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

MOPG
by John L. Scott

Mapping

208 Pleasant View Road

Oregon, AC +/-

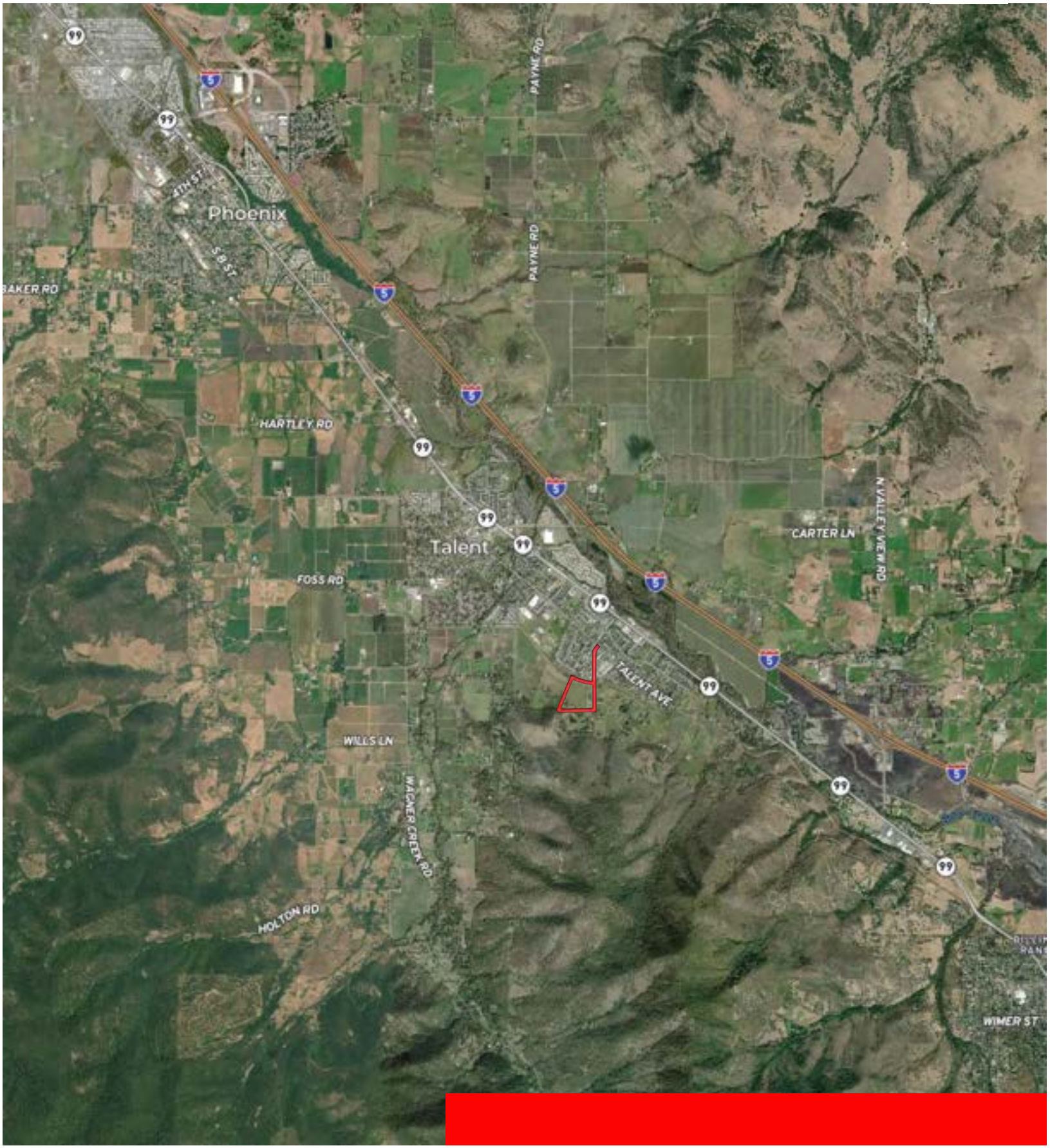


Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

208 Pleasant View Road

Oregon, AC +/-



Boundary

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Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

208 Pleasant View Road

Oregon, AC +/-



Boundary

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Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

208 Pleasant View Road

Oregon, AC +/-



Boundary Stream, Intermittent River/Creek Water Body

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Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

208 Pleasant View Road

Oregon, AC +/-



Boundary Wetlands Riparian

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Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

208 Pleasant View Road

Oregon, AC +/-



Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

All Polygons 19.98 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34B	Coleman loam, 0 to 7 percent slopes	8.11	40.59	0	57	2e
43D	Darow silty clay loam, 5 to 20 percent slopes	7.42	37.14	0	52	4e
109E	Manita-Vannoy complex, 20 to 40 percent slopes	4.34	21.72	0	52	-
139A	Padigan clay, 0 to 3 percent slopes	0.11	0.55	0	23	4w
TOTALS		19.98(*)	100%	-	53.87	2.96

(*) 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 19.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34B	Coleman loam, 0 to 7 percent slopes	7.73	39.44	0	57	2e
43D	Darow silty clay loam, 5 to 20 percent slopes	7.42	37.86	0	52	4e
109E	Manita-Vannoy complex, 20 to 40 percent slopes	4.34	22.14	0	52	-
139A	Padigan clay, 0 to 3 percent slopes	0.11	0.56	0	23	4w
TOTALS		19.6(*)	100%	-	53.81	2.99

(*) 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 0.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34B	Coleman loam, 0 to 7 percent slopes	0.38	100	0	57	2e
TOTALS		0.38(*)	100%	-	57.0	2

(*) 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

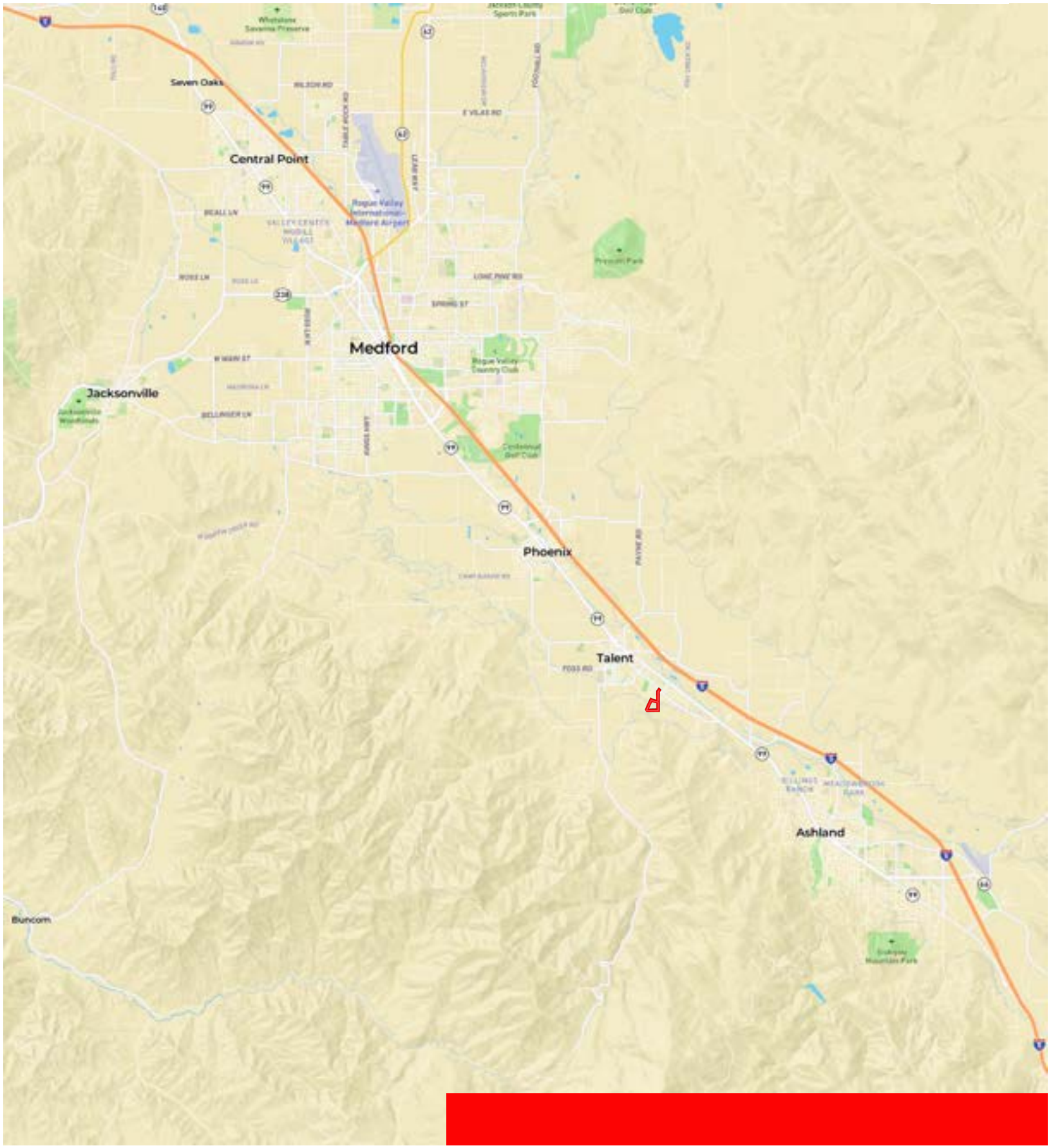
Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

208 Pleasant View Road

Oregon, AC +/-



Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Tax Records

Account Sequence | Map TL Sequence | Assessment Year 2026 | Print Window | Close Window

Assessment Info for Account 1-003383-9 Map 381W25C Taxlot 3900

Report For Assessment Purposes Only Created July 24, 2026

Account Info

Account	1-003383-9
Map Taxlot	381W25C 3900
Owner	BEHRENS TIA ROSE TRUSTEE
	MOORE GREGORY D
	MOORE ANDREW L TRUST

Situs Address

202 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY R
204 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY MS
206 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY MS
208 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY MS

Mailing Address	MOORE ANDREW L TRUST ET AL BEHRENS TIA ROSE TRUSTEE ET AL 492 WILLOW ST ASHLAND OR, 97520

Associated Taxlots 4 Acct

22-01	R	1-062177-8	381W25CB 2600	ACTIVE
4-08	MS	3-000592-9	381W25C 3900	ACTIVE
4-08	MS	3-097530-9	381W25C 3900	ACTIVE
4-08	MS	3-097531-0	381W25C 3900	ACTIVE

Tax Accounts 4 Acct

Code Area	Tax Account	Asmt Account
4-08	1-003383-9	1-003383-9
4-08	3-000592-9	3-000592-9
4-08	3-097530-9	3-097530-9
4-08	3-097531-0	3-097531-0

Appraiser

Tax Year 2025 Info

Pay Taxes Online

Tax Report	Details
TAX Statement	Details
FIRST TRI Statement	Details
SECOND TRI Statement	Details
Tax History	Details
Tax Details	Details
Tax Rates	Details

Land Info

Tax Code	4-08
Acreage	19.60
Zoning	
RR-5	
Land Class	
HS 0.00 Ac	
IIIBI 0.80 Ac	
IVBI 14.50 Ac	
RT 2.00 Ac	
VBI 2.30 Ac	
Property Class	541
Unit ID	186828-2
Maintenance Area	4
Neighborhood	401
Study Area	40
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	NORMAL
MS Park ID	

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
$ 0	Mar 24, 2025	2025-5711	Details

Value Summary Detail (For Assessment Year 2026 - Subject To Change)

ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
3	FARM USE UNZONED	4-08	1		F	0.80	A
5	FARM USE UNZONED	4-08	1		F	2.30	A
4	FARM USE UNZONED	4-08	1		F	11.50	A
9	FARM USE UNZONED	4-08	1		D	3.00	A
7	HOME SITE	4-08	0		D		
8	HOME SITE	4-08	0		D		
6	HOME SITE	4-08	0		D		
1	HOME SITE	4-08	0		D		
1	MARKET OSD	4-08	0		R		
7	MARKET OSD	4-08	0		R		
8	MARKET OSD	4-08	0		R		
1	MARKET OSD	4-08	0		R		
6	MARKET OSD	4-08	0		R		
7	MARKET OSD	4-08	0		R		
8	MARKET OSD	4-08	0		R		
6	MARKET OSD	4-08	0		R		
2	RURAL TRACT	4-08	0		D	2.00	A
1	SING FAMILY RES	4-08	0	131	R		

ID	Value Source	RMV	M5	Exception Value
3	FARM USE UNZONED	$ 16,890	$ 1,920	$ 0
5	FARM USE UNZONED	$ 48,570	$ 1,840	$ 0
4	FARM USE UNZONED	$ 242,860	$ 25,771	$ 0
9	FARM USE UNZONED	$ 63,350	$ 6,723	$ 0
7	HOME SITE	$ 121,880	$ 121,880	$ 0
8	HOME SITE	$ 121,880	$ 121,880	$ 0
6	HOME SITE	$ 121,880	$ 121,880	$ 0
1	HOME SITE	$ 121,880	$ 121,880	$ 0
1	MARKET OSD	$ 3,000	$ 3,000	$ 0
7	MARKET OSD	$ 3,000	$ 3,000	$ 0
8	MARKET OSD	$ 3,000	$ 3,000	$ 0
1	MARKET OSD	$ 40,000	$ 40,000	$ 0
6	MARKET OSD	$ 40,000	$ 40,000	$ 0
7	MARKET OSD	$ 40,000	$ 40,000	$ 0
8	MARKET OSD	$ 40,000	$ 40,000	$ 0
6	MARKET OSD	$ 5,000	$ 5,000	$ 0
2	RURAL TRACT	$ 42,240	$ 42,240	$ 0
1	SING FAMILY RES	$ 185,840	$ 185,840	$ 0

Market Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	Type	Acreage	RMV	M5	MAV	AV
4-08	LAND	2.00	$ 703,760	$ 703,760		
4-08	LAND	17.60	$ 371,670	$ 0		
4-08	IMPR	0.00	$ 185,840	$ 185,840		
PSO Value History Details		Total:	$ 1,261,270	$ 889,600	$ 420,490	$ 420,490

Specially Assessed Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	Type	Acreage	SAV	MSAV	AV
4-08	LAND	17.60	$ 36,254		
		Total:	$ 36,254	$ 5,916	$ 5,916

Total (Market + Specially Assessed) Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	RMV	M5	MAV	AV
4-08	$ 1,261,270	$ 925,854	$ 426,406	$ 426,406

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	4-08	1942	1955	131	One story	RESIDENCE	1784	100 %	Details

Photos and Scanned Documents

Type		Files	
ACCOUNT PHOTO		7	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

Improvement Comments

Building #1 Comments

06/28/00: ADDED GREEN HOUSE 20X45 = 900 SQ.FT. LOW COST #94>>> 9/11/14 STAT CORR AND RU NO EXC #149>>>

Account Comments

(1) VALUED WITH 381W25CB 2600 (2) SHALLOW WELL 50GPM
04/01/97: RT-98 GARAGE ADDITION TO MOBILE HOME ABOVE DWELLING ON HILLTOP - PER #69 3-00592-9 X-205769R 2ND HS ON PARCEL - SEPERATE WELL & SEPTIC
03/20/98: POTENTIAL PUD W/3-4 LOTS PER #69. 2/12/03 ADDED HS, LS AND VIEW, ADDED 3 MOBILE HOMES TO TAX LOT FOR 2003 PER#95 2/12/03 2 MOBILE HOMES ADDED WITH 2 NEW MH SITES. 2 MOBILES ARE SITUATED ON THE SAME ACRE. #95. 6/3/03: #95 DROPPED BY TO ADD HOME SITES FOR MOBILE HOMES & NOTED AREAS ON BOTH SIDES OF THE ROAD WHERE THE GRAPES HAVE BEEN REMOVED. PHONED MRS MOORE, WHO SAID THEY DID REMOVE ABOUT 3 ACRES OF GRAPES RECENTLY. THEY ARE BUSY REPLANTING GRAPES THAT ARE OF A MORE MARKETABLE SPECIES. PROJECT WILL BE FINISHED THIS YEAR. SEND A FARM QUESTIONNAIRE IN 2004. 8/7/03: REPLACED SECOND HOMESITE WITH A MOBLE HOME SITE. ALSO ADDED TWO ADDITIONAL MOBILE HOME SITES. ADJUSTMENTS ARE PER #95. TWO ACRES WERE ALREADY DISQUALIFIED FOR THE HOMESITES. DUE TO THE LOCATION OF THE TWO NEW HOMESITES, NO ADDITIONAL ACRES NEED TO BE DISQUALIFIED DUE TO MH SITES BEING LUMPED TOGETHER - PER #95. ALLOCATED PREV.MAV AND CALCULATED EXCEPTIONS #88 >>> 2006-05-05 CONVERTION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK.>>> 9/11/14 LS 3 NO EXC #149>>> 2025-03-05 Updated MA-SA-NH>>>.

Exemptions / Special Assessments / Notations / Potential Liability

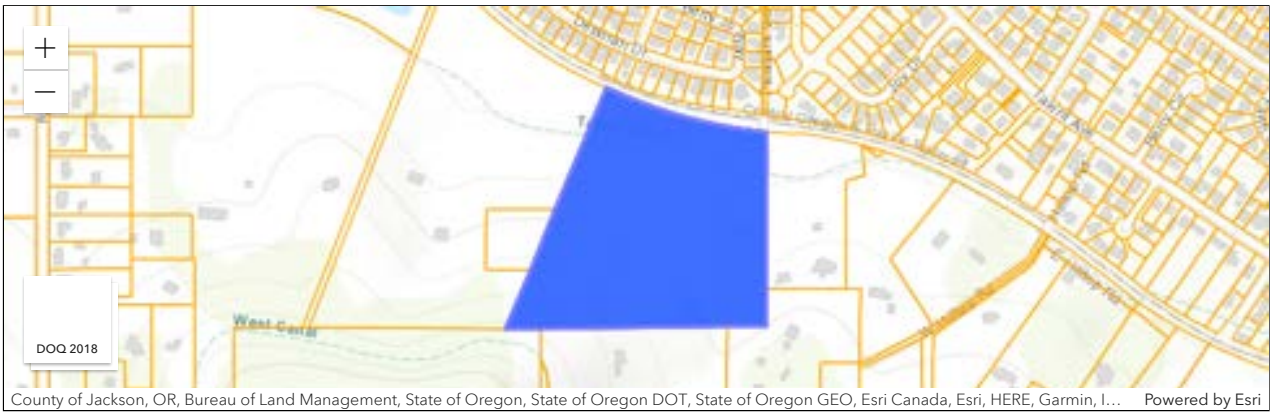
Real Property Special Assessments

Tax Year Applied	Code	Description	Amount	Acres
2026	41	FIRE PATROL GRAZING	$20.80	19.60
2026	39	FIRE IMPROVEMENT SURCHARGE	$60.32	

Notations

Description	Tax Amount	Year Added	Value Amount
FARM LAND-POTENTIAL LIABILITY			
STATE FIRE PROTECTION		2023	

Location Map



Close Window | Print Window

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID 10033839

Map 381W25-C0-03900

Situs 202 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY OR 97540

Mailing MOORE ANDREW L TRUST ET AL
BEHRENS TIA ROSE TRUSTEE ET AL
492 WILLOW ST
ASHLAND OR 97520

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0408	131	1942	100	131 - One story	1,784

Rooms: 2 - BD, 2 - FB, 1 - FP

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	3	100		1784

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
COMP SHGL	1784	SFR-INVENTORY	1784
FORCED AIR	1784	SHOWER	1
HOOD/FAN	1	SINGLE FP	1
LAVATORY	2	TOILET	2
TUB/SHOWER	1		

Accessories

Description	Size	Qty
GP BUILDING	1632	
TYPICAL ACC PKG	1784	1

Total RMV $185,840

STATEMENT OF TAX ACCOUNT

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

24-Jul-2026

MOORE ANDREW L TRUST ET AL
BEHRENS TIA ROSE TRUSTEE ET AL
492 WILLOW ST
ASHLAND OR 97520

Tax Account #	10033839	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0408
Situs Address	202 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY OR 97540	Interest To	Jul 24, 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	$5,353.59	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,227.01	Nov 15, 2024
2023	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,067.78	Nov 15, 2023
2022	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,878.24	Nov 15, 2022
2021	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,768.85	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,615.57	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,495.88	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,363.89	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,090.94	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,982.74	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,815.77	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,662.55	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,413.45	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,297.47	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,209.16	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,158.98	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,083.98	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,976.60	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,928.69	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,971.38	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,950.95	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,931.77	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,870.53	Nov 15, 2003
2002	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,933.23	Nov 15, 2002
2001	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,873.03	Nov 15, 2001
2000	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,677.27	Nov 15, 2000
1999	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,592.61	Nov 15, 1999
1998	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,993.20	Nov 15, 1998
1997	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,564.54	Dec 15, 1997
1996	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,222.32	Nov 15, 1996
1994	FEE	$0.00	$0.00	$0.00	$0.00	$6.00	Nov 15, 1994
	Total	$0.00	$0.00	$0.00	$0.00		

STATEMENT OF TAX ACCOUNT

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

24-Jul-2026

MOORE ANDREW L TRUST ET AL
BEHRENS TIA ROSE TRUSTEE ET AL
492 WILLOW ST
ASHLAND OR 97520

Tax Account #	10033839	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0408
Situs Address	202 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY OR 97540	Interest To	Jul 24, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

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

TAX ACCOUNT: 10033839

10033839

MOORE ANDREW L TRUST ET AL
BEHRENS TIA ROSE TRUSTEE ET AL
492 WILLOW ST
ASHLAND OR 97520

CODE: 0408 **MAP:** 381W25-C0-03900 **ACRES:** 19.60
SITUS: 202 PLEASANT VIEW RD PHOENIX-TALEN

VALUES:	**LAST YEAR**	**THIS YEAR**
REAL MARKET (RMV)		
LAND	897,400	1,120,480
STRUCTURES	137,870	192,880
TOTAL RMV	1,035,270	1,313,360
SPECIALLY ASSESSED VALUE	28,182	27,318
ASSESSED VALUE	**401,936**	**413,993**
TOTAL PROPERTY TAX:	**5,227.01**	**5,353.59**

EDUCATION SERVICE DISTRICT	145.89
RCC	212.30
PHOENIX / TALENT SD 4	1,756.24
EDUCATION TOTAL:	2,114.43
JACKSON COUNTY	832.08
4-H EXTENSION SERVICE DISTRI	17.64
VECTOR CONTROL	17.76
RVTD	73.36
RVTD LOCAL LEVY	53.82
JACKSON SOIL & WATER CONS	20.70
JACKSON COUNTY LIBRARY DIS	248.40
JACKSON COUNTY RFPD #5	1,308.71
GENERAL GOVT TOTAL:	2,572.47
JACKSON COUNTY BONDS ECSC	26.95
RCC BONDS	0.00
RCC SHARED BONDS	18.13
PHOENIX/TALENT SD 4 BONDS	543.61
OR FORESTRY FIRE SURCHARG	58.00
OR FORESTRY FIRE, GRAZING	20.00
BONDS - OTHER TOTAL:	666.69

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

POTENTIAL ADDITIONAL TAX LIABILITY

IMPORTANT INFORMATION ON BACK

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

TOTAL TAXES DUE (Includes discount) **5,192.98**

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

☐ Mailing address change on back

ACCOUNT NO.
10033839
AMOUNT ENCLOSED
$

Due November 17th, 2025

3% Discount..... ☐	**5,192.98**		
2% Discount..... ☐	**3,497.68**	**Next Payment**	05/15/2026
Trimester Option ☐	**1,784.53**	**Next Payment**	02/17/2026

MOORE ANDREW L TRUST ET AL
BEHRENS TIA ROSE TRUSTEE ET AL
492 WILLOW ST
ASHLAND OR 97520

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

151001003383900001784530000349768000051929 85

Account Sequence | Map TL Sequence | Assessment Year 2026 | Print Window | Close Window

Assessment Info for Account 1-062177-8 Map 381W25CB Taxlot 2600

Report For Assessment Purposes Only Created July 24, 2026

Account Info

Account	1-062177-8
Map Taxlot	381W25CB 2600
Owner	BEHRENS TIA ROSE TRUSTEE
	MOORE GREGORY D
	MOORE ANDREW L TRUST
Situs Address	
202 PLEASANT VIEW RD TALENT R	
Mailing Address	MOORE ANDREW L TRUST ET AL BEHRENS TIA ROSE TRUSTEE ET AL 492 WILLOW ST ASHLAND OR, 97520
Associated Taxlots	1 Acct
4-08 R	1-003383-9 381W25C 3900 ACTIVE
Tax Accounts	1 Acct
Appraiser	

Tax Year 2025 Info

Pay Taxes Online

Tax Report	Details
TAX Statement	Details
Tax History	Details
Tax Details	Details
Tax Rates	Details

Land Info

Tax Code	22-01
Acreage	0.40
Zoning	
Land Class	
IIIB 0.40 Ac	
Property Class	541
Unit ID	186828-2
Maintenance Area	4
Neighborhood	000
Study Area	14
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
$ 0	Mar 24, 2025	2025-5711	Details

Value Summary Detail (For Assessment Year 2026 - Subject To Change)

ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	FARM USE UNZONED	22-01	1		R	0.40	A
ID	Value Source	RMV	M5	Exception Value			
1	FARM USE UNZONED	$ 1,180	$ 608	$ 0			

Market Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	Type	Acreage	RMV	M5	MAV	AV
22-01	LAND	0.40	$ 1,180	$ 0		
PSO Value History Details	Total:		$ 1,180	$ 0	$ 0	$ 0

Specially Assessed Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	Type	Acreage	SAV	MSAV	AV
22-01	LAND	0.40	$ 608		
	Total:		$ 608	$ 281	$ 281

Total (Market + Specially Assessed) Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	RMV	M5	MAV	AV
22-01	$ 1,180	$ 608	$ 281	$ 281

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

Account Comments

ACCESS WAY TO 381W25C-3900. VALUE AS 20.00 AC RT LAND $3284 X .40 = $1310
06/13/97: SCHEDULE CODE CHANGED PER JW.>>> 9/11/14 NLC , TURNED IN FOR SA CHECK #149>>>

Exemptions / Special Assessments / Notations / Potential Liability

Notations

Description	Tax Amount	Year Added	Value Amount
FARM LAND-POTENTIAL LIABILITY			

Location Map



Close Window | Print Window

STATEMENT OF TAX ACCOUNT

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

24-Jul-2026

MOORE ANDREW L TRUST ET AL
BEHRENS TIA ROSE TRUSTEE ET AL
492 WILLOW ST
ASHLAND OR 97520

Tax Account #	10621778	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	2201
Situs Address	202 PLEASANT VIEW RD TALENT OR	Interest To	Jul 24, 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	$4.35	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4.24	Nov 15, 2024
2023	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4.12	Nov 15, 2023
2022	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4.00	Nov 15, 2022
2021	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3.98	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3.84	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3.74	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3.93	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3.75	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3.64	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3.49	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3.35	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3.16	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3.04	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.96	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.90	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.83	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.74	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.15	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.19	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.12	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.03	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.05	Nov 15, 2003
2002	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.02	Nov 15, 2002
2001	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2.05	Nov 15, 2001
2000	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1.94	Nov 15, 2000
1999	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1.91	Nov 15, 1999
1998	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1.56	Nov 15, 1998
1997	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1.59	Dec 15, 1997
1996	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1.40	Nov 15, 1996
	Total	$0.00	$0.00	$0.00	$0.00		

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

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

TAX ACCOUNT: 10621778

10621778

MOORE ANDREW L TRUST ET AL
BEHRENS TIA ROSE TRUSTEE ET AL
492 WILLOW ST
ASHLAND OR 97520

CODE: 2201 **MAP:** 381W25-CB-02600 **ACRES:** 0.40
SITUS: 202 PLEASANT VIEW RD TALENT

VALUES:	**LAST YEAR**	**THIS YEAR**
REAL MARKET (RMV)		
LAND	7,590	1,390
STRUCTURES	0	0
TOTAL RMV	7,590	1,390
SPECIALLY ASSESSED VALUE	286	277
ASSESSED VALUE	**264**	**272**
TOTAL PROPERTY TAX:	**4.24**	**4.35**

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

EDUCATION SERVICE DISTRICT	0.10
RCC	0.14
PHOENIX / TALENT SD 4	1.14
EDUCATION TOTAL:	1.38
JACKSON COUNTY	0.55
4-H EXTENSION SERVICE DISTRI	0.01
VECTOR CONTROL	0.01
RVTD	0.05
RVTD LOCAL LEVY	0.04
JACKSON SOIL & WATER CONS	0.01
JACKSON COUNTY LIBRARY DIS	0.16
CITY OF TALENT	0.88
JACKSON COUNTY RFPD #5	0.87
GENERAL GOVT TOTAL:	2.58
JACKSON COUNTY BONDS ECSC	0.02
RCC BONDS	0.00
RCC SHARED BONDS	0.01
PHOENIX/TALENT SD 4 BONDS	0.36
BONDS - OTHER TOTAL:	0.39

POTENTIAL ADDITIONAL TAX LIABILITY

IMPORTANT INFORMATION ON BACK

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

TOTAL TAXES DUE (Includes discount) **4.22**

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

Due November 17th, 2025

3% Discount..... ☐ **4.22**

☐ Mailing address change on back

ACCOUNT NO.
10621778
AMOUNT ENCLOSED
$

MOORE ANDREW L TRUST ET AL
BEHRENS TIA ROSE TRUSTEE ET AL
492 WILLOW ST
ASHLAND OR 97520

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

151001062177800000001450000000284000000004229

Account Sequence | Assessment Year 2026 | Print Window | Close Window

Assessment Info for Account 3-000592-9 Map 381W25C Taxlot 3900

Report For Assessment Purposes Only Created July 24, 2026

Account Info

Account	3-000592-9
Map Taxlot	381W25C 3900
Owner	MOORE ANDREW L TRUST UTD 5/19/1981
	MOORE GREGORY D
Situs Address	
204 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY MS	
Mailing Address	MOORE ANDREW L TRUST ET AL C/O TIA ROSE BEHRENS TTEE 492 WILLOW ST ASHLAND OR, 97520-1134

Associated Taxlots 4 Acct

4-08	R	1-003383-9 381W25C 3900 ACTIVE
22-01	R	1-062177-8 381W25CB 2600 ACTIVE
4-08	MS	3-097530-9 381W25C 3900 ACTIVE
4-08	MS	3-097531-0 381W25C 3900 ACTIVE

Tax Accounts 4 Acct

Code Area	Tax Account	Asmt Account
4-08	1-003383-9	1-003383-9
4-08	3-000592-9	3-000592-9
4-08	3-097530-9	3-097530-9
4-08	3-097531-0	3-097531-0

Appraiser

Tax Year 2025 Info

Pay Taxes Online

Tax Report	Details
TAX Statement	Details
FIRST TRI Statement	Details
SECOND TRI Statement	Details
Tax History	Details
Tax Details	Details
Tax Rates	Details

MS Info

Tax Code	4-08
Acreage	0.00
Property Class	541
Unit ID	186828-2
X Number	X205769
Maintenance Area	4
Neighborhood	401
Study Area	40
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	PERSONAL
MS Park ID	

Sales Data (AS 400)

Manufactured Structure Value Summary (For Assessment Year 2026 - Subject To Change)

RMV	M5	MAV	AV
$ 60,500	$ 60,500	$ 27,560	$ 27,560
PSO Value History Details			

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
2	4-08	1971	1971	962	Double wide	MANF STRCT	1440	100 %	Details

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

Improvement Comments

Building #2 Comments

09/17/96: 2/96 $15,000 09/23/96: (LOCATION CHANGE) >>> 8/23/04: CORRECTING VIN # ONLY PER #100.09/17/96: 2/96 $15,000 09/23/96: (LOCATION CHANGE) >>> 8/23/04: CORRECTING VIN # ONLY PER #100. 09/22/2007 REMOVAL OF ~MS MINUS RMV ACCSSRY FACTOR IS NOT EXCEPTION.>>> 9/11/14 REMOVE AWNING IT BLEW AWAY #149>>>

Account Comments

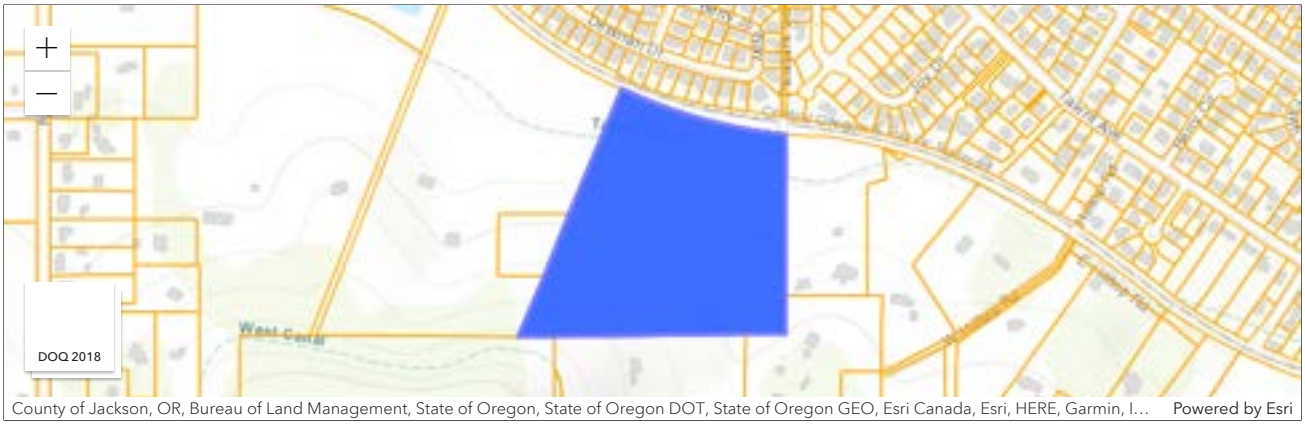
09/17/96: 2/96 $15,000
09/23/96: (LOCATION CHANGE) >>> 8/23/04: CORRECTING VIN # ONLY PER #100.
09/17/96: 2/96 $15,000
09/23/96: (LOCATION CHANGE) >>> 8/23/04: CORRECTING VIN # ONLY PER #100. 09/22/2007 REMOVAL OF ~MS MINUS RMV ACCSSRY FACTOR IS NOT EXCEPTION.>>> 9/11/14 REMOVE AWNING IT BLEW AWAY #149>>>

Exemptions / Special Assessments / Notations / Potential Liability

Manufactured Structure Special Assessments

Correction Year	Tax Year Payable	Code	Description	Amount
2026	2026	91	MH OMBUDSMAN	$10.00

Location Map



Close Window | Print Window

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID 30005929

Map 381W25-C0-03900 P1

Situs 204 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY OR

Mailing
MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	0408	962	1971	100	962 - Double wide	1,440

Rooms:

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	6	100		1440

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
MS AIR CONDITIONING	1440	MS ROOF: COMP	1440
MS BATH: FULL	2	MS SIDING: METAL	1440
MS FIREPLACE	1	MS SKIRTING: AVERAGE	1

Accessories

Description	Size	Qty
MS DECK: 3 AVERAGE	208	0

Total RMV $60,500

STATEMENT OF TAX ACCOUNT

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

24-Jul-2026

MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

Tax Account #	30005929	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	0408
Situs Address	204 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY OR	Interest To	Jul 24, 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	$351.98	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$344.49	Nov 15, 2024
2023	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$333.86	Nov 15, 2023
2022	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$325.58	Nov 15, 2022
2021	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$152.85	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$146.88	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$126.50	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$142.91	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$134.34	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$135.93	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$133.68	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$143.74	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$137.59	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$142.84	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$163.05	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$158.52	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$237.54	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$282.27	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$288.72	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$305.44	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$295.53	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$302.32	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$313.82	Nov 15, 2003
2002	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$414.36	Nov 15, 2002
2001	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$435.30	Nov 15, 2001
2000	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$396.59	Nov 15, 2000
1999	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$399.21	Nov 15, 1999
1998	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$318.49	Nov 15, 1998
1997	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$313.30	Dec 15, 1997
1996	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$337.02	Nov 15, 1996
1995	FEE	$0.00	$0.00	$0.00	$0.00	$10.00	Nov 15, 1995
1994	FEE	$0.00	$0.00	$0.00	$0.00	$6.00	Nov 15, 1994
	Total	$0.00	$0.00	$0.00	$0.00		

STATEMENT OF TAX ACCOUNT

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

24-Jul-2026

MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

Tax Account #	30005929	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	0408
Situs Address	204 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY OR	Interest To	Jul 24, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
HOME ID	11-Oct-2012	260062
SECURED PARTY	11-Oct-2012	Northwest Farm Credit Services, FLCA

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

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

TAX ACCOUNT: 30005929

30005929

MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

CODE: 0408 **MS X#** X205769

SITUS: 204 PLEASANT VIEW RD PHOENIX-TALEN

VALUES:	**LAST YEAR**	**THIS YEAR**
REAL MARKET (RMV)		
LAND	0	0
STRUCTURES	68,150	75,230
TOTAL RMV	68,150	75,230
ASSESSED VALUE	**25,990**	**26,760**
TOTAL PROPERTY TAX:	**344.49**	**351.98**

EDUCATION SERVICE DISTRICT	9.43
RCC	13.72
PHOENIX / TALENT SD 4	113.52
EDUCATION TOTAL:	136.67
JACKSON COUNTY	53.78
4-H EXTENSION SERVICE DISTRI	1.14
VECTOR CONTROL	1.15
RVTD	4.74
RVTD LOCAL LEVY	3.48
JACKSON SOIL & WATER CONS	1.34
JACKSON COUNTY LIBRARY DIS	16.06
JACKSON COUNTY RFPD #5	85.57
MS OMBUDSMAN	10.00
GENERAL GOVT TOTAL:	177.26
JACKSON COUNTY BONDS ECSC	1.74
RCC BONDS	0.00
RCC SHARED BONDS	1.17
PHOENIX/TALENT SD 4 BONDS	35.14
BONDS - OTHER TOTAL:	38.05

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

IMPORTANT INFORMATION ON BACK

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

TOTAL TAXES DUE (Includes discount) **341.42**

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

☐ Mailing address change on back

ACCOUNT NO.
30005929
AMOUNT ENCLOSED
$

Due November 17th, 2025

3% Discount..... ☐	**341.42**		
2% Discount..... ☐	**229.96**	**Next Payment**	05/15/2026
Trimester Option ☐	**117.33**	**Next Payment**	02/17/2026

MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

151003000592900000117330000022996000000341429

Account Sequence | Assessment Year 2026 | Print Window | Close Window

Assessment Info for Account 3-097530-9 Map 381W25C Taxlot 3900

Report For Assessment Purposes Only Created July 24, 2026

Account Info

Account	3-097530-9
Map Taxlot	381W25C 3900
Owner	MOORE ANDREW L TRUST UTD 5/19/1981
	MOORE GREGORY D
Situs Address	
206 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY MS	
Mailing Address	MOORE ANDREW L TRUST ET AL C/O TIA ROSE BEHRENS TTEE 492 WILLOW ST ASHLAND OR, 97520-1134

Associated Taxlots 4 Acct

4-08	R	1-003383-9 381W25C 3900 ACTIVE
22-01	R	1-062177-8 381W25CB 2600 ACTIVE
4-08	MS	3-000592-9 381W25C 3900 ACTIVE
4-08	MS	3-097531-0 381W25C 3900 ACTIVE

Tax Accounts 4 Acct

Code Area	Tax Account	Asmt Account
4-08	1-003383-9	1-003383-9
4-08	3-000592-9	3-000592-9
4-08	3-097530-9	3-097530-9
4-08	3-097531-0	3-097531-0

Appraiser

Tax Year 2025 Info

Pay Taxes Online

Tax Report	Details
TAX Statement	Details
FIRST TRI Statement	Details
SECOND TRI Statement	Details
Tax History	Details
Tax Details	Details
Tax Rates	Details

MS Info

Tax Code	4-08
Acreage	0.00
Property Class	541
Unit ID	186828-2
X Number	X257189
Maintenance Area	4
Neighborhood	401
Study Area	40
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	PERSONAL
MS Park ID	

Sales Data (AS 400)

Manufactured Structure Value Summary (For Assessment Year 2026 - Subject To Change)

RMV	M5	MAV	AV
$ 121,320	$ 121,320	$ 51,630	$ 51,630
PSO Value History Details			

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
3	4-08	2002	2002	952	Double wide	MANF STRCT	1568	100 %	Details

Photos and Scanned Documents

Type		Files	
ACCOUNT PHOTO		2	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

Improvement Comments

Building #3 Comments

NEW MS INFORMATION ADDED TO THE 2003 ASSESSMENT ROLL. 1/5/04: ADDED VIN # ONLY >>> A MARKET STUDY WAS CONDUCTED FOR 2005 WHICH DETERMINED THAT AN ADJ. FOR THE YR BUILT NEEDED TO BE ADDED TO REACH MARKET VAL>>>7/26/07: UPDATED INVENTORY FOR 2007 PER ERROR LIST #100>>> 09/22/2007 REMOVAL OF ~MS MINUS RMV ACCSSRY FACTOR IS NOT EXCEPTION. >>> 9/11/14 RU NO EXC #149>>>

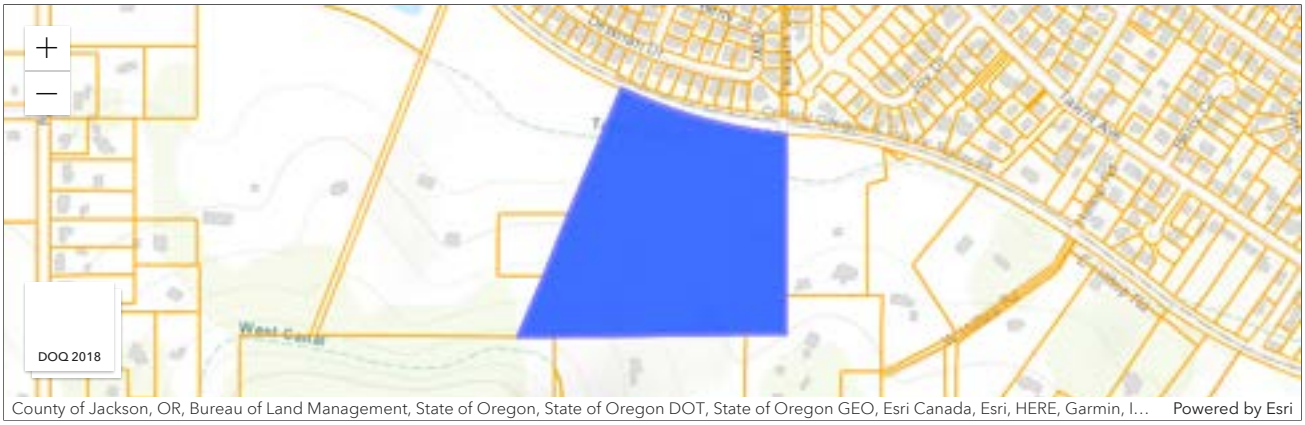
Account Comments

NEW MS INFORMATION ADDED TO THE 2003 ASSESSMENT ROLL. 1/5/04: ADDED VIN # ONLY >>> A MARKET STUDY WAS CONDUCTED FOR 2005 WHICH DETERMINED THAT AN ADJ. FOR THE YR BUILT NEEDED TO BE ADDED TO REACH MARKET VAL>>>7/26/07: UPDATED INVENTORY FOR 2007 PER ERROR LIST #100>>> 09/22/2007 REMOVAL OF ~MS MINUS RMV ACCSSRY FACTOR IS NOT EXCEPTION. >>> 9/11/14 RU NO EXC #149>>>

