pine	1,288.8		1,288.8	38.7	1,327.5
	IC	173.3	0.0	173.3	5.2	178.5
South Mining Claim (Hungry Creek Tract) — 60 ac	DF	129.6		129.6	3.9	133.5
	WF	138.3		138.3	4.1	142.5
	Pine	103.3		103.3	3.1	106.4
	IC	47.3		47.3	1.4	48.7

Values in thousands of board feet (MBF). Top row = property totals; blank harvest cells indicate no harvest recorded for that tract and species.

2024

Tract	Species	Initial	Harvest	Remaining	Growth 3%	Final
	All	18,150.8	1,030.0	17,120.8	513.6	17,634.4
Four Corners (Grouse Creek + Home Ranch) — 680 ac	DF	7,183.8	551.0	6,632.8	199.0	6,831.8
	WF	3,575.9	110.0	3,465.9	104.0	3,569.9
	Pine	4,353.1	369.0	3,984.1	119.5	4,103.6
	IC	629.4	0.0	629.4	18.9	648.3
Northeast 160 — 160 ac	DF	341.2		341.2	10.2	351.4
	WF	130.3		130.3	3.9	134.2
	Pine	1,327.5		1,327.5	39.8	1,367.3
	IC	178.5	0.0	178.5	5.4	183.9
South Mining Claim (Hungry Creek Tract) — 60 ac	DF	133.5		133.5	4.0	137.5
	WF	142.5		142.5	4.3	146.8
	Pine	106.4		106.4	3.2	109.6
	IC	48.7		48.7	1.5	50.2

Values in thousands of board feet (MBF). Top row = property totals; blank harvest cells indicate no harvest recorded for that tract and species.

2025

Tract	Species	Initial	Harvest	Remaining	Growth 3%	Final
	All	17,634.4	0.0	17,634.4	529.0	18,163.4
Four Corners (Grouse Creek + Home Ranch) — 680 ac	DF	6,831.8		6,831.8	205.0	7,036.7
	WF	3,569.9		3,569.9	107.1	3,677.0
	Pine	4,103.6		4,103.6	123.1	4,226.7
Northeast 160 — 160 ac	IC	648.3	0.0	648.3	19.4	667.8
	DF	351.4		351.4	10.5	362.0
	WF	134.2		134.2	4.0	138.2
South Mining Claim (Hungry Creek Tract) — 60 ac	Pine	1,367.3		1,367.3	41.0	1,408.3
	IC	183.9	0.0	183.9	5.5	189.4
	DF	137.5		137.5	4.1	141.6
	WF	146.8		146.8	4.4	151.2
	Pine	109.6		109.6	3.3	112.9
	IC	50.2		50.2	1.5	51.7

Values in thousands of board feet (MBF). Top row = property totals; blank harvest cells indicate no harvest recorded for that tract and species.

2026

Tract	Species	Initial	Harvest	Remaining	Growth 3%	Final
	All	18,163.4	0.0	18,163.4	544.9	18,708.3
Four Corners (Grouse Creek + Home Ranch) — 680 ac	DF	7,036.7		7,036.7	211.1	7,247.8
	WF	3,677.0		3,677.0	110.3	3,787.3
	Pine	4,226.7		4,226.7	126.8	4,353.5
Northeast 160 — 160 ac	IC	667.8	0.0	667.8	20.0	687.8
	DF	362.0		362.0	10.9	372.8
	WF	138.2		138.2	4.1	142.4
South Mining Claim (Hungry Creek Tract) — 60 ac	Pine	1,408.3		1,408.3	42.3	1,450.6
	IC	189.4	0.0	189.4	5.7	195.1
	DF	141.6		141.6	4.2	145.8
	WF	151.2		151.2	4.5	155.7
	Pine	112.9		112.9	3.4	116.3
	IC	51.7		51.7	1.5	53.2

Values in thousands of board feet (MBF). Top row = property totals; blank harvest cells indicate no harvest recorded for that tract and species.

Timber Valuation Summary

Estimated Gross, Harvest Cost & Net Timber Value

The summary below presents an estimated valuation of the standing timber inventory by species. Values are derived from estimated volumes, estimated delivered (pond) values, and estimated harvest costs. All figures are estimates for general informational purposes and are subject to market conditions and independent verification.

Species	Volume (MBF)	Pond Value (\$/MBF)	Gross Value	Harvest Rate (\$/MBF)	Harvest Cost	Net Value
Douglas fir	7,766.5	\$850	\$6,601,518	\$400	\$3,106,597	\$3,494,921
White fir	4,085.4	\$575	\$2,349,084	\$400	\$1,634,145	\$714,938
Pine	5,920.4	\$425	\$2,516,153	\$400	\$2,368,144	\$148,009
Incense cedar	936.1	\$600	\$561,668	\$400	\$374,446	\$187,223
Total	18,708.3		\$12,028,423		\$7,483,331	\$4,545,092

Volumes in thousands of board feet (MBF). Dollar figures rounded to the nearest dollar. Prices and costs are estimates stated per MBF.

Basis of the Valuation

Pond value — The estimated value of the timber delivered to the mill, stated per thousand board feet (MBF). The valuation is built on estimated pond values for each species; actual delivered prices fluctuate with the timber market and mill demand.

Gross value — The estimated volume of each species multiplied by its estimated pond value.

Harvest rate — The estimated cost to harvest, stated per thousand board feet (MBF). The harvest rate includes both estimated logging cost and estimated haul (trucking) cost.

Harvest cost — The estimated volume of each species multiplied by the harvest rate.

Net value — The estimated gross value less the estimated harvest cost, representing an approximate net timber value before taxes, road work, permitting, and other costs of sale.

Disclosure

This valuation is presented in good faith and is believed to be accurate, but is not warranted or guaranteed. Timber volumes are model-based estimates and are not a substitute for a current timber cruise. Pond values and harvest costs are estimates that will vary with market conditions, site access, and operating factors. Buyer is responsible for completing independent due diligence on all components of the property, including timber, and should independently verify all information prior to purchase. Additional documentation available upon request.

Table of Exhibits

The following exhibits accompany the property summary and supporting documentation for The Four Corners Ranch.

EXHIBIT 1	Preliminary Title Report
EXHIBIT 2	Jackson County Tax Records
EXHIBIT 3	Water Rights
EXHIBIT 4	Timber Cruise Information

Presented by Martin Outdoor Property Group and John L. Scott Real Estate. Information is provided in good faith and believed to be accurate, but is not warranted or guaranteed. Buyer is responsible for completing independent due diligence on all components of the property. Additional documentation available upon request.

THE FOUR CORNERS RANCH

Southern Oregon

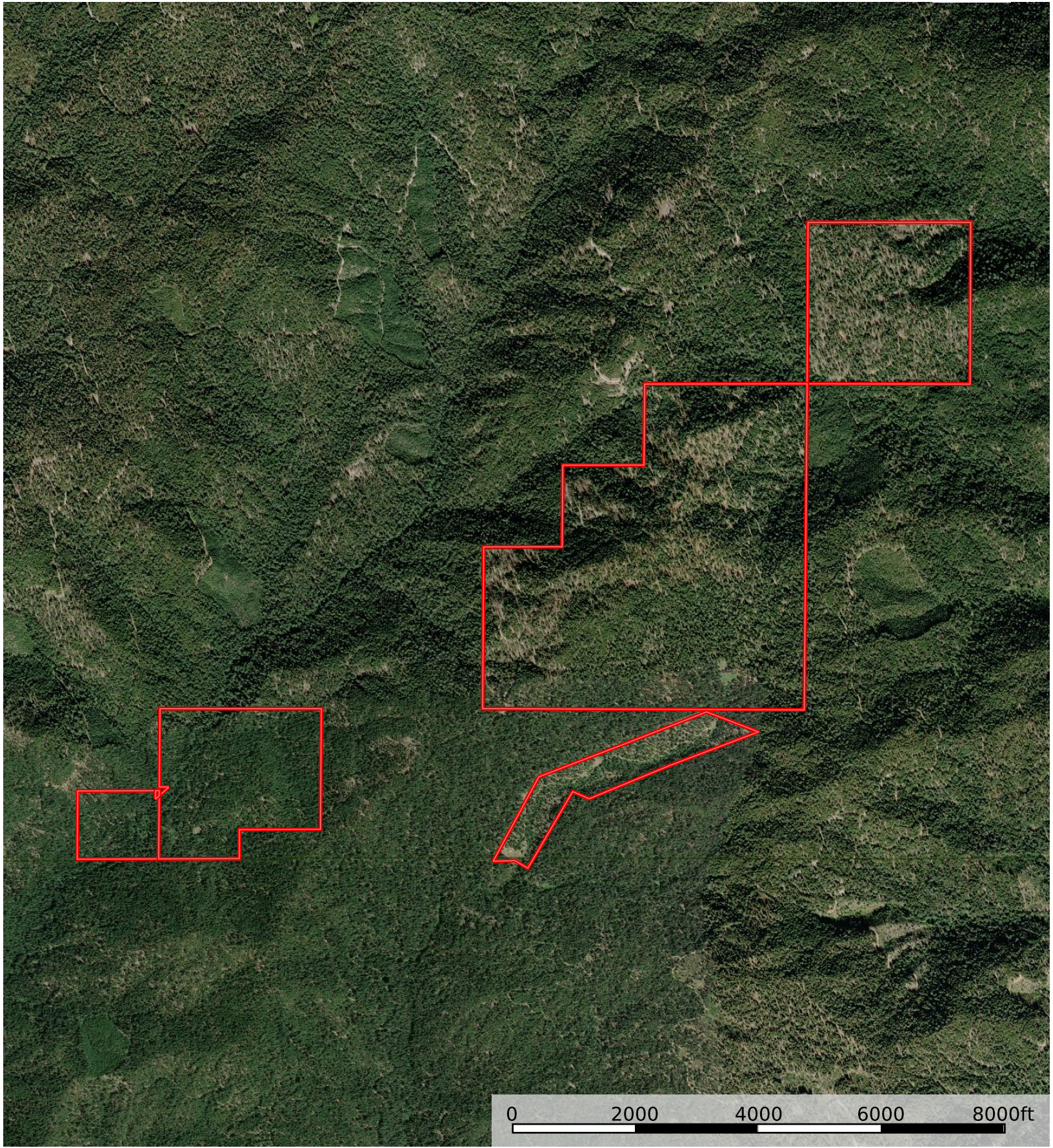
EXHIBIT

1

Mapping

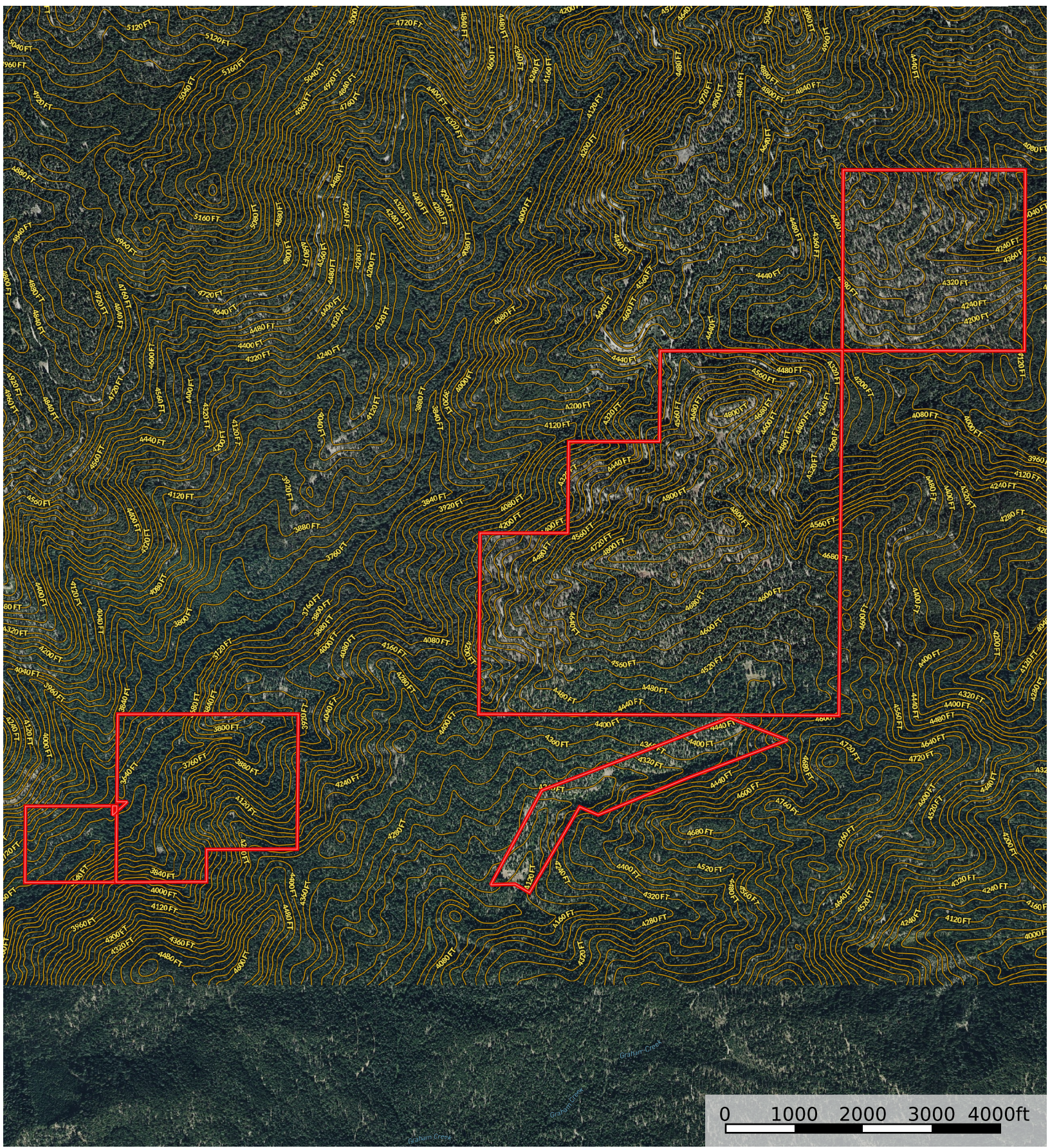
Presented by Martin Outdoor Property Group | John L. Scott Real Estate