Exemptions / Special Assessments / Notations / Potential Liability

Manufactured Structure Special Assessments				
Correction Year	Tax Year Payable	Code	Description	Amount
2026	2026	91	MH OMBUDSMAN	$10.00

Location Map



Close Window | Print Window

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID 30975309

Map 381W25-C0-03900 P2

Situs 206 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY OR 97501

Mailing MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
3	0408	952	2002	100	952 - Double wide	1,568

Rooms: 2 - FB

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	5	100		1568

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
MS SKIRTING: AVERAGE	1		

Accessories

Description	Size	Qty
MS DECK: 3 AVERAGE	160	

Total RMV $121,320

STATEMENT OF TAX ACCOUNT

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

24-Jul-2026

MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

Tax Account #	30975309	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	0408
Situs Address	206 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY OR 97501	Interest To	Jul 24, 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	$650.67	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$636.37	Nov 15, 2024
2023	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$616.43	Nov 15, 2023
2022	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$600.83	Nov 15, 2022
2021	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$544.98	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$522.79	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$464.30	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$509.04	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$469.27	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$492.06	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$478.81	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$486.97	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$460.55	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$467.16	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$528.37	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$520.28	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$479.52	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$505.10	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$497.11	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$504.37	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$494.98	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$488.48	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$514.58	Nov 15, 2003
	Total	$0.00	$0.00	$0.00	$0.00		

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
HOME ID	11-Oct-2012	146436
SECURED PARTY	11-Oct-2012	Northwest Farm Credit Services, FLCA

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

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

TAX ACCOUNT: 30975309

30975309

MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

CODE: 0408 **MS X#** X257189

SITUS: 206 PLEASANT VIEW RD PHOENIX-TALEN

VALUES:	**LAST YEAR**	**THIS YEAR**
REAL MARKET (RMV)		
LAND	0	0
STRUCTURES	121,760	134,380
TOTAL RMV	121,760	134,380
ASSESSED VALUE	**48,670**	**50,130**
TOTAL PROPERTY TAX:	**636.37**	**650.67**

EDUCATION SERVICE DISTRICT	17.67
RCC	25.71
PHOENIX / TALENT SD 4	212.66
EDUCATION TOTAL:	256.04
JACKSON COUNTY	100.76
4-H EXTENSION SERVICE DISTRI	2.14
VECTOR CONTROL	2.15
RVTD	8.88
RVTD LOCAL LEVY	6.52
JACKSON SOIL & WATER CONS	2.51
JACKSON COUNTY LIBRARY DIS	30.08
JACKSON COUNTY RFPD #5	160.30
MS OMBUDSMAN	10.00
GENERAL GOVT TOTAL:	323.34
JACKSON COUNTY BONDS ECSC	3.26
RCC BONDS	0.00
RCC SHARED BONDS	2.20
PHOENIX/TALENT SD 4 BONDS	65.83
BONDS - OTHER TOTAL:	71.29

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

IMPORTANT INFORMATION ON BACK

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

TOTAL TAXES DUE (Includes discount) **631.15**

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

☐ Mailing address change on back

ACCOUNT NO.
30975309
AMOUNT ENCLOSED
$

Due November 17th, 2025

3% Discount..... ☐	**631.15**		
2% Discount..... ☐	**425.10**	**Next Payment**	05/15/2026
Trimester Option ☐	**216.89**	**Next Payment**	02/17/2026

MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

151003097530900000216890000042510000000631157

Account Sequence | Assessment Year 2026 | Print Window | Close Window

Assessment Info for Account 3-097531-0 Map 381W25C Taxlot 3900

Report For Assessment Purposes Only Created July 24, 2026

Account Info

Account	3-097531-0
Map Taxlot	381W25C 3900
Owner	MOORE ANDREW L TRUST UTD 5/19/1981
	MOORE GREGORY D
Situs Address	
208 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY MS	
Mailing Address	MOORE ANDREW L TRUST ET AL C/O TIA ROSE BEHRENS TTEE 492 WILLOW ST ASHLAND OR, 97520-1134

Associated Taxlots 4 Acct

4-08	R	1-003383-9 381W25C 3900 ACTIVE
22-01	R	1-062177-8 381W25CB 2600 ACTIVE
4-08	MS	3-000592-9 381W25C 3900 ACTIVE
4-08	MS	3-097530-9 381W25C 3900 ACTIVE

Tax Accounts 4 Acct

Code Area	Tax Account	Asmt Account
4-08	1-003383-9	1-003383-9
4-08	3-000592-9	3-000592-9
4-08	3-097530-9	3-097530-9
4-08	3-097531-0	3-097531-0

Appraiser

Tax Year 2025 Info

Pay Taxes Online

Tax Report	Details
TAX Statement	Details
FIRST TRI Statement	Details
SECOND TRI Statement	Details
Tax History	Details
Tax Details	Details
Tax Rates	Details

MS Info

Tax Code	4-08
Acreage	0.00
Property Class	541
Unit ID	186828-2
X Number	X257188
Maintenance Area	4
Neighborhood	401
Study Area	40
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	PERSONAL
MS Park ID	

Sales Data (AS 400)

Manufactured Structure Value Summary (For Assessment Year 2026 - Subject To Change)

RMV	M5	MAV	AV
$ 170,220	$ 170,220	$ 76,280	$ 76,280
PSO Value History Details			

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
4	4-08	2002	2002	963	Triple wide	MANF STRCT	1763	100 %	Details

Photos and Scanned Documents

Type		Files	
ACCOUNT PHOTO		2	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

Improvement Comments

Building #4 Comments

NEW MS INFORMATION ADDED TO THE 2003 ASSESSMENT ROL. 1/5/04: ADDED VIN # ONLY. >>> A MARKET STUDY WAS CONDUCTED FOR 2005 WHICH DETERMINED THAT AN ADJ. FOR THE YR BUILT NEEDED TO BE ADDED TO REACH MARKET VAL>>>7/26/07: UPDATED INVENTORY FOR 2007 PER ERROR LIST #100>>> 09/22/2007 REMOVAL OF ~MS MINUS RMV ACCSSRY FACTOR IS NOT EXCEPTION.>>> 9/11/14 NIC #149>>>

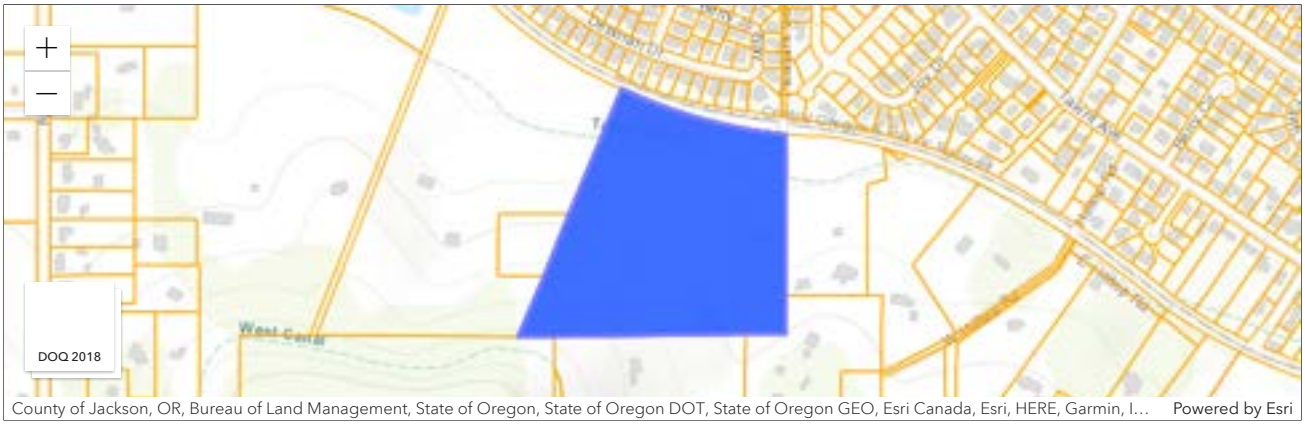
Account Comments

NEW MS INFORMATION ADDED TO THE 2003 ASSESSMENT ROL. 1/5/04: ADDED VIN # ONLY. >>> A MARKET STUDY WAS CONDUCTED FOR 2005 WHICH DETERMINED THAT AN ADJ. FOR THE YR BUILT NEEDED TO BE ADDED TO REACH MARKET VAL>>>7/26/07: UPDATED INVENTORY FOR 2007 PER ERROR LIST #100>>> 09/22/2007 REMOVAL OF ~MS MINUS RMV ACCSSRY FACTOR IS NOT EXCEPTION.>>> 9/11/14 NIC #149>>>

Exemptions / Special Assessments / Notations / Potential Liability

Manufactured Structure Special Assessments				
Correction Year	Tax Year Payable	Code	Description	Amount
2026	2026	91	MH OMBUDSMAN	$10.00

Location Map



Close Window | Print Window

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID 30975310

Map 381W25-C0-03900 P3

Situs 208 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY OR 97501

Mailing MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
4	0408	963	2002	100	963 - Triple wide	1,763

Rooms: 2 - FB

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	6	100		1763

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
MS SKIRTING: AVERAGE	1		

Accessories

Description	Size	Qty
MS DECK: 5 EXCELLENT	84	0
MS DECK: 5 EXCELLENT	168	0
MS DECK: 5 EXCELLENT	392	0

Total RMV $170,220

STATEMENT OF TAX ACCOUNT

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

24-Jul-2026

MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

Tax Account #	30975310	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	0408
Situs Address	208 PLEASANT VIEW RD PHOENIX-TALENT/COUNTY OR 97501	Interest To	Jul 24, 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	$956.45	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$935.49	Nov 15, 2024
2023	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$905.94	Nov 15, 2023
2022	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$882.84	Nov 15, 2022
2021	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$731.42	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$701.43	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$621.94	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$681.43	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$627.10	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$657.05	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$640.38	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$653.74	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$617.42	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$626.16	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$777.57	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$765.58	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$661.91	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$743.20	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$731.42	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$742.04	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$731.02	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$676.61	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$760.05	Nov 15, 2003
	Total	$0.00	$0.00	$0.00	$0.00		

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
HOME ID	11-Oct-2012	#146435
SECURED PARTY	11-Oct-2012	Northwest Farm Credit Services, FLCA

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

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

TAX ACCOUNT: 30975310

30975310

MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

CODE: 0408 **MS X#** X257188

SITUS: 208 PLEASANT VIEW RD PHOENIX-TALEN

VALUES:	**LAST YEAR**	**THIS YEAR**
REAL MARKET (RMV)		
LAND	0	0
STRUCTURES	167,630	188,550
TOTAL RMV	167,630	188,550
ASSESSED VALUE	**71,910**	**74,060**
TOTAL PROPERTY TAX:	**935.49**	**956.45**

EDUCATION SERVICE DISTRICT	26.10
RCC	37.98
PHOENIX / TALENT SD 4	314.18
EDUCATION TOTAL:	378.26
JACKSON COUNTY	148.85
4-H EXTENSION SERVICE DISTRI	3.15
VECTOR CONTROL	3.18
RVTD	13.12
RVTD LOCAL LEVY	9.63
JACKSON SOIL & WATER CONS	3.70
JACKSON COUNTY LIBRARY DIS	44.44
JACKSON COUNTY RFPD #5	236.81
MS OMBUDSMAN	10.00
GENERAL GOVT TOTAL:	472.88
JACKSON COUNTY BONDS ECSC	4.82
RCC BONDS	0.00
RCC SHARED BONDS	3.24
PHOENIX/TALENT SD 4 BONDS	97.25
BONDS - OTHER TOTAL:	105.31

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

IMPORTANT INFORMATION ON BACK

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

TOTAL TAXES DUE (Includes discount) **927.76**

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

☐ Mailing address change on back

ACCOUNT NO.
30975310
AMOUNT ENCLOSED
$

Due November 17th, 2025

3% Discount..... ☐	**927.76**		
2% Discount..... ☐	**624.88**	**Next Payment**	05/15/2026
Trimester Option ☐	**318.82**	**Next Payment**	02/17/2026

MOORE ANDREW L TRUST ET AL
C/O TIA ROSE BEHRENS TTEE
492 WILLOW ST
ASHLAND OR 97520-1134

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

151003097531000000318820000062488000000927762

UNLESS A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:
Tia Rose Behrens, Trustee, et. al.
c/o 492 Willow Street
Ashland, Oregon 97520

Jackson County Official Records **2025-005711**
R-TRD
Stn=41 SHINGLJS **03/25/2025 08:14:02 AM**
$10.00 $10.00 $13.00 $11.00 $60.00 **$104.00**

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

AFTER RECORDING, RETURN TO:
Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

TRUSTEE'S DEED

DONNA THOMAS, Trustee of the MOORE SURVIVOR'S TRUST u/t/d May 19, 1981, Grantor, conveys to GREGORY D. MOORE as to an undivided one-third (1/3rd) interest as a tenant in common, and TIA ROSE BEHRENS Trustee of the ANDREW L. MOORE TRUST u/t/d May 19, 1981 as to an undivided two-thirds (2/3rds) interest as a tenant in common, Grantees, the real property and improvements located in Jackson County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The true and actual consideration for this conveyance is **$0.00**. This is a distribution from the MOORE SURVIVOR'S TRUST u/t/d May 19, 1981 following the death of TRAUTE M. MOORE.

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

DATED this 24 day of March, 2025.

MOORE SURVIVOR'S TRUST U/T/D MAY 19, 1981

Donna Thomas

By: DONNA THOMAS, Trustee

STATE OF OREGON)
) ss.
County of Jackson)

On this 24 day of March, 2025, personally appeared the above-named DONNA THOMAS, and stated that she is the duly appointed and acting trustee of the MOORE SURVIVOR'S TRUST u/t/d May 19, 1981, and acknowledged the foregoing instrument to be her voluntary act and deed as trustee.

Before me:

Eric R Foster

Notary Public for Oregon

OFFICIAL STAMP
ERIC R FOSTER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1046731
MY COMMISSION EXPIRES APRIL 09, 2028

EXHIBIT "A"

Real property commonly known as 202 Pleasant View Rd., Talent, Jackson County, Oregon more particularly described as follows:

TRACT A

Beginning at the Southeast corner of Donation Land Claim No. 68, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence West, along the South line of said Claim, 1148.40 feet; thence North 22°30' East, 1122.00 feet, to the Southerly right of way line of the Oregon and California Railroad Company (now Southern Pacific Company); thence Southeasterly, along said right of way line, to the East line of said Donation Land Claim No. 68; thence South, along said East line, 850.0 feet, more or less, to the point of beginning.

TRACT B

PARCEL 1

A strip of land, 16 feet in width, off the entire East side of that portion of the following described tract which lies North of the Oregon and California Railroad (now Southern Pacific Company) right of way, to wit:

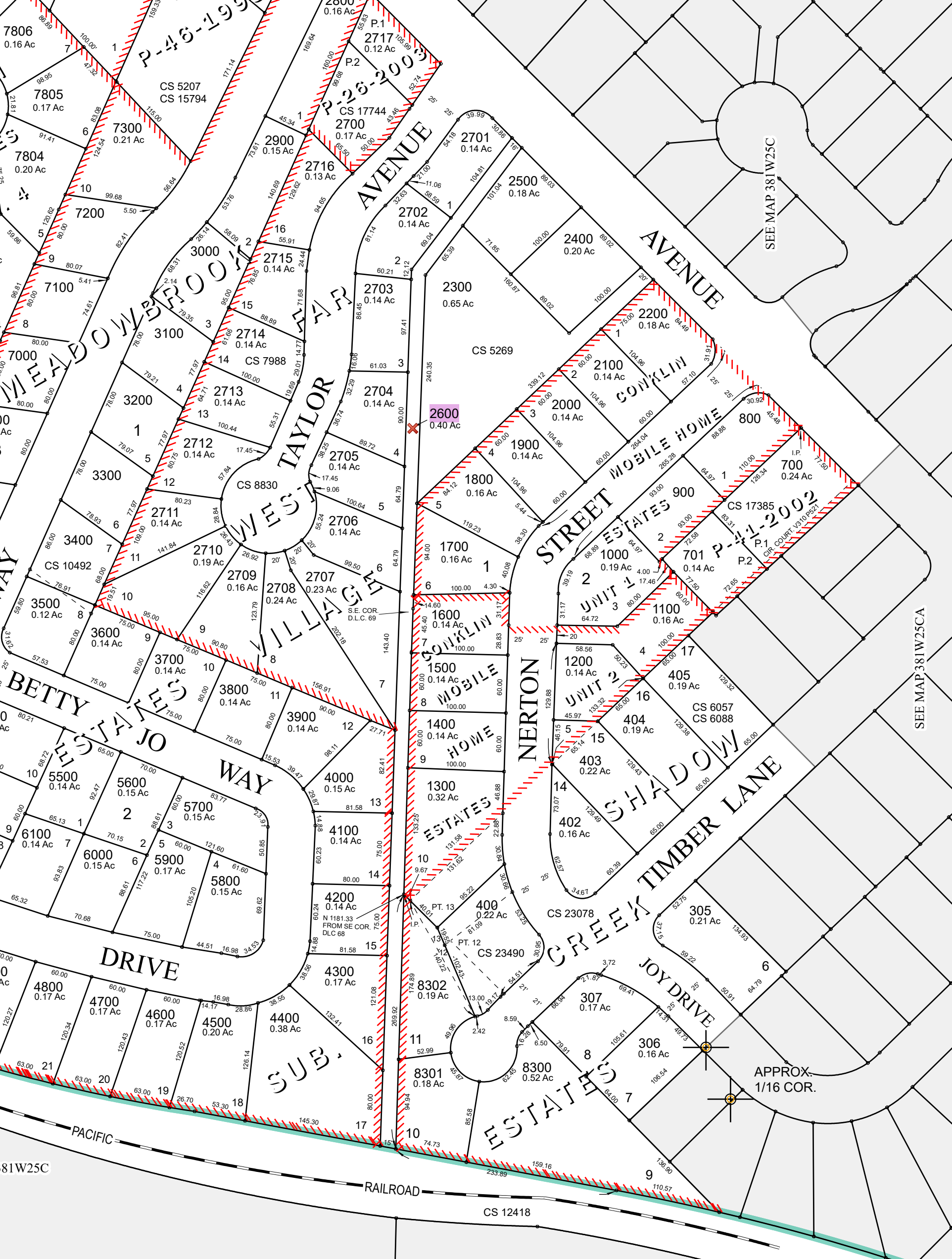
Beginning at the Southeast corner of Donation Land Claim No. 68, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North, 31.76 chains, to the center of the County Road; thence North 47° West, along said Road, 4.54 chains; thence South 22° West, 37.71 chains, to the South line of said Claim No. 68; thence East, 17.40 chains, to the point of beginning.

EXCEPTING from said 16 foot strip the Northerly 215 feet, more or less, as conveyed by Wilda Buckman and Elma Buckman to Emma Moore Wilson by deed recorded in Volume 197, Page 253, Jackson County, Oregon, Deed Records.

PARCEL 2

Beginning at the most Easterly corner of the tract described in Volume 189, Page 231, Jackson County, Oregon, Deed Records, said point being on the Southerly right of way line of the Old Pacific Highway; thence South 34°38' West, 166.5 feet, to the West line of tract described in Volume 116, Page 303, said Deed Records; thence North, along said West line, 28.3 feet; thence North 34°38" East, parallel to and 16 feet distant from the first described course, a distance of 144.0 feet, more or less, to the Southerly right of way line of the Old Pacific Highway; thence South 47°00' East, along said right of way line, to the point of beginning.

[Map/TL: 381W25C / 3900, Account # 1-003383-9]
[Map/TL: 381W25CB / 2600, Account # 1-062177-8]



MEADOWBROOK
WEST
TAYLOR
FAR
AVENUE
VILLAGE
ESTATES
BETTY
JO
WAY
DRIVE
SUB.
NERTON
STREET
CONKLIN
MOBILE HOME
ESTATES
UNIT 1
UNIT 2
SHADOW
CREEK
TIMBER LANE
JOY DRIVE
P-46-199
P-26-2003
P-41-2002
CS 5207
CS 15794
CS 17744
CS 7988
CS 8830
CS 10492
CS 5269
CS 17385
CS 6057
CS 6088
CS 23078
CS 23490
CS 12418
SEE MAP 381W25C
SEE MAP 381W25CA
APPROX. 1/16 COR.
PACIFIC
RAILROAD
2600
0.40 Ac
S.E. COR. D.L.C. 69
N 1181.33 FROM SE COR. DLC 68

UNLESS A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:
Tia Rose Behrens, Trustee, et. al.
c/o 492 Willow Street
Ashland, Oregon 97520

Jackson County Official Records **2025-005711**
R-TRD
Stn=41 SHINGLJS **03/25/2025 08:14:02 AM**
$10.00 $10.00 $13.00 $11.00 $60.00 **$104.00**

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

AFTER RECORDING, RETURN TO:
Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

TRUSTEE'S DEED

DONNA THOMAS, Trustee of the MOORE SURVIVOR'S TRUST u/t/d May 19, 1981, Grantor, conveys to GREGORY D. MOORE as to an undivided one-third (1/3rd) interest as a tenant in common, and TIA ROSE BEHRENS Trustee of the ANDREW L. MOORE TRUST u/t/d May 19, 1981 as to an undivided two-thirds (2/3rds) interest as a tenant in common, Grantees, the real property and improvements located in Jackson County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The true and actual consideration for this conveyance is **$0.00**. This is a distribution from the MOORE SURVIVOR'S TRUST u/t/d May 19, 1981 following the death of TRAUTE M. MOORE.

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

DATED this 24 day of March, 2025.

MOORE SURVIVOR'S TRUST U/T/D MAY 19, 1981

Donna Thomas

By: DONNA THOMAS, Trustee

STATE OF OREGON)
) ss.
County of Jackson)

On this 24 day of March, 2025, personally appeared the above-named DONNA THOMAS, and stated that she is the duly appointed and acting trustee of the MOORE SURVIVOR'S TRUST u/t/d May 19, 1981, and acknowledged the foregoing instrument to be her voluntary act and deed as trustee.

Before me:

Eric R Foster

Notary Public for Oregon

OFFICIAL STAMP
ERIC R FOSTER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1046731
MY COMMISSION EXPIRES APRIL 09, 2028

EXHIBIT "A"

Real property commonly known as 202 Pleasant View Rd., Talent, Jackson County, Oregon more particularly described as follows:

TRACT A

Beginning at the Southeast corner of Donation Land Claim No. 68, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence West, along the South line of said Claim, 1148.40 feet; thence North 22°30' East, 1122.00 feet, to the Southerly right of way line of the Oregon and California Railroad Company (now Southern Pacific Company); thence Southeasterly, along said right of way line, to the East line of said Donation Land Claim No. 68; thence South, along said East line, 850.0 feet, more or less, to the point of beginning.

TRACT B

PARCEL 1

A strip of land, 16 feet in width, off the entire East side of that portion of the following described tract which lies North of the Oregon and California Railroad (now Southern Pacific Company) right of way, to wit:

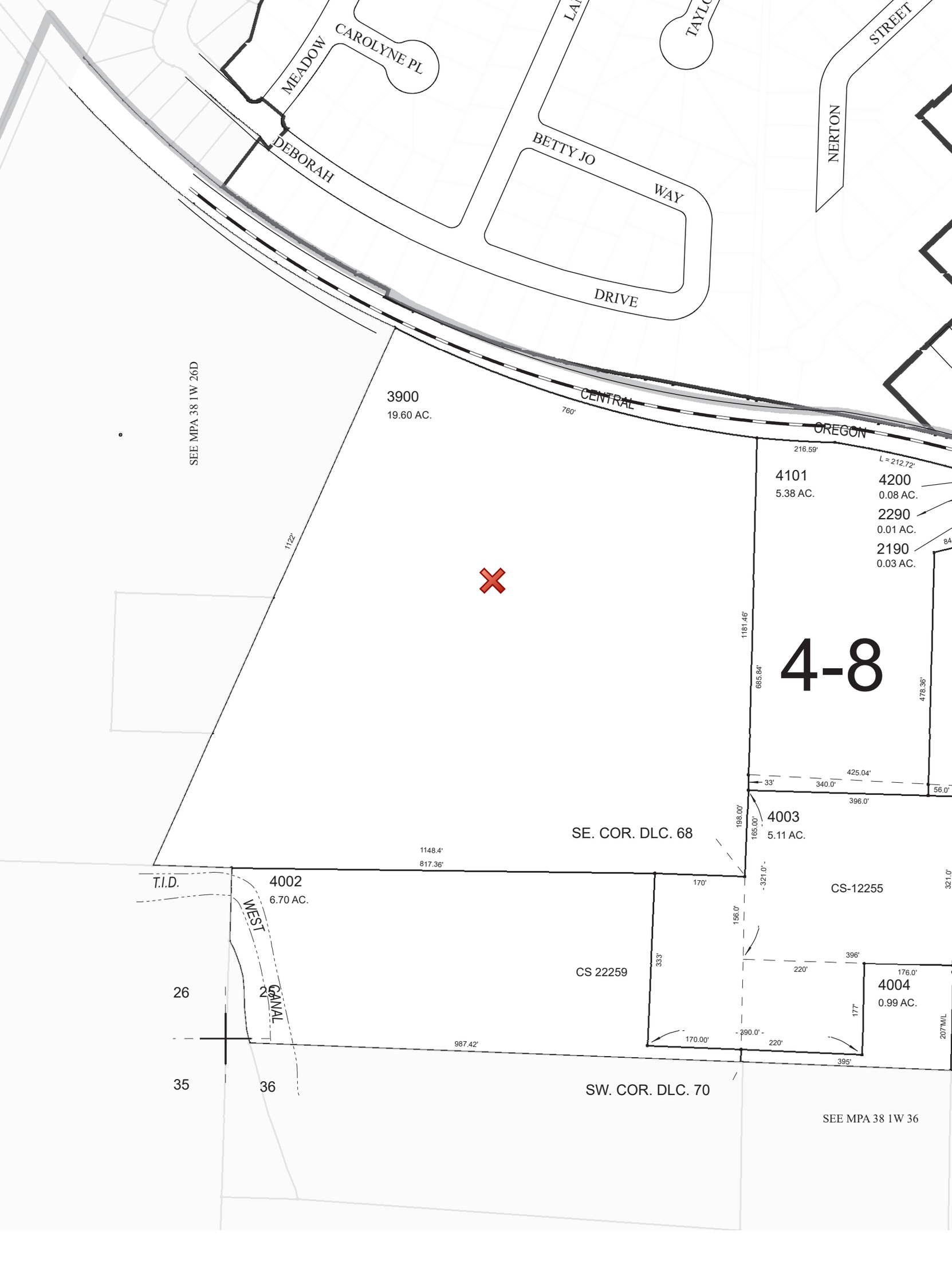
Beginning at the Southeast corner of Donation Land Claim No. 68, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North, 31.76 chains, to the center of the County Road; thence North 47° West, along said Road, 4.54 chains; thence South 22° West, 37.71 chains, to the South line of said Claim No. 68; thence East, 17.40 chains, to the point of beginning.

EXCEPTING from said 16 foot strip the Northerly 215 feet, more or less, as conveyed by Wilda Buckman and Elma Buckman to Emma Moore Wilson by deed recorded in Volume 197, Page 253, Jackson County, Oregon, Deed Records.

PARCEL 2

Beginning at the most Easterly corner of the tract described in Volume 189, Page 231, Jackson County, Oregon, Deed Records, said point being on the Southerly right of way line of the Old Pacific Highway; thence South 34°38' West, 166.5 feet, to the West line of tract described in Volume 116, Page 303, said Deed Records; thence North, along said West line, 28.3 feet; thence North 34°38" East, parallel to and 16 feet distant from the first described course, a distance of 144.0 feet, more or less, to the Southerly right of way line of the Old Pacific Highway; thence South 47°00' East, along said right of way line, to the point of beginning.

[Map/TL: 381W25C / 3900, Account # 1-003383-9]
[Map/TL: 381W25CB / 2600, Account # 1-062177-8]


MEADOW
CAROLYNE PL
DEBORAH
BETTY JO
WAY
DRIVE
NERTON
STREET
SEE MPA 38 1W 26D
3900
19.60 AC.
CENTRAL
760'
OREGON
216.59'
L = 212.72'
4101
5.38 AC.
4200
0.08 AC.
2290
0.01 AC.
2190
0.03 AC.
122'
1181.46'
685.84'
478.36'
4-8
425.04'
33'
340.0'
56.0'
396.0'
198.00'
165.00'
4003
5.11 AC.
SE. COR. DLC. 68
1148.4'
817.36'
T.I.D.
4002
6.70 AC.
WEST
CANAL
170'
- 321.0' -
CS-12255
156.0'
333'
CS 22259
396'
220'
176.0'
4004
0.99 AC.
177'
207'M/L
- 390.0' -
170.00'
220'
987.42'
395'
26
25
35
36
SW. COR. DLC. 70
SEE MPA 38 1W 36

Title Report

First American Title Insurance Company

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

Order No.: 7161-4406131
August 03, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LISA TATE**,** Escrow Officer/Closer
Phone: (541)779-7250x5435 - Fax: (866)839-7125- Email:LTate@firstam.com
First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101, Medford, OR 97504

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

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

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

Situs Address as disclosed on Jackson County Tax Roll:

202, 204, 206, 208, Pleasant View Road, Talent, OR 97540

2021 ALTA Owners Standard Coverage	Liability	$ 995,000.00	Premium	$	2,093.00
2021 ALTA Owners Extended Coverage	Liability	$	Premium	$	
2021 ALTA Lenders Standard Coverage	Liability	$	Premium	$	
2021 ALTA Lenders Extended Coverage	Liability	$ TBD	Premium	$	TBD
Endorsement 9.10, 22 & 8.1			Premium	$	100.00
Govt Service Charge			Cost	$	150.00
Other : Manufactured Home Endorsement (ALTA 7)			Cost	$	50.00

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

Proposed Borrower: TBD

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

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

and as of July 29, 2026 at 8:00 a.m., title to the fee simple estate is vested in:

Gregory D. Moore as to an undivided one-third of the interest as a tenants in common and Tia Rose Behrens Trustee of the Andrew L. Moore Trust u/t/d May 19, 1981 as to an undivided two-thirds of the interest as a tenant in common

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

A. Survey or alternative acceptable to the company
B. Affidavit regarding possession
C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
    i. Satisfactory evidence that no construction liens will be filed; or
    ii. Adequate security to protect against actual or potential construction liens;
    iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon

6. Water rights, claims or title to water, whether or not shown by the public record.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

8. Taxes for the fiscal year 2026-2027 a lien due, but not yet payable.

9. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

10. City liens, if any, of the City of Talent.
(Affects Parcel 2)

11. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

12. These premises are situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

13. The county tax roll discloses a mobile home on the herein described premises which is not included in title insurance coverage. Subject to requirements and provisions of O.R.S. 311.280 pertaining to mobile home taxes becoming liens on real property.

14. Easement, including terms and provisions contained therein:

Recording Information:	Volume 149, Pages 80 and 144 and as Volume 340, Page 133
In Favor of:	California Oregon Power Company
For:	Transmission and distribution of electricity, and other purposes
Affects:	(Specific location not given)

15. Easement, including terms and provisions contained therein:

Recording Information:	May 01, 1961 as Volume 506, Page 308
In Favor of:	United States of America
For:	Construct, reconstruct, operate and maintain canals, laterals pipelines, operating roads and appurtenants thereto

16. Easement, including terms and provisions contained therein:

Recording Information:	August 27, 1992 as Document No. 92-26088
In Favor of:	PacifiCorp, a Corporation, dba Pacific Power & Light Company, its successors and assigns
For:	Right-of-way
Affects:	(Parcel 2 - Specific location not given)

17. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded December 13, 1995 as Document No. 95-35791, Official Records of Jackson County, Oregon.

18. Easement, including terms and provisions contained therein:

Recording Information:	May 23, 1996 as Document No. 96-16940
In Favor of:	US West Communications, Inc., a Colorado Corporation, its successors, assigns, lessees, licensees and agents
For:	A perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities

19. Easement, including terms and provisions contained therein:

Recording Information:	October 21, 1996 as Document No. 96-35162
In Favor of:	PacifiCorp, a Corporation, dba Pacific Power & Light Company, its successors and assigns
For:	Underground electric distribution line, and other purposes
Affects:	(Parcel 1 - Specific location not given)

20. Easement, including terms and provisions contained therein:

Recording Information:	July 13, 2000 as Document No. 00-29092
In Favor of:	PacifiCorp, an Oregon Corporation, its successors and assigns
For:	Construction, reconstruction, operation, maintenance, repair replacement, enlargement, and removal of electric power distribution and communication lines and all necessary or desirable accessories and appurtenances thereto
Affects:	(Parcel 1 - Specific location not given)

21. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded March 26, 2002 as Document No. 02-15771, Official Records of Jackson County, Oregon.

22. Building Site Improvement Agreement and the terms and conditions thereof:

Between:	Jackson County, State of Oregon
And:	Donald Moore
Recording Information:	March 26, 2002 as Document No. 02-15772

23. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Donald S. Moore and Traute Maria Moore, Trustees of the Donald S. Moore and Traute Maria Moore Inter Vivos Revocable Trust, under Trust Agreement dated April 5, 2006 and Quail Run Vineyard, LLC, a Limited Liability Company
Grantee/Beneficiary:	Northwest Farm Credit Services, FLCA
Trustee:	First American Title Insurance Company of Oregon, a corporation
Amount:	$497,815.00
Recorded:	August 31, 2012
Recording Information:	Document No. 2012-029426

24. The right, title or interest of Quail Run Vineyard, LLC, a Limited Liability Company, as disclosed by Deed of Trust recorded August 31, 2012 as Document No. 2012-029426.

25. The Company will require a Certification of Trust from the vestees named herein, providing information about theMoore Survivor's Trust, u/t/d May 19, 1981 and confirming the powers of the trustees and the continuing existence of the trust.

26. Access to and from the property herein described is over and across the Southern Pacific Railroad. Continued use of this crossing cannot be insured.

27. Unrecorded leases or periodic tenancies, if any.

- END OF EXCEPTIONS -

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

NOTE: Taxes for the year 2025-2026 PAID IN FULL
Tax Amount: $5,353.59
Map No.: 381W25C 3900
Property ID: 1-003383-9
Tax Code No.: 0408
(Affects Parcel 1)

NOTE: Taxes for the year 2025-2026 PAID IN FULL
Tax Amount: $4.35
Map No.: 381W25CB 2600
Property ID: 1-062177-8
Tax Code No.: 2201
(Affects Parcel 2)

NOTE: Taxes for the year 2025-2026 PAID IN FULL
Tax Amount: $351.98
Map No.: 381W25C 3900
Property ID: 3-000592-9 (MH# X205769)
Tax Code No.: 0408

NOTE: Taxes for the year 2025-2026 PAID IN FULL
Tax Amount: $650.67
Map No.: 381W25C 3900
Property ID: 3-097530-9 (MH# X257189)
Tax Code No.: 0408

NOTE: Taxes for the year 2025-2026 PAID IN FULL
Tax Amount: $956.45
Map No.: 381W25C 3900
Property ID: 3-097531-0 (MH# X257188)
Tax Code No.: 0408

NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Crops on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: According to the public records, there has been no conveyance of the land within a period of 24 months prior to the date of this report, except as follows:

A document recorded March 25, 2025 as Document No. 2025-005711 of Official Records.

From: Donna Thomas, Trustee of the Moore Survivor's Trust u/t/d May 19, 1981
To: Gregory D. Moore as to an undivided one-third of the interest and Tia Rose Behrens Trustee of the Andrew L. Moore Trust u/t/d May 19, 1981 as to an undivided two-thirds of the interest

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

LACEY KING
TITLE OFFICER
lrking@firstam.com

Recording Information

For county recording requirements and fees visit
https://jacksoncountyor.gov/departments/clerk/recording/index.php

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

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

cc: Lender To Be Determined
,
cc: Chris Martin, John L. Scott Real Estate
871 Medford Center, Medford, OR 97504
cc: , To Be Determined
,

Exhibit "A"

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

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 68, IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE WEST ALONG THE SOUTH LINE OF SAID CLAIM, 1148.40 FEET; THENCE NORTH 22° 30' EAST 1122.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE OREGON AND CALIFORNIA RAILROAD COMPANY (NOW SOUTHERN PACIFIC COMPANY); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, TO THE EAST LINE OF SAID DONATION LAND CLAIM NO. 68; THENCE SOUTH ALONG SAID EAST LINE, 850.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

TRACT A:

A STRIP OF LAND 16 FEET IN WIDTH OFF THE ENTIRE EAST SIDE OF THAT PORTION OF THE FOLLOWING DESCRIBED TRACT WHICH LIES NORTH OF THE OREGON AND CALIFORNIA RAILROAD (SOUTHERN PACIFIC COMPANY) RIGHT OF WAY: BEGINNING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 68 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 31.76 CHAINS TO THE CENTER OF THE COUNTY ROAD; THENCE NORTH 47° WEST ALONG SAID ROAD, 4.54 CHAINS; THENCE SOUTH 22° WEST 37.71 CHAINS TO THE SOUTH LINE OF SAID CLAIM NO. 68; THENCE EAST 17.40 CHAINS TO THE POINT OF BEGINNING. EXCEPTING FROM SAID 16 FOOT STRIP THE NORTHERLY 215 FEET, MORE OR LESS, AS CONVEYED BY WILDA BUCKMAN AND ELMA BUCKMAN TO EMMA MOORE WILSON BY DEED RECORDED IN VOLUME 197, PAGE 253, JACKSON COUNTY, OREGON, DEED RECORDS.

TRACT B:

BEGINNING AT THE MOST EASTERLY CORNER OF THE TRACT DESCRIBED IN VOLUME 189, PAGE 231, JACKSON COUNTY, OREGON, DEED RECORDS, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD PACIFIC HIGHWAY; THENCE SOUTH 34° 38' WEST 166.5 FEET TO THE WEST LINE OF TRACT DESCRIBED IN VOLUME 116, PAGE 303; SAID DEED RECORDS; THENCE NORTH ALONG SAID WEST LINE, 28.3 FEET; THENCE NORTH 34° 38' EAST PARALLEL TO AND 16 FEET DISTANT FROM THE FIRST DESCRIBED COURSE, A DISTANCE OF 144.0 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD PACIFIC HIGHWAY; THENCE SOUTH 47° 00' EAST ALONG SAID RIGHT OF WAY LINE, TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement erected on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

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

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

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

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

SCHEDULE OF STANDARD EXCEPTIONS

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

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST Rev. 07-01-21

Privacy Notice

Last Updated and Effective Date: December 1, 2025

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

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

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

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

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

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

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

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

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

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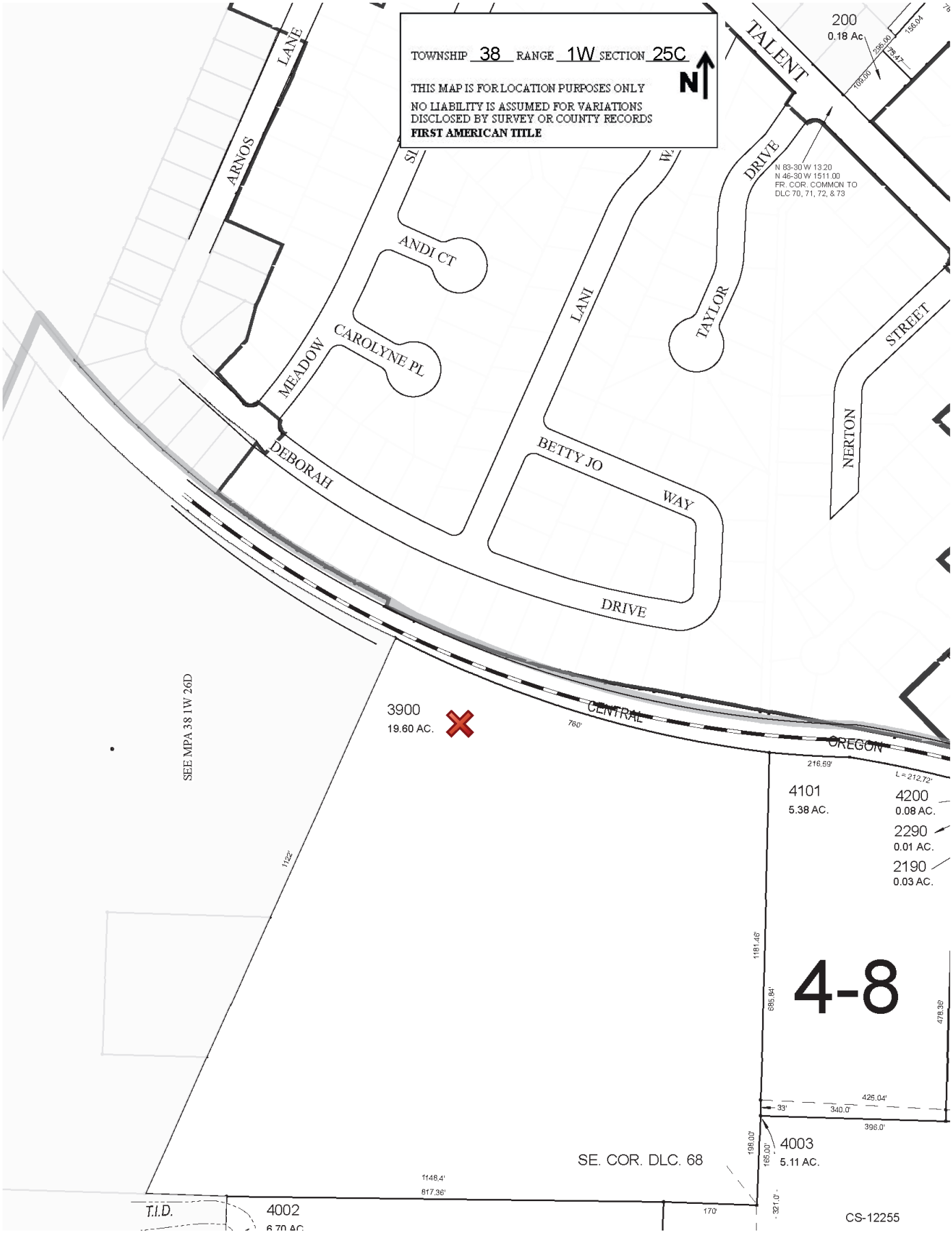
TOWNSHIP 38 RANGE 1W SECTION 25C
THIS MAP IS FOR LOCATION PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR VARIATIONS DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE
N
200
0.18 Ac.
TALENT
LANE
ARNOS
ANDI CT
MEADOW
CAROLYNE PL
DEBORAH
LANI
TAYLOR
DRIVE
BETTY JO
WAY
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NERTON
STREET
N 83-30 W 13.20
N 46-30 W 1511.00
FR. COR. COMMON TO DLC 70, 71, 72, & 73
SEE MPA 38 1W 26D
3900
19.60 AC.
CENTRAL
OREGON
4101
5.38 AC.
4200
0.08 AC.
2290
0.01 AC.
2190
0.03 AC.
4-8
4003
5.11 AC.
SE. COR. DLC. 68
4002
6.70 AC.
T.I.D.
CS-12255

Seller's Property Disclosures

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OREF
OREGON REAL ESTATE FORMS

EQUAL HOUSING OPPORTUNITY

RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # **5498 Butte Falls Hwy, Eagle Point, OR 97524**
10237548 (the "Property")

INSTRUCTIONS TO THE SELLER

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

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

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

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

Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:

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

Initial only the exclusion you wish to claim.