Caswell Mt Ashland Ranch
Oregon, AC +/-



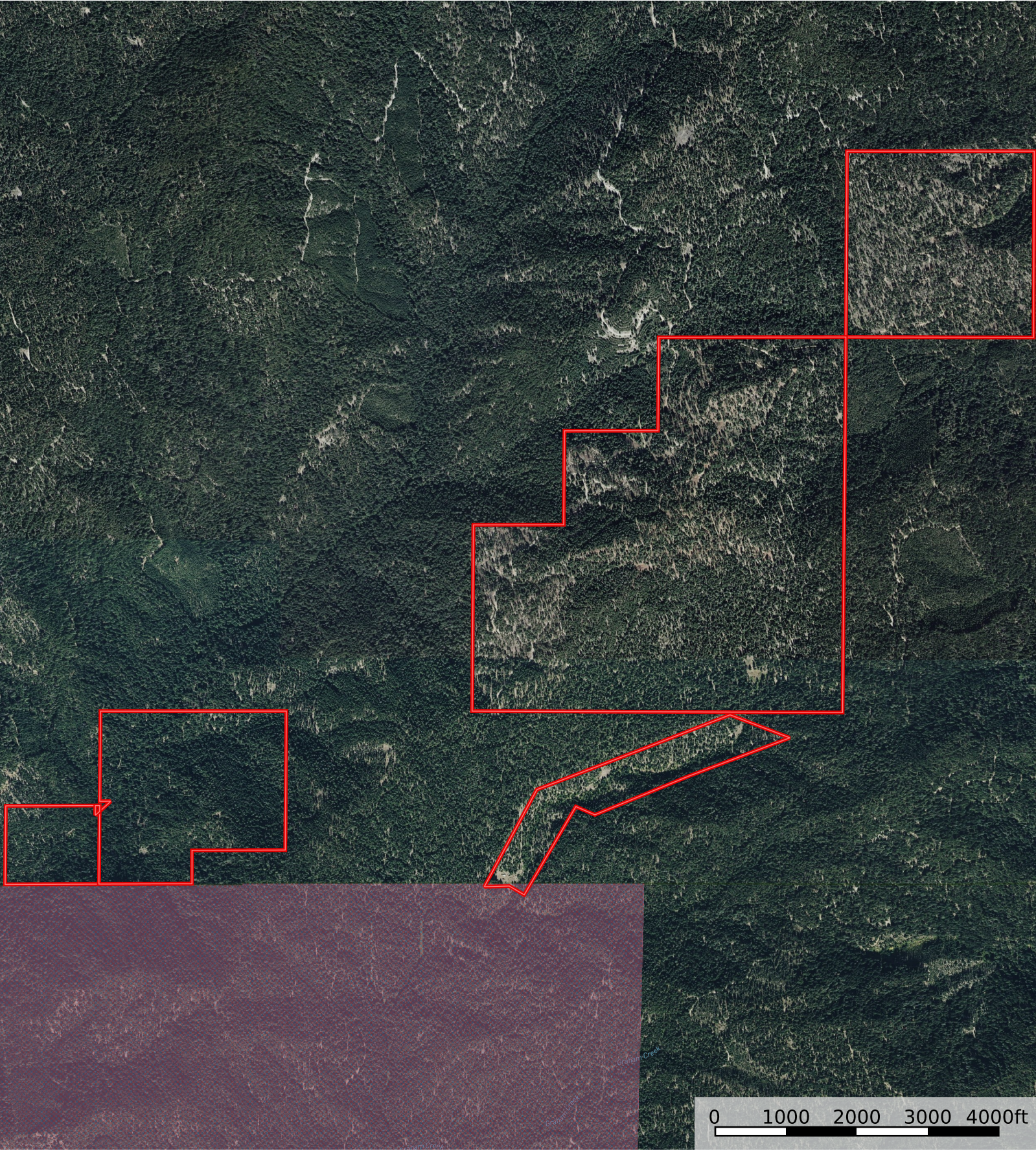
 Boundary

Caswell Mt Ashland Ranch
Oregon, AC +/-



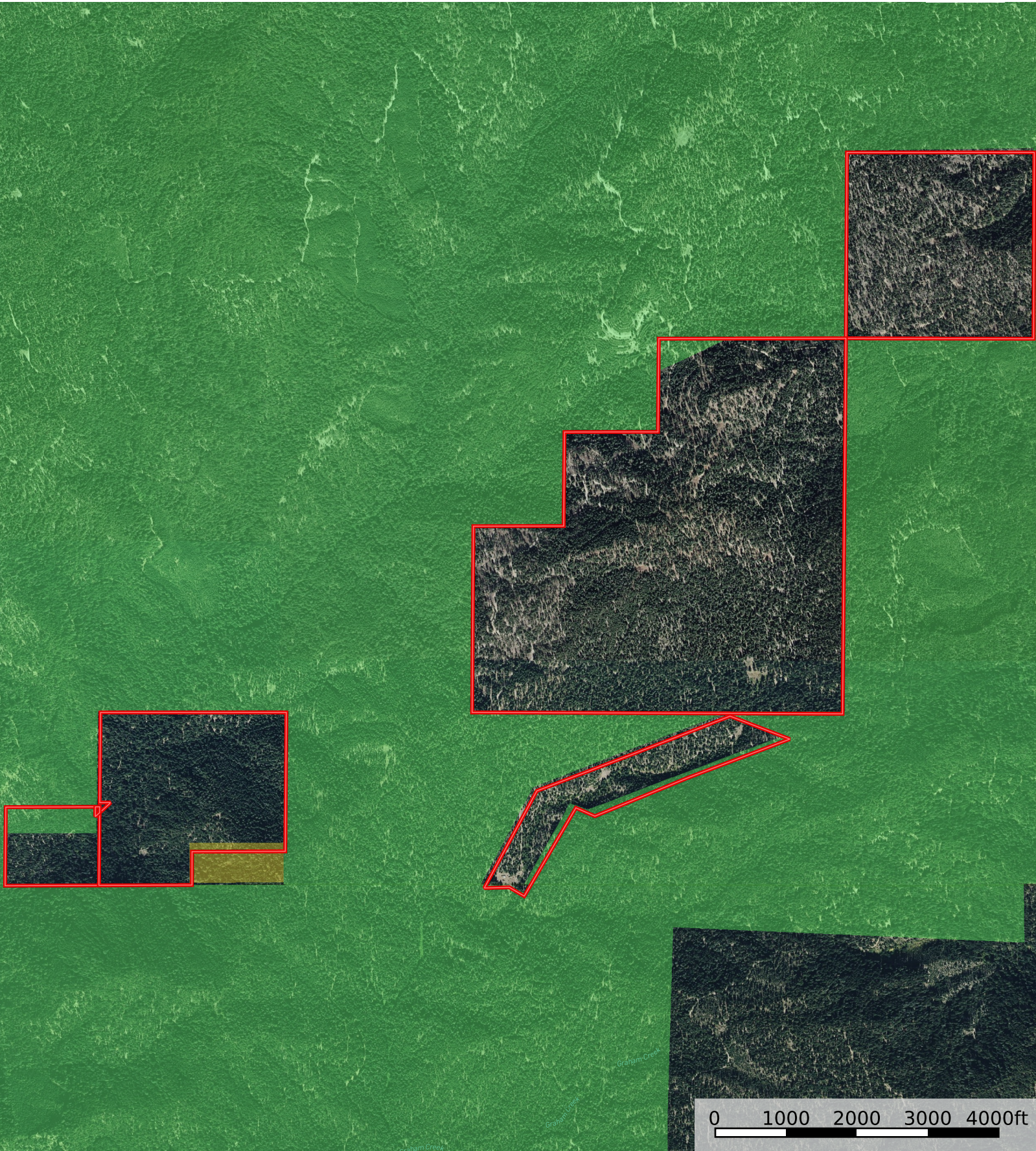
 Boundary

Caswell Mt Ashland Ranch
Oregon, AC +/-



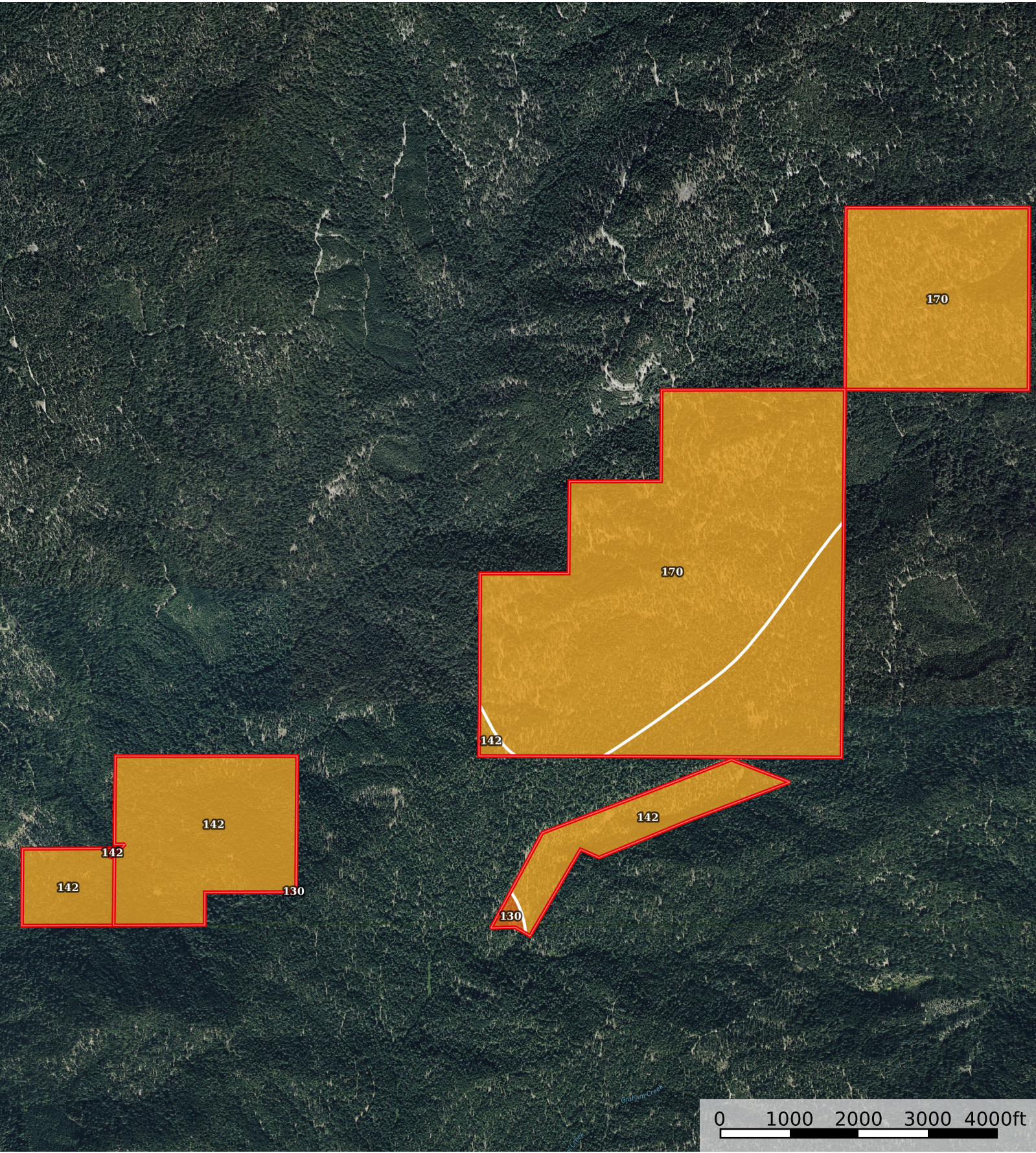
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

Caswell Mt Ashland Ranch
Oregon, AC +/-



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

Caswell Mt Ashland Ranch
Oregon, AC +/-



 Boundary

| All Polygons 904.82 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
170	Ovall family-Entic Xerumbrepts-Zeibright family association, 30 to 70 percent slopes.	561.3 1	62.04	0	27	6e
142	Holland-Gilligan families association, 30 to 90 percent slopes.	340.1 1	37.59	0	35	6e
130	Gilligan-Holland families association, 15 to 70 percent slopes.	3.4	0.38	0	23	7e
TOTALS		904.8 2(*)	100%	-	29.99	6.0

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

| Boundary 159.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
170	Ovall family-Entic Xerumbrepts-Zeibright family association, 30 to 70 percent slopes.	159.7 1	100	0	27	6e
TOTALS		159.7 1(*)	100%	-	27.0	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.

| Boundary 518.55 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
170	Ovall family-Entic Xerumbrepts-Zeibright family association, 30 to 70 percent slopes.	401.6	77.45	0	27	6e
142	Holland-Gilligan families association, 30 to 90 percent slopes.	116.9 5	22.55	0	35	6e
TOTALS		518.5 5(*)	100%	-	28.8	6.0

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

| Boundary 60.26 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
142	Holland-Gilligan families association, 30 to 90 percent slopes.	56.92	94.46	0	35	6e
130	Gilligan-Holland families association, 15 to 70 percent slopes.	3.34	5.54	0	23	7e
TOTALS		60.26(*)	100%	-	34.33	6.06

(*) 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 132.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
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142	Holland-Gilligan families association, 30 to 90 percent slopes.	132.4 7	99.96	0	35	6e
130	Gilligan-Holland families association, 15 to 70 percent slopes.	0.06	0.05	0	23	7e
TOTALS		132.5 3(*)	100%	-	35.0	6.0

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

| Boundary 33.62 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
142	Holland-Gilligan families association, 30 to 90 percent slopes.	33.62	100	0	35	6e
TOTALS		33.62(*)	100%	-	35.0	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.

| Boundary 0.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
142	Holland-Gilligan families association, 30 to 90 percent slopes.	0.15	100	0	35	6e
TOTALS		0.15(*)	100%	-	35.0	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

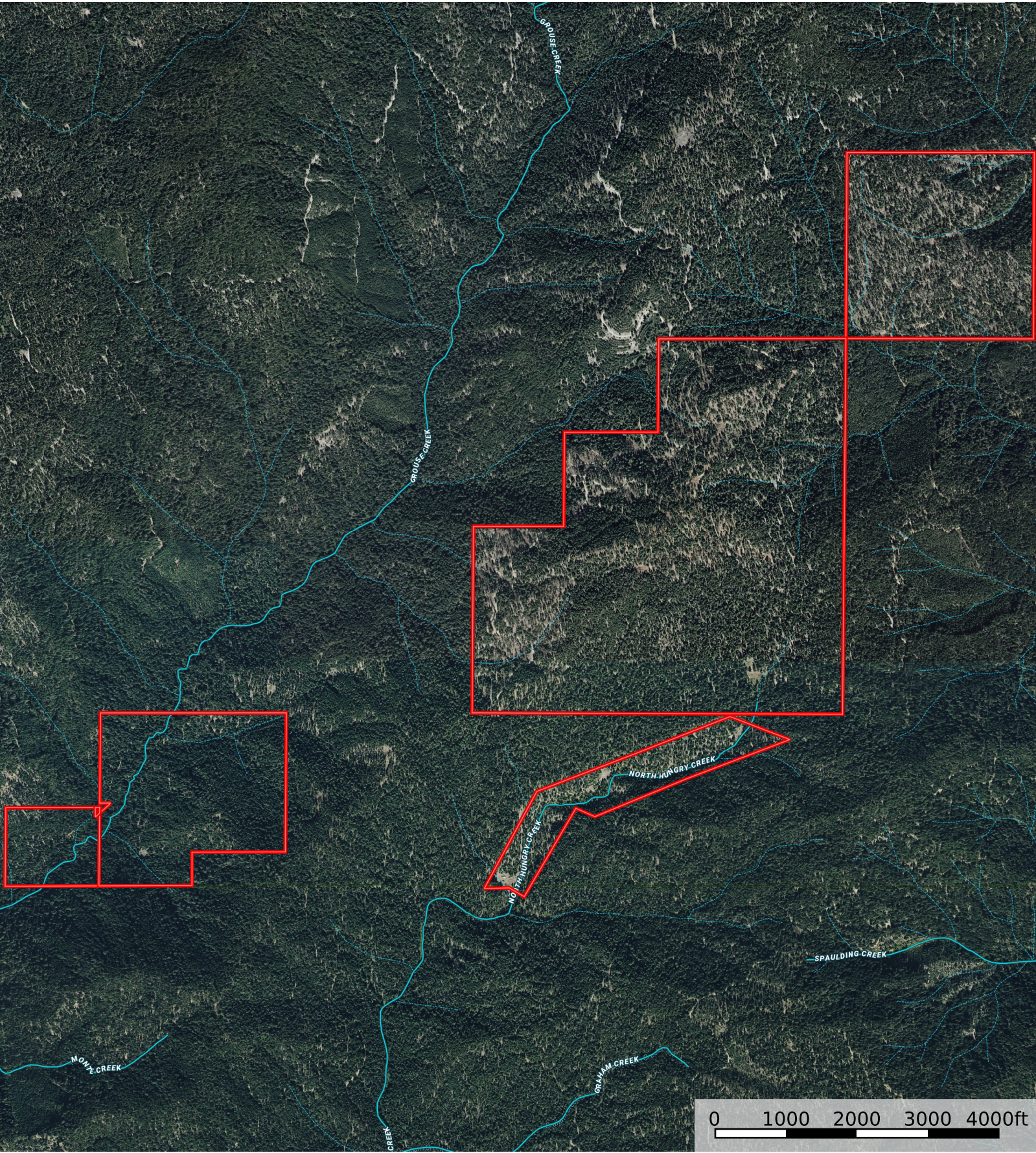
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

Caswell Mt Ashland Ranch
Oregon, AC +/-



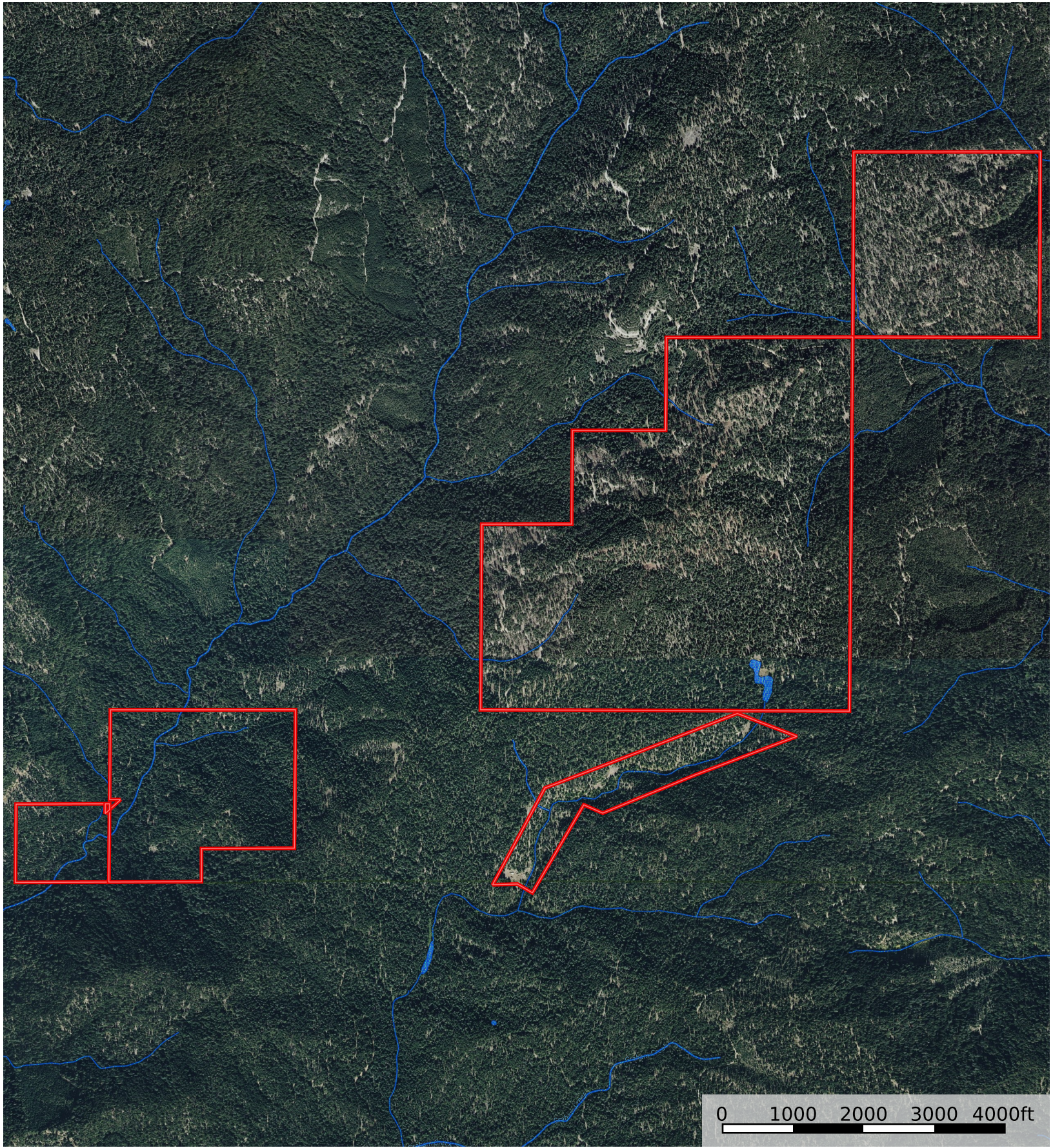
 Boundary

 Stream, Intermittent

 River/Creek

 Water Body

Caswell Mt Ashland Ranch
Oregon, AC +/-

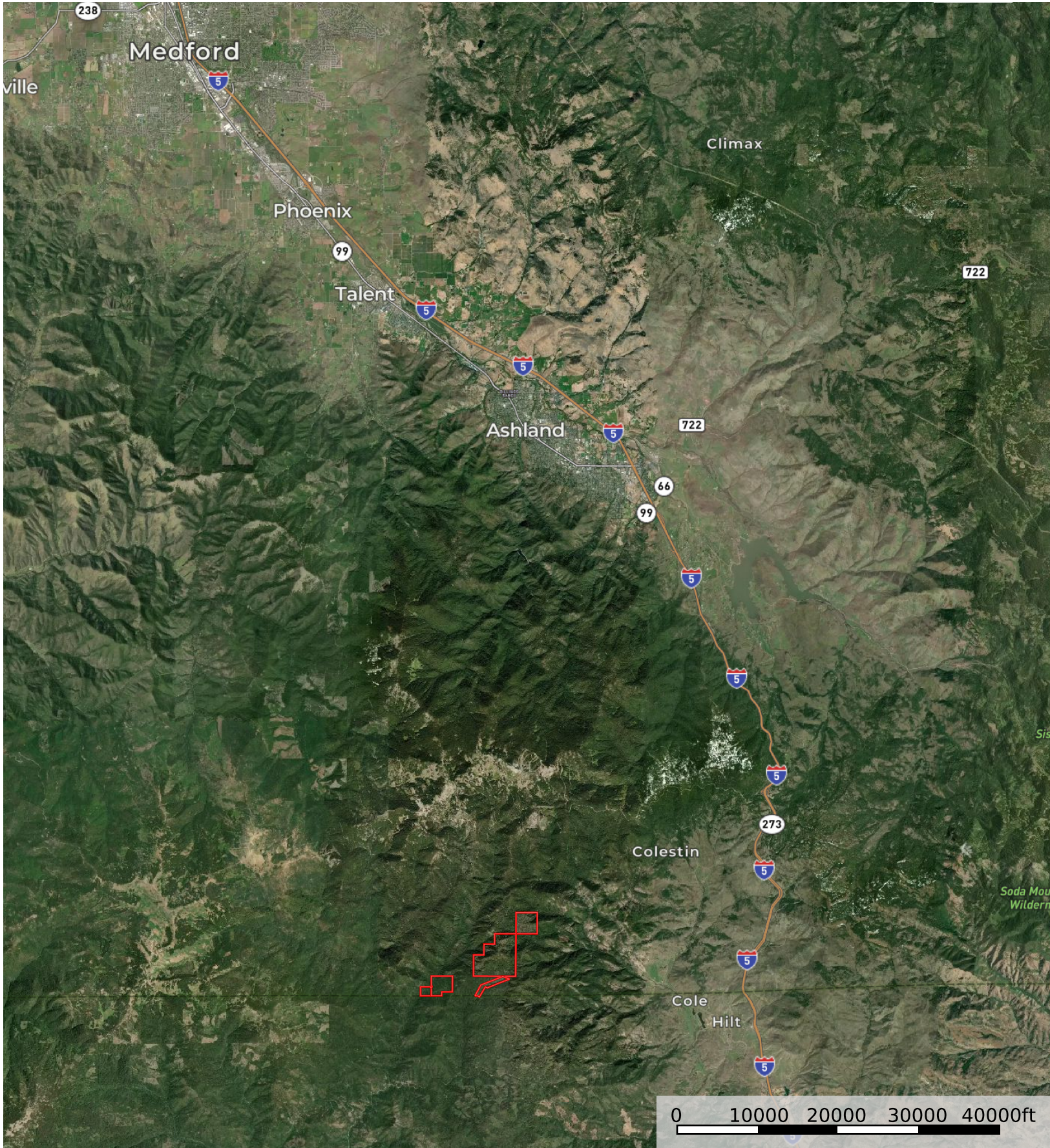


 Boundary

 Wetlands

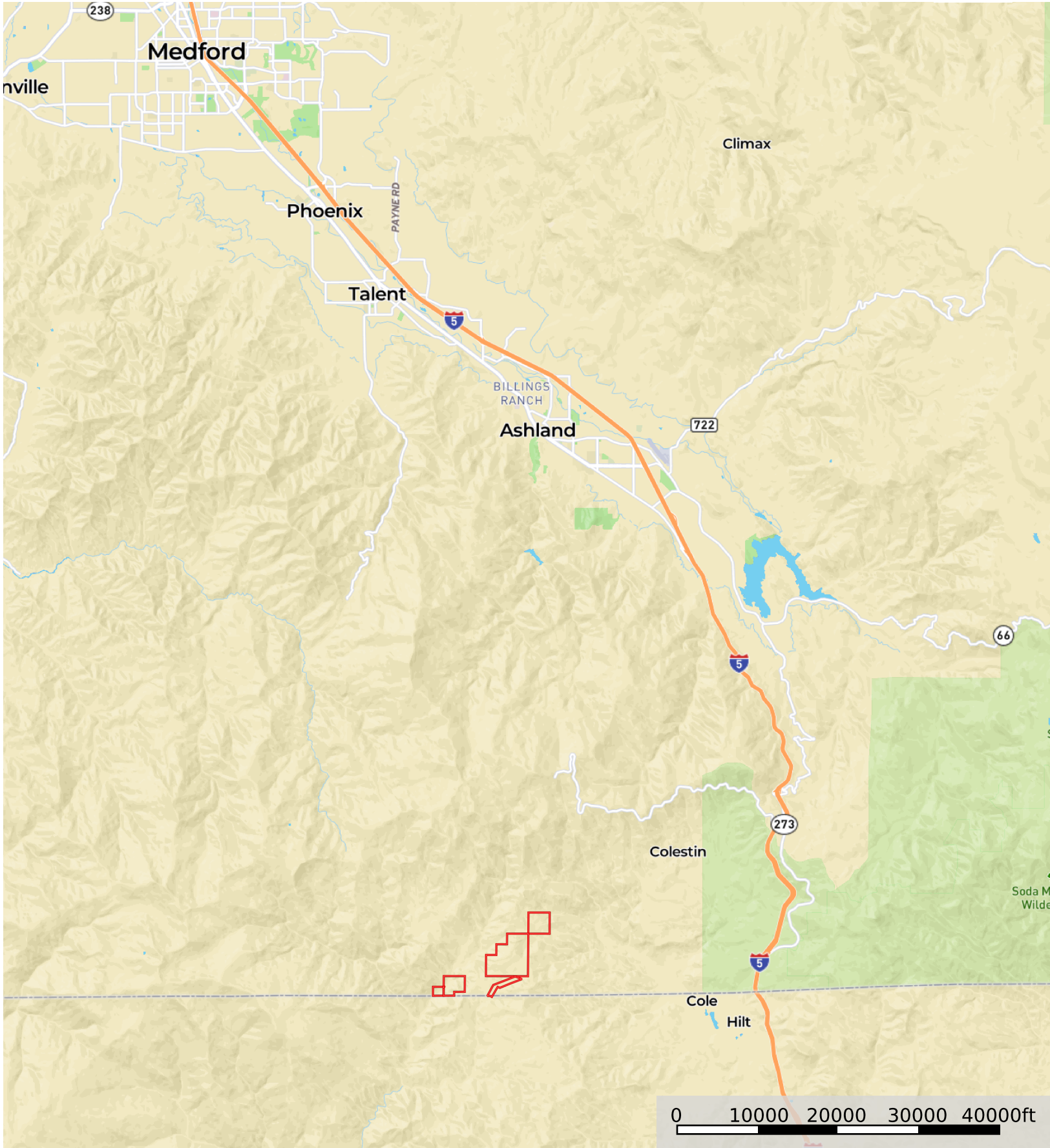
 Riparian

Caswell Mt Ashland Ranch
Oregon, AC +/-



 Boundary

Caswell Mt Ashland Ranch
Oregon, AC +/-



Boundary

THE FOUR CORNERS RANCH

Southern Oregon

EXHIBIT

2

Preliminary Title Report
(Coming Soon)