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

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

_____ Seller is a court appointed (*select only one*) ☐ receiver, ☐ personal representative, ☐ trustee, ☐ conservator, or ☐ guardian.

_____ This sale or transfer is by a governmental agency.

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

Seller _____ Date/Time _____ ←
Print _____
Seller _____ Date/Time _____ ←
Print _____
Seller _____ Date/Time _____ ←
Print _____
Seller _____ Date/Time _____ ←
Print _____

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

Buyer _____ Date/Time _____ ←
Print _____
Buyer _____ Date/Time _____ ←
Print _____
Buyer _____ Date/Time _____ ←
Print _____
Buyer _____ Date/Time _____ ←
Print _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 5498 Butte Falls Hwy, Eagle Point, OR 97524
10237548 (the "Property")

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

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

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 5498 Butte Falls Hwy, Eagle Point, OR 97524 (THE "PROPERTY").

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

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

Seller (*select one*) ☐ is ☑ is not occupying the Property.

I. SELLER'S REPRESENTATIONS

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

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

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

1. TITLE

A. Do you have legal authority to sell the Property? ☑ Yes ☐ No ☐ Unknown

B. **Is title to the Property subject to any of the following?* ☐ Yes* ☑ No ☐ Unknown
☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate

C. **Is the Property being transferred an unlawfully established unit of land?* ☐ Yes* ☑ No ☐ Unknown

D. **Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?* ☐ Yes* ☑ No ☐ Unknown

E. **Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the Property?* ☐ Yes* ☑ No ☐ Unknown

F. **Are there any agreements for joint maintenance of an easement or right of way?* ☐ Yes* ☑ No ☐ Unknown

G. **Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the Property?* ☐ Yes* ☑ No ☐ Unknown

H. **Are there any pending or existing governmental assessments against the Property?* ☐ Yes* ☑ No ☐ Unknown

I. **Are there any zoning violations or nonconforming uses?* ☐ Yes* ☑ No ☐ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials CGS / SS / _____ / _____

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J. *Is there a boundary survey for the Property? ☑ Yes* ☐ No ☐ Unknown

K. *Are there any covenants, conditions, restrictions or private assessments that affect the Property? ☐ Yes* ☑ No ☐ Unknown

L. *Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold? ☐ Yes* ☑ No ☐ Unknown

2. WATER

A. Household water

(1) The source of the water is (*select ALL that apply*): ☐ Public ☐ Community ☑ Private ☐ Other (*specify*) _____

(2) Water source information:

a. *Does the water source require a water permit? ☐ Yes* ☑ No ☐ Unknown
If yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☑ N/A

b. Is the water source located on the Property? ☑ Yes ☐ No ☐ Unknown ☐ N/A
If not, are there any written agreements for a shared water source? ☐ Yes ☐ No ☐ Unknown ☑ N/A

c. *Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source? ☐ Yes* ☑ No ☐ Unknown

d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? ☐ Yes ☑ No ☐ Unknown ☐ N/A
☐ Flow test ☐ Bacteria test ☐ Chemical contents test

e. *Are there any water source plumbing problems or needed repairs? ☐ Yes* ☑ No ☐ Unknown

(3) Are there any water treatment systems for the Property? ☐ Yes ☑ No ☐ Unknown
☐ Leased ☐ Owned

B. Irrigation CS SS

(1) Are there any ☒ water rights or ☐ other irrigation rights for the Property? ☑ Yes ☐ No ☐ Unknown

(2) *If any exist, has the irrigation water been used during the last five-year period? ☑ Yes* ☐ No ☐ Unknown ☐ N/A

(3) *Is there a water rights certificate or other written evidence available? ☑ Yes* ☐ No ☐ Unknown ☐ N/A

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the Property? ☐ Yes ☑ No ☐ Unknown

(2) Has a back flow valve been installed? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(3) Is the outdoor sprinkler system operable? ☐ Yes ☐ No ☐ Unknown ☑ N/A

3. SEWAGE SYSTEM

A. Is the Property connected to a public or community sewage system? ☐ Yes ☑ No ☐ Unknown

B. Are there any new public or community sewage systems proposed for the Property? ☐ Yes ☑ No ☐ Unknown

C. Is the Property connected to an on-site septic system? ☑ Yes ☐ No ☐ Unknown

(1) If yes, when was the system installed? 2002 ☐ Unknown ☐ N/A

Buyer Initials _____ / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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(2) *If yes, was the system installed by permit?* ☑ Yes* ☐ No ☐ Unknown ☐ N/A
(3) *Has the system been repaired or altered?* ☑ Yes* ☐ No ☐ Unknown ☐ N/A
(4) *Has the condition of the system been evaluated and a report issued?* ☑ Yes* ☐ No ☐ Unknown ☐ N/A
(5) Has the septic tank ever been pumped? ☑ Yes ☐ No ☐ Unknown ☐ N/A
If yes, when? 2023 CS SS ☐ N/A
(6) Does the system have a pump? ☑ Yes ☐ No ☐ Unknown ☐ N/A
(7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☑ Yes ☐ No ☐ Unknown ☐ N/A
(8) *Is a service contract for routine maintenance required for the system?* ☐ Yes* ☑ No ☐ Unknown ☐ N/A
(9) Are all components of the system located on the Property? ☑ Yes ☐ No ☐ Unknown ☐ N/A

D. *Are there any sewage system problems or needed repairs?* ☐ Yes* ☑ No ☐ Unknown
E. Does your sewage system require on-site pumping to another level? ☐ Yes ☑ No ☐ Unknown

4. DWELLING INSULATION

A. Is there insulation in the:
(1) Ceiling? ☑ Yes ☐ No ☐ Unknown
(2) Exterior walls? ☑ Yes ☐ No ☐ Unknown
(3) Floors? ☑ Yes ☐ No ☐ Unknown

B. Are there any defective insulated doors or windows? ☐ Yes ☑ No ☐ Unknown

5. DWELLING STRUCTURE

A. *Has the roof leaked?* ☐ Yes* ☑ No ☐ Unknown
If yes, has it been repaired? ☐ Yes ☐ No ☐ Unknown ☑ N/A

B. Are there any additions, conversions or remodeling? ☐ Yes ☑ No ☐ Unknown
If yes, was a building permit required? ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, was a building permit obtained? ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, was final inspection obtained? ☐ Yes ☐ No ☐ Unknown ☑ N/A

C. Are there smoke alarms or detectors? ☑ Yes ☐ No ☐ Unknown
D. Are there carbon monoxide alarms? ☐ Yes ☐ No ☑ Unknown
E. Is there a woodstove or fireplace insert included in the sale? ☑ Yes ☐ No ☐ Unknown
If yes, what is the make? _____
If yes, was it installed with a permit? ☑ Yes* ☐ No ☐ Unknown ☐ N/A
If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it? ☑ Yes* ☐ No ☐ Unknown ☐ N/A

F. *Has pest and dry rot, structural or "whole house" inspection been done within the last three years?* ☐ Yes* ☑ No ☐ Unknown

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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G. *Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?* ☐ Yes* ☑ No ☐ Unknown
*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.

H. Is there a sump pump on the Property? ☐ Yes ☑ No ☐ Unknown

I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☑ No ☐ Unknown
If yes, what are the materials? _____

(1) Are there problems with the materials? ☐ Yes ☐ No ☐ Unknown ☒ N/A

(2) Are the materials covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☒ N/A

(3) Have the materials been inspected? ☐ Yes ☐ No ☐ Unknown ☒ N/A

(4) Have there ever been claims filed for these materials by you or by previous owners? ☐ Yes ☐ No ☐ Unknown ☒ N/A CS
If yes, when? _____ ☑ N/A SS

(5) Was money received? ☐ Yes ☐ No ☐ Unknown ☒ N/A

(6) Were any of the materials repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☒ N/A

6. DWELLING SYSTEMS AND FIXTURES

If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

A. Electrical system, including wiring, switches, outlets and service ☑ Yes ☐ No ☐ Unknown

B. Plumbing system, including pipes, faucets, fixtures and toilets ☑ Yes ☐ No ☐ Unknown

C. Water heater tank ☑ Yes ☐ No ☐ Unknown

D. Garbage disposal ☐ Yes ☐ No ☐ Unknown ☑ N/A

E. Built-in range and oven ☑ Yes ☐ No ☐ Unknown ☐ N/A

F. Built-in dishwasher ☑ Yes ☐ No ☐ Unknown ☐ N/A

G. Sump pump ☐ Yes ☐ No ☐ Unknown ☑ N/A

H. Heating and cooling systems

(1) Heating systems ☑ Yes ☐ No ☐ Unknown ☐ N/A

(2) Cooling systems ☐ Yes ☐ No ☐ Unknown ☑ N/A

I. Security system ☐ Owned ☐ Leased ☐ Yes ☑ No ☐ Unknown ☐ N/A

J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action suit settlement or litigation? ☐ Yes ☑ No ☐ Unknown
If yes, what product? _____

(1) Are there problems with the product? ☐ Yes ☐ No ☐ Unknown ☒ N/A CS

(2) Is the product covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☑ N/A SS

(3) Has the product been inspected? ☐ Yes ☐ No ☐ Unknown ☑ N/A

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10237548 (the "Property")

(4) Have claims been filed for this product by you or by previous owners? ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, when? _____

(5) Was money received? ☐ Yes ☐ No ☐ Unknown ☑ N/A

(6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☑ N/A

7. COMMON INTEREST

A. Is there a Home Owners' Association or other governing entity? ☐ Yes ☑ No ☐ Unknown
Name of Association or Other Governing Entity: _____
Contact Person: _____
Address: _____
Phone Number: _____

B. Regular periodic assessments: $_____ per ☐ Month ☐ Year ☐ Other _____

C. **Are there any pending or proposed special assessments?* ☐ Yes* ☑ No ☐ Unknown

D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others? ☐ Yes ☑ No ☐ Unknown

E. Is the Home Owners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment? ☐ Yes ☐ No ☐ Unknown ☑ N/A

F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not? ☐ Yes ☐ No ☐ Unknown ☑ N/A

8. SEISMIC

A. Was the house constructed before 1974? ☐ Yes ☑ No ☐ Unknown
If yes, has the house been bolted to its foundation? ☐ Yes ☐ No ☐ Unknown ☑ N/A

9. GENERAL

A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area? ☐ Yes ☑ No ☐ Unknown

B. Does the Property contain fill? ☐ Yes ☑ No ☐ Unknown

C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides? ☐ Yes ☑ No ☐ Unknown

D. Is the Property in a designated floodplain? ☐ Yes ☑ No ☐ Unknown
Note: Flood insurance may be required for homes in a floodplain.

E. Is the Property in a designated slide or other geologic hazard zone? ☐ Yes ☑ No ☐ Unknown

F. **Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?* ☐ Yes* ☐ No ☑ Unknown

G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel, etc.) on the Property? ☑ Yes ☐ No ☐ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials CGS / SS / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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10237548 (the "Property")

H. Has the Property ever been used as an illegal drug manufacturing or distribution site? ..... ☐ Yes ☑ No ☐ Unknown
If yes, was a Certificate of Fitness issued? ..... ☐ Yes ☐ No ☐ Unknown ☑ N/A

10. FULL DISCLOSURE BY SELLER(S)

A. *Are there any other material defects affecting this Property or its value that a prospective buyer should know about?..... ☒ Yes* ☐ No CS SS
*If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or remediation.

VERIFICATION

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

Total number of pages attached, including all addenda, reports, or any other documents. (*complete even if zero*) 40 CS SS

Seller Cecil G. Sims Date/Time 09/18/2026, 01:45:14 PM PDT ←
Print Cecil G. Sims

Seller Shannon Sims Date/Time 09/21/2026, 11:05:32 AM PDT ←
Print Shannon Sims

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

II. BUYER'S ACKNOWLEDGMENT

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

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

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

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

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

Buyer _____ Date/Time _____ ←
Print Leonard G Scharf

Buyer _____ Date/Time _____ ←
Print Kimberly C Scharf

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

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

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

Date received by Agent _____

Seller Initials CGS / SS / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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Created by Martin Outdoor Outdoor Property Group with SkySlope® Forms

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OREF OREGON REAL ESTATE FORMS

EQUAL HOUSING OPPORTUNITY

RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

Property Address or Tax ID # **5498 Butte Falls Hwy, Eagle Point, OR 97524 10237548** (the "Property")

Responses marked "Yes" on items with an * require a written explanation. See below.

Question # Lines 111-113

Details: There was a new pump installed for the sand filter earlier this year and about three years ago the tank was pumped and a new float sensor was installed.

CS SS

Attachment Identified as:

Question # Line 224

Details: We installed the loft structure and hoist in the shop and we've used them for smaller items like snow tires etc. We aren't sure if permits were needed but we didn't pursue them. The maximum capacity for the loft and hoist system is unknown. Buyer to conduct their own due diligence.

CS SS

Attachment Identified as:

Question # **Line 75**

Details: **The fence line to the south (behind the shop) does not match the property line. See attached survey.**

CS SS

Attachment Identified as:

Question #

Details:

Attachment Identified as:

Question #

Details:

Attachment Identified as:

Seller Cecil G. Sims Date/Time **09/18/2026, 01:45:14 PM PDT** ←

Print **Cecil G. Sims**

Seller Shannon Sims Date/Time **09/21/2026, 11:05:32 AM PDT** ←

Print **Shannon Sims**

Seller Date/Time ←

Print

Seller Date/Time ←

Print

Buyer Initials ____ / ____ / ____ / ____

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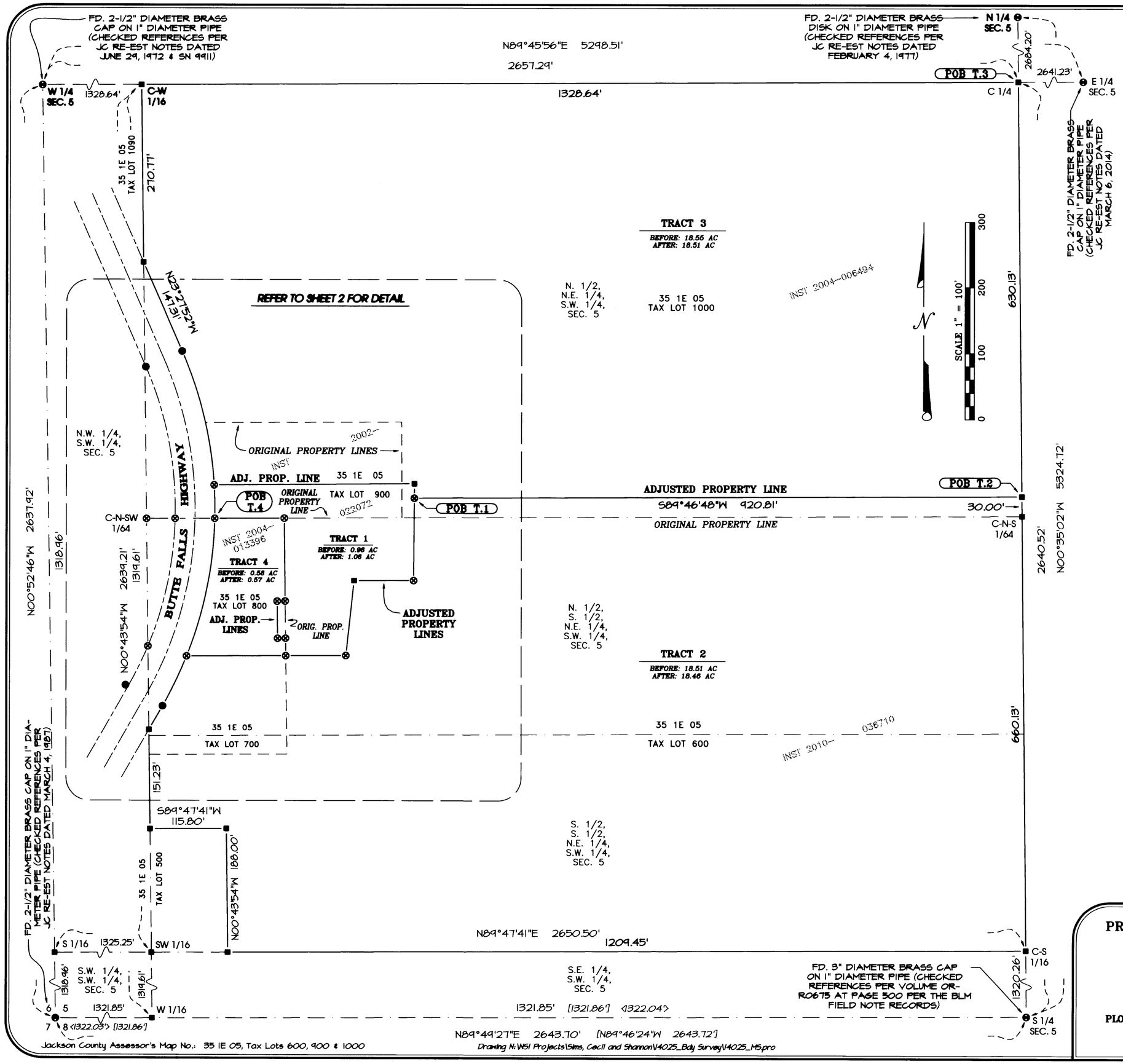
21791

AMENDED PROPERTY LINE ADJUSTMENT
MAP OF SURVEY

Located in the Northeast One-quarter of the Southwest One-quarter of Section 5, Township 35 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

CECIL AND SHANNON SIMS
5498 Butte Falls Highway
Eagle Point, OR 97524



Jackson County Assessor's Map No.: 35 1E 05, Tax Lots 600, 900 & 1000

Drawing N:\WSI Projects\Sims, Cecil and Shannon\14025_Bdy Survey\14025_M5.pro

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ● Indicates a found 5/8-inch diameter iron pin per SN 6725.
- ⊕ Indicates a found brass cap or brass disc, as noted hereon.
- ■ Indicates a computed position, nothing found or set.
- < > Indicates record information per the Bureau of Land Management (BLM) Dependent Resurvey and Subdivision (Group No. 1934), dated April 11, 2002
- ( ) Indicates record information per SN 6725.
- [ ] Indicates record information per SN 19278.
- (( )) Indicates measured centerline station and offset at a found monument.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- PAE Indicates a reservation for a private access easement.
- POB T. 1 Indicates the Point of Beginning and the number of the corresponding tract.
- —OHU— Indicates an existing utility pole. Indicates an existing aerial utility line(s).
- —×— Indicates the centerline of an existing fence.
- FNC 1.8'— Indicates the distance and which side from the boundary line a fence line is located.

REFER TO SHEET 2 FOR NARRATIVE & BASIS OF BEARINGS

** RECEIVED **
DATE 8/19/15 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/16

PREPARED BY: *Neathamer Surveying, Inc.*
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: *August 19, 2015* **PROJECT NUMBER:** *14025*

 © NR

21791

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

21791

AMENDED PROPERTY LINE ADJUSTMENT
MAP OF SURVEY

Located in the Northeast One-quarter of the Southwest One-quarter of Section 5, Township 35 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

CECIL AND SHANNON SIMS
5498 Butte Falls Highway
Eagle Point, OR 97524

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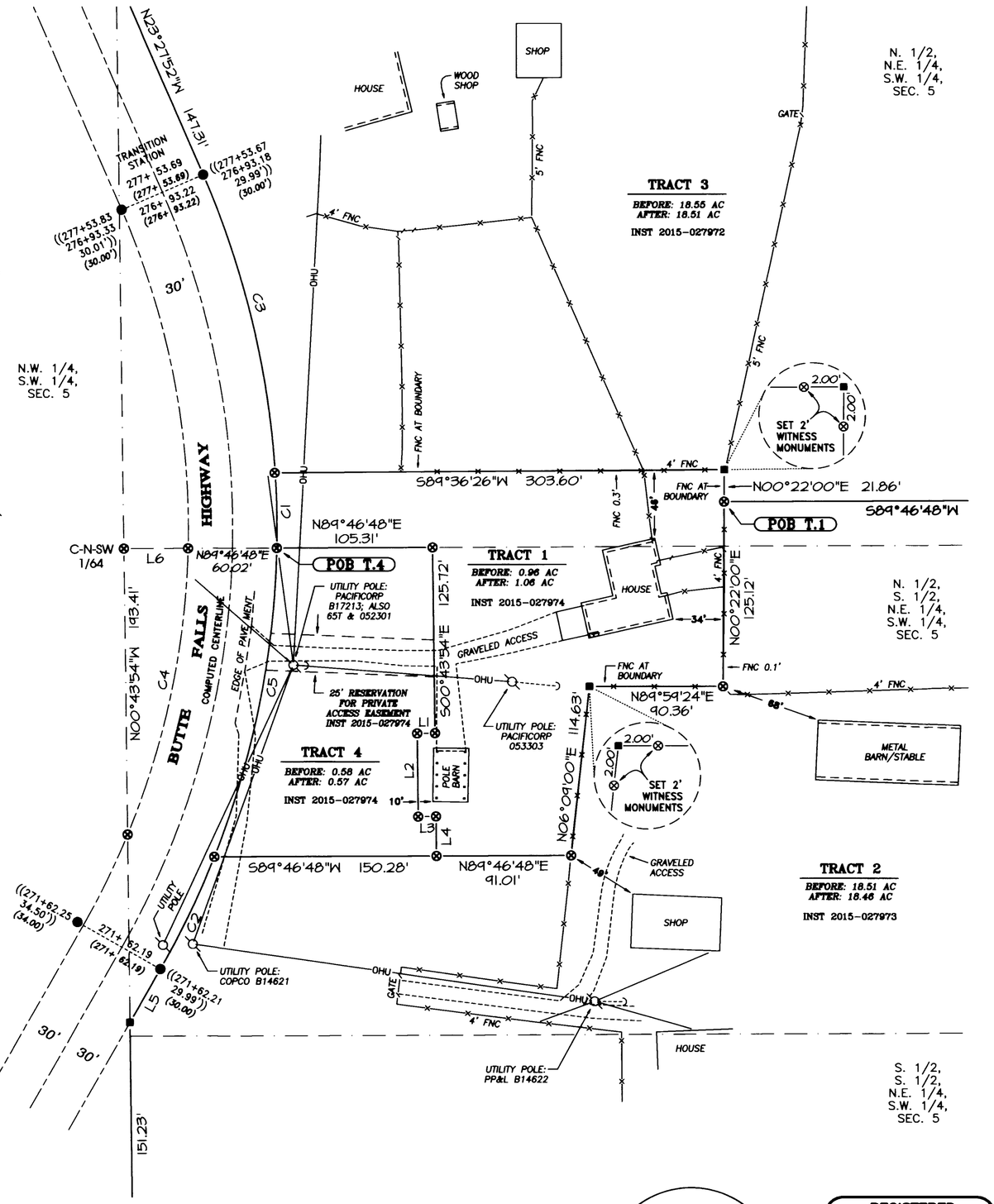

LINE TABLE

LINE	BEARING	DISTANCE
L1	S84°16'06"W	12.10'
L2	S00°43'54"E	56.27'
L3	N84°16'06"E	12.10'
L4	S00°43'54"E	26.73'
L5	N29°38'08"E	41.63'
L6	N89°46'48"E	43.38'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	04°50'34"	602.96'	50.96'	S01°08'57"E	50.95'
C2	08°00'21"	602.96'	84.25'	N25°37'57"E	84.18'
C3	19°53'39"	602.96'	209.36'	N13°31'03"W	208.31'
C4	20°54'38"	542.96'	198.95'	S11°56'03"W	197.84'
C5	20°21'27"	602.96'	214.23'	N11°27'04"E	213.11'

BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 (2011) Epoch 2010.00 datum (refer to Survey Narrative for complete description).

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: The intent of this survey is to amend and correct previously filed Survey Number 21753, as filed in the office of the Jackson County Surveyor. The portion of Tract 4 per Survey Number 21753, located westerly of Butte Falls Highway, was later found to be under a different ownership and therefore, should not have been included as part of the property line adjustment. This survey has been amended to remove the portion of Tract 4 that is located westerly of Butte Falls Highway. It should also be noted that deeds have been re-recorded to correct the subject error. The re-recorded deeds and associated notes have been updated hereon.

Pursuant to Clients instructions and the Staff Report prepared by Jackson County Development Services (File Number 434-15-00011-SUB), perform a boundary survey, establish monuments at the boundary corners of the resultant adjusted tracts and to process and file a Map of Survey in the office of the Jackson County Surveyor.

PROCEDURE: Records utilized: Instruments Numbered 2002-022072, 2004-013396, 2004-006494, 2010-036710, 2015-027972, 2015-027973 and 2015-027974, of the Official Records of Jackson County, Oregon; Survey and associated field notes per Bureau of Land Management (BLM) Dependent Resurvey and Subdivision (Group No. 1934), dated April 11, 2002; and, Surveys Numbered 6725, 9911 and 19278, all as filed in the office of the Jackson County Surveyor.

Equipment/Software: Trimble 5700 GPS System equipment, a Nikon DTM 522 Total Station, Trimble S6 robotic instrument, Trimble TSC2 data collector with Trimble Survey software, a TSC3 data collector with Trimble Access software, Trimble TBC and Trimble Terramodel.

Lineal unit for horizontal is International Foot; Datum: NAD83 2011 (Epoch 2010.00); System/Zone: Oregon Coordinate Reference System, Grants Pass-Ashland zone (refer to ORS, Chapter 93.312 (c)).

The basis of bearings is Geodetic North (note that the grid bearings depicted on this map do not equal geodetic bearings due to meridian convergence). This survey was conducted using Global Navigation Satellite System (GNSS) referenced to the National Spatial Reference System (NSRS). NSRS coordinate values were established via the use of said Trimble 5700 GPS equipment, static observations that were submitted to the National Geodetic Survey (NGS), Online Positioning User System (OPUS), and resultant solution sets therefrom, and Real-time Kinematic (RTK) methods to set primary control and perform monument ties. From which, utilized said S6 and classic terrestrial methods to establish secondary control, complete monument ties and perform topographic locations.

Orthometric heights (elevations) utilized for this survey were obtained via said static occupations and resultant OPUS solution sets, and Real-Time Kinematic (RTK) methods using GNSS with NGS geoid model "GEOID12A", referenced to the NAVD 88 datum.

Utilizing the found monuments and associated references thereof, for the opposing One-quarter corners and Southwest corner of Section 5, computed the necessary One-sixteenth corners and aliquot portions of said section as depicted.

Utilized found monuments and Survey Number 6725 to compute the location of the centerline and rights-of-way of Butte Falls Highway.

Utilizing the herein and described resolutions, and said Instruments Numbered 2002-022072, 2004-013396, 2004-006494 and 2010-036710, computed the boundaries thereof. From which, utilized aforesaid Staff Report and Instruments Numbered 2015-027972, 2015-027973 and 2015-027974, to compute the boundaries and corners of the adjusted tracts as depicted.

Established monuments as depicted on June 24, 2015.

Jackson County Assessor's Map No.: 35 1E 05, Tax Lots 600, 700, 900 & 1000

Drawing N:\WSI Projects\Sims, Cecil and Shannon\14025_Bdy Survey\14025_MS.pro

** RECEIVED **
DATE 8/19/15 BY PB
This survey consists of:
2 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/16

PREPARED BY: *Neathamer Surveying, Inc.*
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: *August 19, 2015* **PROJECT NUMBER:** *14025*

 © NR

21791

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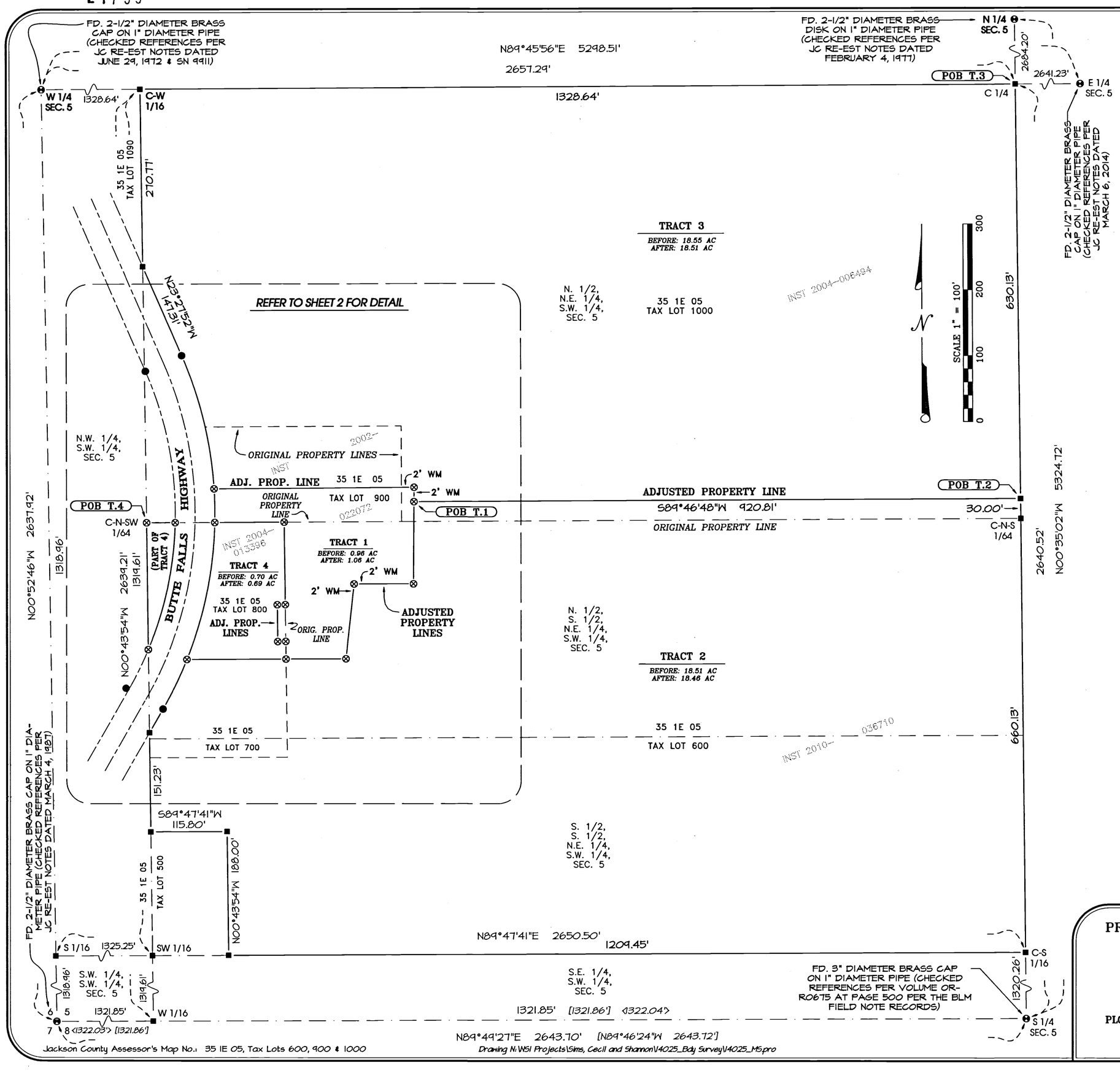
21753

PROPERTY LINE ADJUSTMENT
MAP OF SURVEY

Located in the Northeast One-quarter of the Southwest One-quarter of Section 5, Township 35 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

CECIL AND SHANNON SIMS
5498 Butte Falls Highway
Eagle Point, OR 97524



Jackson County Assessor's Map No.: 35 1E 05, Tax Lots 600, 900 & 1000

Drawing N:\WSI Projects\Sims, Cecil and Shannon\14025_Bdy Survey\14025_MS.pro

LEGEND:

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- ● Indicates a found 5/8-inch diameter iron pin per SN 6725.
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REFER TO SHEET 2 FOR NARRATIVE & BASIS OF BEARINGS

** RECEIVED **
DATE 7/2/15 BY lm
This survey consists of:
2 sheet(s) Map
9 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/16

PREPARED BY: *Neathamer Surveying, Inc.*
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: *July 2, 2015* **PROJECT NUMBER:** *14025*

 © NR

21753

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

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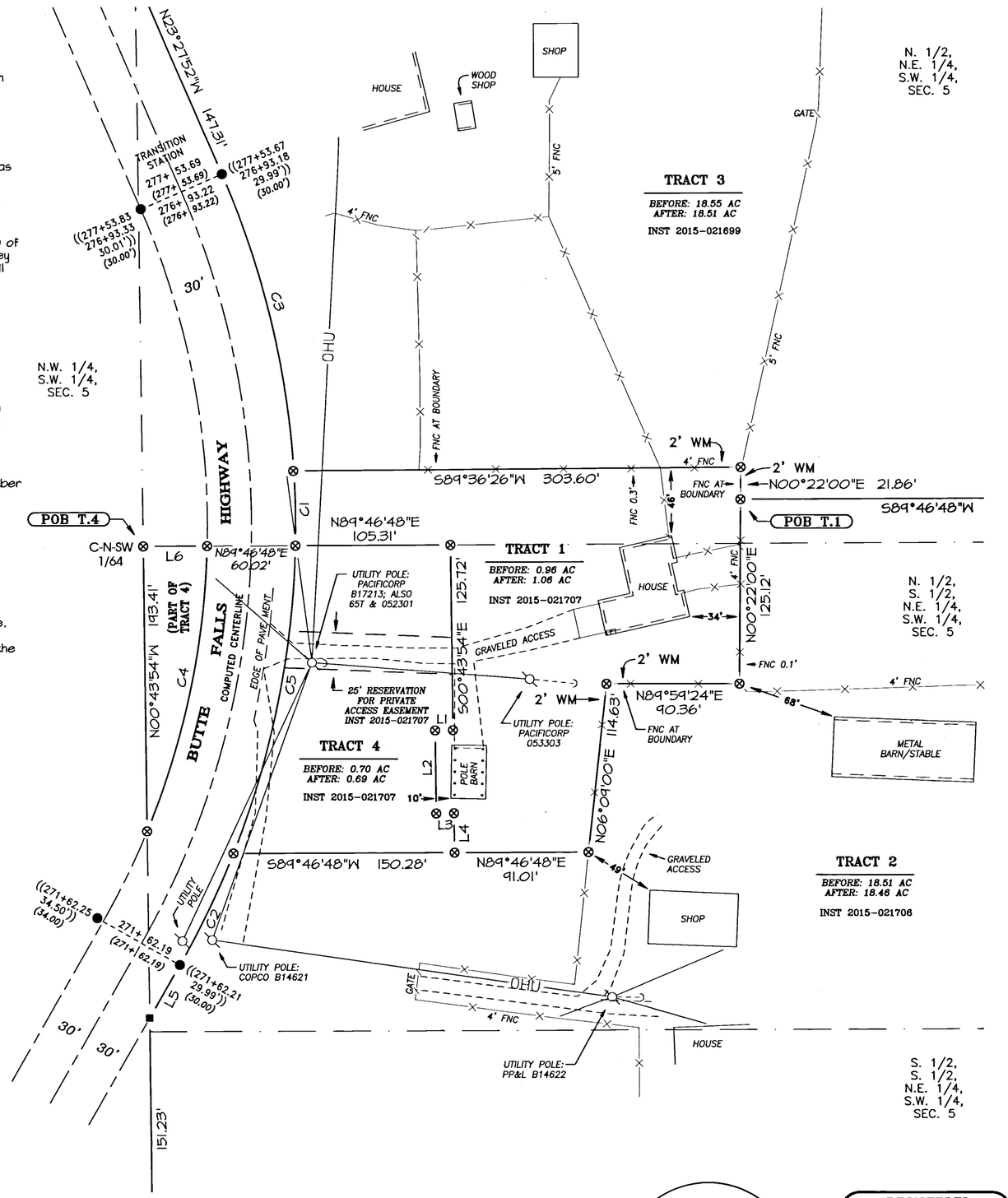

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Jackson County Assessor's Map No.: 35 1E 05, Tax Lots 600, 900 & 1000

APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES FILE NUMBER: 439-15-00011-SUB.

APPROVAL SIGNATURE — DATE SIGNED July 2, 2015

** RECEIVED **
DATE 7/2/15 BY
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675
Renewal Date 12/31/16

Drawing N:\WSI Projects\Sims, Cecil and Shannon\14025_Bdy Survey\14025_MS.pro

PROPERTY LINE ADJUSTMENT
MAP OF SURVEY

Located in the Northeast One-quarter of the Southwest One-quarter of Section 5, Township 35 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

CECIL AND SHANNON SIMS
5498 Butte Falls Highway
Eagle Point, OR 97524

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Pursuant to Clients instructions and the Staff Report prepared by Jackson County Development Services (File Number 439-15-00011-SUB), perform a boundary survey, establish monuments at the boundary corners of the resultant adjusted tracts and to process and file a Map of Survey in the office of the Jackson County Surveyor.

PROCEDURE: Records utilized: Instruments Numbered 2002-022072, 2004-013396, 2004-006494, 2010-036710, 2015-021699, 2015-021706 and 2015-021707, of the Official Records of Jackson County, Oregon; Survey and associated field notes per Bureau of Land Management (BLM) Dependent Resurvey and Subdivision (Group No. 1934), dated April 11, 2002; and, Surveys Numbered 6725, 9411 and 19278, all as filed in the office of the Jackson County Surveyor.

Equipment/Software: Trimble 5700 GPS System equipment, a Nikon DTM 522 Total Station, Trimble 56 robotic instrument, Trimble TSC2 data collector with Trimble Survey software, a TSC3 data collector with Trimble Access software, Trimble TBC and Trimble Terramodel.

Lineal unit for horizontal is International foot; Datum: NAD83 2011 (Epoch 2010.00); System/Zone: Oregon Coordinate Reference System, Grants Pass-Ashland zone (refer to ORS, Chapter 93.312 (c)).

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Established monuments as depicted on June 24, 2015.

BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 (2011) Epoch 2010.00 datum (refer to Survey Narrative for complete description).

PREPARED BY: *Neathamer Surveying, Inc.*
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: *July 2, 2015* **PROJECT NUMBER:** *14025*

 © NR

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JACKSON COUNTY
Oregon

CERTIFICATE OF SATISFACTORY COMPLETION

Roads, Parks & Planning Services
10 S. Oakdale, Medford, Oregon 97501 • (541) 774-6900

Name: Cecil Sims Jr. Address: 5498 Butte Falls Hwy, Eagle Point, OR

Township: 35S Range: 1E Section: 05 Tax Lot: 900

Permit Number: 15-0245-2001R Installer: Lee Braun, DBA Round Log Homes

In accordance with Oregon Revised Statute 454.665 and Oregon Administrative Rule 340-71-175, this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location. **The owner/ purchaser of this sand filter system shall assume the responsibility of performing regular operation and maintenance tasks as per the attached 'Sand Filter Operation and Maintenance Schedule'.**

June 25, 2002
Date

Charles L. Hanke, R.S.
Jackson County Environmental Health Specialist

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

RECEIVED
JUN 25 2002
(Date Received)
JACKSON COUNTY
PLANNING

FINAL INSPECTION REQUEST AND NOTICE

Pursuant to the requirements within ORS 454.665, OAR 340-71-170 and OAR 340-71-175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The Department (or Agent) has 7 days to perform an inspection of the completed construction after the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Please complete all four sections of the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: **BASIC INFORMATION.**

Property Owner CJ Sims Permit Number 15-245-01R County JACKSON

Township 35 ; Range 1E ; Section 5 ; Tax Lot 900 ; Tax Acct. # _____

Job Location 5498 Butte Falls Hwy

Date System Construction Completed 6/19/02 ; Date Submitted to DEQ or Agent _____

SECTION 2: **MATERIALS LIST.** Identify and list all materials used in the system's construction.

Angelos 1500 2/c Tank — Sent I alarm

Myers ME 40 Pump, 15x48 screen basket, 1½" H&V, A-B Floats

2" sch 40 Tank & Filter

1¼ class 200 Manifold

4" 2729 Perf in Bo Hom of Filter

4" 3034 Filter to In Filtrators

2" Insp Port in 1st chamber

4" ADS in Curtain Drain with Visqueen & 4" sch 40 at end

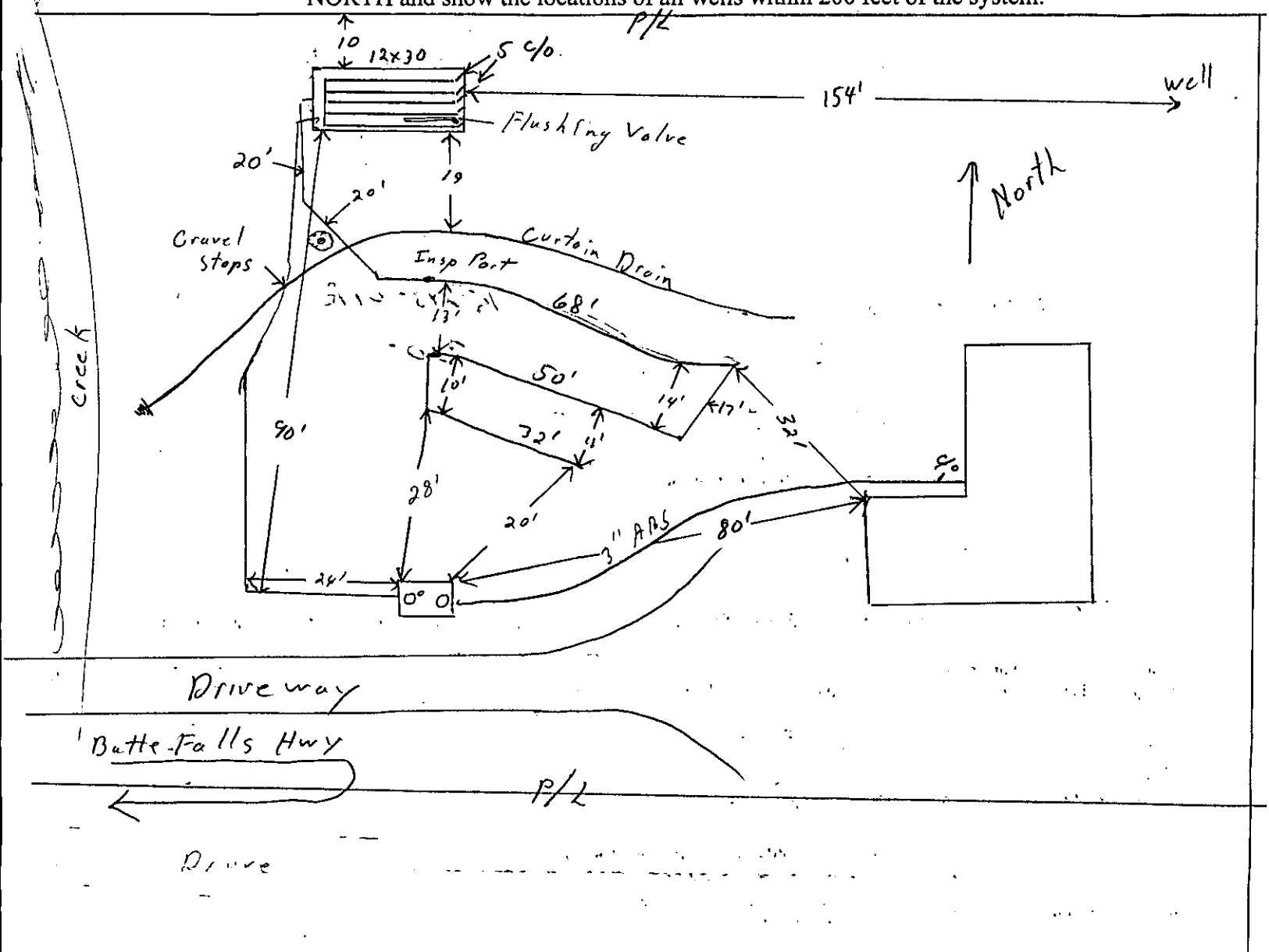
Rock & Ready Sand

LTM Pea gravel

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

Property Owner Sims **Permit Number** 15-2[redacted]01R **County** JACKSON

SECTION 3: **AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM.** Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.



SECTION 4: **CONSTRUCTION WAS PERFORMED BY:**

___ Property Owner (Permittee)

C Sewage Disposal Service Business: Round Log Homes (Print Full Business Name), 36124 (License Number)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (OAR Chapter 340, Divisions 71 and 73).

Lee Braun (System Installer's Signature), owner (Title), 4/19/02 (Date)

[finalfrm.deq]

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

Rock "n" Ready Mix Field Worksheet for Aggregate - Special Filter Material

Project Name:		Con#:		Contract #:		Date:	
Contractor or Supplier:	RNR	Project Manager:		Bid Item No.:		Amount Represented By Test:	
Source Name:	Venable Pit	Source Number:	15-218-3	To be used In:	Sand Filter Media	Material Size:	Sand
Test No.:		Date Sampled:	5/1/02	Time:		Sampled at:	Screw

Sieve Analysis

Sieve Size		Cumulative Mass Ret.	Individual % Retained	Cumulative % Retained	Cumulative % Passing	Spec. Limits * : Cum % Passing						
9.5mm	3/8"	0.0000	0%	0%	100%	100%						
4.75mm	#4	0.0095	1%	1%	99%	95-100%						
2.36mm	#8	0.1483	11%	12%	88%	80-100%						
1.18mm	#16	0.3844	19%	31%	69%	45-85%						
600um	#30	0.7016	25%	56%	44%	15-60%						
300um	#50	1.0756	30%	86%	14%	3-15%						
150um	#100	1.2226	12%	98%	2%	0-4%						
75um	#200	1.2415	2%	100%	0.3%							
Pan	Pan	1.2450	0%	100%	0%							

Prepared & Tested By:		Initial Dry Mass (kg)	1.2450			D.R.U.W. T19		Bulk S.G. T84	#DIV/0!	Certified Technician	
Employee	x										
Contractor Employee	☐			Moisture =	{(A-B)/(B-T)}x100	Mass (SSD)		Absorption T85	#DIV/0!		
Other (Explain)	☐			Wet Mass A =		Mass (OD)				☐	Quality Control
Remarks:	* Jackson County			Mass (OD) B =		Mass (in H2O)				☐	Verification
				Tare Mass T =						☐	Independent Assurance
				Moisture =	#DIV/0!						

I certify that the testing complies with the specifications for this project and the results are true and accurate.

Company Name: RNR

Signature: Dick Bixby CAGT #2276

Date: 5/1/02

15-245-01R 6/16/02

35-1E 05 900 Lee Brown

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

ROGUE AGGREGATE SIEVE ANALYSIS REPORT

KIRTLAND	[X]	MAT SIZE	JACOPEA
WHETSTONE	[ ]	DATE	6/12/02
HWY 140	[ ]	TIME	8:45 AM

SAMPLED @	STOCKPILE	[X]
	FINAL CONVEYOR	[ ]
	OTHER	[ ]

THIS SAMPLE DOES [X] MEET THE SPECIFICATIONS
DOES NOT [ ]

DEQ SPECIFICATIONS FOR FILTER PEA GRAVEL!
TESTED IN ACCORDANCE WITH ASTM C-117, PROCEDURE B, AND ASTM C-136

PROJECT:

SIEVE SIZE	LTM WEIGHT RET.	0% RET.	0% PASS	DEQ SPECS	FILTER SPECS
1/2	0.0	0.0%	**100%**	**100**	
3/8	124.5	5.3%	95%		**50-100**
1/4	1085.2	46.6%	**48%**	**18-100**	
#4	712.0	30.6%	**17%**	**5-75**	**6-84**
#10	396.2	17.0%	**0.4%**	**0-24**	
#16	2.1	0.1%	**0.3%**	**0-2**	**0-1**
#100	3.6	0.2%	**0.2%**	**0-1**	**0-1**
#200	1.8	0.1%	**0.1%**		**0-1**
WASH LOSS	2.3	0.1%			

TOTAL	2327.7	FRIAB -	0.00%
		ELONG -	0.00%
		WOOD WASTE	0.00%

COMMENTS:

15-245-01R

35 1E 05 900

6/16/02

Lee Braun

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

PHONE #

OWNER/CONTRACTOR: Lee Brayer

LOCATION: 5498 Butte Falls Hwy

LEGAL DESCRIPTION: 35 1E 5 900

PERMIT: 15-245-01R

DATE RCD: 6/24

TIME RCD: R

READY: AM ( ) ANYTIME ( )

PM ( ) ASAP ( )

DAY: M T W T F

INSPECTED: TIME _____

DATE _____

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR _____

B: EXC FND MSN UNFL FRM INS RF DRY MECH F

WS REVIEW MHSI MH SOLAR CORR _____

S: CON STK BED TANK LIN PRES CD TDW TRENCH DF

COV F CAP CORR _____

REMARKS:

INSPECTOR:

JACKSON COUNTY ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

Name: _____ Twp: ___ Range: ___ Section: ___ Tax Lot: _____

Address (location) _____ System Type _____ PERMIT# _____

TANKS AND SEWER LINES

Date _____ Effl Sewer to DF _____
Press Trans Pipe to DF/SP 114 2" Sch 40
Septic Tank Size 1500 Dbl ✓ Sgl ___
Material & Manuf. Conc. Angelos
Dosing Tank Size _____
Material & Manuf. _____
Fittings, Connections O.K. Riser(s) 2 TT
Water Test: Marked _____ Passed 6-18-02
Tank to Foundation 75'

DRAINFIELD

Staking Date 6-4-02 Install Date 6-17-02
Infiltrator X *Easy Drain* ___ PIP/LP ___
Trench: Width 24 Depth 24 Gravel NA
~~Filter Fabric~~ ___ Paper ___ Straw ___
Lines Level O.K. Distance Between Lines 10-15'
Overflow Pipe O.K. Undisturbed Earth O.K.
Drop Box(es) LEP D-Box ___ Line End Caps O.K.
Total Lineal Feet 150'
Distance Well to: Tank _____ Drainfield 135'

PUMP/SIPHON SYSTEMS

Date 6-18-02
~~Siphon #~~ Myers
Pump Model # 1 MEZO
Floats: Sgl B Dbl ___ Alarm A
Set: On 2' Off ___ Alarm 78' RO ___
Valves: Check X Gate X
~~Anti-Siphon~~
Safety Line X Screen 48"
Union X Block 4" Vault ___
Alarm/Panel SENT. I

Counter ___ Timer ___ Motor ___

ETA

Bed Ck Date _____ Bed Depth: up ___ dn ___
Length ___ Width ___ Gravel & Pipe _____
Cover Depth _____ Date _____

LOW PRESSURE DISTRIB.

Pressure Test Date _____ Discharge _____
Hole Spacing _____ /Total _____ FFabric _____
Hydrosplitter / #Lines _____
Orifice Sizes: #1 ___ #2 ___ #3 ___ #4 ___
#5 ___ #6 ___ #7 ___ #8 ___ #9 ___ #10 ___

CAPPING FILL

Scarified _____ Date _____
Filter Fabric _____
Cap Depth _____ Date _____

SAND FILTER/TRENCH

Trench: Date _____ Width ___ Depth ___
Box Inspect Date 6-17-02 Size 12x30x42"
Underdrain: PERFORATED Dir. Holes/Slots 120' Stock
Pres. Date 6-19-02 Generator ___ Power X
Discharge: Squirt 84" Clear Tube 98"
Sand 27" Sieve Analysis ___ Btm FFabric NO
Pea Gravel: Top ✓ Btm ✓ Analysis ___
Effl. Sewer or Press. Pipe to DF 42' D3034
Cover Depth 10-11" Date 6-25-02

FILTER PUMP SYSTEM

Date _____ Type & H.P. _____
Floats: Sgl ___ Dbl ___ Alarm ___ RO ___
Set: On ___ Off ___ Alarm ___ RO ___
Valves: Check ___ Gate ___ Anti Siphon ___
Union ___ Safety Line ___ Vault Dia./Height ___
Sump Height ___ Trans. Pipe to DF _____
Alarm/Panel _____ Primary Pump Shutoff _____

TILE DEWATERING

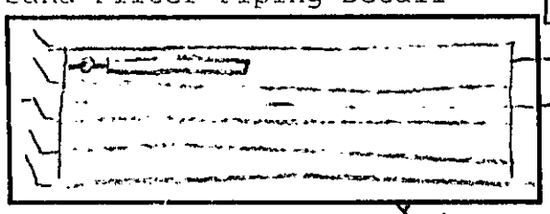
Staking Ck Date _____
Trench Ck Date _____
Rock & Pipe Date _____
Silt Trap Dia. _____
Outlet Pipe _____ Flapgate ___
Backfill Date _____

CURTAIN DRAIN

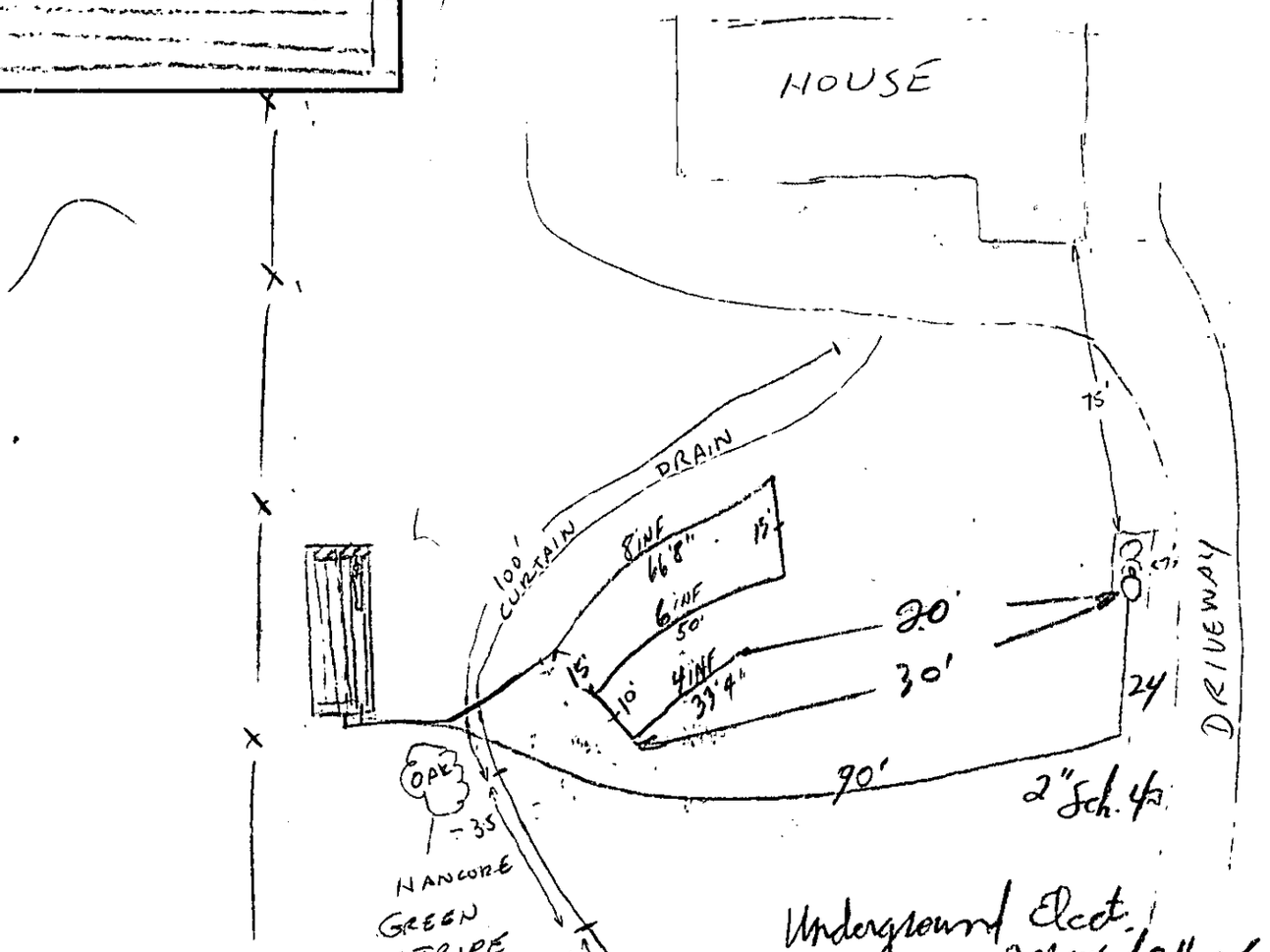
Date 6-4-02
Depth 30" Rock Depth 24"
Visqueen ✓ Filter Fabric ✓
Sch.40 End(s) 6' Screen ✓
V-ditch _____ Berm _____

FINAL INSPECTION REQUEST AND NOTICE form received _____ **INSPECTION DATES:** _____
INSTALLER: _____

Sand Filter Piping Detail



SYSTEM CONSTRUCTION DIAGRAM



Underground Elect. Approved CH 6/18/02

☐ SYSTEM NOT COMPLETED - items needed:
PENDING S.F. COVER TO INCOMPLETE w/ 9/1/02 PULL DATE CH

☐ NEEDS PUMP AND ALARM ELECTRICAL PERMIT ☐ NEEDS ELECTRICAL INSPECTION
☐ APPROVED FOR MOBILE HOME SETUP PERMIT - **NO SET UP FINAL UNTIL SEPTIC IS COMPLETED** ☐ SYSTEM COMPLETED

JACKSON COUNTY
Oregon

SEPTIC SYSTEM INSTALLATION REQUIREMENTS
****THIS PERMIT MUST BE POSTED ON SITE****

Applicant: Cecil Sims Jr.

Twp. 35 Range 1E Section 05 Tax Lot 900 **TYPE OF SYSTEM:** Sand Filter Repair

This on-site sewage disposal system is designed to serve no more than one single-family dwelling with a maximum of Four (4) bedrooms. The maximum daily peak sewage flow shall not exceed 450 gallons (average daily sewage flow shall not exceed 225 gallons).

SYSTEM LAYOUT STAKING CHECK REQUIRED (call 774-6947 for inspection).

Septic Tank Size: 1000 gallons. **Dosing Tank Size:** 500 gallons. An alarm system is required. **A separate electrical permit is required.**
*A water tightness test of the septic tank and the dosing tank is required. A drop box or equivalent approved component must be placed in the effluent sewer near the connection to the drainfield.

Drainfield Requirements: Serial design; 150 lineal feet; Trench Depth 24 inches; Gravel Depth 12 inches, or approved graveless design. *The drainfield must be installed in the approved area as shown on the soils worksheet dated 9-18-01.

Curtain Drain: Trench depth 30 inches; Gravel Depth 24 inches; A visqueen liner is required.
*Filter fabric is required over the drain media.

Sand Filter: Size 360 square feet. A vinyl liner is required. *Orifice shields and threaded cap upturns required on the ends of all pressure distribution piping.

Sand Filter Soil Crown: Approved Imported Soil

SPECIAL CONDITIONS:
Legal abandonment of the existing septic tank is required. A septic tank abandonment form must be completed and submitted to our office.

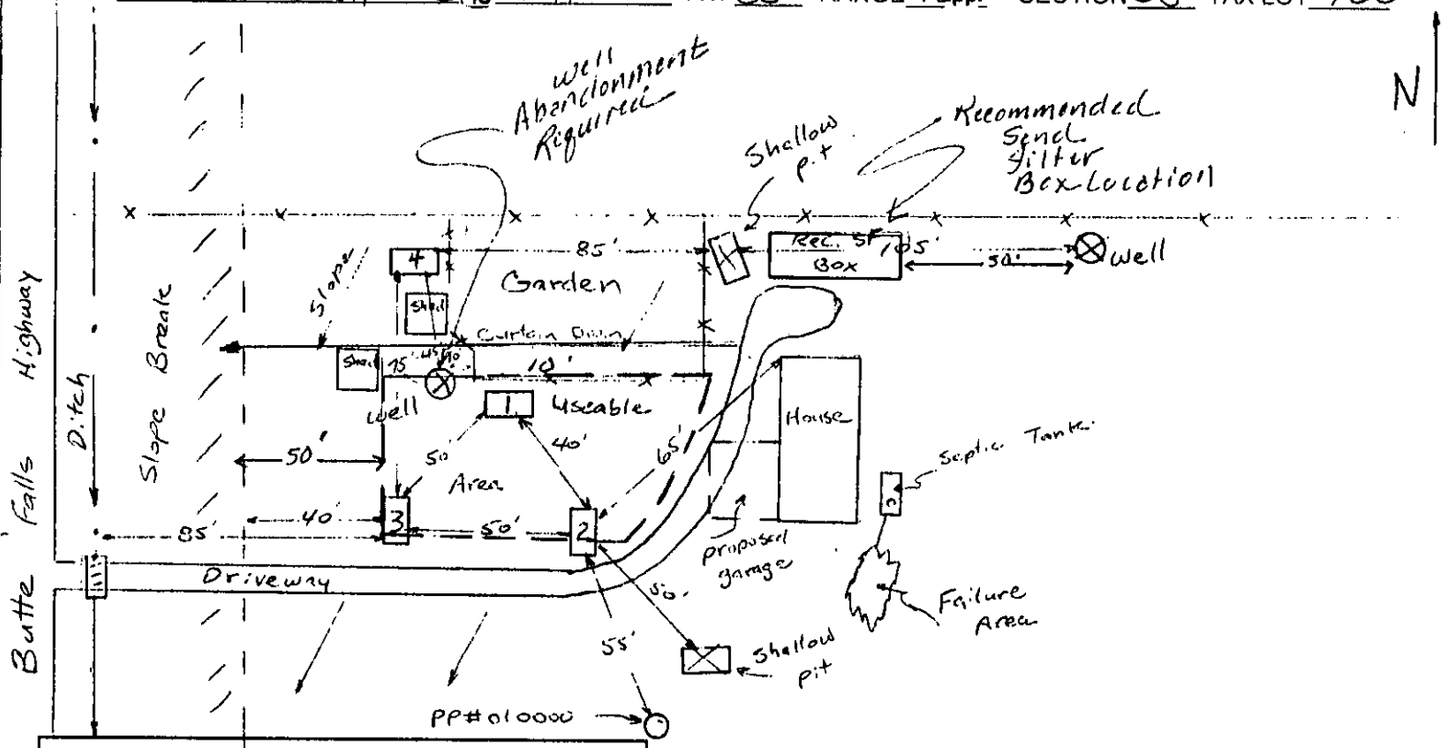
A complete set of design plans must be submitted and approved prior to beginning installation.

Install as per submitted design plans.

The Operation and Maintenance Manual must be given to the owner upon completion of the sand filter system.

A separate plumbing permit is required for installing sewer line from septic tank to structure.

NAME Sims Cecil G pro is JR TWP 35 RANGE 1 appr SECTION 05 TAX LOT 900



CALL BEFORE YOU DIG (1-800-332-2344)
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503)232-1987).

Potential Permit Recommendations:
(See Permit For Specifics)

Scale: 1 inch = 50 feet

Gallons Per Day (GPD) 450 Lineal Feet Per 150GPD 50 Total Lineal Feet 150
Trench Depth 24 With 12 Rock Cap ___ Curtain Drain 30 With 24 Rock
Other ___

Position: Foot Slope Side Slope Top Fan High Terrace Low Terrace Bottom Flood Plain Other ___
Relief: Smooth Concave Convex Undulating Hummocky

PIT #1	Depth	Texture	Structure	Pores	REDOX		Water Table at ___
	0-7	L	sa Wk Mod Str SG / a Bk Grn Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___	Matrix: 7.5YR 3/2 / Feature: 7.5YR 4/6	Slope Up 2 % Down 2 %
	7-20	CL	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___	Matrix: 7.5YR 3/3 / Feature: 7.5YR 4/6	
	20-27	C/sub	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___	Matrix: 2.5Y 4/1 / Feature: 10YR 4/4	Limiting Layer at 20
		Hd sub	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___	Matrix: / Feature:	

Pit #1 Notes: wet 31" +

PIT							
	0-9	L	sa Wk Mod Str SG / a Bk Grn Ply Mas	Few Com Mny disc / F	Faint Dis	Matrix: 7.5YR 3/2	Water Table
			sa Wk Mod Str SG	Few Com Mny disc			

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DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

PHONE # [redacted]

PERMIT # 15-245-01R

OWNER/CONTRACTOR: Lee Braun

LOCATION: 5498 Butte Falls Hwy

LEGAL DESCRIPTION: 35 1E 35 900

DATE RCD: 6/18

TIME RCD: R

2pm

READY: AM ( ) ANYTIME ( )

PM (PM)) ASAP ( )

DAY: M (T) W T F

INSPECTED: TIME _____

DATE _____

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR _____

B: EXC FND MSN UNFL FRM INS RF DRY MECH F

WS REVIEW MHSI MH SOLAR CORR _____

S: (CON) STK BED TANK LIN (PRES) CD TDW TRENCH DF

COV F CAP CORR _____

REMARKS:

INSPECTOR:

JACKSON COUNTY ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

C.

PHONE #

OWNER/CONTRACTOR: Lee Braun

PERMIT # 15-245-01R

LOCATION: 5498 Butte Falls Hwy

LEGAL DESCRIPTION: 35 1E 5 900

DATE RCD: 6/17

TIME RCD: R

READY: AM ( ) ANYTIME ( )

PM ( ) ASAP ( )

DAY: (M) T W T F

1pm

INSPECTED: TIME

DATE

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR

E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR

B: EXC FND MSN UNFL FRM INS RF DRY MECH F

WS REVIEW MHSI MH SOLAR CORR

S: CON STK BED (TANK) (LIN) PRES (CD) TDW TRENCH (DF)

COV F CAP CORR

REMARKS:

INSPECTOR:

JACKSON COUNTY ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

PHONE #

OWNER/CONTRACTOR Lee Brown

LOCATION: 5498 Butte Falls Hwy

LEGAL DESCRIPTION: 35 1E 5 900

PERMIT # 15-245-01R

DATE RCD: 6/11

TIME RCD: R

READY: AM ( ) ANYTIME (/)

PM ( ) ASAP ( )

DAY: M (T) W T F

INSPECTED: TIME _____

DATE _____

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR _____

B: EXC FND MSN UNFL FRM INS RF DRY MECH F

WS REVIEW MHSI MH SOLAR CORR _____

S: CON (STK) BED TANK LIN PRES CD TDW TRENCH DF

COV F CAP CORR _____

REMARKS:

INSPECTOR:

JACKSON COUNTY ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

PHONE #

PERM 15-245-01R

OWNER/CONTRACTOR: Lee Brayer

LOCATION: 5498 Butte Falls Hwy

DATE RCD: 5/30

TIME RCD: R

LEGAL DESCRIPTION: 35 1E 5 900

READY: AM ( ) ANYTIME (✓)

PM ( ) ASAP ( )

DAY: M T W (T) F

INSPECTED: TIME

DATE

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR

E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR

B: EXC FND MSN UNFL FRM INS RF DRY MECH F

WS REVIEW MHSI MH SOLAR CORR

S: CON (STK) BED TANK LIN PRES CD TDW TRENCH DF

COV F CAP CORR

REMARKS:

INSPECTOR:

JACKSON COUNTY ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

JACKSON COUNTY Oregon

SEPTIC PERMIT APPLICATION

FIELD COPY

ROADS, PARKS AND PLANNING SERVICES ● 10 S. OAKDALE AVE., RM. 100 ● MEDFORD, OREGON 97501-2902 ● (541) 774-6900

9/25/2001 14:48:31 PLSW200R

OWNER: SIMS CECIL G JR MAP ID:35-1E-05 TAX LOT: 900

PROPERTY ADDRESS: 5498 BUTTE FALLS HWY ACRES: 1.00

DIRECTIONS TO PROPERTY:EAGLE POINT

APPLICATION TYPE: REPAIR FEE 705.00 RECEIPT#: 132600 DATE: 9/11/2001

PROPOSED RESIDENCE # TEST HOLES READY: 4 DATE: 9/11/2001
ANY RESIDENCE/BUSINESS ON LOT NOW? YES 3 BDRM

COMMENTS: MAJOR SEPTIC REPAIR/VERY OLD SYSTEM LATE 50'S NEEDS TO PUMP TOO OFTEN
TEST HOLES DUG.

OC-LHL

APPLICANT NAME: SIMS CECIL G JR
MAILING ADDRESS: 5498 BUTTE FALLS HWY
CITY/ST: EAGLE POINT OR 97524 TELEPHONE: 826-3957

COMPLETED APPLICATION DATE: 9/11/2001

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: 1500 Gallon Septic Tank.
~~250~~ 150 lineal feet of Drainfield as per attached sand filter installation narrative.

PERMIT- APPRV BY: ROBIN DAVIS 15-0245-2001-R
DATE: 9/25/2001 EXPIRES: 9/25/2002

Robin Davis 9/25/01
INSPECTOR SIGNATURE DATE

Electrical # 2002-1194-EL 5-17-02

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

JACKSON COUNTY Oregon

SEPTIC PERMIT APPLICATION

APPLICATION

ROADS, PARKS AND PLANNING SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD, OREGON 97501-2902 • (541) 774-6900

9/11/2001 10:52:05 PLSW200R

OWNER: SIMS CECIL G JR MAP ID:35-1E-05 TAX LOT: 900

PROPERTY ADDRESS: 5498 BUTTE FALLS HWY ACRES: 1.00

DIRECTIONS TO PROPERTY:EAGLE POINT

APPLICATION TYPE: REPAIR FEE 705.00 RECEIPT#: 132600 DATE: 9/11/2001

PROPOSED RESIDENCE # TEST HOLES READY: (4) DATE: ~~9/11/2001~~
ANY RESIDENCE/BUSINESS ON LOT NOW? YES 3 BDRM

COMMENTS: MAJOR SEPTIC REPAIR/VERY OLD SYSTEM LATE 50'S NEEDS TO PUMP TOO OFTEN
TEST HOLES DUG: *Will abandon old well if necessary. OC-LHL

APPLICANT NAME: SIMS CECIL G JR
MAILING ADDRESS: 5498 BUTTE FALLS HWY
CITY/ST: EAGLE POINT OR 97524 TELEPHONE: 826-3957

(2)

SIGNATURE: _____ DATE: _____

COMPLETED APPLICATION DATE: (9/11/2001)

---

*Please call owner, would like to be there has a 3/4 Wall on property. call before noon

Works in Afternoon

Placed in area box 9-11-01

Robin

Cy

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

JACKSON COUNTY
Oregon

SEPTIC SYSTEM INSTALLATION REQUIREMENTS
****THIS PERMIT MUST BE POSTED ON SITE****

Applicant: Cecil Sims Jr.

Twp. 35 Range 1E Section 05 Tax Lot 900 **TYPE OF SYSTEM:** Sand Filter Repair

This on-site sewage disposal system is designed to serve no more than one single-family dwelling with a maximum of Four (4) bedrooms. The maximum daily peak sewage flow shall not exceed 450 gallons (average daily sewage flow shall not exceed 225 gallons).

SYSTEM LAYOUT STAKING CHECK REQUIRED (call 774-6947 for inspection).

Septic Tank Size: 1000 gallons. **Dosing Tank Size:** 500 gallons. An alarm system is required. **A separate electrical permit is required.** *A water tightness test of the septic tank and the dosing tank is required. A drop box or equivalent approved component must be placed in the effluent sewer near the connection to the drainfield.

Drainfield Requirements: Serial design; 150 lineal feet; Trench Depth 24 inches; Gravel Depth 12 inches, or approved graveless design. *The drainfield must be installed in the approved area as shown on the soils worksheet dated 9-18-01.

Curtain Drain: Trench depth 30 inches; Gravel Depth 24 inches; A visqueen liner is required.
*Filter fabric is required over the drain media.

Sand Filter: Size 360 square feet. A vinyl liner is required. *Orifice shields and threaded cap upturns required on the ends of all pressure distribution piping.

Sand Filter Soil Crown: Approved Imported Soil

SPECIAL CONDITIONS:
Legal abandonment of the existing septic tank is required. A septic tank abandonment form must be completed and submitted to our office.

A complete set of design plans must be submitted and approved prior to beginning installation.

Install as per submitted design plans.

The Operation and Maintenance Manual must be given to the owner upon completion of the sand filter system.

A separate plumbing permit is required for installing sewer line from septic tank to structure.

GENERAL PERMIT CONDITIONS:

This system may be installed only by the property owner or a licensed installer. **A STAKING CHECK AND ON-SITE CONSULTATION IS REQUIRED IF THE PROPERTY OWNER IS INSTALLING THIS SYSTEM.** Be sure to use **approved** materials in all construction. A list of approved materials is available at this office.

If problems are anticipated during system layout or are encountered at any stage of installation, please call Jackson County Roads, Parks and Planning Services, Environmental Quality Section (774-6900), for assistance on how to proceed. Office hours for counter staff are 8:00 AM to 4:00 PM Monday, Tuesday, Thursday and Friday, and 1:00 to 4:00 PM on Wednesdays. Office hours for field staff are 8:00 AM to 9:00 AM. Additional installation details and diagrams are available on request.

**The drainfield portion of this system must be installed during dry weather conditions and when soil moisture content is relatively dry. Approval of soil moisture conditions by a Jackson County Roads, Parks and Planning Services sanitarian must be obtained before beginning the drainfield excavation.

The site of the initial drainfield installation and repair area must be kept vacant and free of all development or any other activity which would damage the system.

The owner/purchaser of this sand filter system is required to perform periodic inspection of the system at least every three (3) years and assumes the continuous responsibility to preserve the installation as near as practical in its "as built" state.

INSPECTIONS ARE REQUIRED AT THE FOLLOWING POINTS:

After the drainfield trenches have been excavated, the drop box or distribution box has been placed, the drain media and distribution piping have been installed, and the drain media has been covered with approved material.

After the drainfield trenches have been excavated, the drop box has been placed, the 'Infiltrators' and distribution piping have been installed, after the 'Infiltrators' have been **hand** backfilled to the top of the louvers and the effluent sewer line between the sand filter box and 'Infiltrator' drainfield have been installed.

After the curtain drain trench has been excavated and the pipe, drain media and filter fabric have been installed but **before** backfilling.

For vinyl lined Sand Filters after the containment structure and/or excavation is completed and four (4) inch sand cushion is in place and the vinyl liner and underdrain pipe have been installed.

After the septic tank, dosing tank, pump, alarm, float switches, pressure transport piping, and effluent sewer line between the dosing tank and septic tank have been installed, but **before** they are backfilled. The tank must be filled with water to two inches into the riser for the water tightness test.

After the drain media envelope has been placed around the underdrain pipe and the underdrain media is placed, or after the lower layer of drain media and filter fabric have been placed, but **before** placing the sand filter media.

After the sand filter media is placed, a minimum of three (3) inches of drain media is placed over the sand, the perforated pressure piping in the sand filter is installed, and installation of the pump, float switches and alarm is completed. A pressure test is required at this time. Orifice shields and drain media must be placed immediately after the approved pressure test.

After the **approved** crown soil has been placed on the sand filter.

Robin Davis
Environmental Health Specialist

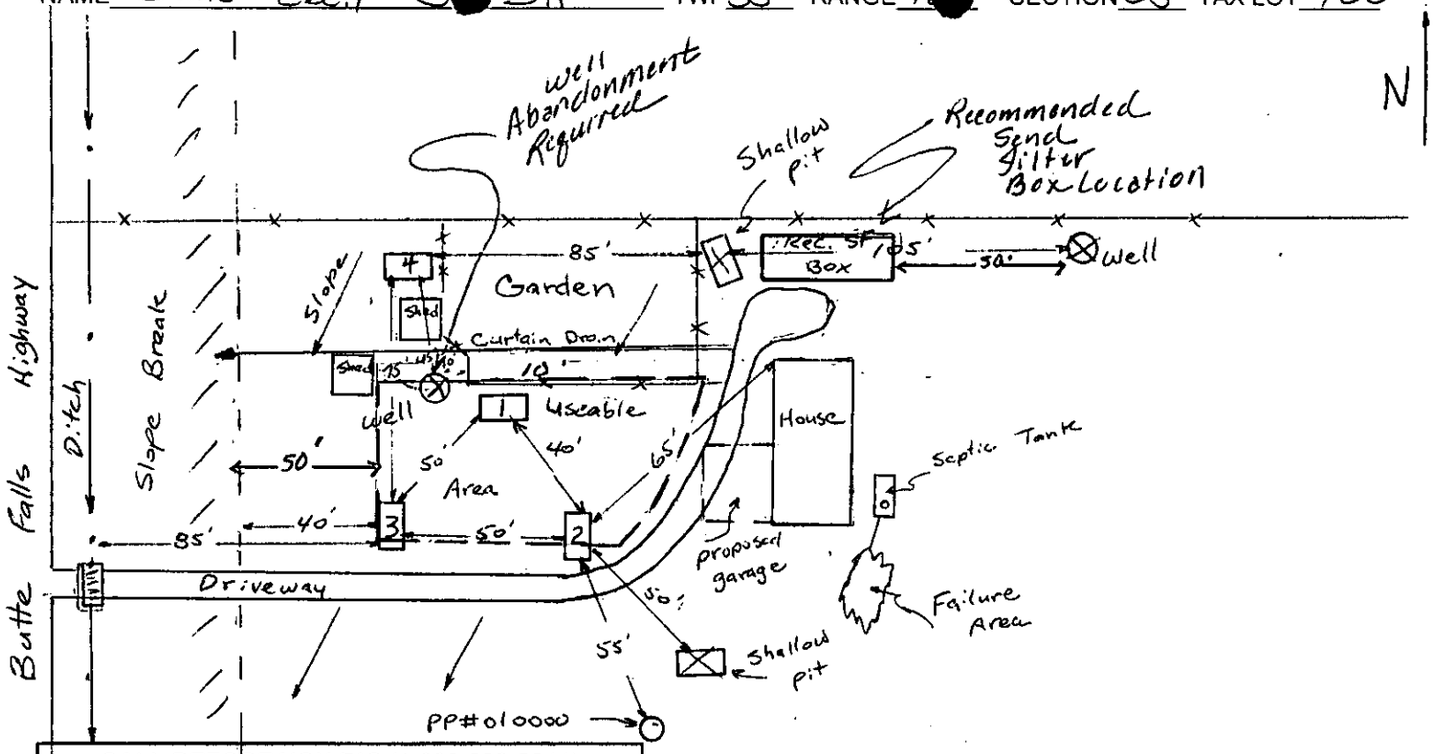
Permit #15-0245-2001-R
Issued: 10-29-01 Expires: 10-29-02

Inspected and approved by _____ Date _____

Correction Notice issued on _____ _____ _____

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

NAME Sims Cecil G[redacted] JR TWP 35 RANGE 1[redacted] SECTION 05 TAX LOT 900



CALL BEFORE YOU DIG (1-800-332-2344)
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Potential Permit Recommendations:
(See Permit For Specifics)

Scale: 1 inch = 50 feet

Gallons Per Day (GPD) 450 Lineal Feet Per 150GPD 50 Total Lineal Feet 150
Trench Depth 24 With 12 Rock Cap ___ (Curtain Drain) 30 With 24 Rock
Other

Position: Foot Slope Side Slope Top Fan High Terrace (Low Terrace) Bottom Flood Plain Other
Relief: (Smooth) Concave Convex Undulating Hummocky

	Depth	Texture	Structure	Pores	REDOX	Water Table
PIT #1	0-7	L	sa Wk Mod Str SG / a Bk (Grn) Ply Mas	Few (Com) Mny disc / F (Med) Co con	Faint Dis / (Pro) ___ / Matrix: 7.5YR 3/2 / Feature: 7.5YR 4/6	at ___ Slope Up 2 % Down 2 % Limiting Layer at 20
	7-20	CL	sa Wk (Mod) Str SG / a (Bk) Pri Ply Mas	(Few) Com Mny disc / (F) Med Co con	Faint Dis / Pro ___ / Matrix: 7.5YR 3/3 / Feature: 7.5YR 4/6	
	20-27	C/sub	sa Wk Mod Str SG / a Bk Pri Ply (Mas)	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___ / Matrix: 2.5Y 4/1 / Feature: 10YR 4/4	
		Hd sub	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___ / Matrix: / Feature:	

Pit #1 Notes: wet 31" +

PIT #2	0-9	L	sa Wk Mod Str SG / a Bk (Grn) Ply Mas	Few (Com) Mny disc / F (Med) Co con	Faint Dis / Pro ___ / Matrix: 7.5YR 3/2 / Feature:	Water Table at ___ Slope Up 4 % Down 4 % Limiting Layer at 25
	9-25	CL	sa Wk (Mod) Str SG / a Bk Pri Ply Mas	(Few) Com Mny disc / F (Med) Co con	(Faint) Dis 24 / Pro ___ / Matrix: 7.5YR 4/3 / Feature:	
	25-32	C/sub	sa Wk Mod Str SG / a Bk Pri Ply (Mas)	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___ / Matrix: 2.5Y 4/1 / Feature: 10YR 4/4	
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___ / Matrix: / Feature:	

Pit #2 Notes:

PIT #3	0-5	L	sa Wk (Mod) Str SG / a Bk (Grn) Ply Mas	Few (Com) Mny disc / F (Med) Co con	Faint Dis / Pro ___ / Matrix: 7.5YR 3/2 / Feature:	Water Table at ___ Slope Up 3 % Down 5 % Limiting Layer at 22
	5-22	CL	sa Wk (Mod) Str SG / a Bk Pri Ply Mas	Few (Com) Mny disc / F (Med) Co con	(Faint) Dis 12" / Pro ___ / Matrix: 7.5YR 4/3 / Feature:	
	22-55	W mixed sub	sa Wk Mod Str SG / a Bk Pri Pfy (Mas)	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___ / Matrix: / Feature:	
		some sap	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___ / Matrix: / Feature:	

Pit #3 Notes: multiple colors

PIT #4	0-13	CL	sa Wk Mod Str SG / a Bk Grn Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / (Pro) ___ / Matrix: 7.5YR 3/2 / Feature:	Water Table at ___ Slope Up 2 % Down 2 % Limiting Layer at 13
	13-27	C/sub	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___ / Matrix: 7.5YR 3/3 / Feature: 7.5YR 4/6	
	27-52	mixed sub	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___ / Matrix: / Feature:	
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis / Pro ___ / Matrix: / Feature:	

Pit #4 Notes: wet at 44"

Additional Notes: Legal Abandonment of well adjacent to useable area required prior to permit issuance!