Presented by Martin Outdoor Property Group | John L. Scott Real Estate

THE FOUR CORNERS RANCH

Southern Oregon

EXHIBIT

3

Jackson County Tax Records

Presented by Martin Outdoor Property Group | John L. Scott Real Estate

Assessment Info for Account 1-011242-4 Map 411E Taxlot 600

Report For Assessment Purposes Only Created June 02, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-011242-4	Pay Taxes Online		Tax Code	5-02
Map	411E 600			Acreage	160.00
Taxlot				Zoning	
Owner	CASWELL ROGER	Tax Report		FR	
	CASWELL DEBRA	TAX Statement		Land Class	
Situs Address		Tax History		FF 40.00 Ac	
FOUR CORNERS RD ASHLAND/COUNTY R		Tax Details		FG 120.00 Ac	
Mailing Address	CASWELL ROGER/DEBRA PO BOX 894	Tax Rates		Property Class	640
	ASHLAND OR, 97520			Unit ID	209091-1
Appraiser				Maintenance Area	2
				Neighborhood	000
				Study Area	60
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)			
Last Sale (consideration > 0)			Sale Date
\$ 425,000			Jul 29, 2021
			Instrument Number
			2021-33164
			Sales History
			Details

Value Summary Detail (For Assessment Year 2025) (2026 values are unavailable)							
ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
3	H&B USE FORESTLAND	5-02	1		F	120.00	A
2	H&B USE FORESTLAND	5-02	1		F	40.00	A
ID	Value Source	RMV	M5	Exception Value			
3	H&B USE FORESTLAND	\$ 84,390	\$ 23,170	\$ 0			
2	H&B USE FORESTLAND	\$ 36,170	\$ 18,150	\$ 0			

Market Value Summary (For Assessment Year 2025) (2026 values are unavailable)							
Code Area	Type	Acreage	RMV	M5	MAV	AV	
5-02	LAND	160.00	\$ 120,560	\$ 0			
PSO Value History		Total: \$ 120,560 \$ 0 \$ 0 \$ 0					

Specially Assessed Value Summary (For Assessment Year 2025) (2026 values are unavailable)					
Code Area	Type	Acreage	SAV	MSAV	AV
5-02	LAND	160.00	\$ 41,320		
Total:			\$ 41,320	\$ 21,056	\$ 21,056

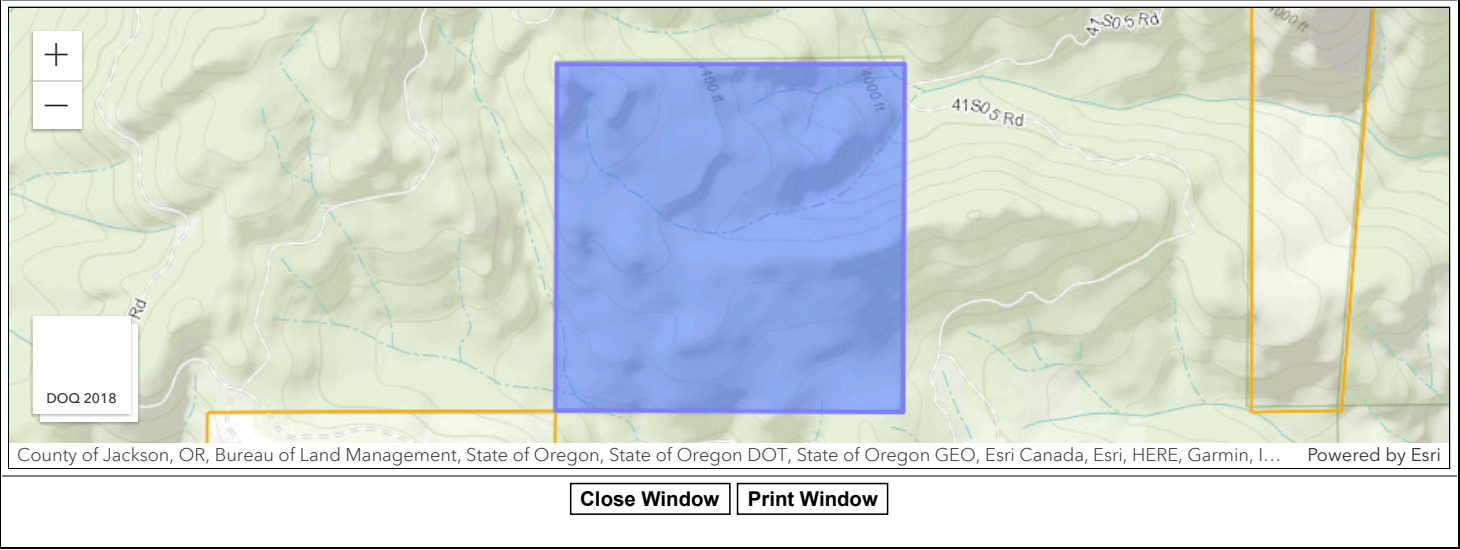
Total (Market + Specially Assessed) Value Summary (For Assessment Year 2025) (2026 values are unavailable)				
Code Area	RMV	M5	MAV	AV
5-02	\$ 120,560	\$ 41,320	\$ 21,056	\$ 21,056

Photos and Scanned Documents			
SCANNED ASSESSOR DOCUMENTS			Portal

Account Comments	
08/09/96: REMOTE. NON-ACCESSABLE.>>> 6/28/2022 DISQUALIFY STF (Small Tract Forest) D/T NO APPLIC REC'D FROM NEW OWNER, & COLLECT. # 162/196 >>>	

Exemptions / Special Assessments / Notations / Potential Liability				
Real Property Special Assessments				
Tax Year Applied		Code	Description	Amount
2026		40	FIRE PATROL TIMBER	\$677.36
				160.00
Notations				
Description			Tax Amount	Year Added
DESIGNATED FORESTLAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362				
STATE FIRE PROTECTION				2006

Location Map



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

2-Jun-2026

CASWELL ROGER/DEBRA
PO BOX 894
ASHLAND OR 97520

Tax Account #	10112424	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0502
Situs Address	FOUR CORNERS RD ASHLAND/COUNTY OR	Interest To	Jun 2, 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	\$912.79	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$816.69	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$850.60	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,101.96	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$478.14	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$447.49	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$399.58	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$371.39	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$389.53	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$366.44	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$348.97	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$321.48	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$288.55	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$276.02	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$249.72	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$262.57	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$233.21	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$250.73	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$211.00	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$219.57	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$222.86	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$156.19	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$166.81	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$228.68	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$160.43	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$147.87	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.73	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$131.56	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$168.76	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$160.93	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Assessment Info for Account 1-011245-7 Map 411E Taxlot 800

Report For Assessment Purposes Only Created June 02, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-011245-7	Pay Taxes Online		Tax Code	5-02
Map	411E 800			Acreage	520.00
Taxlot				Zoning	
Owner	CASWELL ROGER A	Tax Report	Details	FR	
	CASWELL DEBRA	TAX Statement	Details	Land Class	
Situs Address		Tax History	Details	FF 316.00 Ac	
HUNGRY RIDGE RD ASHLAND/COUNTY R		Tax Details	Details	FG 203.00 Ac	
		Tax Rates	Details	CS 0.00 Ac	
Mailing Address	CASWELL ROGER A/DEBRA PO BOX 894			RT 1.00 Ac	
	ASHLAND OR, 97520-0030			Property Class	601
Appraiser				Unit ID	209094-1
				Maintenance Area	2
				Neighborhood	000
				Study Area	29
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)			
Last Sale (consideration > 0)		Sale Date	Instrument NumberSales History
\$ 0		Dec 06, 2016	2017-8885 Details

Value Summary Detail (For Assessment Year 2025) (2026 values are unavailable)							
ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	CABIN SITE	5-02	0		F		
4	H&B USE FORESTLAND	5-02	1		F	203.00	A
3	H&B USE FORESTLAND	5-02	1		F	316.00	A
2	RURAL TRACT	5-02	0		F	1.00	A
1	SING FAMILY RES	5-02	0	121	R		
ID	Value Source	RMV	M5	Exception Value			
1	CABIN SITE	\$ 27,030	\$ 27,030	\$ 0			
4	H&B USE FORESTLAND	\$ 101,980	\$ 39,197	\$ 0			
3	H&B USE FORESTLAND	\$ 285,740	\$ 143,391	\$ 0			
2	RURAL TRACT	\$ 900	\$ 900	\$ 0			
1	SING FAMILY RES	\$ 94,300	\$ 94,300	\$ 0			

Market Value Summary (For Assessment Year 2025) (2026 values are unavailable)							
Code Area	Type	Acreage	RMV	M5	MAV	AV	
5-02	LAND	1.00	\$ 27,930	\$ 27,930			
5-02	LAND	519.00	\$ 387,720	\$ 0			
5-02	IMPR	0.00	\$ 94,300	\$ 94,300			
PSO Value History Details			Total:	\$ 509,950	\$ 122,230	\$ 78,400	\$ 78,400

Specially Assessed Value Summary (For Assessment Year 2025) (2026 values are unavailable)						
Code Area	Type	Acreage	SAV	MSAV	AV	
5-02	LAND	519.00	\$ 182,588			
Total:			\$ 182,588	\$ 93,632	\$ 93,632	

Total (Market + Specially Assessed) Value Summary (For Assessment Year 2025) (2026 values are unavailable)					
Code Area	RMV	M5	MAV	AV	
5-02	\$ 509,950	\$ 304,818	\$ 172,032	\$ 172,032	

Improvements										
Building #				Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt % Complete
1				5-02	1975	1975	121	One story	RESIDENCE	960 100 % Details

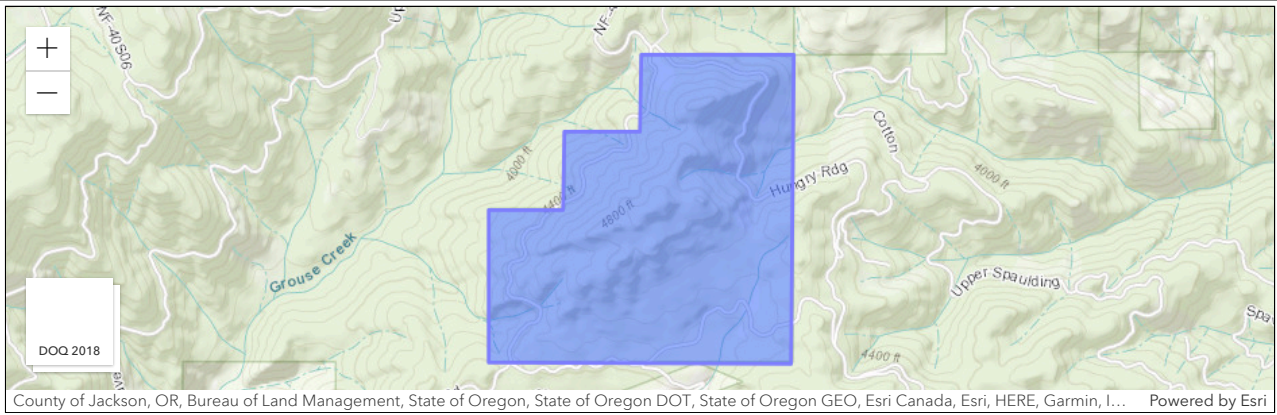
Photos and Scanned Documents			
SCANNED ASSESSOR DOCUMENTS		(See new portal)	(See new portal) Portal

Improvement Comments	
Building #1 Comments 08/09/96: LOCKED GATE - LEFT CARD 7/8/96 PER #64 >>> 10/16/08 REMOTE PROPERTY, LOCKED GATE, VERIFIED INVENTORY VIA PHONE,PER OWNER NO CHANGES #96 >>>	

Account Comments	
(1) - SPRING FOR DOMESTIC WATER. 10/01/03 REMOVED ROAD ADJUSTMENT AS THIS IS CONSIDERED A HS ADJUSTMENT AND CS NOW HAS A POSITIVE VALUE. NO EXCEPTION #88. >>> 2006-05-05 CONVERSION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK. >>> 10/16/08 NLC #96 >>> 04/26/24 KEEP PROP CLS AS 601 FOR NOW. #162 >>>	

Exemptions / Special Assessments / Notations / Potential Liability				
Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2026	40	FIRE PATROL TIMBER	\$2,201.42	520.00
2026	39	FIRE IMPROVEMENT SURCHARGE	\$58.00	0.00
Notations				
Description	Tax Amount		Year Added	Value Amount
STATE FIRE PROTECTION			2006	
OTHER ERRORS 311.205(1)(b)(C) - DECREASE			2008	
X			2004	

Location Map	



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

Close Window

Print Window

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID

Map

Mailing

10112457
411E00-00-00800
CASWELL ROGER A/DEBRA
PO BOX 894
ASHLAND OR 97520-0030

Situs

HUNGRY RIDGE RD ASHLAND/COUNTY OR

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0502	121	1975	100	121 - One story	960

Rooms: 2 - BD, 1 - FB

Floors					
Description		Class	Comp %	OR %	Sqft
First Floor		2	100		960

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size
BATHTUB	1	SFR-INVENTORY	960
LAVATORY	1	TOILET	1
ROLL ROOFING	960	WALL UNIT	960

Accessories			
Description		Size	Qty
GP SHED		336	
OTHER-RESIDENTIAL			1
GP SHED		1	
Total RMV			\$86,580

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

2-Jun-2026

CASWELL ROGER A/DEBRA
PO BOX 894
ASHLAND OR 97520-0030

Tax Account #	10112457	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0502
Situs Address	HUNGRY RIDGE RD ASHLAND/COUNTY OR	Interest To	Jun 2, 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	\$4,183.02	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,839.46	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,911.15	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,367.54	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,156.52	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,946.79	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,780.58	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,572.97	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,682.83	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,541.06	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,552.26	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,343.38	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,132.96	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,045.02	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,949.80	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,116.21	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,912.45	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,004.99	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,730.90	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,669.86	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,731.90	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,567.02	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,564.46	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,447.83	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,158.40	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,029.46	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$980.90	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$858.42	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$971.76	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,533.75	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