SITE SUITABILITY: Sand Filter Repair **USEABLE AREA**: approx. 80'X40'

Site Evaluation By: Davis & Jessie **Date On-Site**: 9-18-01 **Date Completed**: ___

Abbreviations:

a - angular	DG - decomposing granite	Hd - hard	Med - medium	Ply - platy	S - sand(y)	Str - strong
Bk - blocky	disc - discontinuous	HW - highly weathered	Meta - Metamorphic	Pri - prismatic	Seds - sedimentary	Sub - substrata
C - clay	Dis - distinct	Gr - gravelly	Mny - many	Pro - prominent	SG - single grain	V - very
Cy - clayey	F - fine	K - cobbles (3-10")	Mod - moderate	Rx - rock	Si - silt(y)	Vol - volcanic
Co - coarse	Fx - fractured	L - loam	P - pebbles(2mm.-3")	Rx Out - outcrop	Slicks - Slickensides	W - weathered
con - continuous	H - heavy	Lt - light	Pf - pressure faces	sa - subangular	St - stones (+10")	Wk - weak
		Mas - massive		Sap - Saprolite		

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SEPTIC ENGINEERING PROFILE

SEPTIC INSTALLER:

LEROY BRAUN
P.O. Box 605
Eagle Point, OR 97524
(541) 826-9365
CCB# 40130
DEQ# 36124

PROPERTY OWNERS:

Cecil J. Sims, Jr.
5498 Butte Falls Hwy.
35 1E 05 900
Eagle Point, OR 97524

PLAN REVIEWED
PERMIT # 15-245-01R
ENVIRONMENTAL QUALITY DIVISION
JACKSON COUNTY PLANNING & DEVELOPMENT SERVICES
BY _____ DATE 5-22-01

THE INSTALLER OF THIS SYSTEM ASSUMES RESPONSIBILITY FOR CONSTRUCTION AND MATERIALS MEETING OREGON ADMINISTRATIVE RULES CHAPTER 340, DIVISION 71 & 73

2002-1194-EL

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SAND FILTER

Liner size and source: ***12 x 30 ORENCO***
Bedding under the filter: ***SAND***
Underdrain media source and depth: ***LTM 6"***
Upper media/underdrain media depth: ***6"***
Pump set-up & components: ***N/A***
Discharge assembly: ***N/A***

PIPE SIZES AND SPECIFICATIONS:

Sand filter manifold-diameter and class/schedule: ***1 ¼" CLASS 200***
Distribution laterals-diameter and class/schedule: ***1 ¼" CLASS 200***
Number of holes and hole diameters: ***60 - 1/8" DIAMETER***
Flushing method: ***FLUSHING VALVE***
Underdrain pipe, material and perforation orientation: ***4" 2729 PERF.***
Filter fabric placement, source and type number: ***OVER UPPER MEDIA ONLY***
Thickness of soil covering and source: ***6" - 12"***

DISPOSAL FIELD

Drain media and total media depth: ***INFILTRATORS***
Trench depth and width: ***24" DEEP / 24" WIDE***
Capping material source and depth: ***EXISTING***
Hydrosplitter source: ***N/A***
Orifice sizes and hydraulic calculations: ***N/A***
Low pressure; hole size and spacing: ***N/A***
Upturns/clean out risers and housings: ***N/A***

CONNECTING COMPONENTS:

Effluent sewer pipe class and schedule: ***3034***
Length and diameter: ***35' OF 4"***
Header pipe class and schedule: ***N/A***
Length and diameter: ***N/A***
Overflow pipe class and schedule: ***2729***
Length and diameter: ***10' OF 4"***
Drop box or Distribution box manufacturer: ***INSPECTION PORT IN FIRST CHAMBER***

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SEPTIC TANK PUMP SET-UP

Effluent filter or screen; make & model: ***15 X 48 SCREEN BASKET***
Pump make, model & horsepower: ***MYERS ME 40 110V 4/10 HP***
Discharge assembly: ***1 ½" HOSE & VALVE ASSEMBLY***

Do float settings allow for a 10% daily sewage flow per dose, and 1/3 of dosing compartment volume above alarm? ***166 GALLON WITH 45 GALLON DOSE***
Transport pipe class/schedule: ***SCH. 40***
Length & size: ***70' OF 2"***
Electrical splice box; make, model & location: ***N/A***

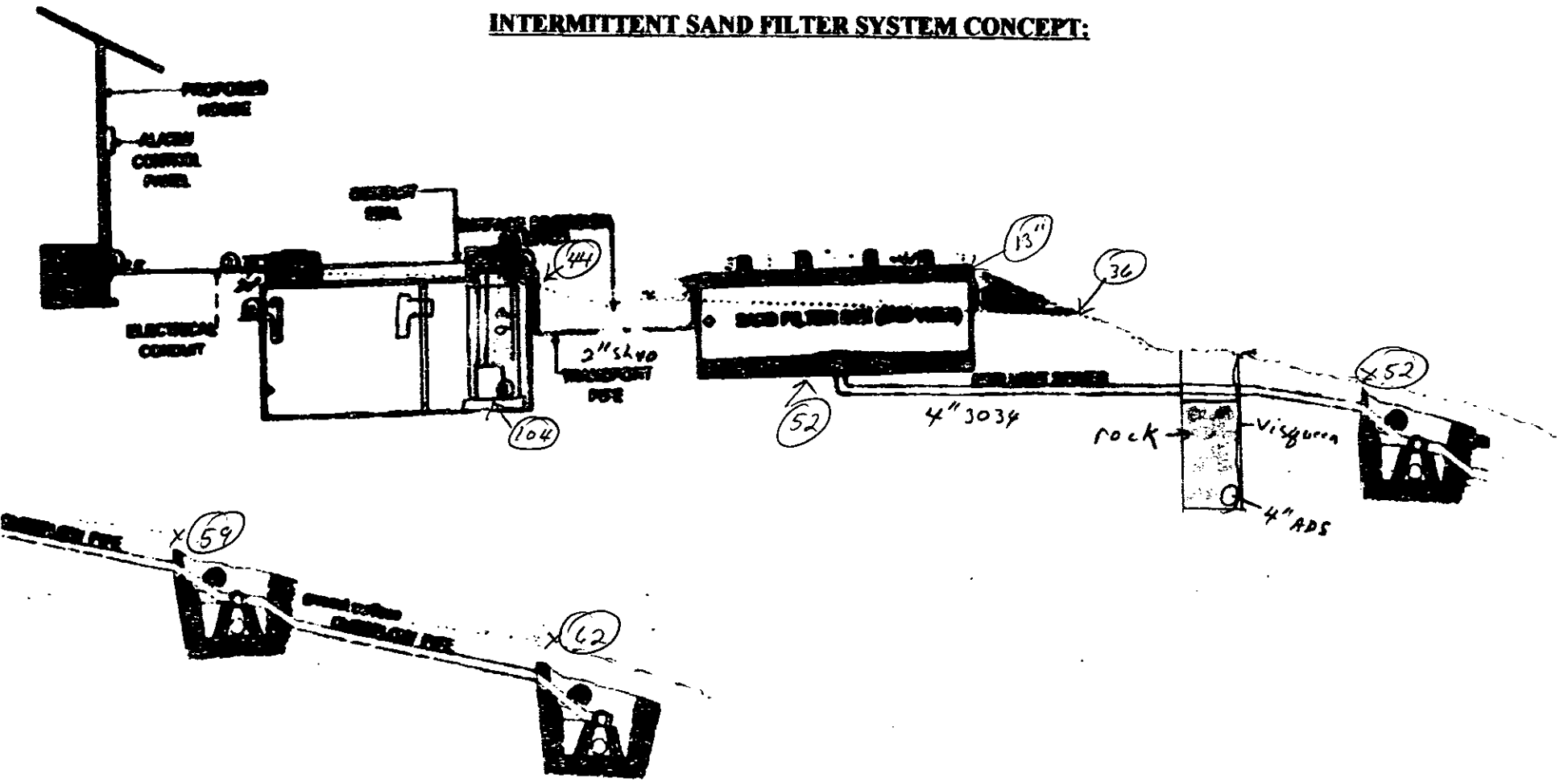
FLOAT SWITCHES:

Make & model for on/off, single or double: ***N/A***
Motor rated or Motor control switches in control panel: ***B FLOAT OFF***
Make & model of alarm float: ***A FLOAT***
Make & Model of redundant off float motor rated: ***N/A***
Alarm: ***SENT I***

CURTAIN DRAIN:

30" Deep 12" Wide
24" Gravel
Visqueen on down slope side
4" ADS slotted pipe on bottom
4" Schedule 40 ends with cap

INTERMITTENT SAND FILTER SYSTEM CONCEPT:



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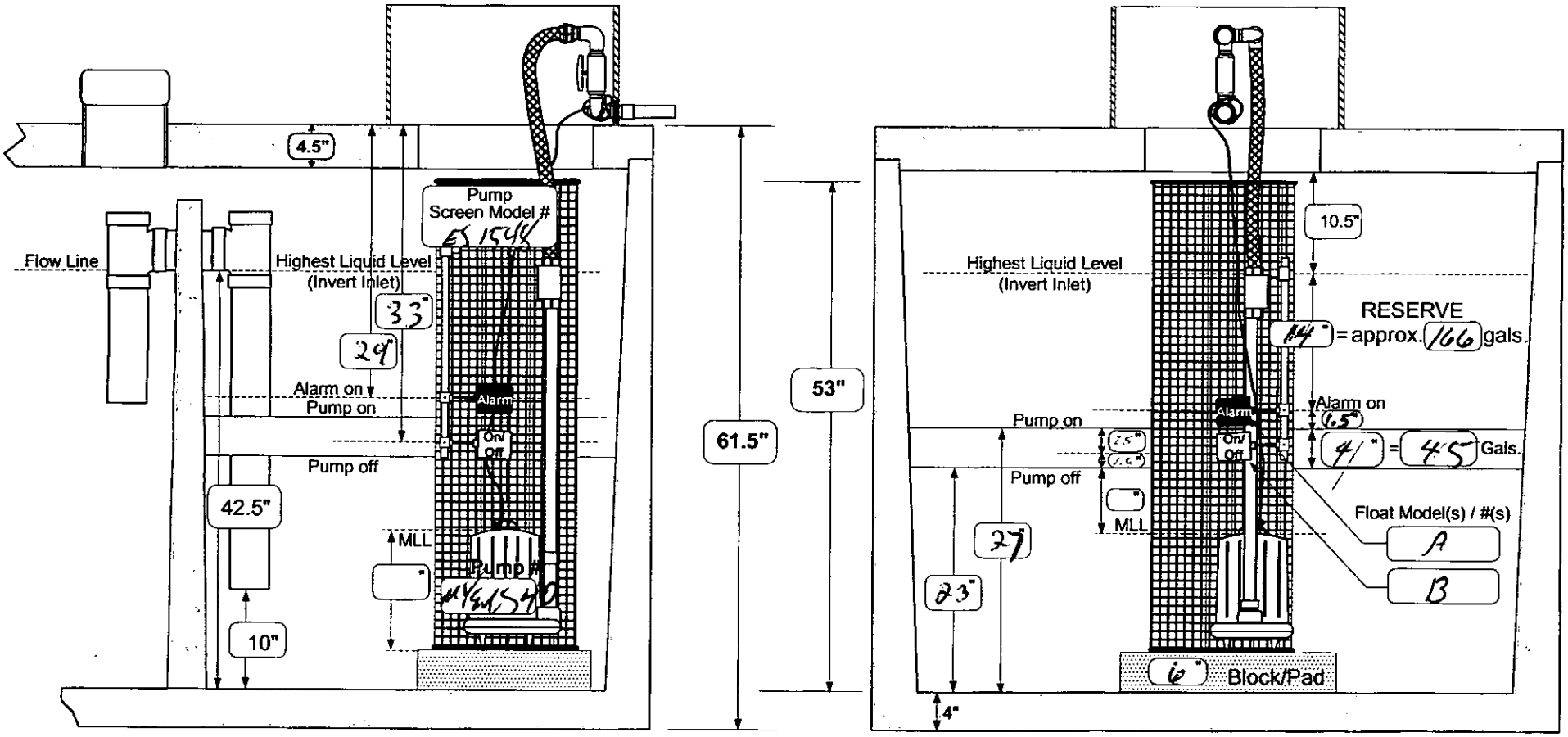
RIVERSIDE READY MIX
1500 GALLON TWO COMPARTMENT

On-Demand dosing
WORKSHEET



SIDE VIEW

END VIEW

Approx. 11.9 gallons per inch

FILENAME: RR-1500-2_ES-ODLH-2f.vsd
04-10-02

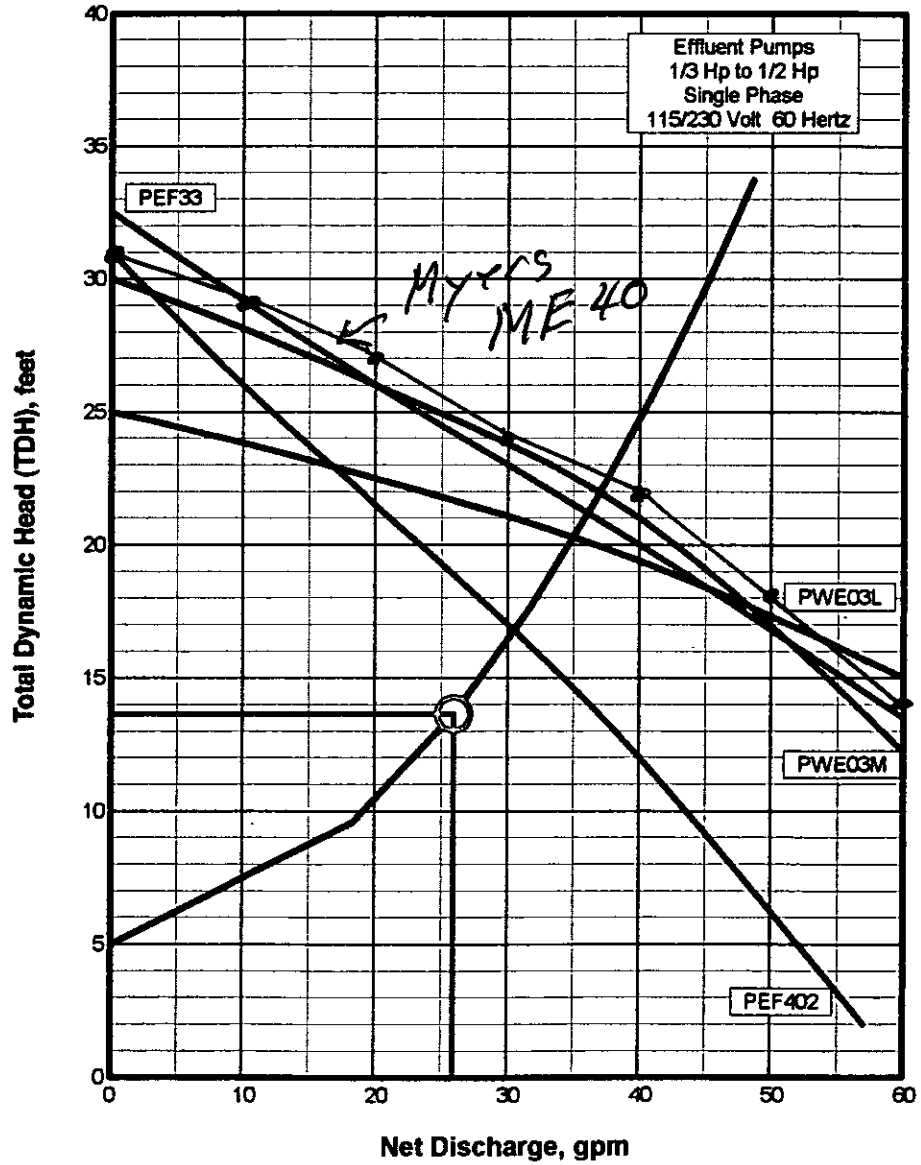
Pump Selection for a Pressurized System

Input Parameters

Orifice Size	1/8	inches
Residual Head at Last Orifice	5.0	feet
Orifice Spacing	2.5	feet
Number of Laterals per Cell	6	
Lateral Length	28.0	feet
Lateral Line Size	1.25	inches
Lateral Pipe Class/Schedule	200	
Distributing Valve Model	None	
Manifold Length	10.0	feet
Manifold Line Size	1.25	inches
Manifold Pipe Class/Schedule	200	
Lift to Manifold	5.0	feet
Transport Length	80.0	feet
Transport Line Size	2.00	inches
Transport Pipe Class/Schedule	40	
Discharge Assembly Size	1.50	inches
Flow Meter	None	inches
'Add-on' Friction Losses	0.5	feet

Calculations

Minimum Flow Rate per Orifice	0.43	gpm
Number of Orifices per Zone	60	
Total Actual Flow Rate	26.0	gpm
Number of Lines per Zone	6	
% Flow Differential 1st and Last Orifice	0.3	%
Lift to Manifold	5.0	feet
Residual Head at Last Orifice	5.0	feet
Head Loss in Laterals	0.0	feet
Head Loss Through Distributing Valve	0.0	feet
Head Loss in Manifold	0.2	feet
Head Loss in Transport Pipe	1.0	feet
Head Loss Through Discharge	2.0	feet
Head Loss Through Flow Meter	0.0	feet
'Add-on' Friction Losses	0.5	feet
Total Flow Rate	**26.0**	**gpm**
TDH	**13.7**	**feet**



Orenco Systems® Incorporated

814 AIRWAY AVENUE

SUTHERLIN, OREGON

97479-9012

TELEPHONE:

(541) 459-4449

FACSIMILE:

(541) 459-2884

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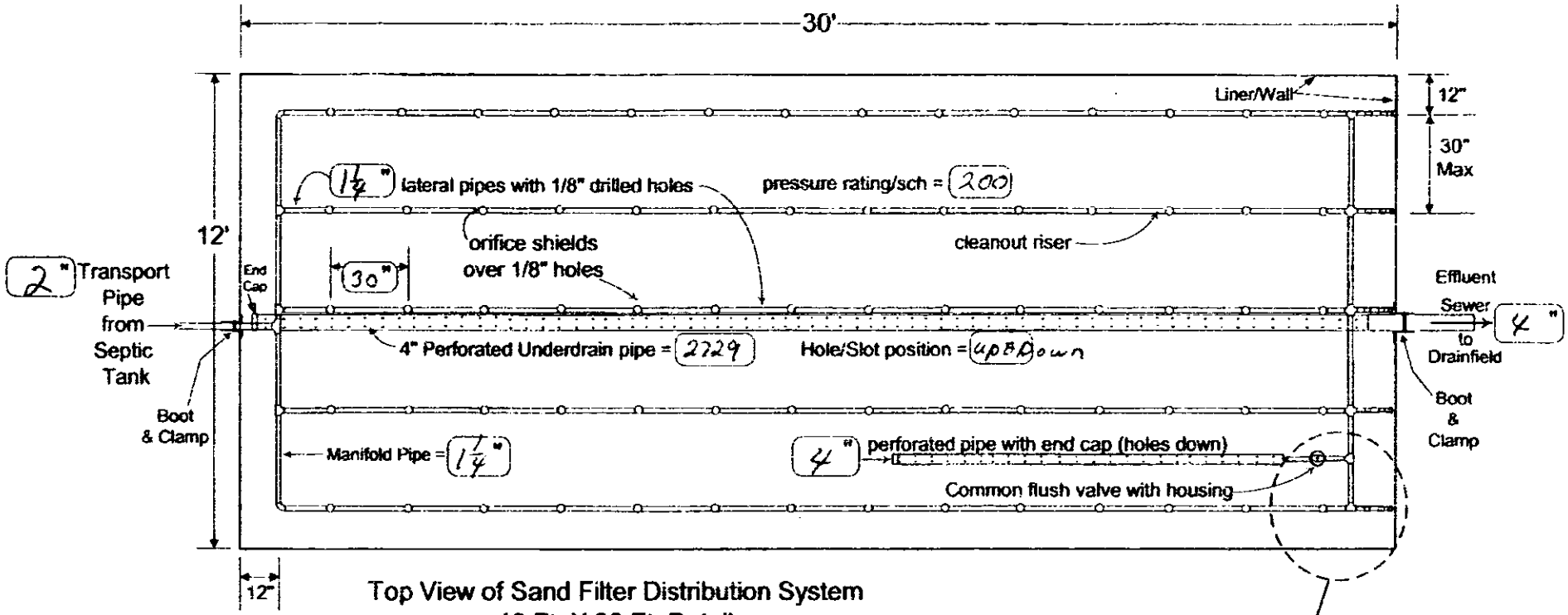
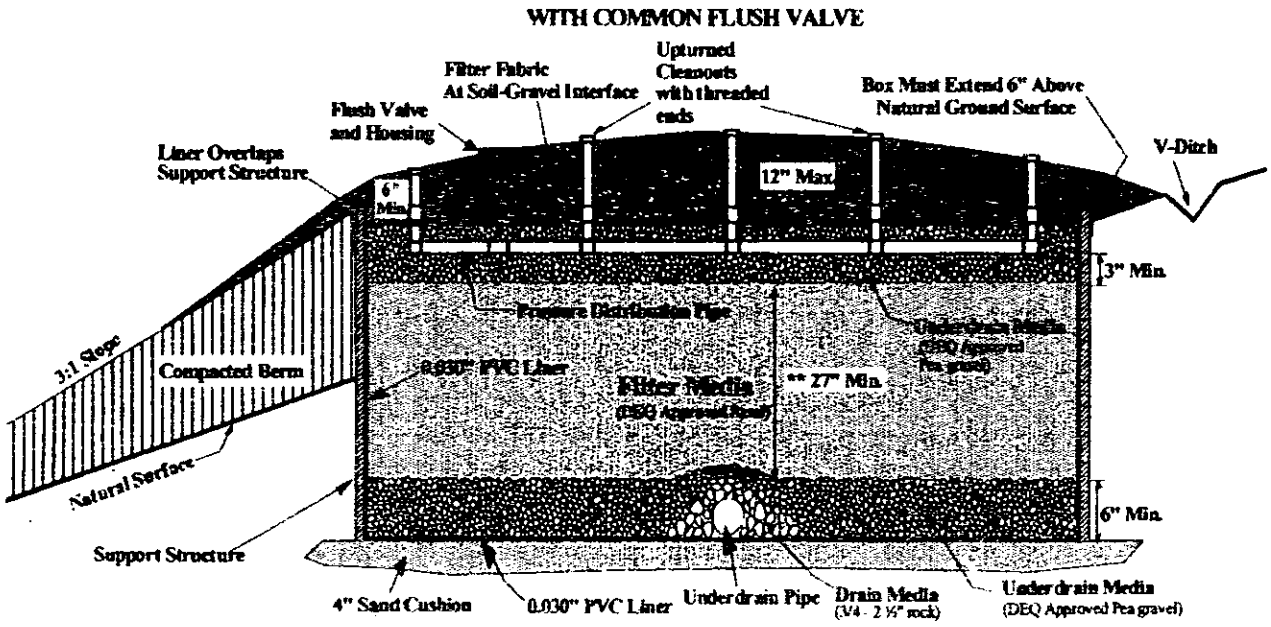
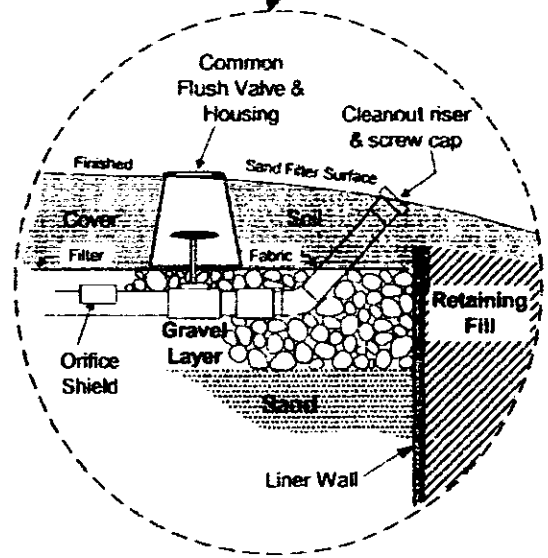


Top View of Sand Filter Distribution System
12 Ft. X 30 Ft. Detail
Holes Each Lateral = 12 Total Holes = 60





Side View - Enlargement

FILENAME: Brain-SF12x30detail-45.vsd

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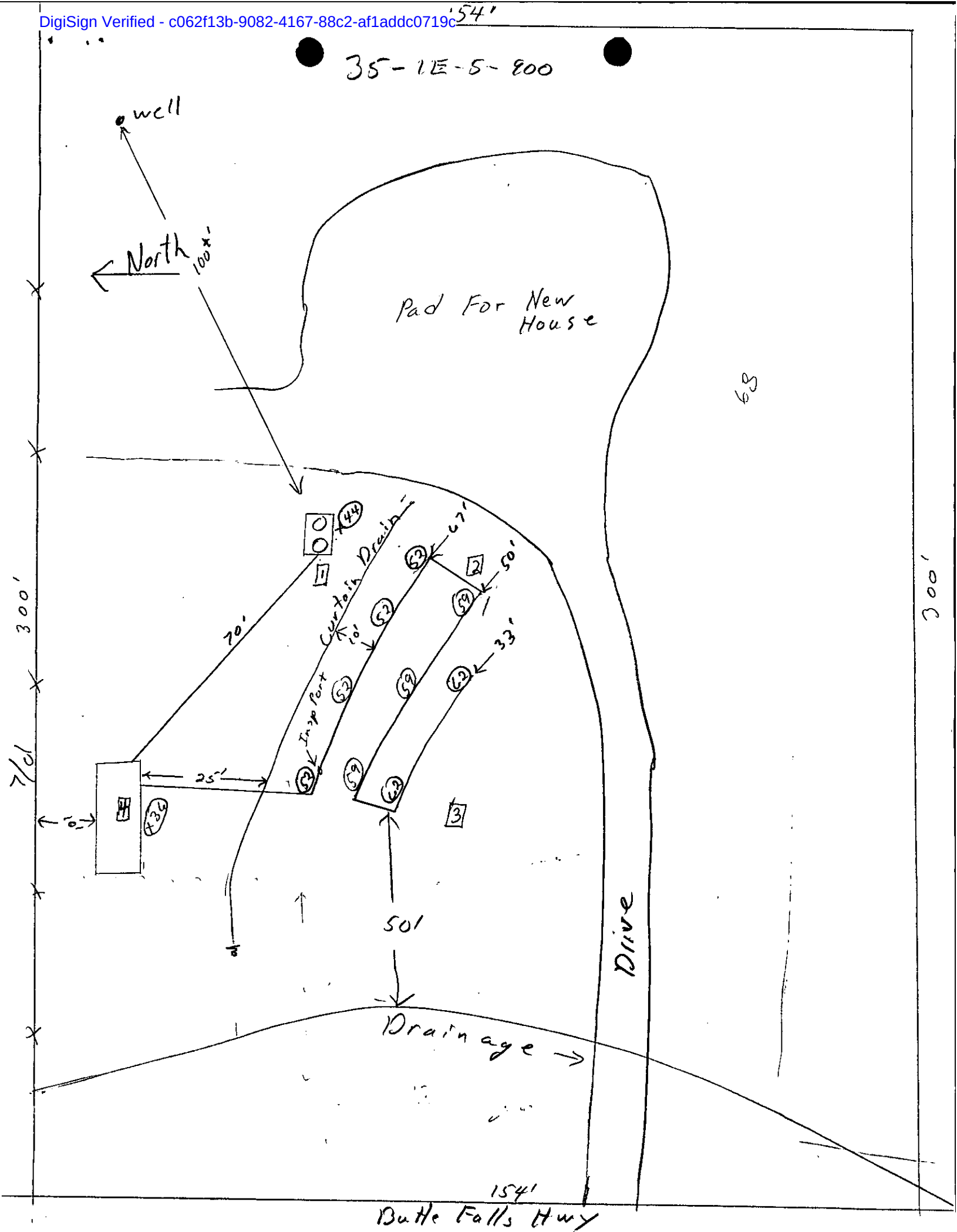

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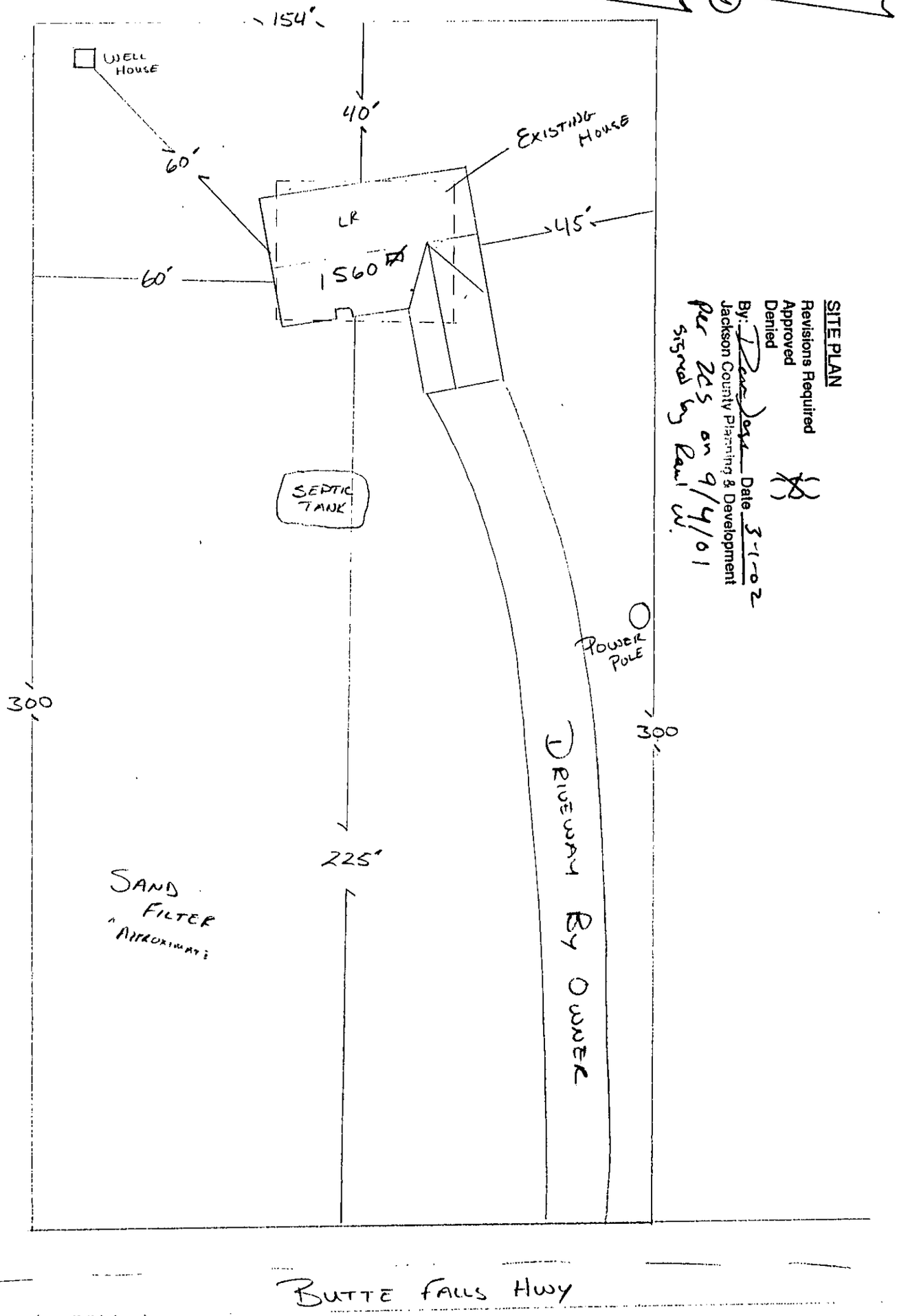

SITE PLAN
Revisions Required
Approved
Denied
By: [signature] Date 3-1-02
Jackson County Planning & Development
per ZCS on 9/4/01
signed by Paul W.

BUTTE FALLS HWY

PLOT PLAN 1"=30'

CJ & Shannon Sims
5498 Butte Falls Hwy
Eagle Point, OR 97524

T 35 R 1E S 05
Tax Lot 900

THE INFORMATION ON THIS PLOT PLAN HAS BEEN PROVIDED AND RECEIVED BY THE PROPERTY OWNER WHO, BY SIGNING BELOW; 1.) ACKNOWLEDGES AND ACCEPTS FULL RESPONSIBILITY FOR ITS ACCURACY AND COMPLETENESS; 2.) IS RESPONSIBLE TO ENSURE THAT THE IMPROVEMENTS TO THE SITE TAKE PLACE IN CONFORMANCE WITH THIS PLAN; 3.) WILL ESTABLISH ALL THE CORNER IRONS, LOT LINES AND CODE REQUIRED SETBACKS REQUIRED OF THIS PROPERTY. ANY CHANGE(S) TO THIS PLAN MUST BE PRE-APPROVED BY THE GOVERNMENTAL AGENCIES WITH JURISDICTION, THE MORTGAGE LENDER AND THE CONTRACTOR AND DOCUMENTED.

OWNER 2-28-02 DATE

OWNER 2-28-02 DATE

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5-1E-5-900

Oregon Water Resources Department

REQUEST FOR WRITTEN APPROVAL TO USE CONSTRUCTION METHODS NOT INCLUDED IN OREGON ADMINISTRATIVE RULES 690-200 THROUGH 690-240

Before request can be considered, the following must be answered. Requests shall be submitted to the Well Construction Specialist, Water Resources Department. Requests may also be considered by the appropriate Regional Manager.

Date of request: 9-14-01 **Oral approval date (if applicable):** _____

Bonded Well Constructor (name, license #, and mailing address): FRED KRASNER LIC 796
950 NEIL CREEK RD, ASHLAND OR 97520 482-5393
fred@pioneerdrilling.com

(1) Location of Well: NW/NE 1/4 SW 1/4 of Section 5,
Township 35 N/(S) Range 1 (E)/W, JACKSON County.
Address at well site: 5498 BUTTE FALLS HWY
EAGLE POINT OR 97524

(2) Start Card Number(s): _____

(3) Name and Address of Land Owner: C.J. SIMS
SAME ADDRESS AS WELL SITE

(4) Distance to the nearest well, septic tank or drainfield (if water supply well): _____

(5) The unusual conditions which necessitate this request: ANTIQUATED WELL 35 FOOT WITH 5" I.D CASING THAT IS MISSHAPENED / OUT OF ROUND.

(6) The proposed ~~construction~~ ABANDONMENT methods that the well constructor believes will be adequate for this well (attach additional pages if needed) REMOVE CONCRETE SLAB POUR DRY BENTONITE CHIPS IN A MANNER TO PREVENT BRIDGING TO WITHIN 3 FEET OF CASING CUT OFF DEPTH. CAP WITH 3 FOOT CEMENT PLUG. CUT OFF CASING 1-2 FEET BELOW GROUND SURFACE.

This is a final order in other than contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review of the order must be filed within the time specified by ORS 183.484(2).

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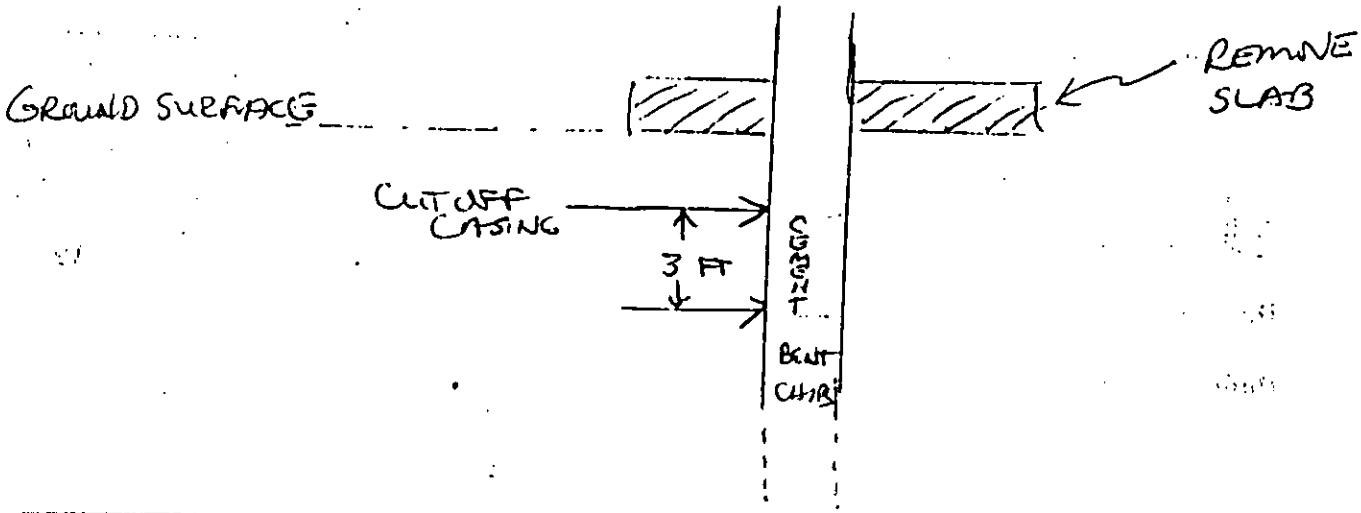
(7) Diagram showing the pertinent features of the proposed well design and construction (attach additional pages if needed):



PLEASE NOTE:

(1) If approved, all other phases of well construction must comply with the appropriate standards described in OAR 690-200 through 690-240.

(2) If it should be determined at some future date that the well, due to its construction, is allowing groundwater contamination, waste or loss of artesian pressure, the undersigned shall return to the site and rectify the problem.

(3) If oral approval was granted, a written request must be submitted to the Department either within three (3) working days of the date of oral approval or prior to the completion of the associated well work. Failure to submit a written request as described above may void prior approval.

I have read and understand the above information. I further attest that the information provided is accurate to the best of my knowledge.

Bonded Constructor Signature: _____

For Water Resources Department Use Only

Date: _____

Approved by: _____ Denied by: _____

Remarks: _____

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FOR WATER RESOURCES DEPARTMENT USE ONLY

Date Postmarked_____
Date Hand-Delivered_____
Watermaster Initials_____

W 142470
WRD Receipt_____
Date Fee Received_____
Check No._____

START CARD

NOTICE OF BEGINNING OF WELL CONSTRUCTION

(as required by ORS 537.762)

This form must be completed and the original copy mailed or delivered to the Water Resources Department, 158 12th St. NE, Salem, OR 97310, for all new well construction, or conversion of an existing hole not previously used to seek water. This original copy must be mailed or delivered no later than the day construction or conversion work begins. A $75 fee shall accompany the original copy for all new well construction and conversion (make checks payable to the Water Resources Department). Notices meeting the submittal requirements but received without the required fee will not be accepted as properly and timely filed. In addition, the constructor shall provide the "Watermaster Copy" of this notice to the office of the district watermaster within which the well is being constructed, altered, converted or abandoned using one of the following options: (a) by regular mail no later than three (3) calendar days (72 hours) prior to commencement of work; or, (b) by hand delivery, during regular office hours, no later than the day work is commenced; or, (c) by FAX no later than the day work is commenced. If method (c) is used, the original "Watermaster Copy" of this notice shall also be mailed or delivered to the office of the district watermaster no later than the day work is commenced. The Water Resources Commission has authority to impose civil penalties for failure to submit the required $75 fee with the start card and for failure to submit cards prior to beginning any construction, alteration, conversion or abandonment work.

Owner's name and mailing address: C.J. SIMS
5498 BUTTE FALLS HWY
EAGLE POINT OR 97524

Home Phone:_____
Work Phone:_____

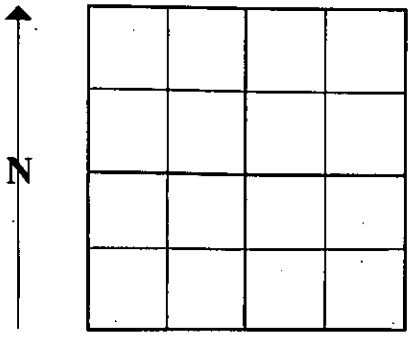
Check type of work: Fee Required: ☐ New Construction ☐ Conversion — No Fee Required: ☐ Alteration (Repair/Recondition) ☐ Deepening ☒ Abandonment — Original Start Card Number_____

Proposed Commencement Date: 10-4-01

Existing or Proposed Well Depth: 35' Diameter: 5" Original Well I.D. Label Number:_____

Check Use: ☒ Domestic ☐ Public System (Community) ☐ Industrial ☐ Irrigation ☐ Monitoring ☐ Thermal ☐ Injection ☐ Other_____

Proposed Well Location: County JACKSON Township: 35S (North or South) Range: 1E (East or West) Section: 5



1. N½ of NE 1/4 of SW 1/4 of above section.
2. Street Address of well location (or directions if not assigned).
   5498 BUTTE FALLS HWY
3. Tax-lot number of well location: 900
4. Attach map with location identified. (See reverse for approved maps)
5. Show well location within 1/4, 1/4 of section grid at left.

We hereby certify that we have read the back of this form and that the information provided is accurate to the best of our knowledge.

Owner/Agent

Date Signed

Bonded Water/Monitor Well Constructor — License No. 796

PIONEER DRILLING — Company

9-24-01 — Date Signed

OWNER PLEASE NOTE: This is not a water right application. The owner is responsible for obtaining a water right through the Water Resources Department, if required. The Oregon Health Division requires plans to be submitted and approved prior to construction if the well is to be used as a public system.

ADDITIONAL IMPORTANT INFORMATION ON BACK.

THIS COPY TO CUSTOMER

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STATE OF OREGON

WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

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

WELL I.D. # L _____

START CARD # 142470

(1) LAND OWNER

Well Number _____

Name C.J. SIMS

Address 5498 BUTTE FALLS HWY

City EAGLE POINT State OR Zip 97524

(2) TYPE OF WORK

☐ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☒ Abandonment

(3) DRILL METHOD:

☐ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger

☒ Other MANUAL

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation

☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☒ Yes ☐ No Depth of Completed Well ____ ft.

Explosives used ☐ Yes ☐ No Type _____ Amount _____

HOLE Diameter	From	To	SEAL Material	From	To	Sacks or pounds
			BENT CHIPS	-5	-35	7 SACKS
			CEMENT	-1	-5	1 SACK

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E

☐ Other _____

Backfill placed from ____ ft. to ____ ft. Material _____

Gravel placed from ____ ft. to ____ ft. Size of gravel _____

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:					☐	☐	☐	☐
					☐	☐	☐	☐

Drive Shoe used ☐ Inside ☐ Outside ☐ None

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

☐ Perforations Method _____

☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
						☐	☐
						☐	☐
						☐	☐
						☐	☐

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

☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

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

Temperature of water _____ Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom _____

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____

Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County JACKSON Latitude _____ Longitude _____

Township 36S N or S Range 1E E or W. WM.

Section 5 NW & NE 1/4 SW 1/4

Tax Lot 900 Lot _____ Block _____ Subdivision _____

Street Address of Well (or nearest address) 5498 BUTTE FALLS HWY

(10) STATIC WATER LEVEL:

_____ ft. below land surface. Date _____

Artesian pressure _____ lb. per square inch Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found _____

From	To	Estimated Flow Rate	SWL

(12) WELL LOG:

Ground Elevation _____

Material	From	To	SWL
WELL CASING IS OUT OF ROUND	5" I	D. AND	
POURED DRY 7 SACKS 3/8" BENTONITE CHIPS FROM -5 TO 35 FT. CAPPED WITH NEAT CEMENT FROM -1 TO -5 FT. CUT OFF CASING 1 FOOT BELOW G.S.			
INSP. DAVID COWGILL PRESENT WHILE WORK WAS DONE.			

Date started 10-4-01 Completed 10-4-01

(unbonded) Water Well Constructor Certification:

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

WWC Number _____

Signed _____ Date _____

(bonded) Water Well Constructor Certification:

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

Signed PIONEER DRILLING WWC Number 196 Date 10-4-01

ORIGINAL – WATER RESOURCES DEPARTMENT FIRST COPY – CONSTRUCTOR SECOND COPY – CUSTOMER

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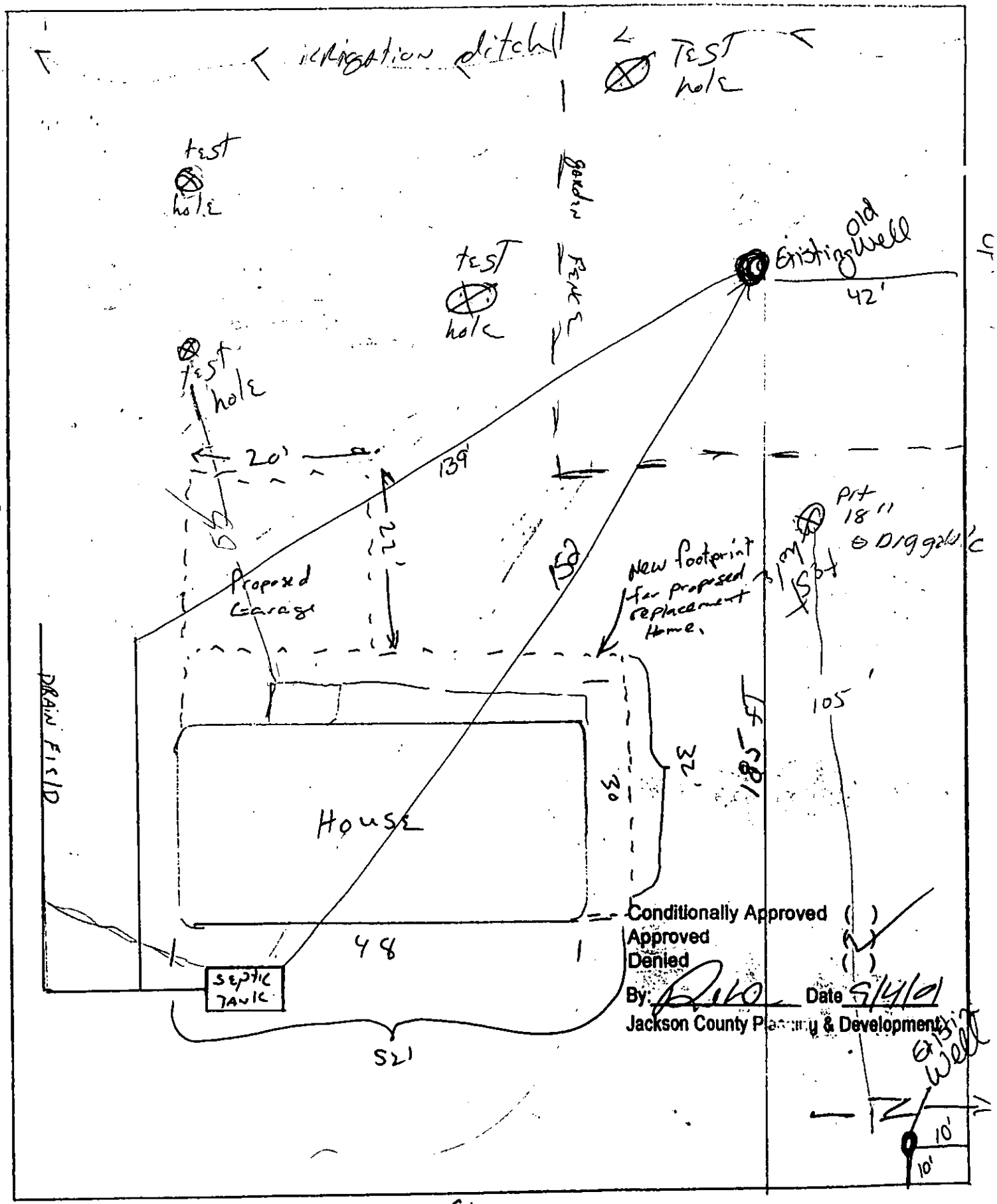
35 1E 5 900

B.T. Hwy more than 100 ft to septic



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ZONING CLEARANCE SHEET

JACKSON COUNTY Oregon

ROADS, PARKS AND PLANNING SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD, OREGON 97501-2902 • (541) 774-6900

9/04/01 8:44:33 PLZN200R

File Number: 2001 1308 ZCS

Current Owner: SIMS CECIL G JR

Map Id: 351E05 Tax Lot: 900 Acreage: 1.00
Property Address: 5498 BUTTE FALLS HWY Acres: 1.00

Applicant Name: SIMS CECIL G JR
Mailing Address:
City/St: Phone:
Zoning Clearance Date: 9/04/2001 Creation Date:

Proposal: New Permit

To Serve: Replacement Dwelling

****

Property is Zoned: F-5 Minimum Parcel Area: 5 AC

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front: 30 Side: 20 Rear: 20

This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks of 200 feet from the resource lands to the N/W/E/& SOUTH are required for dwellings unless an exception is approved by staff.