470321070852-AC

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

TICOR TITLE

GRANTOR'S NAME:

Linda Lee Heinsohn as Trustee of the John P. Fleeger Family Trust
U.T.A.D. April 4, 1990, The Fleeger Family LLC, and Linda Lee
Heinsohn, Trustee of the Dixie Lee Fleeger Trust U.T.A.D. April 4,
1990

GRANTEE'S NAME:

Roger Caswell and Debra Caswell

AFTER RECORDING RETURN TO:

Order No.: 470321076852-AC
Roger Caswell and Debra Caswell
P.O. Box 894
Ashland, OR 97520

SEND TAX STATEMENTS TO:

Roger Caswell and Debra Caswell
P.O. Box 894
Ashland, OR 97520

APN: 1-011242-4

Map: 41-1E-00-00-00600

0 Four Corners Road (TL 600), Ashland, OR 97520

Jackson County Official Records		2021-033164
R-WD		
Stn=4 WARDRR	07/30/2021 12:55:55 PM	
\$15.00 \$10.00 \$11.00 \$11.00 \$60.00	\$107.00	
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		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Linda Lee Heinsohn, Trustee of the Dixie Lee Fleeger Trust U.T.A.D. April 4, 1990, as to an undivided 10.2552% interest; Linda Lee Heinsohn as Trustee of the John P. Fleeger Family Trust U.T.A.D. April 4, 1990, as to an undivided 50% interest; The Fleeger Family LLC, an Oregon limited liability company, as to an undivided 39.7448% interest, all as tenants in common, Grantor, conveys and warrants to Roger Caswell and Debra Caswell, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon:

The Southwest Quarter of Section 4, Township 41 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$425,000.00). (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____

Linda Lee Heinsohn as Trustee of the John P. Fleegeer Family Trust U.T.A.D. April 4, 1990

BY: _____
Linda Lee Heinsohn
Trustee

The Fleegeer Family LLC

BY: John P. Fleegeer Jr Managing Member
John P. Fleegeer Managing Member
Jr

Linda Lee Heinsohn, Trustee of the Dixie Lee Fleegeer Trust U.T.A.D. April 4, 1990

BY: _____
Linda Lee Heinsohn, Trustee

State of _____
County of _____

This instrument was acknowledged before me on _____ by Linda Lee Heinsohn as Trustee of the John P. Fleegeer Family Trust U.T.A.D. April 4, 1990.

Notary Public - State of Oregon

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Linda Lee Heinsohn, Trustee of the Dixie Lee Fleegeer Trust U.T.A.D. April 4, 1990.

Notary Public - State of Oregon

My Commission Expires: _____

State of Or
County of Jackson

This instrument was acknowledged before me on 7/21/01 by John P. Fleegeer, Jr. as Managing Member of The Fleegeer Family LLC.

Notary Public - State of Oregon

My Commission Expires: 12/21/04



STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7-28-21

Linda Lee Heinsohn as Trustee of the John P. Fleeger Family Trust U.T.A.D. April 4, 1990

BY: [Signature]
Linda Lee Heinsohn
Trustee

The Fleeger Family LLC

BY: _____
John P. Fleeger, Managing Member

Linda Lee Heinsohn, Trustee of the Dixie Lee Fleeger Trust U.T.A.D. April 4, 1990

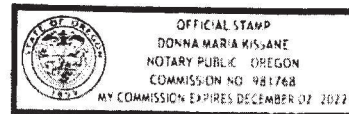
BY: [Signature]
Linda Lee Heinsohn, Trustee

State of Oregon
County of Multnomah

This instrument was acknowledged before me on July 28, 2021 by Linda Lee Heinsohn as Trustee of the John P. Fleeger Family Trust U.T.A.D. April 4, 1990.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/2/2022

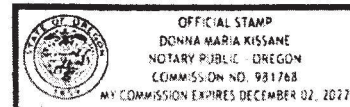


State of Oregon
County of Multnomah

This instrument was acknowledged before me on July 28, 2021 by Linda Lee Heinsohn, Trustee of the Dixie Lee Fleeger Trust U.T.A.D. April 4, 1990.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/2/2022

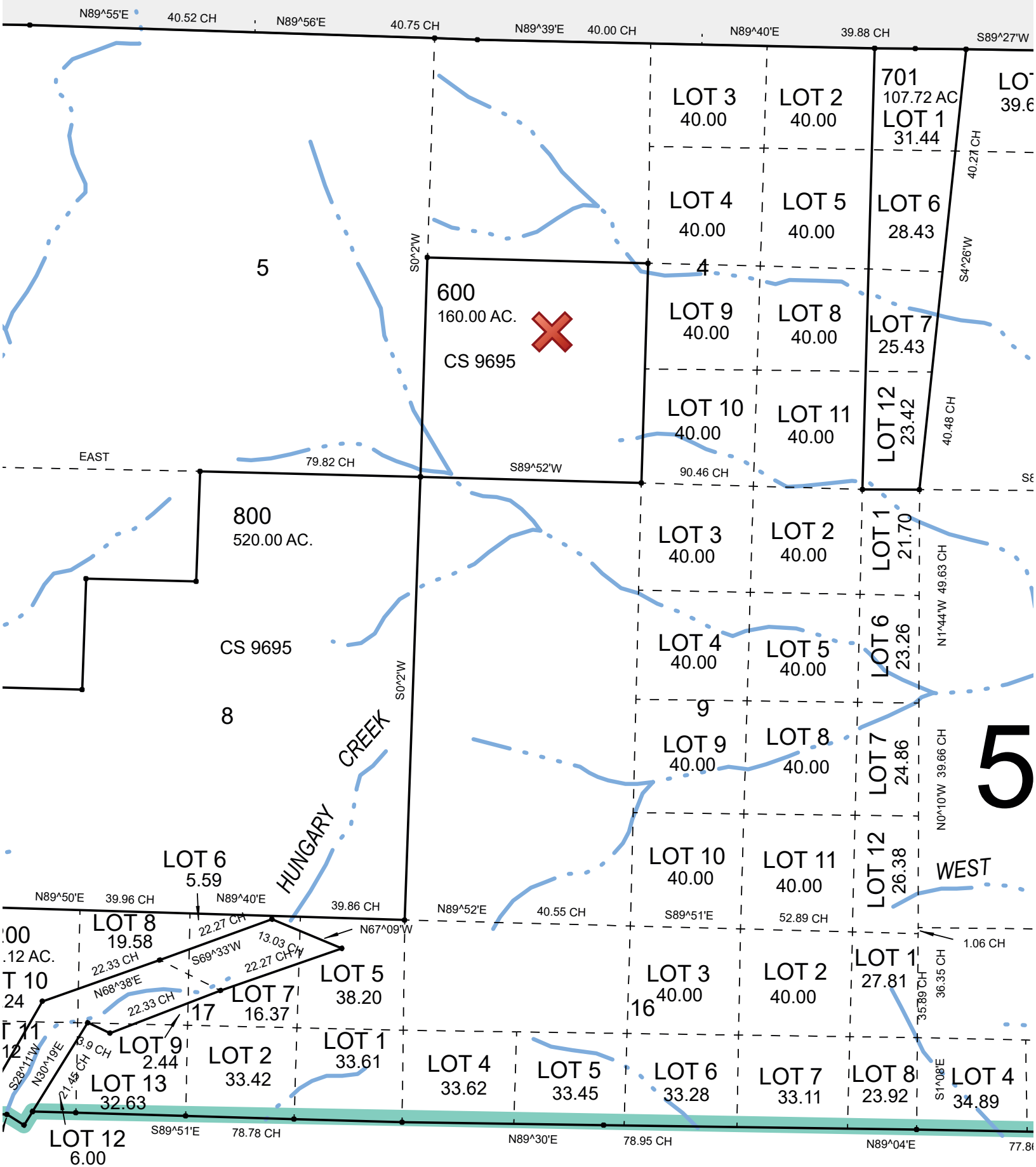


State of _____
County of _____

This instrument was acknowledged before me on _____ by John P. Fleeger, as Managing Member of The Fleeger Family LLC.

Notary Public - State of Oregon

My Commission Expires: _____



Assessment Info for Account 1-011250-5 Map 411E Taxlot 1200

Report For Assessment Purposes Only Created June 02, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-011250-5	Pay Taxes Online		Tax Code	5-02
Map	411E 1200	Tax Report TAX Statement Tax History Tax Details Tax Rates	Details Details Details Details Details	Acreage	58.12
Owner	CASWELL ROGER			Zoning	
	CASWELL DEBRA			Land Class	
Situs Address				CS 0.00 Ac	
HUNGRY RIDGE RD ASHLAND/COUNTY R				FF 57.12 Ac	
Mailing Address	CASWELL ROGER/DEBRA			RT 1.00 Ac	
	PO BOX 894			Property Class	601
Appraiser	ASHLAND OR, 97520			Unit ID	209178-1
	96			Maintenance Area	2
				Neighborhood	000
				Study Area	29
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)			
Last Sale (consideration > 0)		Sale Date	Instrument Number
\$ 100,000		Dec 17, 2021	2021-52160
			Details

Value Summary Detail (For Assessment Year 2025) (2026 values are unavailable)							
ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	CABIN SITE	5-02	0		F		
3	H&B USE FORESTLAND	5-02	1		F	57.12	A
1	MARKET OSD	5-02	0		R		
2	RURAL TRACT	5-02	0		F	1.00	A
1	SING FAMILY RES	5-02	0	121	R		
ID	Value Source	RMV	M5	Exception Value			
1	CABIN SITE	\$ 59,450	\$ 59,450	\$ 0			
3	H&B USE FORESTLAND	\$ 70,140	\$ 25,919	\$ 0			
1	MARKET OSD	\$ 20,640	\$ 20,640	\$ 0			
2	RURAL TRACT	\$ 1,580	\$ 1,580	\$ 0			
1	SING FAMILY RES	\$ 61,880	\$ 61,880	\$ 0			

Market Value Summary (For Assessment Year 2025) (2026 values are unavailable)							
Code Area	Type	Acreage	RMV	M5	MAV	AV	
5-02	LAND	1.00	\$ 81,670	\$ 81,670			
5-02	LAND	57.12	\$ 70,140	\$ 0			
5-02	IMPR	0.00	\$ 61,880	\$ 61,880			
PSO Value History		Details	Total:	\$ 213,690	\$ 143,550	\$ 50,890	\$ 50,890

Specially Assessed Value Summary (For Assessment Year 2025) (2026 values are unavailable)					
Code Area	Type	Acreage	SAV	MSAV	AV
5-02	LAND	57.12	\$ 25,919		
Total:			\$ 25,919	\$ 13,343	\$ 13,343

Total (Market + Specially Assessed) Value Summary (For Assessment Year 2025) (2026 values are unavailable)				
Code Area	RMV	M5	MAV	AV
5-02	\$ 213,690	\$ 169,469	\$ 64,233	\$ 64,233

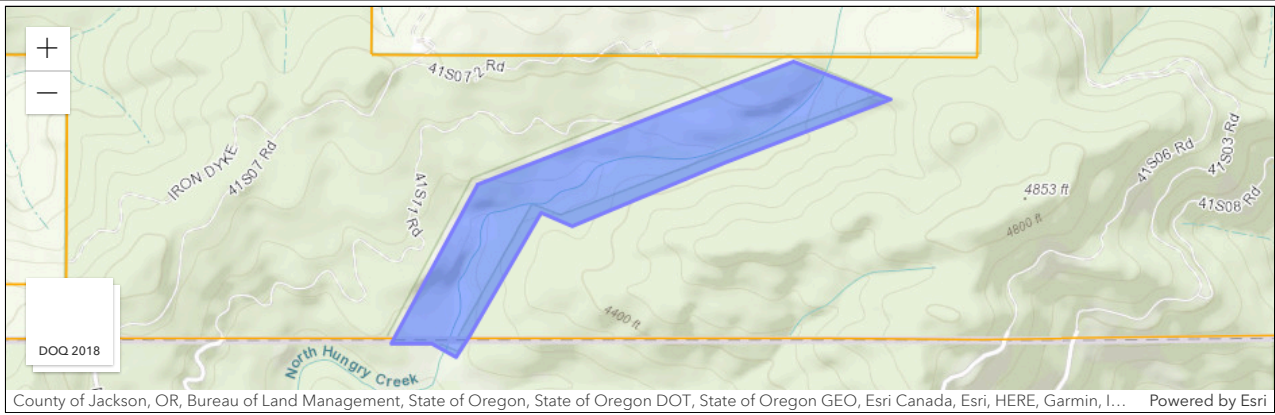
Improvements												
Building #				Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1				5-02	1946	1955	121	One story	RESIDENCE	689	100 %	Details

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

Improvement Comments	
Building #1 Comments	
08/09/96 LOCKED GATE>>>10/09/08 RECORD REVIEW VIA PHONE. REMOTE PROPERTY. NO CHANGES. LOG HOME IS IN CALIFORNIA #96>>>	
Account Comments	
LOCKED GATE--UNABLE TO ACCESS. SPRING FOR DOMESTIC USE>>> 05/21/02 REMOVED ACCESS 14; ADDED WELL 51 #23>>> 05/05/06 CONVERSION TO 2005 FACTOR BK. POTENTIAL RMV CHANGE ONLY--NO EXC DUE TO THE CONVERSION. ADJ BEGINNING YR VALUE TO REFLECT 2005 FACTOR BK>>> 02/11/08 UPDATED THE LAND INV TO MATCH THE 2006 LAND INV; NO CHANGE TO AV--RMV CORRECTION ONLY--NO TRC #23>>>10/09/08 PER OWNER, NO LAND CHANGE. ACCESS TO SITE IS BETWEEN MP 5 & 6 ON MT ASHLAND SKI RD. SOUTH ON 40-S-06 TO 40-S-06 (3.5 MILES) THEN RIGHT 1.5 MILES THROUGH 2 LOCKED GATES. SITE HAS NO WELL; SPRING ONLY. REMOVED WEL AND ADDED SEPTIC ADJ #96, 139>>>	

Exemptions / Special Assessments / Notations / Potential Liability				
Real Property Special Assessments				
Tax Year Applied		Code	Description	Amount
2026		40	FIRE PATROL TIMBER	\$246.05
2026		39	FIRE IMPROVEMENT SURCHARGE	\$58.00
				Acres
				58.12
				0.00
Notations				
Description		Tax Amount		Year Added
DESIGNATED FORESTLAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362				
STATE FIRE PROTECTION				2006
				Value Amount

Location Map	



Close Window

Print Window

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID	10112505		
Map	411E00-00-01200	Situs	HUNGRY RIDGE RD ASHLAND/COUNTY OR
Mailing	CASWELL ROGER/DEBRA PO BOX 894 ASHLAND OR 97520		

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0502	121	1946	100	121 - One story	689

Rooms: 1 - BD, 1 - FB

Floors					
Description		Class	Comp %	OR %	Sqft
First Floor		2	100		689

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size
BATHTUB	1	SFR-INVENTORY	689
LAVATORY	1	TOILET	1
ROLL ROOFING	689	WALL UNIT	689

Accessories			
Description		Size	Qty
§OI: ADDITIONAL OTHER ITEMS		0	1
§OI: ADDITIONAL OTHER ITEMS		0	1
§OI: ADDITIONAL OTHER ITEMS		0	1

Total RMV	\$59,990
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STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

2-Jun-2026

CASWELL ROGER/DEBRA
PO BOX 894
ASHLAND OR 97520

Tax Account #	10112505	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0502
Situs Address	HUNGRY RIDGE RD ASHLAND/COUNTY OR	Interest To	Jun 2, 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	\$1,022.28	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$965.56	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$956.87	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$880.11	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$841.32	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$813.00	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$783.95	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$736.32	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$743.87	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$723.57	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$699.90	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$671.73	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$620.68	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$605.59	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$582.23	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$580.74	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$558.81	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$571.39	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$467.05	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$437.78	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$427.48	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$406.99	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$345.82	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$355.56	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.69	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$221.87	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$250.22	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$237.13	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$245.39	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$229.95	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Assessment Info for Account 1-011251-3 Map 411E Taxlot 1300

Report For Assessment Purposes Only Created June 02, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-011251-3	Pay Taxes Online		Tax Code	5-02
Map	411E 1300			Acreage	134.42
Taxlot				Zoning	
Owner	CASWELL ROGER A	Tax Report	Details	FR	
	CASWELL DEBRA	TAX Statement	Details	Land Class	
Situs Address		Tax History	Details	FF 134.42 Ac	
HUNGRY RIDGE RD ASHLAND/COUNTY R		Tax Details	Details	BS 0.00 Ac	
Mailing Address	CASWELL ROGER A/DEBRA PO BOX 894	Tax Rates	Details	Property Class	
	ASHLAND OR, 97520-0030			601	
Associated Taxlots2 Acct				Unit ID209179-3	
4-17 R	1-001629-4 411W00 500 ACTIVE			Maintenance Area2	
5-02 R	1-011252-1 411E00 1400 ACTIVE			Neighborhood000	
Appraiser				Study Area29	
				Account StatusACTIVE	
				Tax StatusAssessable	
				Sub TypeNORMAL	

Sales Data (ORCATS)			
Last Sale (consideration > 0)		Sale Date	Instrument NumberSales History
\$ 0		Dec 06, 2016	2017-8885 Details

Value Summary Detail (For Assessment Year 2025) (2026 values are unavailable)							
ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	CABIN SITE	5-02	0		F		
2	H&B USE FORESTLAND	5-02	1		F	134.42	A
1	MISC STRUCTURE	5-02	0	300	R		
ID	Value Source	RMV	M5	Exception Value			
1	CABIN SITE	\$ 27,030	\$ 27,030	\$ 0			
2	H&B USE FORESTLAND	\$ 94,540	\$ 60,995	\$ 0			
1	MISC STRUCTURE	\$ 2,420	\$ 2,420	\$ 0			

Market Value Summary (For Assessment Year 2025) (2026 values are unavailable)							
Code Area	Type	Acreage	RMV	M5	MAV	AV	
5-02	LAND	0.00	\$ 27,030	\$ 27,030			
5-02	LAND	134.42	\$ 94,540	\$ 0			
5-02	IMPR	0.00	\$ 2,420	\$ 2,420			
PSO Value History		Details	Total: \$ 123,990	\$ 29,450	\$ 3,470	\$ 3,470	

Specially Assessed Value Summary (For Assessment Year 2025) (2026 values are unavailable)					
Code Area	Type	Acreage	SAV	MSAV	AV
5-02	LAND	134.42	\$ 60,995		
		Total: \$ 60,995	\$ 31,401	\$ 31,401	

Total (Market + Specially Assessed) Value Summary (For Assessment Year 2025) (2026 values are unavailable)				
Code Area	RMV	M5	MAV	AV
5-02	\$ 123,990	\$ 90,445	\$ 34,871	\$ 34,871

Improvements										
Building #				Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt % Complete
1				5-02	0	1900	300	Residential Other Improvements	RESIDENCE	0 100 %

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

Improvement Comments	
Building #1 Comments	
08/09/96: LOCKED GATE. >>> 10/16/07 REMOTE PROPERTY,LOCKED GATEX,VERIFIED INVENTORY VIA PHONE,NO CHANGER PER OWNER #96 >>>	

Account Comments	
REMOTE CABIN SITE--NO OSD--UNABLE TO ACCESS. ALSO OWNS & VALUED W/TL 1400>>> 10/09/96 VALUES PUT ON THE ROLL THROUGH DIRECT ENTRY BECAUSE OF DEADLINE ISSUES. RMV VALUE WAS LESS THEN AV>>> 08/27/02 CHANGED BS TO CABIN SITE PER CA & NA>>> 09/27/03 REDUCED CABIN SITE TO ZERO VALUE AND CORRECTED MAV CALCULATIONS FOR '03 TAX YR #82>>> 02/11/08 UPDATED THE LAND INV TO MATCH THE 2006 LAND INV; NO CHANGE TO AV--RMV CORRECTION ONLY--NO TRC #23>>> 10/16/08 NLC #96 >>> >>>5/14/2009 made acres in common #23>>> 05/01/24 Per Rev of Zoning & Forest SAV, Remove of OLD "Woodlot & Woodland Opt" notations. Currently leave as HBU Forestland. #162 >>>	

Exemptions / Special Assessments / Notations / Potential Liability			
Real Property Special Assessments			
Tax Year Applied	Code	Description	AmountAcres
2026	39	FIRE IMPROVEMENT SURCHARGE	\$58.000.00
2026	40	FIRE PATROL TIMBER	\$569.06134.42
Notations			
Description	Tax Amount	Year Added	Value Amount
STATE FIRE PROTECTION		2006	

Location Map	
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Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID

Map

Mailing

10112513
411E00-00-01300
CASWELL ROGER A/DEBRA
PO BOX 894
ASHLAND OR 97520-0030

Situs

HUNGRY RIDGE RD ASHLAND/COUNTY OR

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0502	300	0	100	300 - Residential Other Improvements	0

Rooms:

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size

Accessories			
Description			
CABIN			Size
GP SHED			Qty
			140
			1
Total RMV			\$2,420

STATEMENT OF TAX ACCOUNT

JACKSON COUNTY TAX COLLECTOR

JACKSON COUNTY COURTHOUSE

MEDFORD, OR 97501

(541) 774-6541

2-Jun-2026

CASWELL ROGER A/DEBRA
PO BOX 894
ASHLAND OR 97520-0030

Tax Account #	10112513	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0502
Situs Address	HUNGRY RIDGE RD ASHLAND/COUNTY OR	Interest To	Jun 2, 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	\$1,016.98	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$922.30	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$944.50	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$807.43	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$760.08	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$725.67	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$679.60	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$637.27	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$652.95	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$627.59	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$604.31	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$572.08	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$524.88	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$509.07	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$480.03	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$487.83	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$454.05	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$486.18	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$393.31	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$383.55	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$381.64	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$337.50	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$342.97	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$411.31	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$201.56	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$157.38	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$166.14	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$173.36	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$206.09	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$420.82	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Assessment Info for Account 1-011252-1 Map 411E Taxlot 1400
Report For Assessment Purposes Only Created June 17, 2026

Account Info

Account1-011252-1

Map Taxlot411E 1400

OwnerCASWELL ROGER A
CASWELL DEBRA

Situs AddressHUNGRY RIDGE RD ASHLAND/COUNTY R

Mailing AddressCASWELL ROGER A/DEBRA
PO BOX 894
ASHLAND OR, 97520-0030

Associated Taxlots2 Acct

4-17 R1-001629-4 411W00 500 ACTIVE

5-02 R1-011251-3 411E00 1300 ACTIVE

Appraiser

Tax Year 2025 Info

Pay Taxes Online

Tax ReportDetails

TAX StatementDetails

Tax HistoryDetails

Tax DetailsDetails

Tax RatesDetails

Land Info

Tax Code5-02

Acreage0.33

ZoningFR

Land ClassRT 0.33 Ac

Property Class400

Unit ID209179-3

Maintenance Area2

Neighborhood000

Study Area60

Account StatusACTIVE

Tax StatusAssessable

Sub TypeNORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)

Sale Date

Instrument Number

Sales History

\$ 0

Dec 06, 2016

2017-8885

Details

Value Summary Detail (For Assessment Year 2025) (2026 values are unavailable)

Market Value Summary (For Assessment Year 2025) (2026 values are unavailable)

Code Area	Type	Acreage	RMV	M5	MAV	AV
5-02	LAND	0.33	\$ 200	\$ 200		
PSO Value History	Details	Total:	\$ 200	\$ 200	\$ 180	\$ 180

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS

(See new portal)

(See new portal)

Portal

Account Comments

REMOTE PARCEL - OWNED & VALUED W/TL 1300 >>>5/14/2009 made acres in common #23>>>

Exemptions / Special Assessments / Notations / Potential Liability

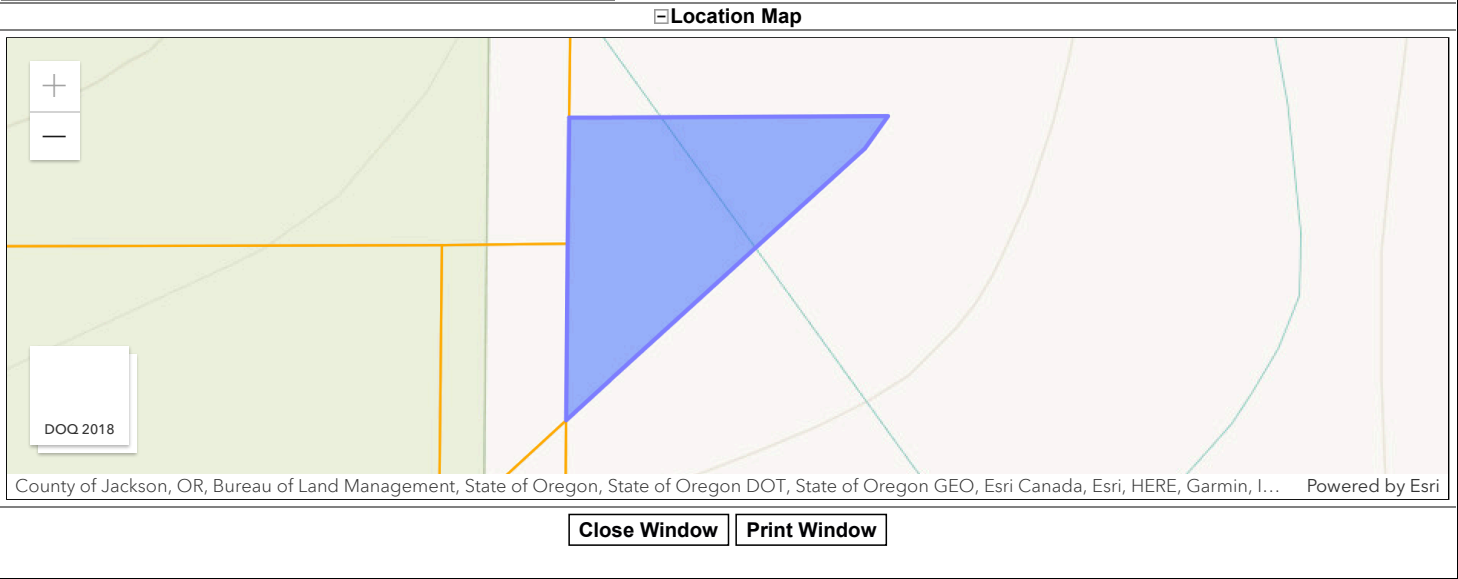
Real Property Special Assessments

Tax Year Applied	Code	Description	Amount	Acres
2026	40	FIRE PATROL TIMBER	\$20.00	0.33

Notations

Description	Tax Amount	Year Added	Value Amount
STATE FIRE PROTECTION		2006	

Location Map



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

23-Jun-2026

CASWELL ROGER A/DEBRA
PO BOX 894
ASHLAND OR 97520-0030

Tax Account #	10112521	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0502
Situs Address	HUNGRY RIDGE RD ASHLAND/COUNTY OR	Interest To	Jun 23, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.88	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.65	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.77	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.76	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.72	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.58	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.59	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.47	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.58	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.46	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.59	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.33	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.25	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.08	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.17	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.52	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.70	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.58	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.72	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.60	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.60	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.55	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.56	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.55	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.31	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.03	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.01	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.83	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.82	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.76	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

RE-RECORDING COVER PAGE

PER ORS 205.234

THIS COVER PAGE HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER PAGE DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

Name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238

The Estate Planning Group
711 Bennett Ave
Medford, OR 97504

***** RE-RECORDING AT THE REQUEST OF**

The Estate Planning Group
TO CORRECT Legal
Description for Act # 1-011245-7

PREVIOUSLY RECORDED IN BOOK _____

AND PAGE _____, or AS FEE NUMBER _____

2017 004208
 Year Document #

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(A)

NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property".

2. Grantor/Direct (s) as described in ORS 205.160.

Mary E Caswell, Trustee PO Box 894
Roger A. Caswell, Trustee Ashland, OR 97520
Caswell Trst, Dated 3/15/1988

3. Grantee/Indirect (s) as described in ORS 205.160.

Roger A. Caswell PO Box 894
Debra Caswell Ashland, OR 97520

4. TRUE AND ACTUAL CONSIDERATION PAID for Instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$0.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING NAME AND ADDRESS: for Instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260.