Comments:

PARCEL IS F-5 ZONED W/ EXISTING DWELLING CONSTRUCTED IN 1959. THE PROPERTY IS SURROUNDED ON ALL FOUR SIDES BY EFU ZONED PROPERTIES. PROPOSAL IS TO REPLACE EXISTING DWELLING IN APPROXIMATELY THE SAME LOCATION. GIVEN THE LOCATION OF EFU ZONING AROUND THE PARCEL, THERE IS NO WAY TO MEET THE CURRENT SITING STANDARD FOR A 200' SETBACK. SINCE THE HOME IS PREO-EXISTING, IT MAY BE REPLACED IN THE SAME LOCATION. A CHANGE IN THE FOOTPRINT IS ALSO PERMISSIBLE BECAUSE THE STRUCTURE WILL BE AS CLOSE TO THE SOUTHLINE AS POSSIBLE GIVEN SEPTICE MINIMUM SETBACKS FOR STRUCTURAL PLACEMENT. OK TO ISSUE PERMITS FOR REPLACEMENT DWELLING (SEPTIC AND STRUCTURAL PERMITS) BASED ON REVISED SITE PLAN SUBMITTED TODAY. ZCS PD. RAUL.

3-1-02 new site plan submitted w/ exact distances. OK to issue permits. DMJ

4/10/02 okc for demo permit to remove old dwelling so new dwelling can be put in its place. mmw

****

CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

Signature of owner/applicant: _____ Date: _____

Signature of zoning clearance ~~HANDGIVEN to applicant on: 9/04/2001~~ Date: 9/4/01

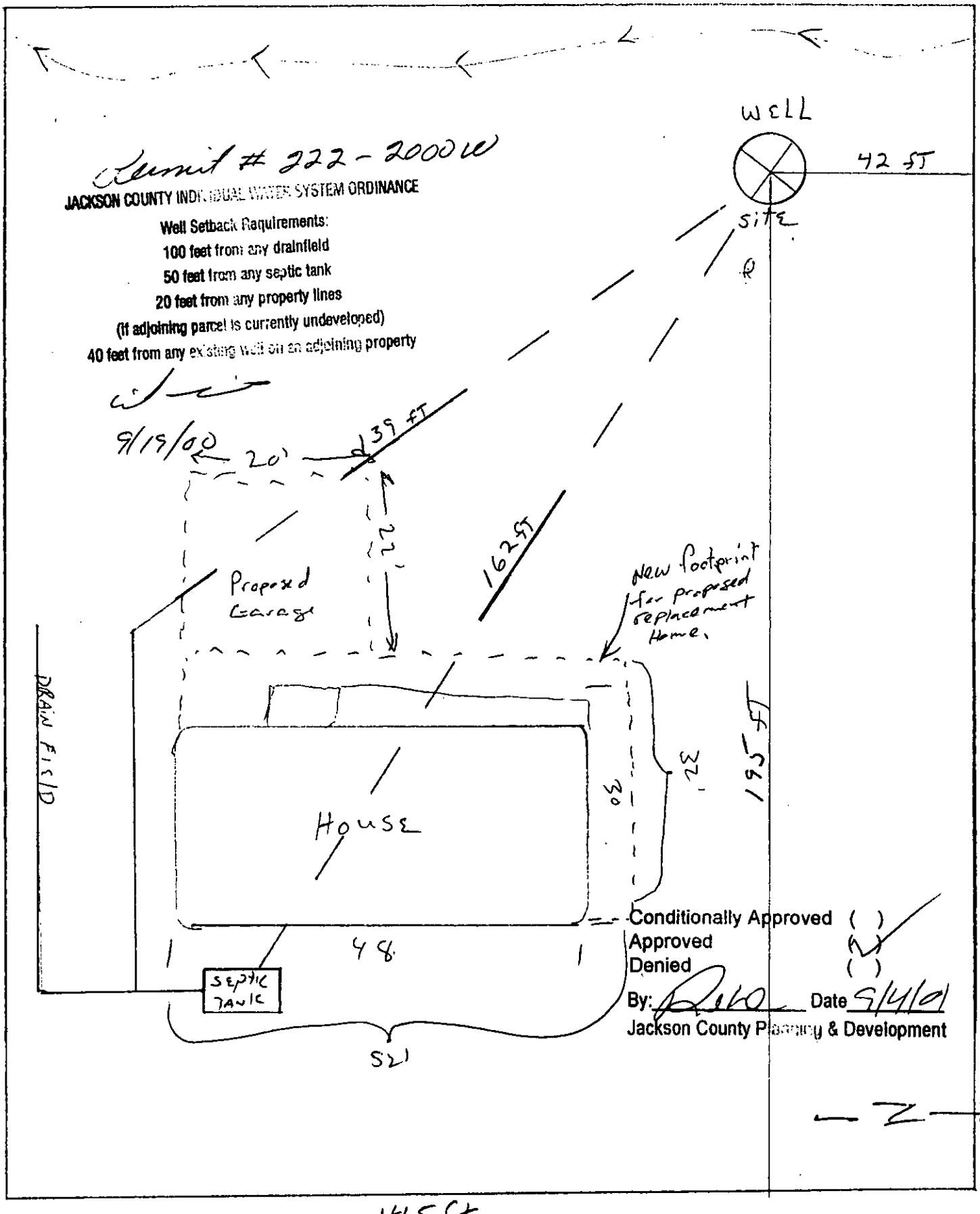
4/10/02 - Property is also within Sensitive Wildlife overlay. Plot Plan is within 300' of Road, so wild life siting criteria OK. - JAH

04.29.02 OK to issue electrical permit to Temp Service While building replacement dwelling. MGK

DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

35 1E 5 900

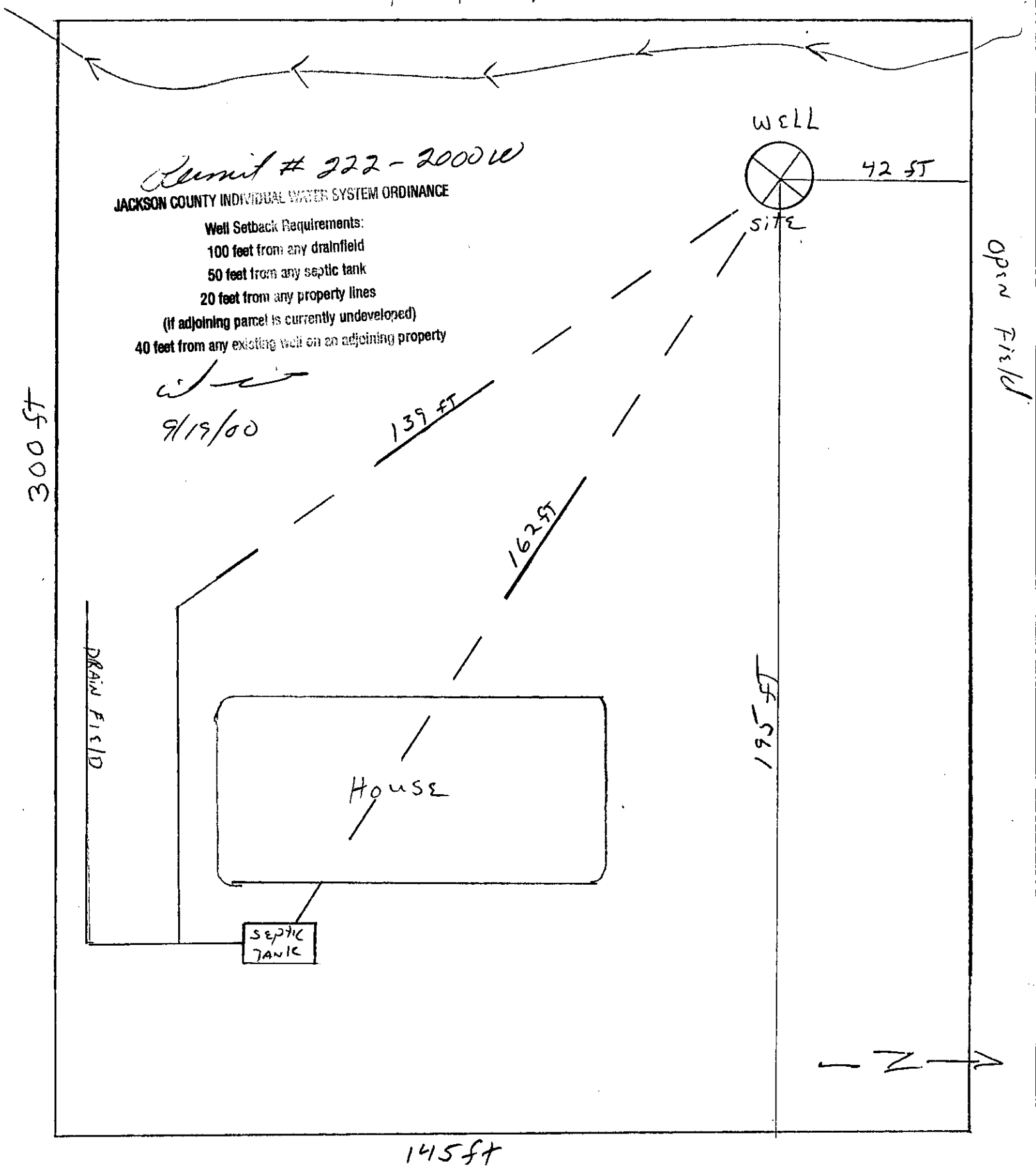
B.T. Hwy more than 100 ft to septic



DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

35 1E 5 900

B.T. HWY more than 100 ft to septic



DigiSign Verified - c062f13b-9082-4167-88c2-af1addc0719c

JACKSON COUNTY
oregon

WATERMASTER'S OFFICE ● 10 S. OAKDALE AVE., RM. 106 ● MEDFORD, OREGON 97501-2902 ● (541) 774-6880

WELL PERMIT

FIELD COPY

9/19/2000 11:55:13 PLSW200R

OWNER: SIMS CECIL G JR MAP ID:35-1E-05 TAX LOT: 900

PROPERTY ADDRESS: 5498 BUTTE FALLS HWY ACRES: 1.00

DIRECTIONS TO PROPERTY:

PERMIT FEE.....:	90.00	RECEIPT#: 901207	DATE: 9/19/2000
WATER QUALITY TESTING VOUCHER:	120.00		
WATERMASTER SURCHARGE.....:			
TOTAL FEES.....:	210.00		

PROPOSED RESIDENCE RESIDENCE DRILLERS NAME: PIONEER DRILLING
ANY RESIDENCE/BUSINESS ON LOT NOW? YES

COMMENTS: EXISTING SEPTIC FIELD OC/PG

APPLICANT NAME: SIMS CECIL G JR
MAILING ADDRESS: 5498 BUTTE FALLS HWY
CITY/ST: EAGLE POINT OR 97524 TELEPHONE: 826-3957

Completed Application Date: 9/19/2000

WELL PERMIT-APPROVED DATE: 9/19/2000 BY:PHIL GRESHAM
EXPIRES: 9/19/2001 WELL PERMIT#000222-2000W
To be installed so as to meet state and county codes

JACKSON COUNTY INDIVIDUAL WATER SYSTEM ORDINANCE
WELL SETBACK REQUIREMENTS:

100 FEET FROM ANY SEPTIC SYSTEM OR APPROVED DRAINFIELD AREA
50 FEET FROM ANY SEPTIC TANK, EFFLUENT OR SEWER LINE
20 FT FROM PROPERTY LINE IF ADJOINING PARCEL IS CURRENTLY UNDEVELOPED
40 FEET FROM ANY EXISTING WELL ON AN ADJOINING PROPERTY

NOTICE
THIS PERMIT DOES NOT INCLUDE ELECTRICAL OR PLUMBING PERMITS

Phil Gresham 9-19-00

INSPECTOR SIGNATURE DATE

Well Information

Well Flow Test

Test ID: 10229

Street Address: 202 PLEASANT VIEW DRIVE
TALENT-JACKSON COUNTY,OR

Test Date: Oct 28,2026
Service Tech: Glenn Gammell

Name: SELLER'S AGENT: ANNA HOUPPERMANS
Billing Address:
,OR
Telephone: 541.326.7249

Test Requirements: 4 HOUR FLOW TEST

Remarks:

Equipment Used: 1 1 /2 HP **Source:** WELL

Well Depth: UNKNOWN **Pumping Level:** UNKNOWN **Diameter:** 6" **Seal:** Yes **Vent:** Yes **Pop Off Valve:** Yes

Water Color: CLEAR **Odor:** NONE

Flow Data:

Time	Flow	Level	Meter
09:15 AM	24 GPM	41 feet	360.00
09:30 AM	24 GPM	52 feet	720.00
09:45 AM	22 GPM	69 feet	1050.00
10:00 AM	18 GPM	69 feet	1320.00
10:15 AM	17 GPM	69 feet	1575.00
10:30 AM	16 GPM	69 feet	1815.00
10:45 AM	16 GPM	70 feet	2055.00
11:00 AM	15 GPM	70 feet	2280.00
11:15 AM	15 GPM	70 feet	2505.00
11:30 AM	15 GPM	70 feet	2730.00
11:45 AM	15 GPM	70 feet	2955.00
12:00 PM	14 GPM	70 feet	3165.00
12:15 PM	13 GPM	70 feet	3360.00
12:30 PM	13 GPM	70 feet	3555.00
12:45 PM	13 GPM	70 feet	3750.00
01:00 PM	13 GPM	70 feet	3945.00
01:15 PM	13 GPM	70 feet	4140.00

JACK 50188

RECEIVED
MAR 1 8 1996
WATER RESOURCES DEPT.
SALEM, OREGON

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

MEDINA WELL DRILLING INC

(START CARD) # 80633

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

(1) OWNER: Well Number

Name DON AND TRAUTE MOORE

Address 2700 QUAIL RUN

City TALENT State OR. Zip 97540

(2) TYPE OF WORK

[X] New Well [ ] Deepening [ ] Alteration (repair/recondition) [ ] Abandonment

(3) DRILL METHOD:

[X] Rotary Air [ ] Rotary Mud [ ] Cable [ ] Auger

[ ] Other

(4) PROPOSED USE:

[X] Domestic [ ] Community [ ] Industrial [ ] Irrigation

[ ] Thermal [ ] Injection [ ] Livestock [ ] Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval [ ] Yes [X] No Depth of Completed Well 80 ft.

Explosives used [ ] Yes [X] No Type Amount

HOLE Diameter	From	To	SEAL Material	From	To	Sacks or pounds
10"	0	39	CEMENT	0	39	10 SACKS
6"	39	80				

How was seal placed: Method [ ] A [ ] B [X] C [ ] D [ ] E

[ ] Other

Backfill placed from ft. to ft. Material

Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6"	+1	39	250	XX		XX	
Liner:	4"	0	80	160		X		

Final location of shoe(s) 39

(7) PERFORATIONS/SCREENS:

[X] Perforations Method SAW

[ ] Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
20	80	1/8X8	60				XX

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

[ ] Pump [ ] Bailer [XX] Air [ ] Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
22GPM		80	1 hr.

Temperature of water 57 Depth Artesian Flow Found

Was a water analysis done? [ ] Yes By whom

Did any strata contain water not suitable for intended use? [ ] Too little

[ ] Salty [ ] Muddy [ ] Odor [ ] Colored [ ] Other

Depth of strata:

(9) LOCATION OF WELL by legal description:

County JACKSON Latitude Longitude

Township 38S N or S Range 1W E or W. WM.

Section 25C SW 1/4 SW 1/4

Tax Lot 3900 Lot Block Subdivision

Street Address of Well (or nearest address) 202 PLEASANT VIEW DRIVE TALENT

(10) STATIC WATER LEVEL:

24 ft. below land surface. Date 2-14-96

Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 42

From	To	Estimated Flow Rate	SWL
42	50	22GPM	24

(12) WELL LOG:

Ground Elevation

Material	From	To	SWL
SOIL, BROWN	0	2	
CLAY, BROWN	2	10	
CLAYSTONE, BROWN	10	32	
BASALT, BROWN/GREY	32	40	
BASALT, GREY/BROWN /FRAT.	40	51	
BASALT, GREY, HARD	51	80	24

Medina Well Drilling Inc
3286 Hanley Road
Central Point, OR 97502
(541) 664-6339

Date started 2-14-96 Completed 2-14-96

(unbonded) Water Well Constructor Certification:

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

WWC Number

Signed Date

(bonded) Water Well Constructor Certification:

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

WWC Number 1207

Signed Joaquin Medina Jr Date 2-14-96

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

October 29, 2026

Tami Hollenbeck
Quinns Pump Service
6811 Williams Hwy
Grants Pass, OR 97527
TEL: (541) 479-9355
FAX (541) 862-7105

RE: 202 Pleasant View Dr Order No.: 26101118

Dear Tami Hollenbeck:

Neilson Research Corporation received 1 sample(s) on 10/28/2026 for the analyses presented in the following report.

The results relate only to the parameters tested or to the sample as received by the laboratory. This report shall not be reproduced except in full, without the written approval of Neilson Research Corporation. Testing was completed in accordance with the laboratory's established quality system and standard operating procedures. For the current scope of NELAP-accredited analytes and certifications, please refer to the Certifications section at www.nrclabs.com.
If you have any questions regarding these test results, please feel free to call.

Sincerely,
Neilson Research Corporation

Tamra Schmedemann
Director of Project Management
245 S Grape St
Medford, OR 97501

Original

Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Case Narrative

WO#: **26101118**
Date: **10/29/2026**

CLIENT: Quinns Pump Service
Project: 202 Pleasant View Dr

The analyses were performed according to the guidelines in the Neilson Research Corporation Quality Assurance Program. This report contains analytical results for the sample(s) as received by the laboratory.

Neilson Research Corporation certifies that this report is in compliance with the requirements of NELAP. No unusual difficulties were experienced during analysis of this batch except as noted below or qualified with data flags on the reports.

Original

Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Analytical Report

WO#: **26101118**
Date Reported: **10/29/2026**

CLIENT: Quinns Pump Service
Lab ID: 26101118-01
Client Sample ID Bacteria
Project: 202 Pleasant View Dr
Sample Location: Well
Sample Address: 202 Pleasant View Dr
Talent, OR 97540

Collection Date: 10/28/2026 1:05:00 PM
Received Date: 10/28/2026 2:08:00 PM
Matrix: DRINKING WATER
PWS #:
Source ID: WELL-RAW
Sample Collector: GLENN
Residual Chlorine:

Analyses	Method	NELAP Status	Result	Qual	Units	Date Analyzed/Analyst	
TOTAL COLIFORM BACTERIA BY COLILERT							
Total Coliform Bacteria	A9223B	A	Absent		P/A	10/28/26 17:34	AA
E. Coli Bacteria	A9223B	A	Absent		P/A	10/28/26 17:34	AA

QUALIFIERS

C1	Sample container temperature is out of limit as specified at testcode	DF	Dilution Factor
H	Holding times for preparation or analysis exceeded	MI	Recovery outside comtrol limits due to Matrix Interference
ND	Not Detected at the Reporting Limit	RL	Reporting Limit

Original

NELAP A Accredited in accordance with NELAP ORELAP 100016, OR-028

Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

November 03, 2026

Tami Hollenbeck
Quinns Pump Service
6811 Williams Hwy
Grants Pass, OR 97527
TEL: (541) 479-9355
FAX (541) 862-7105

RE: 202 Pleasant View Dr Order No.: 26101122

Dear Tami Hollenbeck:

Neilson Research Corporation received 1 sample(s) on 10/28/2026 for the analyses presented in the following report.

The results relate only to the parameters tested or to the sample as received by the laboratory. This report shall not be reproduced except in full, without the written approval of Neilson Research Corporation. Testing was completed in accordance with the laboratory's established quality system and standard operating procedures. For the current scope of NELAP-accredited analytes and certifications, please refer to the Certifications section at www.nrclabs.com.
If you have any questions regarding these test results, please feel free to call.

Sincerely,
Neilson Research Corporation

Tamra Schmedemann
Director of Project Management
245 S Grape St
Medford, OR 97501

Original

Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Case Narrative

WO#: **26101122**
Date: **11/3/2026**

CLIENT: Quinns Pump Service
Project: 202 Pleasant View Dr

The analyses were performed according to the guidelines in the Neilson Research Corporation Quality Assurance Program. This report contains analytical results for the sample(s) as received by the laboratory.

Neilson Research Corporation certifies that this report is in compliance with the requirements of NELAP. No unusual difficulties were experienced during analysis of this batch except as noted below or qualified with data flags on the reports.

Original

Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Analytical Report

WO#: **26101122**
Date Reported: **11/3/2026**

Quinns Pump Service
6811 Williams Hwy
Grants Pass , OR 97527

Lab ID: 26101122-01
Collection Date: 10/28/2026 1:05:00 PM
Received Date: 10/28/2026 2:08:00 PM

Sample Information:

202 Pleasant View Dr
Talent, OR 97540

Client Sample ID: Top 35
Sample Collector: Glenn
Matrix: DRINKING WATER
Source: Well-Raw
Sample Location: Well

Top 35 Analysis™

Analyses	Method	NELAP Status	Result	Qual	DF	RL	Units	EPA Limit	Date Analyzed	Analyst
Aluminum	E200.7	A	0.0205		1	0.0200	mg/L	0.200	10/29/26 19:38	MDS
Antimony	E200.8	A	ND		1	0.000500	mg/L	0.00600	10/30/26 17:51	MDS
Arsenic	E200.8	A	0.00144		1	0.00100	mg/L	0.0100	10/30/26 17:51	MDS
Barium	E200.8	A	0.00881		1	0.00200	mg/L	2.00	10/30/26 17:51	MDS
Beryllium	E200.7	A	ND		1	0.00200	mg/L	0.00400	10/29/26 19:38	MDS
Boron	E200.7	A	ND		1	0.0500	mg/L		10/29/26 19:38	MDS
Cadmium	E200.8	A	ND		1	0.000500	mg/L	0.00500	10/30/26 17:51	MDS
Calcium	E200.7	A	63.9		1	1.00	mg/L		10/29/26 19:38	MDS
Chloride	E300.0	A	7.46		1	0.500	mg/L	250	10/28/26 21:01	VES
Chromium	E200.8	A	ND		1	0.00200	mg/L	0.100	10/30/26 17:51	MDS
Copper	E200.8	A	ND		1	0.00200	mg/L	1.30	10/30/26 17:51	MDS
Fluoride	E300.0	A	ND	Q	1	0.200	mg/L	4.00	10/28/26 21:01	VES
Hardness, Total (As CaCO3)	A2340B	A	211		1	6.62	mg/L	250	10/29/26 19:38	MDS
Iron	E200.7	A	ND		1	0.0150	mg/L	0.300	10/29/26 19:38	MDS
Lead	E200.8	A	ND		1	0.000500	mg/L	0.0100	10/30/26 17:51	MDS
Lithium	E200.7	A	ND		1	0.100	mg/L		10/29/26 19:38	MDS
Magnesium	E200.7	A	12.6		1	1.00	mg/L		10/29/26 19:38	MDS
Manganese	E200.8	A	ND		1	0.00500	mg/L	0.0500	10/30/26 17:51	MDS
Molybdenum	E200.8	A	ND		1	0.00100	mg/L		10/30/26 17:51	MDS
Nickel	E200.8	A	ND		1	0.00100	mg/L	0.100	10/30/26 17:51	MDS

QUALIFIERS

*	Value exceeds Maximum or Minimum Contaminant Level.
DF	Dilution Factor
H	Holding times for preparation or analysis exceeded
MI	Recovery outside comtrol limits due to Matrix Interference
R	RPD outside accepted recovery limits
C1	Sample container temperature is out of limit as specified at testcode
E	Value above quantitation range
J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit
RL	Reporting Limit

NELAP

NELAP A Accredited in accordance with NELAP ORELAP 100016, OR-028

Original

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245 S Grape St
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TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Analytical Report

WO#: **26101122**
Date Reported: **11/3/2026**

Quinns Pump Service
6811 Williams Hwy
Grants Pass , OR 97527

Lab ID: 26101122-01
Collection Date: 10/28/2026 1:05:00 PM
Received Date: 10/28/2026 2:08:00 PM

Sample Information:

202 Pleasant View Dr
Talent, OR 97540

Client Sample ID: Top 35
Sample Collector: Glenn
Matrix: DRINKING WATER
Source: Well-Raw
Sample Location: Well

Top 35 Analysis™

Analyses	Method	NELAP Status	Result	Qual	DF	RL	Units	EPA Limit	Date Analyzed	Analyst
Nitrogen, Nitrate	E300.0	A	0.881		1	0.200	mg/L	10.0	10/28/26 21:01	VES
Nitrogen, Nitrite	E300.0	A	ND		1	0.0500	mg/L	1.00	10/28/26 21:01	VES
pH	A4500-H+B	A	7.35		1	0.10	pH Units	6.50-8.50	10/28/26 18:31	GCL
Potassium	E200.7	A	2.48		1	1.00	mg/L		10/29/26 19:38	MDS
Selenium	E200.8	A	ND		1	0.00100	mg/L	0.0500	10/30/26 17:51	MDS
Silica	E200.7	A	33.4		1	2.14	mg/L		10/29/26 19:38	MDS
Silver	E200.8	A	ND		1	0.00100	mg/L	0.100	10/30/26 17:51	MDS
Sodium	E200.7	A	11.3		1	1.00	mg/L	200	10/29/26 19:38	MDS
Specific Conductance	A2510B	A	447		1	1.00	µmhos/cm		10/28/26 18:31	GCL
Sulfate	E300.0	A	4.98		1	0.500	mg/L	250	10/28/26 21:01	VES
Thallium	E200.8	A	ND		1	0.000500	mg/L	0.00200	10/30/26 17:51	MDS
Turbidity	A2130	A	ND		1	0.100	NTU	5.00	10/28/26 18:31	GCL
Uranium	E200.8	A	0.000156		1	0.000100	mg/L	0.0300	10/30/26 17:51	MDS
Vanadium	E200.8	A	0.0228		1	0.00500	mg/L		10/30/26 17:51	MDS
Zinc	E200.7	A	ND		1	0.0500	mg/L	5.00	10/29/26 19:38	MDS

QUALIFIERS

*	Value exceeds Maximum or Minimum Contaminant Level.	C1	Sample container temperature is out of limit as specified at testcode
DF	Dilution Factor	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
MI	Recovery outside comtrol limits due to Matrix Interference	ND	Not Detected at the Reporting Limit
R	RPD outside accepted recovery limits	RL	Reporting Limit

NELAP

NELAP A Accredited in accordance with NELAP ORELAP 100016, OR-028

Original

Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Sample Log-In Check List

Client Name: QuinnsPump Work Order Number: 26101122 RcptNo: 1

Logged by:	Ahlia Brown	10/28/2026 2:08:00 PM	Ahl Brown
Completed By:	Kyler Woolsey	11/3/2026 10:04:10 AM	Kyler Woolsey
Reviewed By:	Tamra Schmedemann	11/3/2026 1:36:38 PM	Tamra Schmedemann

Chain of Custody

1. Is Chain of Custody complete? Yes ☑ No ☐ Not Present ☐
2. How was the sample delivered? Client

Log In

3. Coolers are present? Yes ☑ No ☐ NA ☐
4. Shipping container/cooler in good condition? Yes ☑ No ☐
   Custody seals intact on shipping container/cooler? Yes ☐ No ☐ Not Present ☑ NA ☐
   No. Seal Date: Signed By:
5. Was an attempt made to cool the samples? Yes ☑ No ☐ NA ☐
6. Were all samples received at a temperature of >0° C to 6.0°C Yes ☐ No ☑ NA ☐
   Samples were collected the same day and chilled.
7. Sample(s) in proper container(s)? Yes ☑ No ☐
8. Sufficient sample volume for indicated test(s)? Yes ☑ No ☐
9. Are samples (except VOA and ONG) properly preserved? Yes ☑ No ☐
10. Was preservative added to bottles? Yes ☐ No ☑ NA ☐
11. Is the headspace in the VOA vials less than 1/4 inch or 6 mm? Yes ☐ No ☐ No VOA Vials ☑
12. Were any sample containers received broken? Yes ☐ No ☑
13. Does paperwork match bottle labels? Yes ☑ No ☐
    (Note discrepancies on chain of custody)
14. Are matrices correctly identified on Chain of Custody? Yes ☑ No ☐
15. Is it clear what analyses were requested? Yes ☑ No ☐
16. Were all holding times able to be met? Yes ☑ No ☐
    (If no, notify customer for authorization.)

Special Handling (if applicable)

17. Was client notified of all discrepancies with this order? Yes ☐ No ☐ NA ☑

Person Notified: Date
By Whom: Via: ☐ eMail ☐ Phone ☐ Fax ☐ In Person
Regarding:
Client Instructions:

18. Additional remarks:

Cooler Information

Cooler No	Temp ºC	Condition	Seal Intact	Seal No	Seal Date	Signed By
1	14.4	Good				DE

Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Data Flags

WO#: **26101122**
Date: **11/3/2026**

A Total Alkalinity and Bicarbonate Alkalinity results are to a pH endpoint of 4.5. Carbonate Alkalinity result is to a pH endpoint of 8.3.
A-LL The total low level alkalinity results are to a pH endpoint of 4.3-4.7 pH units per SM 2320 B.
B Analyte detected in the associated method blank.
C Sample(s) does not meet NELAP/ORELAP sample acceptance criteria. See Case Narrative.
C1 Sample(s) does not meet NELAP/ORELAP sample acceptance criteria for temperature.
CF Results confirmed by re-analysis.
CU Cleanup performed as specified by method.
E Estimated value.
ER Elevated reporting limit due to matrix. Report limits (MDLs, MRLs & PQLs) are adjusted based on variations in sample preparation amounts, analytical dilutions, and percent solids, where applicable.
FC Fecal Coliforms: Sample(s) received past 40 CFR Part 136 specified holding time. Results reported as estimated values.
HP Sample re-analysis performed outside of method specified holding time.
HR Sample received outside of method specified holding time.
HS Sample analyzed for volatile organics contained headspace.
HT At the client's request, the sample was analyzed outside of method specified holding time.
H Analysis performed outside of method specified holding time.
J Analyte detected below the Minimum Reporting Limit (MRL) and above the Method Detection Limit (MDL). The J flag result is an estimated value and the user should be aware that this data is of limited reliability.
L Dissolved metals were not filtered within 15 minutes of collection per 40 CFR Part 136.
MI Surrogate, Duplicate Sample (DUP) or Matrix Spikes recoveries are out of control limits due to matrix interference. Sample results may be biased.
N See Case Narrative on page 2 of report.
Q Initial calibration verification (ICV), continuing calibration verification (CCV) or laboratory control sample (LCS), and/or matrix spikes exceeded high recovery limits, but associated samples are non-detect and the sample results are not affected. Data meets EPA/NELAP requirements.
R Relative percent difference (RPD) is outside of the accepted recovery limits.
R1 The numerical difference between the parent sample and the duplicate (DUP) is outside of the accepted recovery limits. Greater than 5 degrees for Flashpoint, or greater than 0.1 pH units for pH.
R3 The relative percent difference (RPD) and/or percent recovery for the duplicate (DUP) or matrix spike (MS)/matrix spike duplicate (MSD) cannot be accurately calculated due to the concentration of analyte already present in the sample.
R4 The Relative percent difference (RPD) is not within control limits because the concentration of the sample result is too low to represent proper statistical error.
R5 The difference between the BOD/CBOD results for the highest and lowest dilution used for the calculation is >30% because the results are too low to represent proper statistical error. The BOD/CBOD sample result is an average of all qualified bottles for each dilution series. The sample results are not affected.
R6 The difference between the BOD/CBOD results for the highest and lowest dilution used for the calculation is >30%. This may indicate a possible matrix interference. The BOD/CBOD sample result is an average of all qualified bottles for each dilution series.
S Surrogate and/or matrix spike recovery is outside of the accepted recovery limits. Sample results may be biased.
S1 Surrogate or matrix spike recovery is outside of control limits due to dilution necessary for analysis.
SC Sub-contracted to another laboratory for analysis.
SP Sample(s) were not collected per EPA Method 5035A protocols. The results are considered minimum values.

* Value exceeds Maximum Contaminant Level or is outside the acceptable range.<<>>
1 Value exceeds one half of the Maximum Contaminant Level.

Septic Information

Septic Evaluation

for the property located at:

202 Pleasant View Rd.

Talent, OR 97540

Jackson County

Prepared by:

Sweet Water Sanitation, llc

1736 Avenue F

White City, OR 97503

541-821-1426

www.swsmodoc.com

“Our Service is the Difference”

Sweet Water
Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: **541-821-1426** **Web:** www.swsmodoc.com

The information we gather to complete this report comes from a variety of sources. Every step is taken to make this report as accurate as possible at the time of inspection.

Sources we use:

1) County / DEQ Records either via email, online, or in person
2) Internet sources such as Google, Zillow, MLLS, or Realtor sites.
3) GPS, onX Hunt
4) Buyer, Seller and / or representative.

Records: We may edit County or DEQ records, removing only blank pages or pages that do not have any connection with the septic system. We try to include all relevant information we have access to.

Inspectors:
Our inspectors hold either an Installers License or Maintenance Providers License from the State of Oregon. Our inspectors attend regular Continuing Education Classes to keep up to date with their license and new system designs. We have over 20 years combined experience in the Septic industry. We are members of Oregon Onsite Wastewater Association and Part of Oregon Septic Smart.

Recommendations:
Not all recommendations made in the inspection are required to be completed. We will make some recommendations to simplify the access to the system or to save money for the customer in the future. These recommendations are not required to allow the system to function. We will also make recommendations that may need to be completed. Example given, having a sand filter flushed by a professional Maintenance Provider if it has never been serviced. The septic system does not have to meet current codes. We are evaluating it as it exists. The completion of recommendations should be at the discretion of the buyers and sellers.

Disclaimer:
This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. The system may not meet current codes but it should meet the codes as of when it was installed. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

Sweet Water Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: 541-821-1426 Web: www.swsmodoc.com

Helpful Information for Septic Systems

The average life span for septic systems is between 20 and 40 years. Concrete tanks can last longer than the septic system.

Older tanks with cast iron or metal baffles will eventually need the baffles replaced. The iron corrodes and will shut down the draining of the tank.

Steel tanks have a life expectancy of about 25 years. Though a tank may still be functioning at the time of an inspection, there may be corrosion that may not be visible. A functioning steel tank is a tank that is not leaking or in danger of collapsing.

Drain fields should be protected from vehicles, livestock and deep-rooted plants. It is not advised to water the ground where the drain field is located.

Sand filter systems (prior to 2014) though they may not require a maintenance provider for annual service, they should be flushed out by a maintenance provider. This may require monitoring ports to be exposed if they are not currently exposed. Yearly service is best, at least every other year is advisable.

Sand Filters (2014 and newer) and Advanced Treatment Technology systems require a maintenance provider and must be inspected yearly, and a permit renewed every year. A maintenance provider is required on these systems for the life of the septic system.

Septic tanks should be pumped every 3-5 years depending on the number of people living in the house. Pumping the tank is required to remove the solids from the tank. Neglected tanks allow solids to travel into the drain field which will shorten the life of the drain field. Septic additives Do Not change the pumping frequency.

Accessibility to the septic tank. Care should be taken to keep the tank accessible for a pumper truck. If the septic pumper truck cannot reach the septic tank in a reasonable fashion, it will increase the cost for service or make it difficult to service.

Risers should be installed to tanks if the lids are not to ground level. Though the lids may not coincide with all landscapes, they ease access to the tank for service and to ease diagnosing issues that may arise with septic systems.

This information is added to help owners, there may be varying opinions on each topic. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

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Septic Tank Lid Safety

Avoid Injury or a Tragedy

People do accidently fall into septic tanks. In most cases, the person who falls in gets out without serious injury. But a child's tragic death is a reminder to inspect your septic system for damaged or missing lids.







Take these precautions to make sure no one accidently falls into your septic tank.

Know where your septic system lids or covers are located.

Routinely inspect the condition of the lids for hazards or problems.

Keep the lids secure by repairing or replacing all damaged or missing parts.

Use bolts, screws, or other locks to secure the lids and prevent easy access.

Never drive or park vehicles on top of septic systems – it can damage or dislodge the cover.

Never leave an open lid unattended when inspecting or having your septic system pumped. Make sure the lids are secured after working on your septic system.

Teach children that the septic tank lids are not to be played on or opened.

Contact a septic professional if you notice a depression forming in the septic area.

Owners of septic systems are responsible for ensuring the systems are safe and function properly, including having a secure lid on the tanks.

Invoice

Sweet Water Sanitation, llc

1736 Avenue F
White City, OR 97503

Phone #	541-821-1426 or 541-821-2907

Date	Invoice #
11/2/2026	SWS 10681

Bill To

Tia Behrens Trustee
202 Pleasant View Rd.
Talent, OR 97540

Terms
Due on receipt

Item	Description	Amount
Inspection	Existing Septic Evaluation Report 202 Pleasant View Rd. Talent, OR	350.00

A $5.00 Minimum or, 1.75% , Monthly service fee will be charged on all "Past Due" balances.

Total $350.00

OpenSign™ DocumentId: ImGvmBgV4k

Existing System Evaluation Report for Onsite Wastewater Systems

State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit:http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): Tia Behrens (Trustee) Telephone: _____

Site Address: 202 Pleasant View Rd. City: Talent Zip Code: 97540

County: Jackson Lot Size: 19.60 Acres/Square Feet (circle units)

Legal Description: T:38 R:1W S:25C Taxlot:3900

Age of wastewater treatment system Unknown (years) Is there a service contract for system components? No

Date the septic tank was last pumped 2025 (please attach receipt if available)

Number of people occupying dwelling 0 If unoccupied, for how long has it been vacant? 1+ Years

Was this section completed by the evaluator because owner or agent was unavailable? Yes

The above information is true and to the best of my knowledge.

_____

Date (MM/DD/YYYY) Signature of Owner, or agent if present

Name of person performing evaluation (please print): Kevin Riddle

Certification:

- [x] Installer
- [ ] Maintenance Provider
- [ ] National Association of Wastewater Technicians
- [ ] Other: DEQ approved in writing (please describe)_____
- [ ] Professional Engineer
- [ ] Environmental Health Specialist
- [ ] Waste Water Specialist

Certification Number: RI 749 SDS 38907

Business name Sweet Water Sanitation, llc Email kevin@swsmodoc.com

Business address 1736 Avenue F White City, OR 97503 Phone 541-821-1426

Date of Evaluation: 11/02/2026 9:09-10:20 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

11/02/2026 Kevin Riddle

Date (MM/DD/YYYY) Signature of Qualified Septic System Evaluator

OpenSign™ DocumentId: ImGvmBgV4k

1. **General System Information**
   The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

☑ Septic Tank	☐ Cesspool
☐ Dosing Tank	☑ Disposal Trenches/ Leach Lines
☐ Multi-compartment Tank	☐ Capping Fill
☐ Seepage Bed	☐ Sand Filter
☐ Other _____	

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.
There is a permit for the septic system ☐Yes ☑No ☐Unknown

- Permit Number(s) _____
- Year original septic system installed: _____ (YYYY) ☑No record of installation date
- Dates of subsequent repairs or alterations: _____ (YYYY)
- All plumbing fixtures are connected to the septic system ☑Yes ☐No ☐Unknown

  If you answered "No" or "unknown," please describe below:

  There appears to be other houses on the property that have their own septic systems.