Roger Caswell & Debra Caswell, PO Box 894, Ashland OR 97520

6. SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f). FULL _____ PARTIAL _____**7. LIEN DOCUMENTS: ORS 205.234 (1) (f). Amount of Lien \$ _____**

Effective 09/07/2012



01756918201700088850030038

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

Grantor's Name and Address
MARY E. CASWELL, TRUSTEE
ROGER A. CASWELL, TRUSTEE
CASWELL TRUST DATED MARCH 15, 1988
PO BOX 894
ASHLAND, OREGON 97520
Grantee's Name and Address
ROGER A. CASWELL
DEBRA CASWELL
PO BOX 894
ASHLAND, OREGON 97520
After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504
Until requested otherwise, send all tax statements to:
ROGER CASWELL
DEBRA CASWELL
PO BOX 894
ASHLAND, OREGON 97520



01751653201700042080020020

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

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MARY E. CASWELL AND ROGER A. CASWELL, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CASWELL TRUST DATED MARCH 15, 1988, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto ROGER A. CASWELL AND DEBRA CASWELL, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in ~~Klamath~~ Jackson County, State of Oregon, described as follows, to-wit:

Jackson

EXHIBIT "A"

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. (Zero). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of December, 2016; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

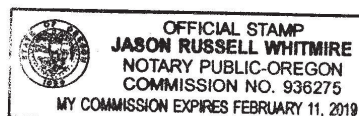
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Mary E. Caswell
MARY E. CASWELL

Roger A. Caswell
ROGER A. CASWELL

State of Oregon)
 : ss.
County of Jackson)

Before me this 6th day of December, 2016, personally appeared MARY E. CASWELL and ROGER A. CASWELL, and acknowledged the foregoing instrument to be her voluntary act and deed.



Jason R. Whitmire
Notary Public of Oregon
My Commission expires: 02/11/2019

EXHIBIT "A"

ACCOUNT NOS. 1-011251-3, 1-011252-1, 1-001628-6, AND 1-001629-4

THE NORTH HALF OF THE NORTHWEST QUARTER, AND LOTS 4 AND 5, IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 1 EAST OF THE WILLAMETTER MERIDIAN, JACKSON COUNTY, OREGON; AND LOT 1 IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

ACCOUNT NO. 1-011245-7

THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8 IN TOWNSHIP 41 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON

PARCEL NUMBER 800

Jackson County Official Records **2021-052160**
R-WD
Stn=27 WALKERCD **12/23/2021 11:19:43 AM**
\$20.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$112.00**

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:

Jamie Baker
Amerititle
1501 E. McAndrews Road
Medford, OR 97504

When Recorded Mail To:

Jamie Baker
Amerititle
1501 E. McAndrews Road
Medford, OR 97504

Mail Tax Statements To:

Roger Caswell
P.O. Box 894
Ashland, OR 97520

WARRANTY DEED

Eileen C. Kunkel, Trustee of the Eileen C. Kunkel Revocable Living Trust, hereinafter referred to as "Grantor", conveys and warrants unto Roger Caswell and Debra Caswell, husband and wife, all that real property situated in Jackson County, State of Oregon and described as:

See Exhibit "A" attached.

Grantor hereby covenants that Grantor is the owner of the above-described property free of all encumbrances except: See Exhibit "B" attached.

The true and actual consideration for this transfer is: \$100,000.

Reserving unto Eileen C. Kunkel, for her personal use only, a License entitling her to access the subject property for recreation and gathering of firewood for her lifetime. This License is not transferable under any circumstances.

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, AND 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

DAVIS, HEARN, ANDERSON
& TURNER

A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455
www.davishearn.com

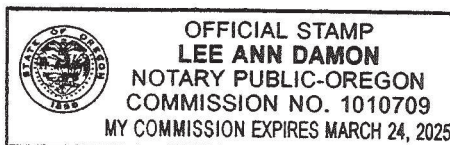
Warranty Deed -1-

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

DATED this 17 day of December, 2021

Eileen Kunkel Trustee
Eileen C. Kunkel, Trustee

STATE OF OREGON)
) §
COUNTY OF JACKSON)



On the 17 day of December, 2021 personally appeared the above-named Eileen C. Kunkel *** and acknowledged the foregoing instrument to be a voluntary act. Before me:

Lee Ann Damon
Notary Public for Oregon
My Commission Expires: March 24 2025

*** Trustee of the Eileen C. Kunkel Revocable Living Trust

DAVIS, HEARN, ANDERSON
& TURNER
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455
www.davishearn.com

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning for the description of the Red Poffrey Mining Claim No. 4 placer claim, at corner No. 1, a granite stone 7 x 11 x 24 inches, marked R P No. 4-1-818, with mound of earth and stone, from which the Southwest corner of Section Seventeen in Township forty-one South of Range one East of the Willamette Meridian, bears South 86°8' West 160 2/10 feet distant; thence, first course North 88°28' East 626 feet to corner No. 2, a fir post 4 feet long 5 inches square, marked R P No. 4-2-818, with mound of earth; thence, second course, North 29°19' East 1245 feet to corner No. 3, a granite stone 10 x 12 x 10 inches above ground, marked R P No. 4-3 R P No. 5-4-818, with mound of stone; thence, third course, North 77°5' West 569 1/10 feet to corner No. 4, a granite stone 9 x 10 x 24 inches marked R P No. 4-4 R P No. 5-5 818, With mound of earth and stone; thence, fourth course, South 28°15' West 1502 8/10 feet to corner No. 1, the place of beginning.

Beginning, for the description of the Red Poffrey Mining Claim No. 5 placer claim, at corner No. 1, a granite stone 9 x 14 x 29 inches marked R P No. 5-1 R P No. 6-1-818, with mound of earth and stone, from which the North Quarter corner to said Section 17, bears North 37°14' East 665 7/10 feet distant; thence, first course, South 67°39' East 860 feet to corner No. 2, a granite stone 12 x 15 x 25 inches, marked R P No. 5-2, R P No. 6-2-818, with mound of earth and stone; thence, second course, South 69°8' West 1495 77/100 feet to corner No. 3, a granite stone 7 x 11 x 24 inches marked R P No. 5-3-818, with mound of earth and stone; thence, third course, North 68°53' West 263 9/10 feet to corner No. 4, identical with corner No. 3 of said Red Poffrey Mining Claim No. 4, placer claim; thence, fourth course, North 67°5' West 569 1/10 feet to corner No. 5, identical with corner No. 4 of said Red Poffrey Mining Claim No. 4 placer claim; thence, fifth course, North 68°25' East 1476 2/10 feet to corner No. 1, the place of beginning.

Beginning for the description of the Red Poffrey Mining Claim No. 6 placer claim, at corner No. 1, identical with corner No. 1 of said Red Poffrey Mining Claim No. 5, placer claim; thence, first course, South 67°39' East 860 feet to corner No. 2, identical with corner No. 2 of said Red Poffrey Mining Claim No. 5 placer claim; thence, second course, North 69°20' East 1464 5/10 feet to corner No. 3, a granite stone 8 x 12 x 25 inches, marked RP No. 6-3-818 with mound of earth and stone; thence, third course, North 67°39' West 860 feet to corner No. 4, a granite stone 12 x 15 x 24 inches, marked R P No. 6-4-818, with mound of earth and stone; thence, fourth course, South 69°20' West 1464 5/10 feet to corner No. 1, the place of beginning.

EXHIBIT "B"

1. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the Land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
2. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
3. Conditions and Stipulations as contained in Patent Number 953728, including the terms and provisions thereof, to be recorded in the Jackson County Deed Records, as follows:

"FIRST. That the grant hereby made is restricted in its exterior limits to the boundaries of the said mining premises, and to any veins or lodes of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper or other valuable deposits, which may have been discovered within said limits subsequent to and which were not known to exist on February 25, 1921.

"SECOND. That should any vein or lode of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper or other valuable deposits, be claimed or known to exist within the above-described premises at said last named date, the same is expressly excepted and excluded from these presents."

"THIRD. That the premises hereby conveyed may be entered by the proprietor of any vein or lode of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper or other valuable deposits, for the purpose of extracting and removing the ore from such vein or lode, should the same or any part thereof be found to penetrate, intersect, pass through, or dip into the mining ground or premises hereby granted."

"FOURTH. That the premises hereby conveyed shall be held subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local laws, customs and decisions of the courts. And there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

"FIFTH. That in the absence of necessary legislation by Congress, the legislature of Oregon may provide rules for working the mining claim or premises hereby granted, involving easements, drainage and other necessary means to the complete development thereof."

Assessment Info for Account 1-001628-6 Map 411W Taxlot 400

Report For Assessment Purposes Only Created June 02, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-001628-6	Pay Taxes Online		Tax Code	4-17
Map	411W 400	Tax Report	Details	Acreage	24.23
Taxlot			Details	Zoning	
Owner	CASWELL ROGER A		Details	Land Class	
	CASWELL DEBRA		Details	FF 24.23 Ac	
Situs Address			Details	Property Class	
SISKIYOU SUMMIT RD PHOENIX-TALENT/COUNTY R		Tax History		Unit ID	
Mailing Address	CASWELL ROGER A/DEBRA	Tax Details		209214-1	
	PO BOX 894	Tax Rates		Maintenance Area	
	ASHLAND OR, 97520-0030			Neighborhood	
Appraiser				Study Area	
				Account Status	
				Tax Status	
				Sub Type	

Sales Data (ORCATS)			
Last Sale (consideration > 0)			Sale Date
\$ 0			Dec 06, 2016
			Instrument Number
			2017-8885
			Sales History
			Details

Value Summary Detail (For Assessment Year 2025) (2026 values are unavailable)							
ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	H&B USE FORESTLAND	4-17	1		F	24.23	A
ID	Value Source	RMV	M5	Exception Value			
1	H&B USE FORESTLAND	\$ 7,660	\$ 10,994	\$ 0			

Market Value Summary (For Assessment Year 2025) (2026 values are unavailable)							
Code Area	Type	Acreage	RMV	M5	MAV	AV	
4-17	LAND	24.23	\$ 7,660	\$ 0			
PSO Value History		Details	Total:	\$ 7,660	\$ 0	\$ 0	\$ 0

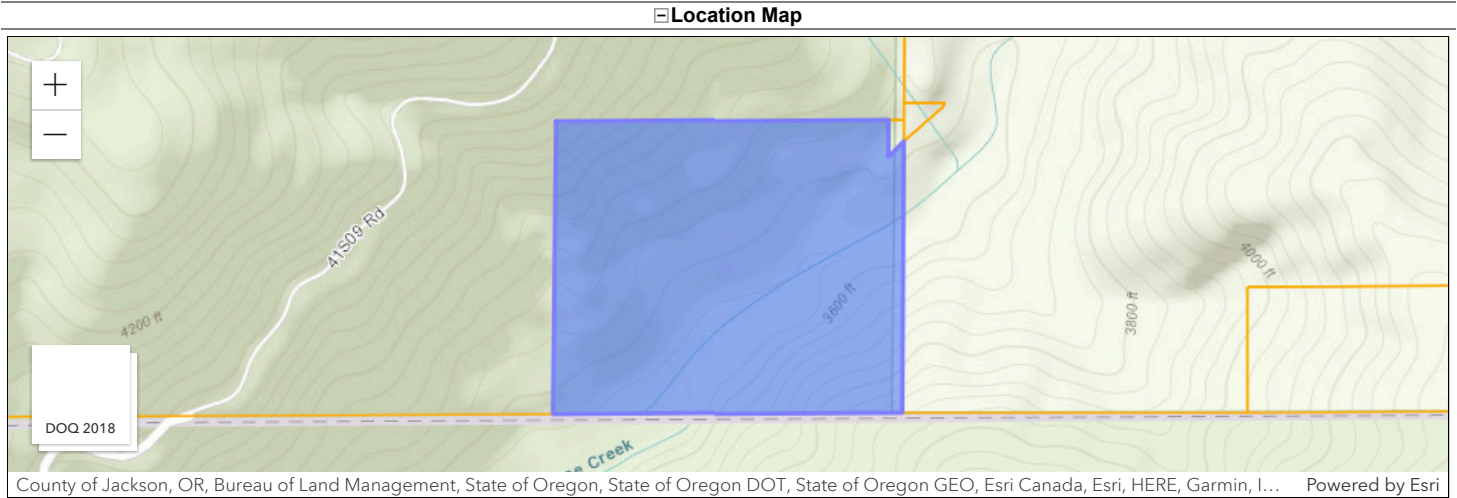
Specially Assessed Value Summary (For Assessment Year 2025) (2026 values are unavailable)					
Code Area	Type	Acreage	SAV	MSAV	AV
4-17	LAND	24.23	\$ 10,994		
Total:			\$ 10,994	\$ 5,660	\$ 5,660

Total (Market + Specially Assessed) Value Summary (For Assessment Year 2025) (2026 values are unavailable)				
Code Area	RMV	M5	MAV	AV
4-17	\$ 7,660	\$ 10,994	\$ 5,660	\$ 5,660

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

Account Comments	
05/01/24 Per Rev of Zoning & Forest SAV, Remove OLD "Woodlot & Woodland Opt" notations. Currently leave as HBU Forestland. #162 >>>	

Exemptions / Special Assessments / Notations / Potential Liability				
Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2026	40	FIRE PATROL TIMBER	\$102.57	24.23
Notations				
Description	Tax Amount	Year Added	Value Amount	
STATE FIRE PROTECTION		2006		



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

2-Jun-2026

CASWELL ROGER A/DEBRA
PO BOX 894
ASHLAND OR 97520-0030

Tax Account #	10016286	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0417
Situs Address	SISKIYOU SUMMIT RD PHOENIX-TALENT/COUNTY OR	Interest To	Jun 2, 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	\$155.06	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$140.12	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$144.74	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$121.04	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$113.89	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$107.82	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$99.56	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$94.33	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$93.79	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$89.43	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$85.63	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.96	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.37	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.37	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.70	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.37	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.37	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63.08	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.30	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.82	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.46	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.52	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$53.80	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.38	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.46	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.17	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.62	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.51	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.34	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Account Sequence

Map TL Sequence

Assessment Year2026

Print Window

Close Window

Assessment Info for Account 1-001629-4 Map 411W Taxlot 500

Report For Assessment Purposes Only Created June 02, 2026

Account Info

Account1-001629-4

Map411W 500

Taxlot

OwnerCASWELL ROGER A

CASWELL DEBRA

Situs Address

SISKIYOU SUMMIT RD PHOENIX-TALENT/COUNTY R

Mailing AddressCASWELL ROGER A/DEBRA

PO BOX 894

ASHLAND OR, 97520-0030

Associated Taxlots2 Acct

5-02 R1-011251-3 411E00 1300 ACTIVE

5-02 R1-011252-1 411E00 1400 ACTIVE

Appraiser

Tax Year 2025 Info

Pay Taxes Online

Tax ReportDetails

TAX StatementDetails

Tax HistoryDetails

Tax DetailsDetails

Tax RatesDetails

Land Info

Tax Code4-17

Acreage0.22

ZoningFR

Land Class

RT 0.22 Ac

Property Class400

Unit ID209179-3

Maintenance Area4

Neighborhood000

Study Area60

Account StatusACTIVE

Tax StatusAssessable

Sub TypeNORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)

\$ 0

Sale DateDec 06, 2016

Instrument Number2017-8885

Sales HistoryDetails

Value Summary Detail (For Assessment Year 2025) (2026 values are unavailable)

ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	RURAL TRACT	4-17	0		F	0.22	A
ID	Value Source	RMV	M5	Exception Value			
1	RURAL TRACT	\$ 1,330	\$ 1,330	\$ 0			

Market Value Summary (For Assessment Year 2025) (2026 values are unavailable)

Code Area	Type	Acreage	RMV	M5	MAV	AV
4-17	LAND	0.22	\$ 1,330	\$ 1,330		
PSO Value History		Total:	\$ 1,330	\$ 1,330	\$ 120	\$ 120

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS

(See new portal)

(See new portal)

Portal

Account Comments

>>>5/14/2009 made acres in common #23>>>

Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments

Tax Year Applied	Code	Description	Amount	Acres
2026	40	FIRE PATROL TIMBER	\$20.00	0.22

Notations

Description	Tax Amount	Year Added	Value Amount
STATE FIRE PROTECTION		2006	

Location Map

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

Close Window

Print Window

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

2-Jun-2026

CASWELL ROGER A/DEBRA
PO BOX 894
ASHLAND OR 97520-0030

Tax Account #	10016294	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0417
Situs Address	SISKIYOU SUMMIT RD PHOENIX-TALENT/COUNTY OR	Interest To	Jun 2, 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	\$21.13	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.89	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.88	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.88	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.90	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.89	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.89	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.89	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.83	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.83	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.83	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.82	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.75	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.75	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.75	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.77	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.78	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.65	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.03	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.10	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.14	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.17	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.19	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.17	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.18	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.06	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.03	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.03	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.05	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.82	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

RE-RECORDING COVER PAGE

PER ORS 205.234

THIS COVER PAGE HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER PAGE DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

Name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238

The Estate Planning Group
711 Bennett Ave
Medford, OR 97504

***** RE-RECORDING AT THE REQUEST OF**

The Estate Planning Group
TO CORRECT Legal
Description for Act # 1-011245-7

PREVIOUSLY RECORDED IN BOOK _____

AND PAGE _____, or AS FEE NUMBER _____

2017 004208

Year

Document #

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(A)

NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property".

2. Grantor/Direct (s) as described in ORS 205.160.

Mary E Caswell, Trustee P.O. Box 894
Roger A. Caswell, Trustee Ashland, OR 97520
Caswell Trst, Dated 3/15/1988

3. Grantee/Indirect (s) as described in ORS 205.160.

Roger A. Caswell P.O. Box 894
Debra Caswell Ashland, OR 97520

4. TRUE AND ACTUAL CONSIDERATION PAID for Instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$0.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING NAME AND ADDRESS: for Instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260.

Roger Caswell & Debra Caswell, P.O. Box 894, Ashland OR 97520

6. SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f). FULL _____ PARTIAL _____

7. LIEN DOCUMENTS: ORS 205.234 (1) (f). Amount of Lien \$ _____

Effective 09/07/2012



01756918201700088850030038

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

Grantor's Name and Address
MARY E. CASWELL, TRUSTEE
ROGER A. CASWELL, TRUSTEE
CASWELL TRUST DATED MARCH 15, 1988
PO BOX 894
ASHLAND, OREGON 97520
Grantee's Name and Address
ROGER A. CASWELL
DEBRA CASWELL
PO BOX 894
ASHLAND, OREGON 97520
After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504
Until requested otherwise, send all tax statements to:
ROGER CASWELL
DEBRA CASWELL
PO BOX 894
ASHLAND, OREGON 97520



01751653201700042080020020

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

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MARY E. CASWELL AND ROGER A. CASWELL, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CASWELL TRUST DATED MARCH 15, 1988, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto ROGER A. CASWELL AND DEBRA CASWELL, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in ~~Klamath~~ Jackson County, State of Oregon, described as follows, to-wit:

Jackson

EXHIBIT "A"

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. (Zero). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of December, 2016; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

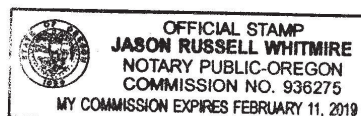
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Mary E. Caswell
MARY E. CASWELL

Roger A. Caswell
ROGER A. CASWELL

State of Oregon)
: ss.
County of Jackson)

Before me this 6th day of December, 2016, personally appeared MARY E. CASWELL and ROGER A. CASWELL, and acknowledged the foregoing instrument to be her voluntary act and deed.



Jason R. Whitmire
Notary Public of Oregon
My Commission expires: 02/11/2019

EXHIBIT "A"

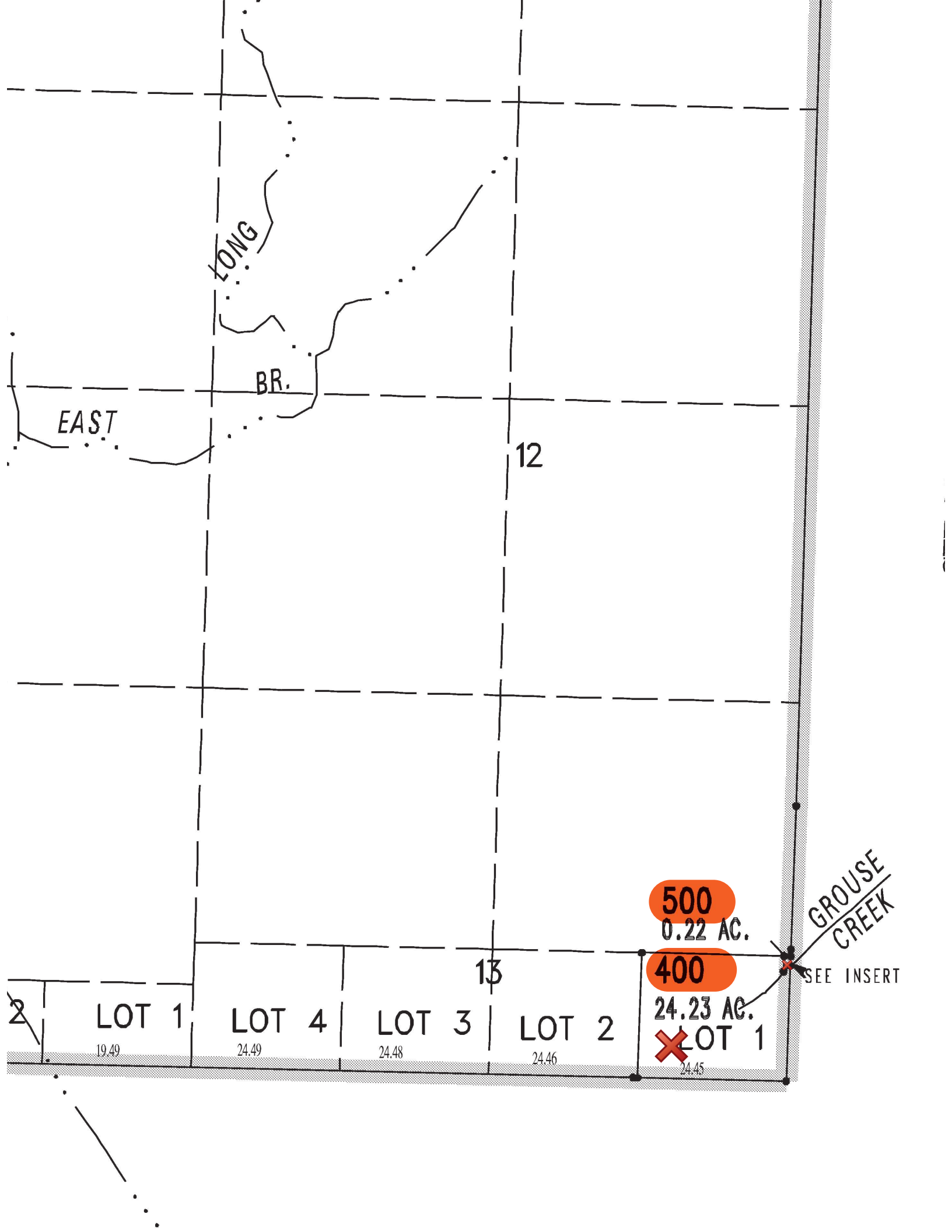
ACCOUNT NOS. 1-011251-3, 1-011252-1, 1-001628-6, AND 1-001629-4

THE NORTH HALF OF THE NORTHWEST QUARTER, AND LOTS 4 AND 5, IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 1 EAST OF THE WILLAMETTER MERIDIAN, JACKSON COUNTY, OREGON; AND LOT 1 IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

ACCOUNT NO. 1-011245-7

THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8 IN TOWNSHIP 41 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON

PARCEL NUMBER 800



LONG

BR.

EAST

12

13

GROUSE
CREEK

500

0.22 AC.

400

24.23 AC.

~~LOT 1~~

SEE INSERT

LOT 1

LOT 4

LOT 3

LOT 2

19.49

24.49

24.48

24.46

24.45



First American Title

10016286,10016294
Siskiyou Summit Rd
Phoenix Talent County, OR



Taxlot



Subject



Taxlot

THE FOUR CORNERS RANCH

Southern Oregon

EXHIBIT

4

Water Rights

Presented by Martin Outdoor Property Group | John L. Scott Real Estate

STATE OF OREGON
COUNTY OF JACKSON
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

EDWIN B. CASWELL
P.O. BOX 894
ASHLAND, OREGON 97520

confirms the right to use the waters of GROUSE CREEK AND UNNAMED STREAM, TRIBUTARY OF KLAMATH RIVER, for the purpose of MINING, IRRIGATION AND DOMESTIC USE FOR ONE FAMILY.

The right has been perfected under Permit 39309. The date of priority is JULY 22, 1974. The right is limited to not more than 1.245 CUBIC FEET PER SECOND, BEING 1.0 CFS FOR MINING AND 0.24 CFS FOR IRRIGATION FROM GROUSE CREEK, AND 0.005 CFS FOR DOMESTIC FROM UNNAMED STREAM or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

SE 1/4 SW 1/4, SECTION 7, NW 1/4 NW 1/4, LOT 4 (SW 1/4 NW 1/4), SECTION 18, T 41 S, R 1 E, W.M.; GROUSE CREEK - 1220 FEET NORTH & 2150 FEET EAST; 60 FEET SOUTH & 850 FEET EAST BOTH FROM NW CORNER SECTION 18; UNNAMED STREAM - 310 FEET SOUTH & 650 FEET EAST FROM EAST 1/4 CORNER SECTION 13, T 41 S, R 1 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 and shall be further limited to a diversion of not to exceed 3.0 acre-feet per acre for each acre irrigated during the irrigation season of each year.

The right 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, and to which such right is appurtenant, is as follows:

IRRIGATION
LOT 1 (NE 1/4 SE 1/4) 8.0 ACRES
SECTION 13
TOWNSHIP 41 SOUTH, RANGE 1 WEST, W.M.

NE 1/4 NW 1/4 2.0 ACRES
NW 1/4 NW 1/4 9.0 ACRES

DOMESTIC
LOT 4 (SW 1/4 NW 1/4)

MINING
NE 1/4 NW 1/4
SECTION 18
TOWNSHIP 41 SOUTH, RANGE 1 EAST, W.M.

SEE PAGE TWO

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

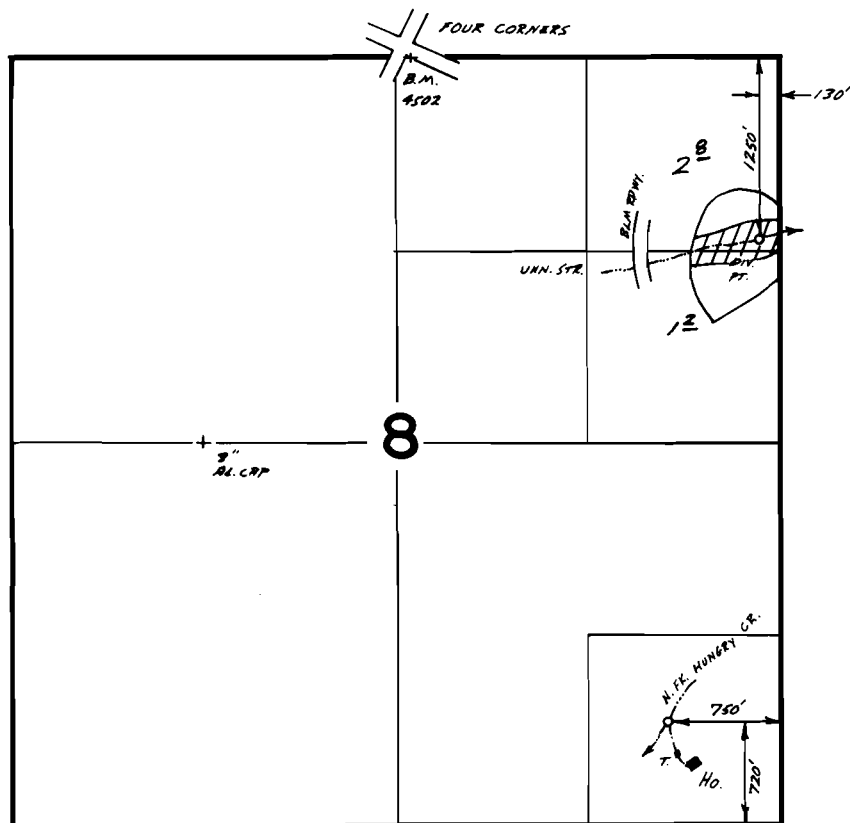
WITNESS the signature of the Water Resources Director, affixed this date NOVEMBER 9, 1988.

/s/ WILLIAM H. YOUNG
Water Resources Director

Recorded in State Record of Water Right Certificates numbered 57987

52213

T. 41 S., R. 1 E., W. M.



Scale 1" = 1320'

FINAL PROOF SURVEY UNDER

Application No. 52214.... Permit No. 39310.....
IN NAME OF

.....EDWIN B. CASWELL.....

Surveyed Aug. 7,.... 1986, by B.S. JAMES.....

THE FOUR CORNERS RANCH

Southern Oregon

EXHIBIT

5

Timber Cruise Information
(Coming Soon)

Presented by Martin Outdoor Property Group | John L. Scott Real Estate