- Additional Comments:
  There are no records for the installation of the septic system. The tank appears to be post 1980's. Records are attached, showing other septic systems on the property.This being existing

2. **Overall Septic System Status**

- Discharge of sewage to the ground surface ☐Yes ☑No ☐None observed
- Discharge of sewage to surface waters ☐Yes ☑No ☐None observed
- Sewage backup into plumbing fixtures ☐Yes ☑No ☐Unknown
- Additional Comments:

3. **Septic tank**

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation ☐Yes ☑No
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

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Pumping was not requested on this evaluation. Tank was reportedly pumped in 2025 and has been vacant since. We were able to complete an evaluation with out pumping

- The septic tank material is:
  - ☑ Concrete
  - ☐ Steel
  - ☐ Plastic
  - ☐ Fiberglass
  - ☐ Other (explain)_____
  - ☐ Unknown
- Is the septic tank accessible? ☑Yes ☐No
- Septic tank volume in gallons 1250 [1] Compartment Lid states 1000 gals, but tank is bigger
- Tank volume determined by: Check all that apply, add comments below as needed
  ☐ Permit Records ☑ Measured ☐ Stamped on Tank ☐ Other
- Septic tank risers are at ground level ☑Yes ☐No In a box surround
- Tank appears to be free from defects, leaking and signs of deterioration ☑Yes ☐No
  If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.
  Measured the tank as best as we could with out pumping. Tank appears to be at least 1250 gallons. Lid may have been from a different tank. There are 2 lids, second lid is buried.
- Septic tank lid(s) is intact ☑Yes ☐No
- Septic tank baffles are intact: Inlet ☑Yes ☐No Outlet ☑Yes ☐No
- Baffle material - Inlet ☑Plastic ☐Concrete ☐Metal Outlet ☑Plastic ☐Concrete ☐Metal
  Effluent filter is present ☐Yes ☑No System does not use
- Effluent filter is free of debris ☐Yes ☐No ☑Not Applicable
- Liquid level in tank relative to invert of outlet ☑At ☐Above ☐Below
  If above or below invert outlet, please explain: _____
- **Scum** layer 0 (inches) **Sludge** layer <4 (inches) Measured with sludge judge
- **Scum** and **Sludge** layer more than 35% of the *total* tank volume ☐Yes ☑No
  Indicate where sludge measured from: ☑Inlet ☐Middle ☐Outlet
- Additional Comments:
  _____

4. **Dosing tank / Pump Basin**

   Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank ☐Yes ☑No
  (If "No," skip the rest of section 4)
- At the time of this evaluation the power was on to test the pump(s): ☐Yes ☐No

OpenSign™ DocumentId: ImGvmBgV4k

- Dosing tank capacity _____(gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
  ☐ Permit Records ☐ Measured ☐ Stamped on Tank ☐ Other
- Dosing tank material_____
- Dosing tank appears to be watertight and in good condition ☐Yes ☐No
- Dosing tank lid is intact ☐Yes ☐No
- Electrical components are sealed and watertight ☐Yes ☐No
- Pump/ siphon is functional ☐Yes ☐No
- Type of Pump ☐Demand dose ☐Time dose
- Pump control mechanism is functional (floats, pressure transducer) ☐Yes ☐No
- There is a high water alarm ☐Yes ☐No
- The high water alarm (audible and visual) is working ☐Yes ☐No ☐Not Applicable
- Type of screen_____
- Screen is clean and free of debris ☐Yes ☐No - Screen cleaned for this evaluation ☐Yes ☐No
- Scum/ sludge present in Dosing tank ☐Yes ☐No
- **Scum** layer _____(inches) **Sludge** layer_____(inches)
- Additional Comments:

_____

_____

5. **Soil absorption system**

   The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system ☐Yes ☐No ☐Unknown
- Was the soil absorption system part of the evaluation? ☐Yes ☐No ☐See note below

  If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

  Visual Inspection Only. There are no records for the installation of the septic system.
  Construction is unknown, size and location are estimtated.

- Absorption distribution ☐Equal ☐Serial ☐Pressure ☐Equal via pressure
- Absorption lines construction material:

☐ Gravel and pipe ☐ Chamber ☐ Tile ☐ Polystyrene foam and pipe ☐Other_____

- Absorption distribution unit(s): ☐dropbox ☐hydrosplitter ☐equal distribution box

☐ Intact ☐ Damaged ☑ N/A

- Absorption distribution unit(s) are free of debris or solids ☐Yes ☐No ☑ N/A

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- Locate all drain lines in soil absorption system ☐Yes ☑No

  Total length of drain lines 180? (ft)

  Lengths determined by ☐Physically uncovering portions of system/probing ☐Written records ☐Fish tape ☐Electronic locator ☐ camera

- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

  ☐Yes ☑No

  If you answered "No," please describe below:
  Evidence of vehicles over the area.

- Absorption area appears to be **free** from surface water runoff and down spouts ☑Yes ☐No
- Evidence of ponding in absorption area or distribution unit(s) ☐Yes ☑No
- The soil absorption system replacement area assigned in the permit record appears to be intact:

  ☐Yes ☐No ☑ Replacement area not identified in permit record

  If you answered "No," please explain below:

- Additional Comments:
  Visual Inspection Only. Performed hydraulic load test and system appeared to drain properly.
  No defects noted.

6. **Sand Filter System**
   There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014** *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter ☐Yes ☑No

  (If "No," skip the rest of section 6)

- Type of sand filter

  ☐ Intermittent
  ☐ Recirculating
  ☐ Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: ☐Yes ☐No

OpenSign™ DocumentId: ImGvmBgV4k

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.
  ☐Yes ☐No
  If you answered "No," please describe below:

  _____

  _____

  _____

- Sand filter appears to be **free** from surface water runoff and down spouts ☐Yes ☐No
- Evidence of ponding in/ on sand filter media surface ☐Yes ☐No
- Surface access to manifold and valves ☐Yes ☐No
- Monitoring ports are present ☐Yes ☐No
- Lateral lines flushed and equal distribution verified ☐Yes ☐No
- The sand filter has a pump ☐Yes ☐No
  (If "No", skip the rest of section 6)
- Pump vault appears to be watertight and in good condition ☐Yes ☐No ☐N/A
- Pump is functional ☐Yes ☐No
- Pump control mechanism is functional (floats, pressure transducer) ☐Yes ☐No
- High water alarm in pump vault (audible and visual) is working ☐Yes ☐No
- Pump electrical components are sealed and watertight ☐Yes ☐No

- Additional Comments:

  _____

  _____

  _____

7. **Alternative Treatment Technology System**
   The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

   Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)** ☐Yes ☑No
  (If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name _____
System ID number _____
Manufacturer name _____

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- Previous two years of maintenance records are available ☐Yes ☐No
  If you answered "No," please explain below:

- Previous two years of maintenance records are attached to this form ☐Yes ☐No
  If you answered "No," please explain below:

- Additional Comments:

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.
- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:
  County / DEQ records are attached.

  We may add Arc-GIS and Section maps to some files if we think they are helpful.

9. **Provide a Site Plan**
- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:
  A site plan is attached and appears accurate, this replaces page 8 of this report.

  An image is attached showing estimated layout of the system.

10. **Disclaimer:**
This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

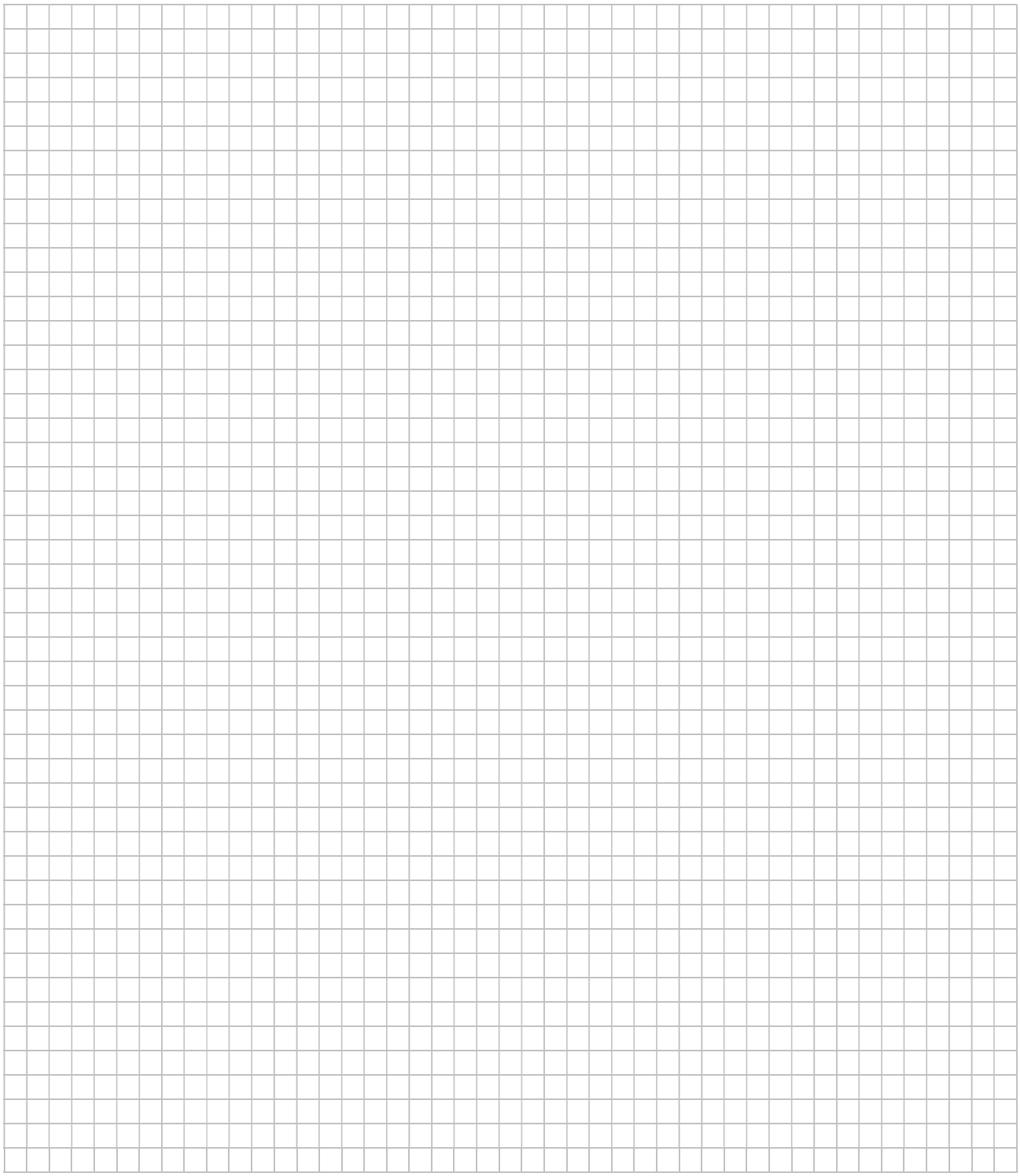
11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

11/02/2026 Kevin Riddle

Date Signature of Qualified Septic System Evaluator

OpenSign™ DocumentId: ImGvmBgV4k

Provide a Site Plan in the space below: Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**





202 Pleasant View, Talent, Oregon 97540, United States

Overview | Hunt Unit | Weather

Coordinates 42.23052, -122.77392 Copy

mapbox

Sweet Water
Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: **541-821-1426** **Web:** www.swsmodoc.com

November 02, 2026

Septic Evaluation

202 Pleasant View Rd. Talent, OR Jackson County



Inlet Baffle



Outlet Baffle



View of Lid



View of Lid to House

This report is not a guarantee of the life of the drain field or continuous satisfactory operation of the onsite disposal system

Sweet Water
Sanitation, LLC.

1736 Avenue F White City, OR 97503 Phone: **541-821-1426** **Web:** www.swsmodoc.com

November 02, 2026

Septic Evaluation

202 Pleasant View Rd. Talent, OR Jackson County



View of Drain Field from Tank



View of Drain Field

This report is not a guarantee of the life of the drain field or continuous satisfactory operation of the onsite disposal system

Picture of Lids provided by the customer



A-Affordable Royal Flush

PO Box 2868
White City, OR 97503
(541) 772-3389/ (541) 479-6935
Fax: (541) 830-0617
www.aaffordableroyalflush.com
DEQ: 36391

PAID
05/13/2025

A Royal Flush Beats



A Full House Anytime

Invoice

Date	Invoice #
5/13/2025	73521

Bill To

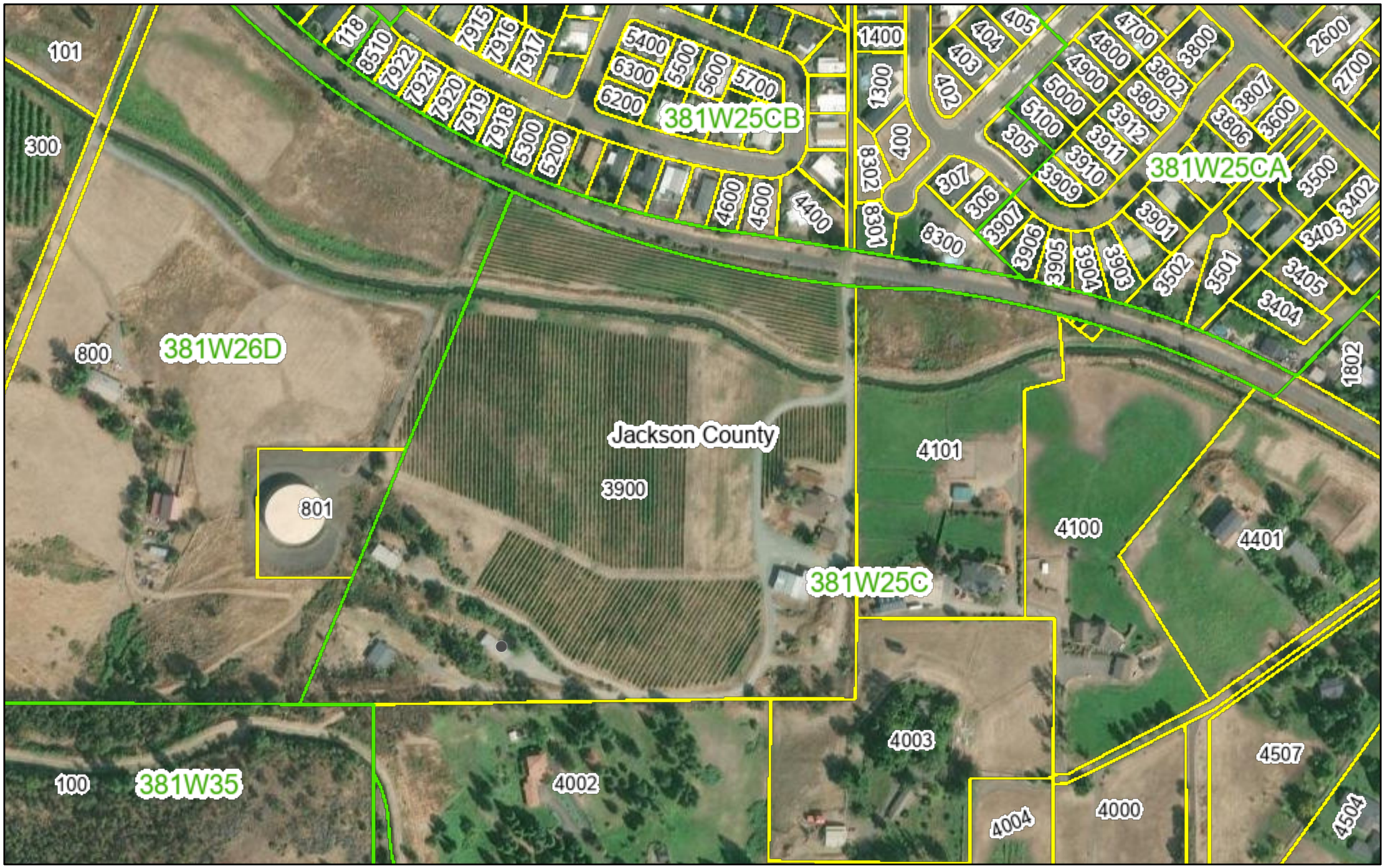
Service Address:	P.O. No.	Terms	Project
202 Pleasant View		Due on receipt	202 Pleasant View - Talent

Quantity	Description	Rate	Amount
	Pump Septic 1000 Gallons	410.00	410.00

Payment Terms: Due at time of service
A Finance Charge of 1.5% per month will be charged on the past due balance if not paid within 30 Days

Total $410.00

ArcGIS Web Map



11/2/2026, 3:33:22 PM

- taxlot
- mapIndex
- CountyLines

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

OREGON DOR, GEO, Vantor

Web AppBuilder for ArcGIS

Vantor | Oregon DOR |

FOR ASSESSMENT AND TAXATION ONLY

S.W.1/4 SEC.25 T.38S. R.1W. W.M.
JACKSON COUNTY
1" = 200'

381W25C
TALENT

CANCELLED TAX LOT NUMBERS
1001
1403
1404
2001
2191
3800
4003
4090
4102
4190
4300
4301
4400
4505



GIS DATA
03/10/2022 9:19:50 AM: yatesja

381W25C
TALENT

DOR CONVERSION October 22, 1999
REV March 9, 2022

JACKSON COUNTY
Oregon

CERTIFICATE OF SATISFACTORY COMPLETION

Roads, Parks & Planning Services
10 S. Oakdale, Medford, Oregon 97501 • (541) 774-6900

Name: Don & Trudy Moore Address: 802 Talent Drive

Township: 38 Range: 1W Section: 25C Tax Lot: 3900

Permit Number: 15-0089-2002N / 15-0090-2002N Installer: Elvis Offenbacher

In accordance with Oregon Revised Statute 454.665 and Oregon Administrative Rule 340-71-175, this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

5/20/02
Date

Robin Dwyer
Jackson County Environmental Health Specialist

5-20-07
(Date Received)

FINAL INSPECTION REQUEST AND NOTICE

Pursuant to the requirements within ORS 454.665, OAR 340-71-170 and OAR 340-71-175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The Department (or Agent) has 7 days to perform an inspection of the completed construction after the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Please complete all four sections of the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: **BASIC INFORMATION.** 15-0089-2002 N
15-0090-2002 N

Property Owner Don & Trudy Moore 38-1W-25C 3900 Permit Number _____ County JACKSON

Township 38 ; Range 1W ; Section 25C ; Tax Lot 25C ; Tax Acct. # 3900

Job Location 202 Talent Drive Talent Oregon

Date System Construction Completed _____ ; Date Submitted to DEQ or Agent _____

SECTION 2: **MATERIALS LIST.** Identify and list all materials used in the system's construction.

1000 gallon Angelo Septic New Style
375' Infiltrator Drainfield System
Drop Distribution Boxes
303' 4" Screen Pipe

Don & Trenty Moore

Property Owner _____ Permit Number 15-0090-2002 N 15-0089 2002 N County JACKSON

SECTION 3: **AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM.** Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.

See map attached

SECTION 4: **CONSTRUCTION WAS PERFORMED BY:**

____ Property Owner (Permittee)

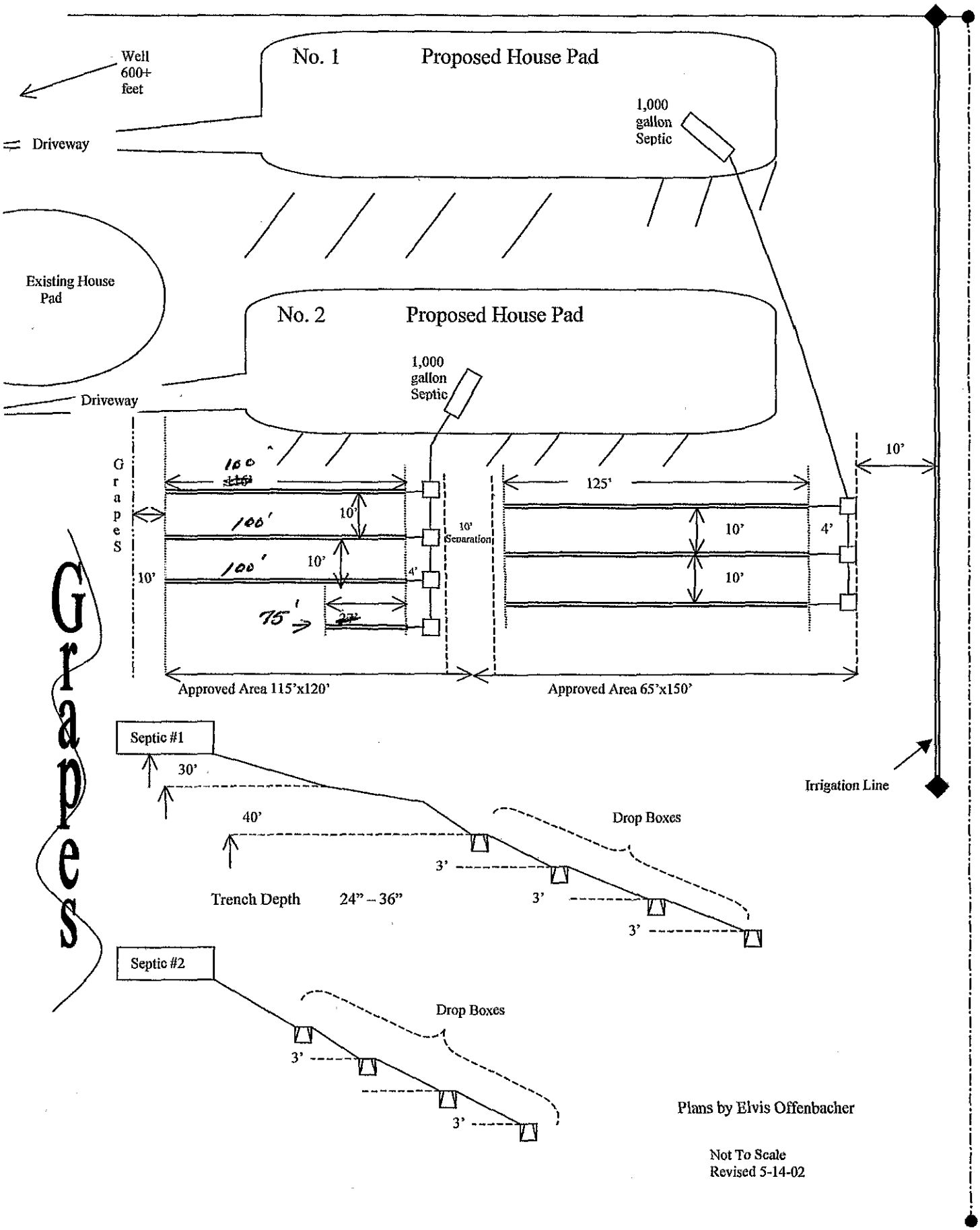
✓ Sewage Disposal Service Business: JEDA Eq Co (Print Full Business Name), 35609 (License Number)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (OAR Chapter 340, Divisions 71 and 73).

[signature] (System Installer's Signature), President (Title), 5-21-02 (Date)

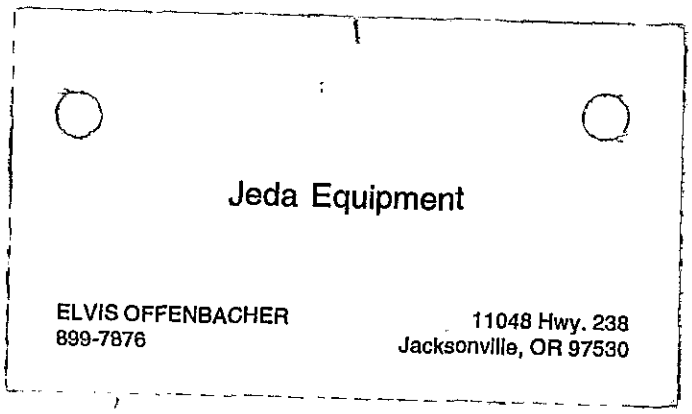
[finalfrm.deq]

Don & Trouty Moore
TWP 38 Range 1W Sec 25c Tax Lot 3900



Plans by Elvis Offenbacher

Not To Scale
Revised 5-14-02


Jeda Equipment
ELVIS OFFENBACHER
899-7876
11048 Hwy. 238
Jacksonville, OR 97530

PHONE #

OWNER/CONTRACTOR: Elvis

LOCATION: 202 Pleasant View Dr

LEGAL DESCRIPTION: 38 1w 25c 3900

PERM # 15-0090-2002N
15-0089-2002N

DATE RCD: 5/20

TIME RCD: R

READY: AM ( ) ANYTIME ( )

PM ( ) ASAP ( )

DAY: (M) T W T F

INSPECTED: TIME

DATE 5/20/02

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR

E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR

B: EXC FND MSN UNFL FRM INS RF DRY MECH F

WS REVIEW MHSI MH SOLAR CORR

S: CON STK BED (TANK) LIN PRES CD TDW TRENCH (DF)

COV F CAP CORR tightness

REMARKS:

Signed off

INSPECTOR:

JACKSON COUNTY ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

JACKSON COUNTY
Oregon

CORRECTION NOTICE

Roads, Parks, and PLANNING Services (541)774-6900

Township 38 Range 1W Section 25C Tax Lot 3900

Permit # 15-0089-2002N Installer ELVIS OFFENBACHER

I inspected this on-site sewage disposal system today and found the following violations of the Oregon Administrative Rules (OAR) Chapter 340 Div. 71:

1) WATER IN TANK TOO LOW FOR WATER TEST. PLEASE FILL TO 2 INCHES ABOVE TOP OF TANK, MARK LEVEL ON RISER, CALL FOR 24 HR TEST

Under the provisions of the state administrative rules, no work shall be done upon these premises until the above violations are corrected. Corrections MUST be completed within **30 days** of the date on this Correction Notice. When corrections have been made, call 774-6947 to request an inspection.

Time 3:39 Date 5-15-02

INSPECTOR KEN COTE

Field staff office hours are 8:00- 9:00 a.m. Office phone number is 774-6900.

DO NOT REMOVE THIS TAG

JACKSON COUNTY
oregon

CORRECTION NOTICE

Roads, Parks, and **PLANNING** Services (541)774-6900

Township 38 Range 1W Section 25C Tax Lot 3900

Permit # 15-0090-2002N Installer CRAIG STEINBECK

I inspected this on-site sewage disposal system today and found the following violations of the Oregon Administrative Rules (OAR) Chapter 340 Div. 71:

1) NOT ENOUGH WATER IN SEPTIC TANK FOR WATER TEST. PLEASE FILL TO 2 INCHES ABOVE TOP OF TANK, MARK LEVEL IN RISER, CALL FOR 24 HRS TEST.

Under the provisions of the state administrative rules, no work shall be done upon these premises until the above violations are corrected. Corrections MUST be completed within **30 days** of the date on this Correction Notice. When corrections have been made, call 774-6947 to request an inspection.

Time 3:24 Date 5-15-02

INSPECTOR KEN COTE

Field staff office hours are 8:00- 9:00 a.m. Office phone number is 774-6900.

DO NOT REMOVE THIS TAG

No outcard

15-0090-02N

PHONE #

PERMIT #: 15-0089-02N

OWNER/CONTRACTOR: Clip

LOCATION: 202 Pleasant View

LEGAL DESCRIPTION: 38 1w 25c 3900

DATE RCD: 5/15

TIME RCD: R

READY: AM (✓) ANYTIME ( )

PM ( ) ASAP ( )

DAY: M T (W) T F

INSPECTED: TIME _____

DATE _____

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR _____

B: EXC FND MSN UNFL FRM INS RF DRY MECH F

WS REVIEW MHSI MH SOLAR CORR _____

S: CON STK BED TANK LIN PRES CD TDW TRENCH DF

COV F CAP CORR Water tightness

REMARKS:

INSPECTOR:

JACKSON COUNTY ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

PHONE #

OWNER/CONTRACTOR: Chris

LOCATION:

LEGAL DESCRIPTION: 38 1W 25C-3900

PERMIT # 15-0090-02N SEL

DATE RCD: 5/10

TIME RCD: R

READY: AM ( ) ANYTIME ( )

PM ( ) ASAP ( )

DAY: M T W T (F)

INSPECTED: TIME

DATE

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR

E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR

B: EXC FND MSN UNFL FRM INS RF DRY MECH F

WS REVIEW MHSI MH SOLAR CORR

S: CON (STK) BED TANK LIN PRES CD TDW TRENCH DF

COV F CAP CORR

REMARKS:

2 - LINES AT 125

INSPECTOR:

JACKSON COUNTY ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

PHONE #	PERMIT # 15-0090-02N SIZE 2
OWNER/CONTRACTOR: Elvis	
LOCATION:	DATE RCD: 5/10 — TIME RCD: R
LEGAL DESCRIPTION: 38 1W 25C-3900	

READY: AM ( ) ANYTIME ( )
PM ( ) ASAP ( )
DAY: M T W T (F)

INSPECTED: TIME
DATE
APPROVED ( )
DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:
P: R C TOP F SEW WAT SOLAR PMP CORR
E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR
B: EXC FND MSN UNFL FRM INS RF DRY MECH F
WS REVIEW MHSI MH SOLAR CORR
(S) CON (STK) BED TANK LIN PRES CD TDW TRENCH DF
COV F CAP CORR

REMARKS:

3-LINES AT 125

INSPECTOR:

JACKSON COUNTY ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

PHONE #	PERMIT: 15-89-02N SITE 1
OWNER/CONTRACTOR: Ellis	
LOCATION:	DATE RCD: 5/10 — TIME RCD: R
LEGAL DESCRIPTION: 38 1W 25C-3900	

READY: AM ( ) ANYTIME ( )
PM ( ) ASAP ( )
DAY: M T W T (F)

INSPECTED: TIME
DATE
APPROVED ( )
DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:
P: R C TOP F SEW WAT SOLAR PMP CORR
E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR
B: EXC FND MSN UNFL FRM INS RF DRY MECH F
WS REVIEW MHSI MH SOLAR CORR
(S) CON (STK) BED TANK LIN PRES CD TDW TRENCH DF
COV F CAP CORR

REMARKS:

4-Links [illegible]

[illegible]
5-10-02

INSPECTOR:

JACKSON COUNTY ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

PHONE #

OWNER/CONTRACTOR: Ellis

PERMIT: 15-89-02N S-T-R

LOCATION:

LEGAL DESCRIPTION: 38 1w 25C-3900

DATE RCD: 5/10

TIME RCD: R

READY: AM ( ) ANYTIME ( )

PM ( ) ASAP ( )

DAY: M T W T (F)

INSPECTED: TIME

DATE

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR

E: RC CIRC F TEMP SVC FDR SPCL PMP UG CORR

B: EXC FND MSN UNFL FRM INS RF DRY MECH F

WS REVIEW MHSI MH SOLAR CORR

S: CON (STK) BED TANK LIN PRES CD TDW TRENCH DF

COV F CAP CORR

REMARKS:

4" Lines for Pump

5-10-02

INSPECTOR:

JACKSON COUNTY, ROADS, PARKS AND PLANNING - 774-6900 INSPECTION REQUESTS 774-6947

Name: _____ Twp: 38 Range: 1/0 Section: 25C Tax Lot: 3900

Address (location) _____ System Type _____ PERMIT# 15-0089-2002N

TANKS AND SEWER LINES

Date 5-15-02 Effl Sewer to DF 280'
Press Trans Pipe to DF/SF _____
Septic Tank Size 1000 Dbl __ Sgl X
Material & Manuf. Angelo
Dosing Tank Size _____
Material & Manuf. _____
Fittings, Connections OK Riser(s) 1 TT
Water Test: Marked 5/14 Passed OK
Tank to Foundation 5/20/02
NOT ENOUGH WATER IN TANK 5-15-04

DRAINFIELD

Staking Date 5-20-02 Install Date 5/20/02
Infiltrator ✓ *Easy Drain* ____ PIP/LP ____
Trench: Width 26 Depth 21-36 Gravel NA
Filter Fabric ____ Paper ____ Straw ____
Lines Level OK Distance Between Lines 10 ft
Overflow Pipe OK Undisturbed Earth ____
Drop Box(es) ____ D-Box x 2 Line End Caps OK
Total Lineal Feet 375
Distance Well to: Tank ____ Drainfield ____

PUMP/SIPHON SYSTEMS

Date _____
Siphon # _____
Pump Model # _____
Floats: Sgl __ Dbl __ Alarm __
Set: On __ Off __ Alarm __ RO __
Valves: Check ____ Gate ____
Anti-Siphon ____
Safety Line ____ Screen ____
Union __ Block __ Vault ____
Alarm/Panel _____
Counter ____ Timer __ Motor __

ETA

Bed Ck Date ____ Bed Depth: up ____ dn ____
Length ____ Width ____ Gravel & Pipe ____
Cover Depth ____ Date ____

LOW PRESSURE DISTRIB.

Pressure Test Date ____ Discharge ____
Hole Spacing ____ /Total ____ FFabric ____
Hydrosplitter / #Lines ____
Orifice Sizes: #1 ____ #2 ____ #3 ____ #4 ____
#5 ____ #6 ____ #7 ____ #8 ____ #9 ____ #10 ____

CAPPING FILL

Scarified ____ Date ____
Filter Fabric ____
Cap Depth ____ Date ____

SAND FILTER/TRENCH

Trench: Date ____ Width ____ Depth ____
Box Inspect Date ____ Size ____
Underdrain: ____ Dir. Holes/Slots ____
Pres. Date ____ Generator ____ Power ____
Discharge: Squirt ____ Clear Tube ____
Sand ____ Sieve Analysis ____ Btm FFabric ____
Pea Gravel: Top ____ Btm ____ Analysis ____
Effl. Sewer or Press. Pipe to DF ____
Cover Depth ____ Date ____

FILTER PUMP SYSTEM

Date ____ Type & H.P. ____
Floats: Sgl ____ Dbl ____ Alarm ____ RO ____
Set: On ____ Off ____ Alarm ____ RO ____
Valves: Check ____ Gate ____ Anti Siphon ____
Union ____ Safety Line ____ Vault Dia./Height ____
Sump Height ____ Trans. Pipe to DF ____
Alarm/Panel ____ Primary Pump Shutoff ____

TILE DEWATERING

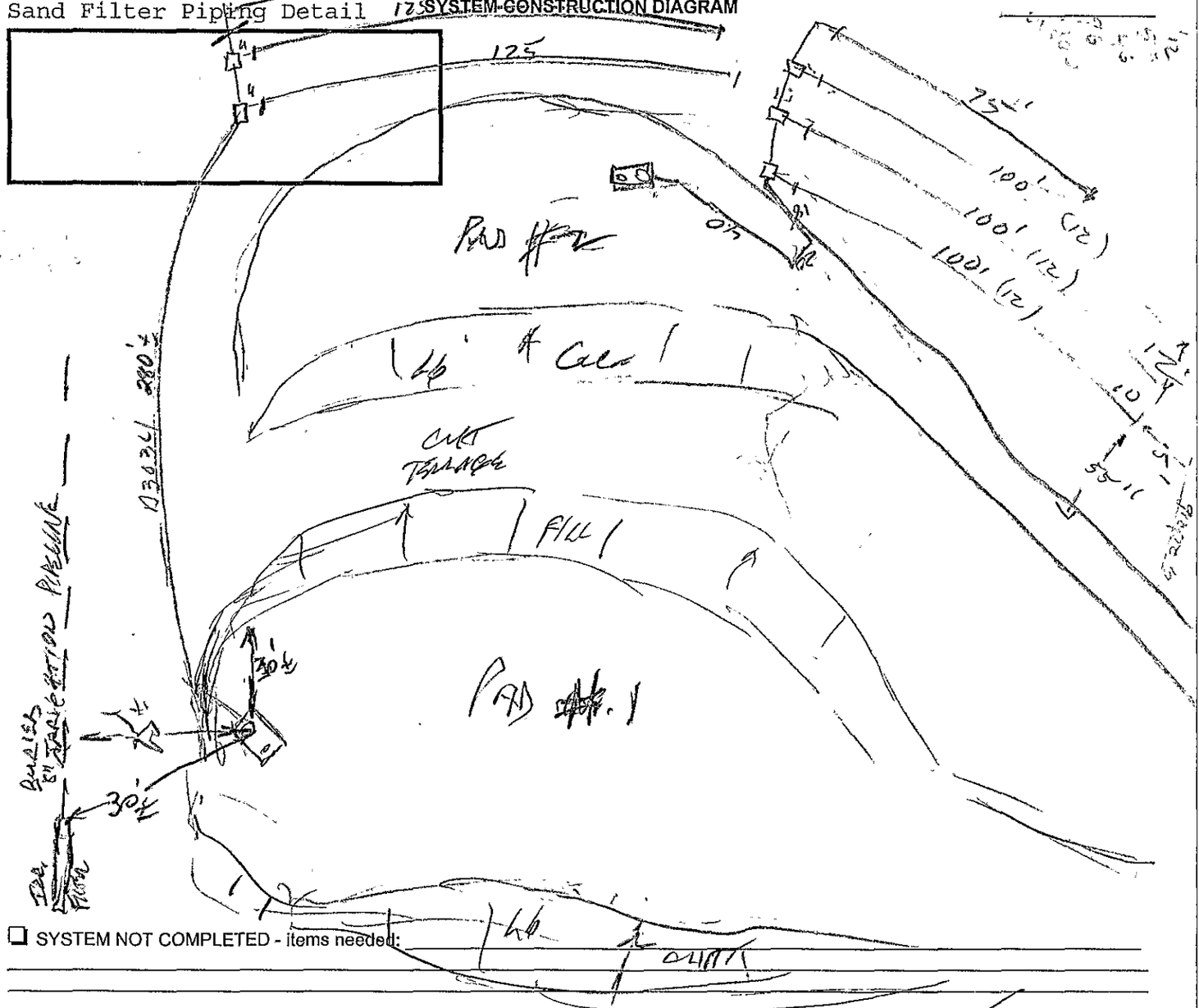
Staking Ck Date ____
Trench Ck Date ____
Rock & Pipe Date ____
Silt Trap Dia. ____
Outlet Pipe ____ Flapgate ____
Backfill Date ____

CURTAIN DRAIN

Date ____
Depth ____ Rock Depth ____
Visqueen ____ Filter Fabric ____
Sch.40 End(s) ____ Screen ____
V-ditch ____ Berm ____

FINAL INSPECTION REQUEST AND NOTICE form received 125 (15) **INSPECTION DATES:** 5-15-02
INSTALLER: _____

Sand Filter Piping Detail 125 **SYSTEM CONSTRUCTION DIAGRAM**



☐ SYSTEM NOT COMPLETED - items needed: _____

☐ NEEDS PUMP AND ALARM ELECTRICAL PERMIT ☐ NEEDS ELECTRICAL INSPECTION
☐ APPROVED FOR MOBILE HOME SETUP PERMIT - **NO SET UP FINAL UNTIL SEPTIC IS COMPLETED** ☑ SYSTEM COMPLETED

Name: _____ Twp: 36 Range: 1W Section: 25C Tax Lot: 5400

Address (location) _____ System Type _____ PERMIT# 15-90-2002N

TANKS AND SEWER LINES

Date 5/15/02 Effl Sewer to DF (80')
Press Trans Pipe to DF/SF _____
Septic Tank Size 1000 Dbl __ Sgl X
Material & Manuf. ANKENY 1000
Dosing Tank Size _____
Material & Manuf. _____
Fittings, Connections OK Riser(s) LTT
Water Test: Marked 5/14 Passed 5/20
Tank to Foundation _____
5/15-02 - HARD CLOSE AT TOP OF TANK

DRAINFIELD

Staking Date 5/10-02 Install Date 5/20/02
Infiltrator ✓ *Easy Drain* ____ PIP/LP ____
Trench: Width 24 Depth 24-36 Gravel WASH
Filter Fabric ____ Paper ____ Straw ____
Lines Level OK Distance Between Lines 10-12
Overflow Pipe OK Undisturbed Earth OK
Drop Box(es) X3 D-Box ____ Line End Caps ____
Total Lineal Feet 375
Distance Well to: Tank _____ Drainfield _____

PUMP/SIPHON SYSTEMS

Date _____
Siphon # _____
Pump Model # _____
Floats: Sgl __ Dbl __ Alarm __
Set: On___ Off___ Alarm __ RO_
Valves: Check ____ Gate____
Anti-Siphon _____
Safety Line ____ Screen ____
Union __ Block __ Vault _____
Alarm/Panel _____

Counter ____ Timer __ Motor __

ETA

Bed Ck Date _____ Bed Depth: up ___ dn ___
Length ____ Width ____ Gravel & Pipe _____
Cover Depth _____ Date _____

LOW PRESSURE DISTRIB.

Pressure Test Date _____ Discharge _____
Hole Spacing _____ /Total _____ FFabric _____
Hydrosplitter / #Lines _____
Orifice Sizes: #1____ #2 ____ #3 ____ #4 ____
#5 ____ #6 ____ #7 ____ #8 ____ #9 ____ #10 ___

CAPPING FILL

Scarified _____ Date _____
Filter Fabric _____
Cap Depth _____ Date _____

SAND FILTER/TRENCH

Trench: Date _____ Width ____ Depth ____
Box Inspect Date _____ Size _____
Underdrain: _____ Dir. Holes/Slots _____
Pres. Date _____ Generator____ Power___
Discharge: Squirt _____ Clear Tube _____
Sand _____ Sieve Analysis ___ Btm FFabric ___
Pea Gravel: Top ___ Btm ___ Analysis _____
Effl. Sewer or Press. Pipe to DF _____
Cover Depth _____ Date _____

FILTER PUMP SYSTEM

Date _____ Type & H.P. _____
Floats: Sgl ___ Dbl ___ Alarm ___ RO ___
Set: On ____ Off ____ Alarm ____ RO ____
Valves: Check ____ Gate ____ Anti Siphon ____
Union ___ Safety Line ___ Vault Dia./Height___/___
Sump Height ____ Trans. Pipe to DF _____
Alarm/Panel _____ Primary Pump Shutoff ____

TILE DEWATERING

Staking Ck Date _____
Trench Ck Date _____
Rock & Pipe Date _____
Silt Trap Dia. _____
Outlet Pipe _____ Flapgate ___
Backfill Date _____

CURTAIN DRAIN

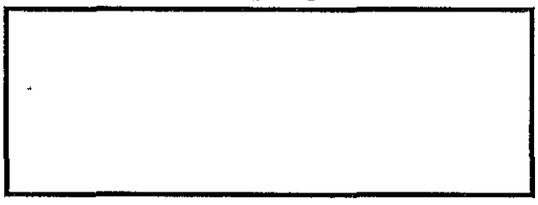
Date _____
Depth _____ Rock Depth _____
Visqueen ____ Filter Fabric ____
Sch.40 End(s) ____Screen____
V-ditch _____ Berm _____

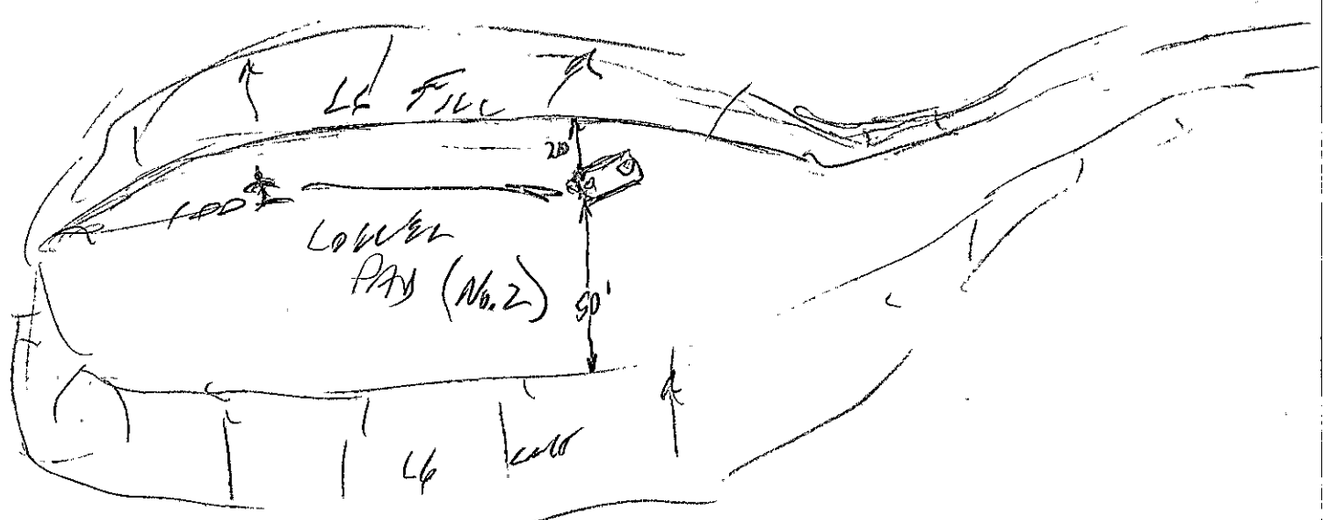
FINAL INSPECTION REQUEST AND NOTICE form received _____ **INSPECTION DATES:** 5-15-02

INSTALLER: BEVIS

Sand Filter Piping Detail

SYSTEM CONSTRUCTION DIAGRAM





☐ SYSTEM NOT COMPLETED - items needed: _____

☐ NEEDS PUMP AND ALARM ELECTRICAL PERMIT ☐ NEEDS ELECTRICAL INSPECTION
☐ APPROVED FOR MOBILE HOME SETUP PERMIT - **NO SET UP FINAL UNTIL SEPTIC IS COMPLETED** ☐ SYSTEM COMPLETED

JACKSON COUNTY, OREGON

10 S. Oakdale, Medford, Oregon 97501

ASSESSMENT RECORD:
JACKSON COUNTY
SYSTEM DEVELOPMENT CHARGES
PAYMENT OPTION FORM

Instrument # _____
Lot # 3900 381W25C-3900
Tax Acct # 1-003383-9

Date: 5-20-02

Project Situs: 206 Pleasant View Rd

Project Type: Residence

Property Owner: Traute Moore

Billing Address: _____
(Option Agreement)

For this building, the Jackson County System Development Charge (JCSDC) is $ 1,343.44 for Roads, and $ 761.20 for Parks for a total of $ 2,104.64. At the time of building permit submittal you may select one of the two payment options. Payment under one of these options must be made before a building permit can be issued. This JCSDC will be recalculated based upon the adopted rates at the time of payment. This rate may increase July 1:

_____ Payment in full at the time the building permit is issued.
_____ Payment in installments. **ONLY OWNERS MAY APPLY FOR THIS OPTION.**

Planning Dept Authorization PLD

LIEN (OPTION AGREEMENT):
The first installment for this JCSDC would be $128.00. This amount includes administration fees of $7.00, recording fees of $16.00 and notary fees of $5.00. Each subsequent billing will include administrative fees and interest. Interest will be accrued at **16%** annually. Semiannual payments over ten (10) years will be due March 1st and September 1st of each year.

By signing below, the property owner acknowledges the following:

I understand that this agreement will be recorded against this property, and that all charges must be paid in full upon the sale of the property. I waive the right to contest the validity of this lien, except for computational errors.

pd ck # 3305 $ 466.66 6 rec

I understand, and agree to the above terms of this agreement.

Traute Moore
Property Owner

Kelly Cox $2104.64 5-20-02
Cashier / Amount Collected / Date

_____
Jackson County Authorized Representative

STATE OF OREGON
County of Jackson

This instrument was acknowledged before me on _____ day of _____, _____ by

_____.

_____
Notary Public of Oregon
My commission expires:

****Bring this form to the Payment Center at the time of payment. PAYMENT WILL NOT BE ACCEPTED WITHOUT THIS FORM.**

EXHIBIT 1: SDC PAYMENT SCHEDULE (JULY 1, 2001 - JUNE 30, 2002)

Payments due March 1st and September 1st of each year for 10 (ten) years.

Residential SDC: $2,104.64 Roads & Parks
Fixed Principal Amt: $105.51
Interest Rate: 16%

Pmt #	PRINCIPLE	INTEREST AMOUNT	PAYMENT AMOUNT	ADMIN FEE	RECORDING FEE	ADJUSTED PAYMENT AMOUNT	PRINCIPLE BALANCE
							$2,104.64
1	$100.00	$0.00	$100.00	$7.00	$16.00	$123.00	$2,004.64
2	$105.51	$160.37	$265.88	$7.00	$0.00	$272.88	$1,899.13
3	$105.51	$151.93	$257.44	$7.00	$0.00	$264.44	$1,793.63
4	$105.51	$143.49	$249.00	$7.00	$0.00	$256.00	$1,688.12
5	$105.51	$135.05	$240.56	$7.00	$0.00	$247.56	$1,582.61
6	$105.51	$126.61	$232.12	$7.00	$0.00	$239.12	$1,477.10
7	$105.51	$118.17	$223.68	$7.00	$0.00	$230.68	$1,371.60
8	$105.51	$109.73	$215.24	$7.00	$0.00	$222.24	$1,266.09
9	$105.51	$101.29	$206.79	$7.00	$0.00	$213.79	$1,160.58
10	$105.51	$92.85	$198.35	$7.00	$0.00	$205.35	$1,055.07
11	$105.51	$84.41	$189.91	$7.00	$0.00	$196.91	$949.57
12	$105.51	$75.97	$181.47	$7.00	$0.00	$188.47	$844.06
13	$105.51	$67.52	$173.03	$7.00	$0.00	$180.03	$738.55
14	$105.51	$59.08	$164.59	$7.00	$0.00	$171.59	$633.04
15	$105.51	$50.64	$156.15	$7.00	$0.00	$163.15	$527.54
16	$105.51	$42.20	$147.71	$7.00	$0.00	$154.71	$422.03
17	$105.51	$33.76	$139.27	$7.00	$0.00	$146.27	$316.52
18	$105.51	$25.32	$130.83	$7.00	$0.00	$137.83	$211.01
19	$105.51	$16.88	$122.39	$7.00	$0.00	$129.39	$105.51
20	$105.51	$8.44	$113.95	$7.00	$16.00	$136.95	-$0.00
		$1,603.71	$3,708.35				

**DO NOT MODIFY THIS PROGRAM WITHOUT CHECKING WITH FINANCE FIRST.

JACKSON COUNTY, OREGON

10 S. Oakdale, Medford, Oregon 97501

ASSESSMENT RECORD:
JACKSON COUNTY
SYSTEM DEVELOPMENT CHARGES
PAYMENT OPTION FORM

Instrument # _____
Lot #3900 381W25C3900
Tax Acct # _____
1-003383-9

Date: 5-20-02

Project Situs: 208 Pleasant View Rd

Project Type: Residence

Property Owner: Traute Moore

Billing Address: _____
(Option Agreement)

For this building, the Jackson County System Development Charge (JCSDC) is $ 1,343.44 for Roads, and $ 761.20 for Parks for a total of $ 2,104.64. At the time of building permit submittal you may select one of the two payment options. Payment under one of these options must be made before a building permit can be issued. This JCSDC will be recalculated based upon the adopted rates at the time of payment. This rate may increase July 1:

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_____ Payment in installments. **ONLY OWNERS MAY APPLY FOR THIS OPTION.**

..... Planning Dept Authorization DN

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pd ck # 3305 $1466 to rec

I understand, and agree to the above terms of this agreement.

Traute Moore
Property Owner

Kelly Cox $2104.64 5-2002
Cashier / Amount Collected / Date

_____
Jackson County Authorized Representative

STATE OF OREGON
County of Jackson

This instrument was acknowledged before me on _____ day of _____, _____ by

_____.

_____
Notary Public of Oregon
My commission expires:

****Bring this form to the Payment Center at the time of payment. PAYMENT WILL NOT BE ACCEPTED WITHOUT THIS FORM.**

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7	$105.51	$118.17	$223.68	$7.00	$0.00	$230.68	$1,371.60
8	$105.51	$109.73	$215.24	$7.00	$0.00	$222.24	$1,266.09
9	$105.51	$101.29	$206.79	$7.00	$0.00	$213.79	$1,160.58
10	$105.51	$92.85	$198.35	$7.00	$0.00	$205.35	$1,055.07
11	$105.51	$84.41	$189.91	$7.00	$0.00	$196.91	$949.57
12	$105.51	$75.97	$181.47	$7.00	$0.00	$188.47	$844.06
13	$105.51	$67.52	$173.03	$7.00	$0.00	$180.03	$738.55
14	$105.51	$59.08	$164.59	$7.00	$0.00	$171.59	$633.04
15	$105.51	$50.64	$156.15	$7.00	$0.00	$163.15	$527.54
16	$105.51	$42.20	$147.71	$7.00	$0.00	$154.71	$422.03
17	$105.51	$33.76	$139.27	$7.00	$0.00	$146.27	$316.52
18	$105.51	$25.32	$130.83	$7.00	$0.00	$137.83	$211.01
19	$105.51	$16.88	$122.39	$7.00	$0.00	$129.39	$105.51
20	$105.51	$8.44	$113.95	$7.00	$16.00	$136.95	-$0.00
		$1,603.71	$3,708.35				

**DO NOT MODIFY THIS PROGRAM WITHOUT CHECKING WITH FINANCE FIRST.

JACKSON COUNTY
Oregon

SEPTIC PERMIT APPLICATION

FIELD COPY

ROADS, PARKS AND PLANNING SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD, OREGON 97501-2902 • (541) 774-6900

5/03/2002 9:41:20 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.
2ND ADDRESS IS 204 PLEASANT VIEW RD THIS IS FOR THE FARM WORKER'S DWELLING.
206 & 208 ALSO ADDRESSES FOR THIS PROPERTY

APPLICATION TYPE: STD FEE 530.00 RECEIPT#: 139277 DATE: 4/18/2002

PROPOSED RESIDENCE # TEST HOLES READY: 1 DATE: 4/18/2002
ANY RESIDENCE/BUSINESS ON LOT NOW? YES 3 BDRM

COMMENTS: THIS IS FOR PARCEL #1. SAME TAX LOT. ELVIS TO INSTALL.

OC-KJ

APPLICANT NAME: TRAUTE MOORE
MAILING ADDRESS: C/O ELVIS OFFENBACHER 11048 HWY 238
CITY/ST: JACKSONVILLE OR 97530 TELEPHONE: 899-7876

COMPLETED APPLICATION DATE: 5/03/2002

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: 1000 Gallon Septic Tank.
375 lineal feet of Drainfield. INSTALL STANDARD SYSTEM AS PER ATTACHED
INSTALLATION REQUIREMENTS AND SUBMITTED DESIGN PLANS. ANY CHANGES TO THE
PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION CHANGES. SYSTEM
STAKING CHECK AND CONSULTATION REQUIRED PRIOR TO INSTALLATION.

PERMIT- APPRV BY: KENNETH D. COTE,R.S. 15-0089-2002-N
DATE: 5/03/2002 EXPIRES: 5/03/2003

INSPECTOR SIGNATURE

5-3-02
DATE

JACKSON COUNTY Oregon

[redacted]TIC PERMIT APPLICATION

APPLICATION

ROADS, PARKS AND PLANNING SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD, OREGON 97501-2902 • (541) 774-6900

4/18/2002 14:22:08 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.
2ND ADDRESS IS 204 PLEASANT VIEW RD THIS IS FOR THE FARM WORKER'S DWELLING.
206 & 208 ALSO ADDRESSES FOR THIS PROPERTY
APPLICATION TYPE: STD FEE 530.00 RECEIPT#: 139277 DATE: 4/18/2002

PROPOSED RESIDENCE # TEST HOLES READY: 1 DATE: 4/18/2002
ANY RESIDENCE/BUSINESS ON LOT NOW? YES Elvis to install 3 BDRM

COMMENTS: THIS IS FOR PARCEL #1. SAME TAX LOT. OC KJ

2 septic sites

APPLICANT NAME: TRAUTE MOORE
MAILING ADDRESS: C/O ELVIS OFFENBACHER 11048 HWY 238
CITY/ST: JACKSONVILLE OR 97530 TELEPHONE: 899-7876

SIGNATURE: Elvis Offenbacher DATE: 4-18-02

COMPLETED APPLICATION DATE:

---

need to
access
Plot Plans
then to Penny
Plot plan submitted
4/22/02 KJ
To review decision 4-29-02

JACKSON COUNTY
Oregon

SEPTIC SYSTEM INSTALLATION REQUIREMENTS
****THIS PERMIT MUST BE POSTED ON SITE****

Applicant: TRAUTE MOORE

Twp. 38 Range 1W Section 25C Tax Lot 3900 **TYPE OF SYSTEM:** STANDARD

This on-site sewage disposal system is designed to serve no more than one single-family dwelling with a maximum of four (4) bedrooms. The maximum daily peak sewage flow shall not exceed 450 gallons (average daily sewage flow shall not exceed 225 gallons).

ON-SITE CONSULTATION REQUIRED (call 774-6900 between 8:00 AM and 9:00 AM for appointment).

SYSTEM LAYOUT STAKING CHECK REQUIRED (call 774-6947 for inspection).

Septic Tank Size: 1000 gallons.
*A water tightness test of the septic tank is required. A drop box or equivalent approved component must be placed in the effluent sewer near the connection to the drainfield.

Drainfield Requirements: Serial design; 375 lineal feet; Trench Depth 24 to 36 inches; Approved graveless design. *The drainfield must be installed in the approved area as shown on the soils worksheet dated August 18, 1997.

SPECIAL CONDITIONS:

Install as per submitted design plans.

A separate plumbing permit is required for installing sewer line from septic tank to structure.

GENERAL PERMIT CONDITIONS:

This system may be installed only by the property owner or a licensed installer. **A STAKING CHECK AND ON-SITE CONSULTATION IS REQUIRED IF THE PROPERTY OWNER IS INSTALLING THIS SYSTEM.** Be sure to use **approved** materials in all construction. A list of approved materials is available at this office.

If problems are anticipated during system layout or are encountered at any stage of installation, please call Jackson County Roads, Parks and Planning Services, Environmental Quality Section (774-6900), for assistance on how to proceed. Office hours for counter staff are 8:00 AM to 4:00 PM Monday, Tuesday, Thursday and Friday, and 1:00 to 4:00 PM on Wednesdays. Office hours for field staff are 8:00 AM to 9:00 AM. Additional installation details and diagrams are available on request.

**The drainfield portion of this system must be installed during dry weather conditions and when soil moisture content is relatively dry. Approval of soil moisture conditions by a Jackson County Roads, Parks and Planning Services sanitarian must be obtained before beginning the drainfield excavation.

The site of the initial drainfield installation and repair area must be kept vacant and free of all development or any other activity which would damage the system.

INSPECTIONS ARE REQUIRED AT THE FOLLOWING POINTS:

After the septic tank and effluent sewer have been installed but **before** backfilling. The tank must be filled with water to two inches into the riser for the water tightness test.

After the drainfield trenches have been excavated, the drop box has been placed, the 'Infiltrators' and distribution piping have been installed, after the 'Infiltrators' have been **hand** backfilled to the top of the louvers and the effluent sewer line between the sand filter box and 'Infiltrator' drainfield have been installed.

The above inspections may be combined into one field inspection for this permit only. The Final Inspection Request and Notice form (completed as-built) must be ready for the inspector prior to or at the time of this inspection.

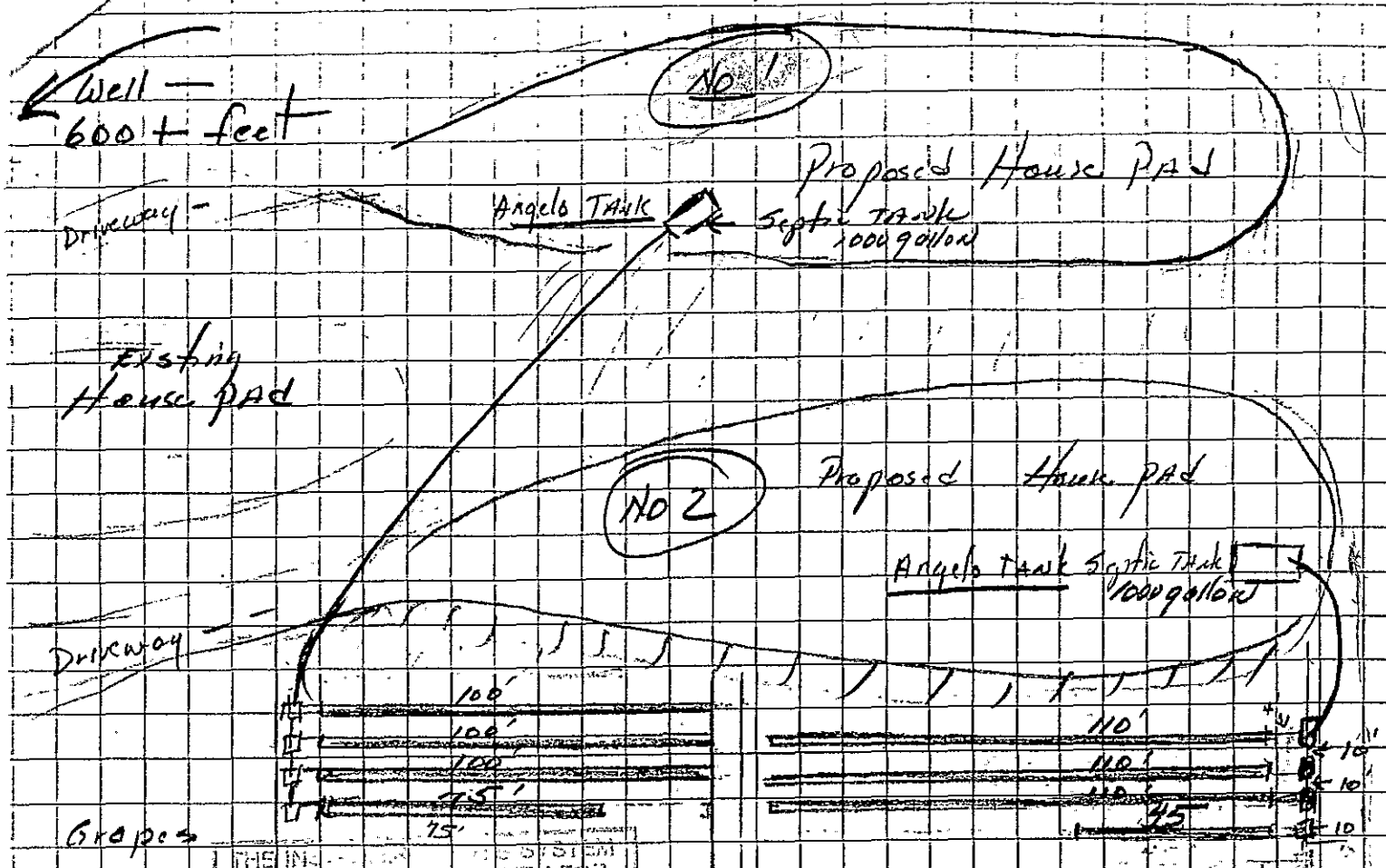
Kenneth D. Cote, R.S.
Environmental Health Specialist

Permit #15-89-2002N
Issued: May 3, 2002 Expires: May 3, 2003

Inspected and approved by _____ Date _____

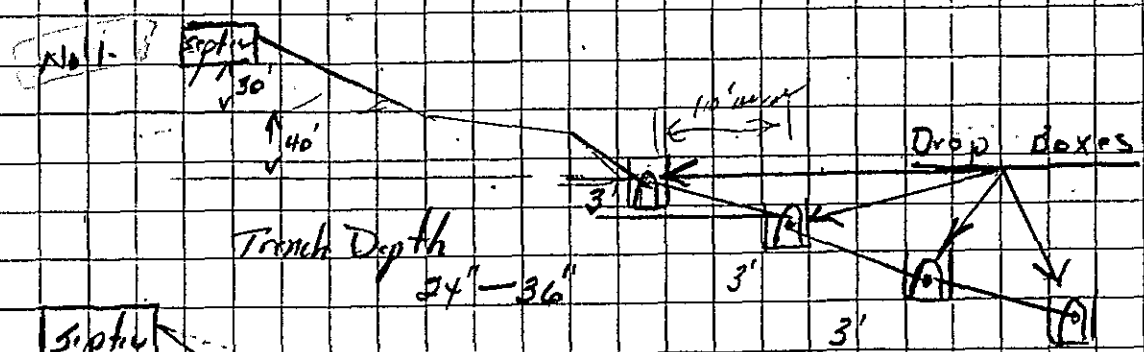
Correction Notice issued on _____ _____ _____

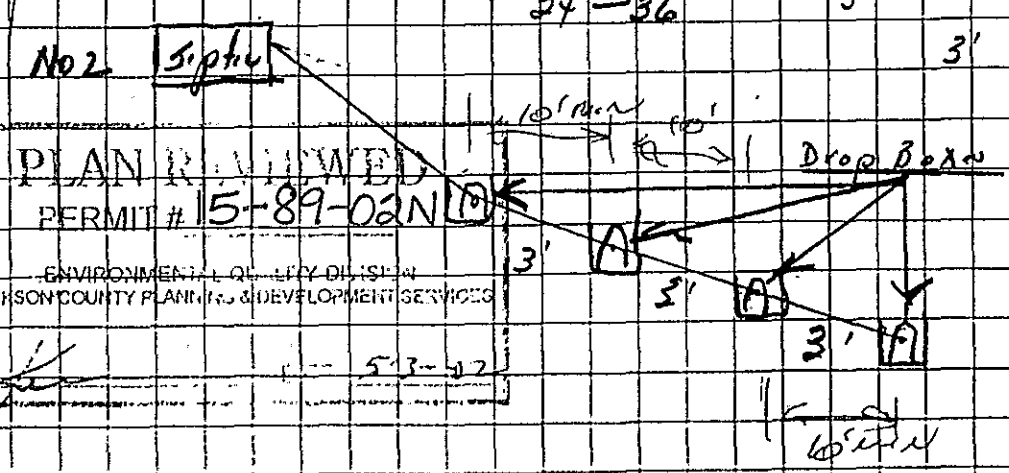
Trenty Moore
TWP 38 Range 1W Sec 25C TL 3900



THE INSTALLER OF THE SYSTEM ASSUMES LEGAL RESPONSIBILITY FOR CONSTRUCTION AND MATERIALS
JEFFERSON OREGON
ADMINISTRATIVE RULES
CHAPTER 3 ... 71 & 73

Approved area 115 x 120' Approved area 65' x 150'

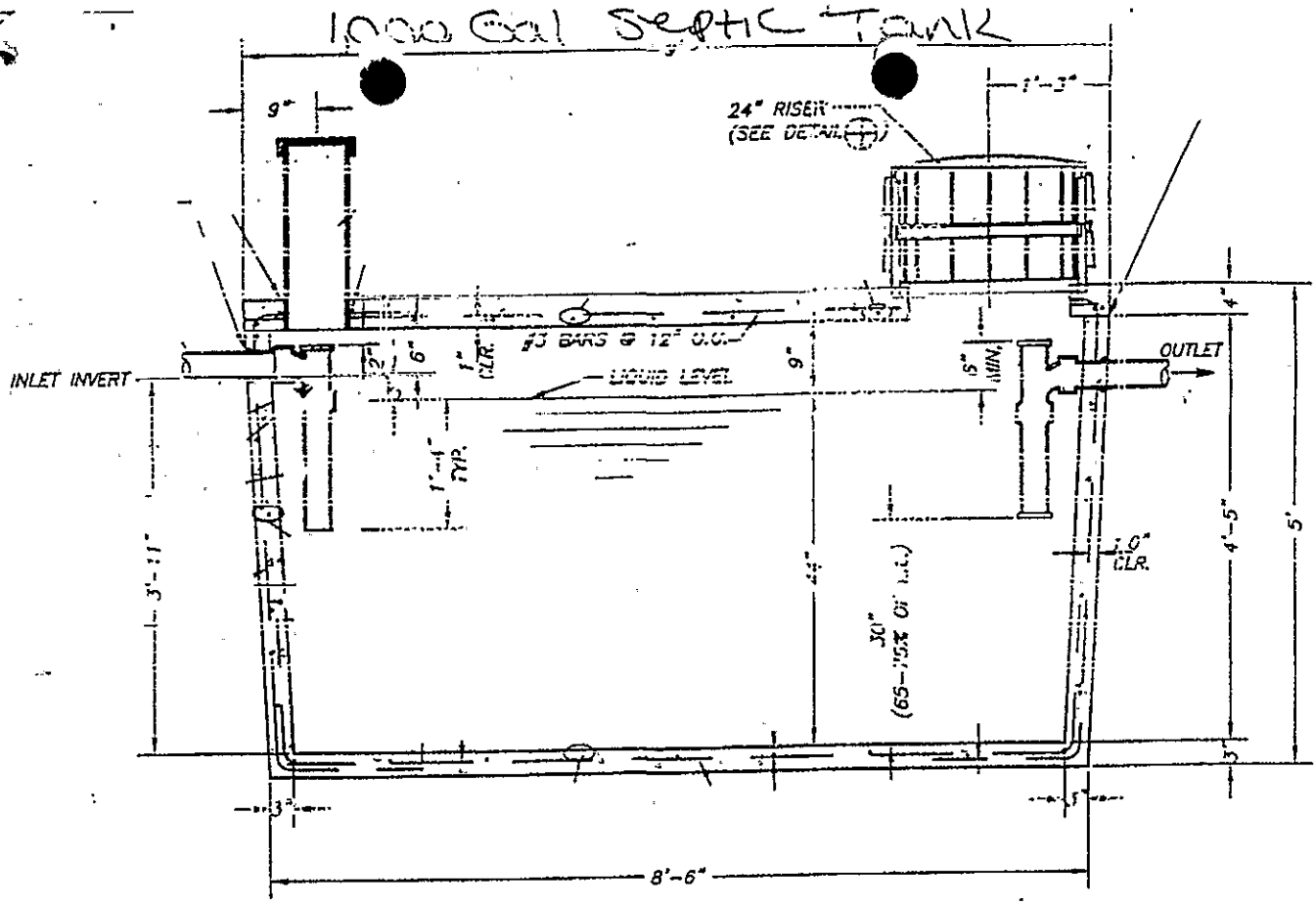




PLAN REVIEWED
PERMIT # 15-89-02N
ENVIRONMENTAL QUALITY DIVISION
JACKSON COUNTY PLANNING & DEVELOPMENT SERVICES
BY ... 5-3-02

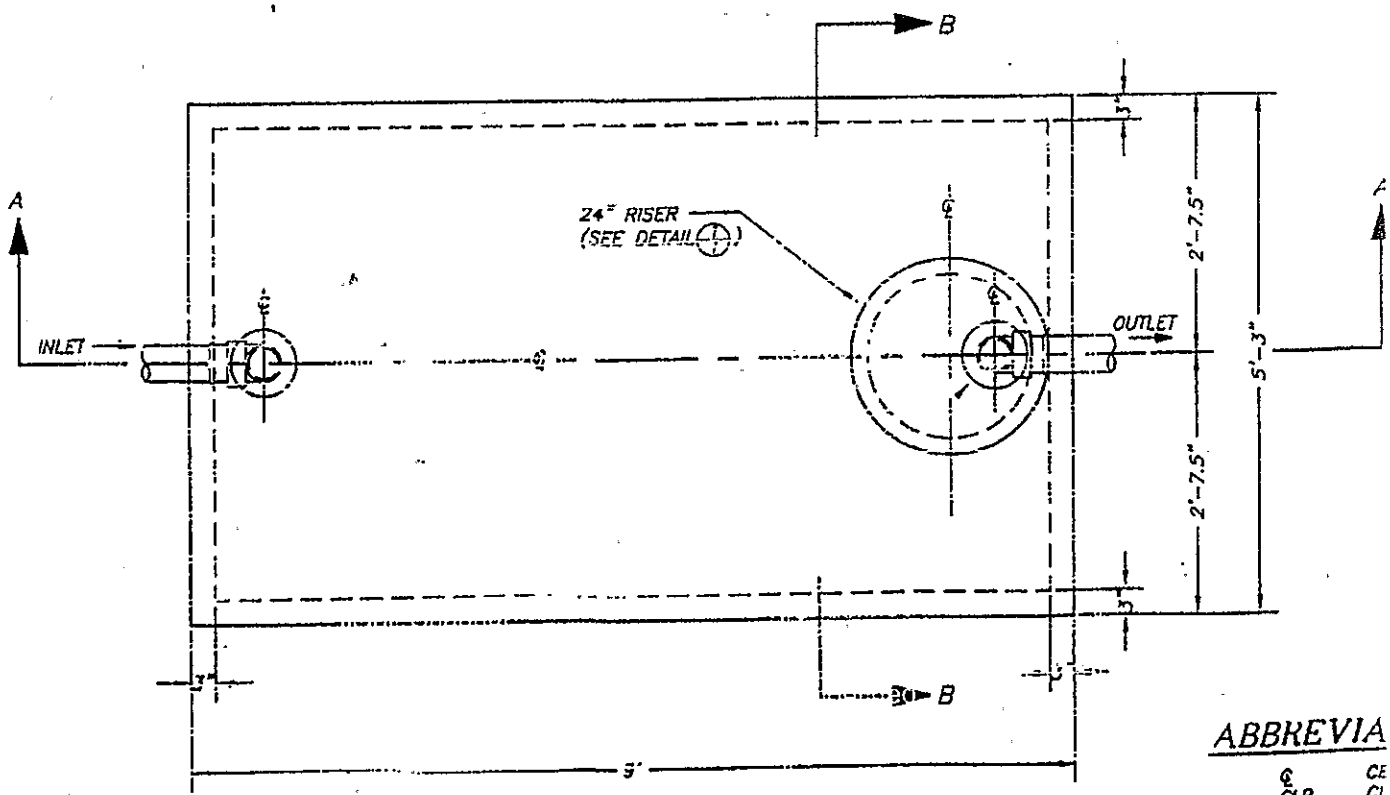
revised plan
4-18-02

1000 Gal Septic Tank



SECTION A-A

SCALE: 0 6" 1' 2'



PLAN - 1,000 GAL. TANK

SCALE: 0 1' 2'

Angelo's

ABBREVIA

℄	CE
CLR	CL
CONC	CO
LL	LI
MAX	MA
MIN	MI
O.C.	OC
S.L.	SL
STD	ST
TYP.	TY

JACKSON COUNTY
oregon

SEPTIC PERMIT APPLICATION

FIELD COPY

ROADS, PARKS AND PLANNING SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD, OREGON 97501-2902 • (541) 774-6900

5/03/2002 9:42:57 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.
2ND ADDRESS IS 204 PLEASANT VIEW RD THIS IS FOR THE FARM WORKER'S DWELLING.
206 & 208 ALSO ADDRESSES FOR THIS PROPERTY

APPLICATION TYPE: STD FEE 530.00 RECEIPT#: 139278 DATE: 4/18/2002

PROPOSED RESIDENCE # TEST HOLES READY: 1 DATE: 4/18/2002
ANY RESIDENCE/BUSINESS ON LOT NOW? NO 3 BDRM

COMMENTS: THIS IS FOR PARCEL #2. SAME TAX LOT. ELVIS TO INSTALL.

OC-KJ

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: C/O ELVIS OFFENBACHER 11048 HWY 238
CITY/ST: JACKSONVILLE OR 97530 TELEPHONE: 899-7876

COMPLETED APPLICATION DATE: 5/03/2002

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: 1000 Gallon Septic Tank.
375 lineal feet of Drainfield. INSTALL STANDARD SYSTEM AS PER ATTACHED
INSTALLATION REQUIREMENTS AND SUBMITTED DESIGN PLANS. ANY CHANGES TO THE
PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION CHANGES. SYSTEM
STAKING CHECK AND CONSULTATION REQUIRED PRIOR TO INSTALLATION.

PERMIT- APPRV BY: KENNETH D. COTE,R.S. 15-0090-2002-N
DATE: 5/03/2002 EXPIRES: 5/03/2003

INSPECTOR SIGNATURE

5-03-02
DATE

JACKSON COUNTY Oregon

[redacted]TIC PERMIT APPLICATION

APPLICATION

ROADS, PARKS AND PLANNING SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD, OREGON 97501-2902 • (541) 774-6900

4/18/2002 14:22:16 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.
2ND ADDRESS IS 204 PLEASANT VIEW RD THIS IS FOR THE FARM WORKER'S DWELLING.
206 & 208 ALSO ADDRESSES FOR THIS PROPERTY

APPLICATION TYPE: STD FEE 530.00 RECEIPT#: 139278 DATE: 4/18/2002

PROPOSED RESIDENCE # TEST HOLES READY: 1 DATE: 4/18/2002
ANY RESIDENCE/BUSINESS ON LOT NOW? NO Elvis to install 3 BDRM
OC KJ

COMMENTS: THIS IS FOR PARCEL #2. SAME TAX LOT

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: C/O ELVIS OFFENBACHER 11048 HWY 238
CITY/ST: JACKSONVILLE OR 97530 TELEPHONE: 899-7876

SIGNATURE: Elvis Offenbacher DATE: 4-18-02

COMPLETED APPLICATION DATE:

JACKSON COUNTY
Oregon

SEPTIC SYSTEM INSTALLATION REQUIREMENTS

****THIS PERMIT MUST BE POSTED ON SITE****

Applicant: DONALD MOORE

Twp. 38 Range 1W Section 25C Tax Lot 3900 **TYPE OF SYSTEM:** STANDARD

This on-site sewage disposal system is designed to serve no more than one single-family dwelling with a maximum of four (4) bedrooms. The maximum daily peak sewage flow shall not exceed 450 gallons (average daily sewage flow shall not exceed 225 gallons).

ON-SITE CONSULTATION REQUIRED (call 774-6900 between 8:00 AM and 9:00 AM for appointment).

SYSTEM LAYOUT STAKING CHECK REQUIRED (call 774-6947 for inspection).

Septic Tank Size: 1000 gallons.
*A water tightness test of the septic tank is required. A drop box or equivalent approved component must be placed in the effluent sewer near the connection to the drainfield.

Drainfield Requirements: Serial design; 375 lineal feet; Trench Depth 24 to 36 inches; Approved graveless design. *The drainfield must be installed in the approved area as shown on the soils worksheet dated August 18, 1997.

SPECIAL CONDITIONS:

Install as per submitted design plans.

A separate plumbing permit is required for installing sewer line from septic tank to structure.

GENERAL PERMIT CONDITIONS:

This system may be installed only by the property owner or a licensed installer. **A STAKING CHECK AND ON-SITE CONSULTATION IS REQUIRED IF THE PROPERTY OWNER IS INSTALLING THIS SYSTEM.** Be sure to use **approved** materials in all construction. A list of approved materials is available at this office.

If problems are anticipated during system layout or are encountered at any stage of installation, please call Jackson County Roads, Parks and Planning Services, Environmental Quality Section (774-6900), for assistance on how to proceed. Office hours for counter staff are 8:00 AM to 4:00 PM Monday, Tuesday, Thursday and Friday, and 1:00 to 4:00 PM on Wednesdays. Office hours for field staff are 8:00 AM to 9:00 AM. Additional installation details and diagrams are available on request.

**The drainfield portion of this system must be installed during dry weather conditions and when soil moisture content is relatively dry. Approval of soil moisture conditions by a Jackson County Roads, Parks and Planning Services sanitarian must be obtained before beginning the drainfield excavation.

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INSPECTIONS ARE REQUIRED AT THE FOLLOWING POINTS:

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After the drainfield trenches have been excavated, the drop box has been placed, the 'Infiltrators' and distribution piping have been installed, after the 'Infiltrators' have been **hand** backfilled to the top of the louvers and the effluent sewer line between the sand filter box and 'Infiltrator' drainfield have been installed.

The above inspections may be combined into one field inspection for this permit only. The Final Inspection Request and Notice form (completed as-built) must be ready for the inspector prior to or at the time of this inspection.

Kenneth D. Cote, R.S.
Environmental Health Specialist

Permit #15-90-2002N

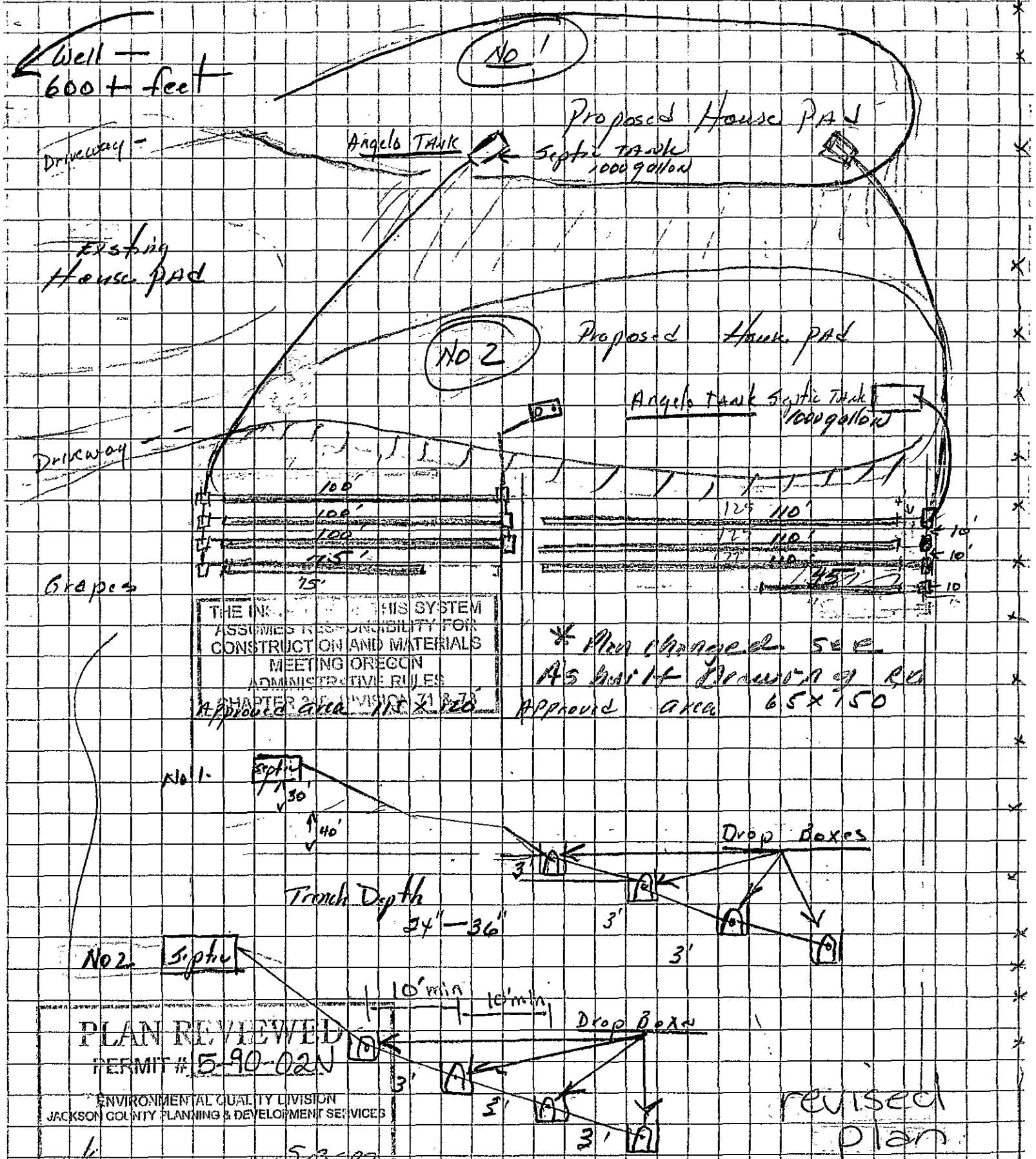
Issued: May 3, 2002 Expires: May 3, 2003

Inspected and approved by _____ Date _____

Correction Notice issued on _____ _____ _____

Don & Trenty Moore

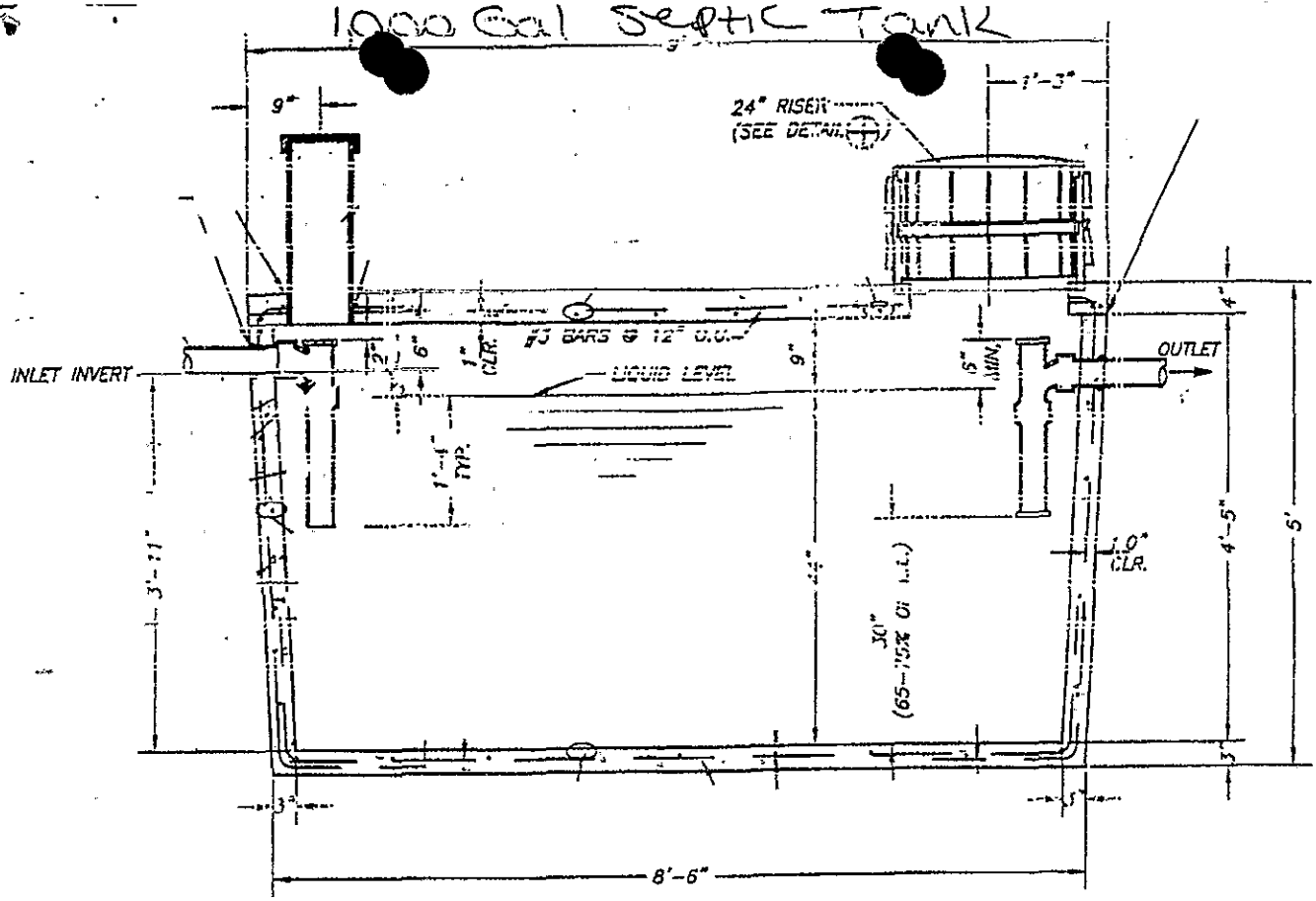
TWP 38 Range 1W Sec 25C TL 3900



PLAN REVIEWED
PERMIT # 5-90-02N
ENVIRONMENTAL QUALITY DIVISION
JACKSON COUNTY PLANNING & DEVELOPMENT SERVICES
BY Ken DATE 5-3-02

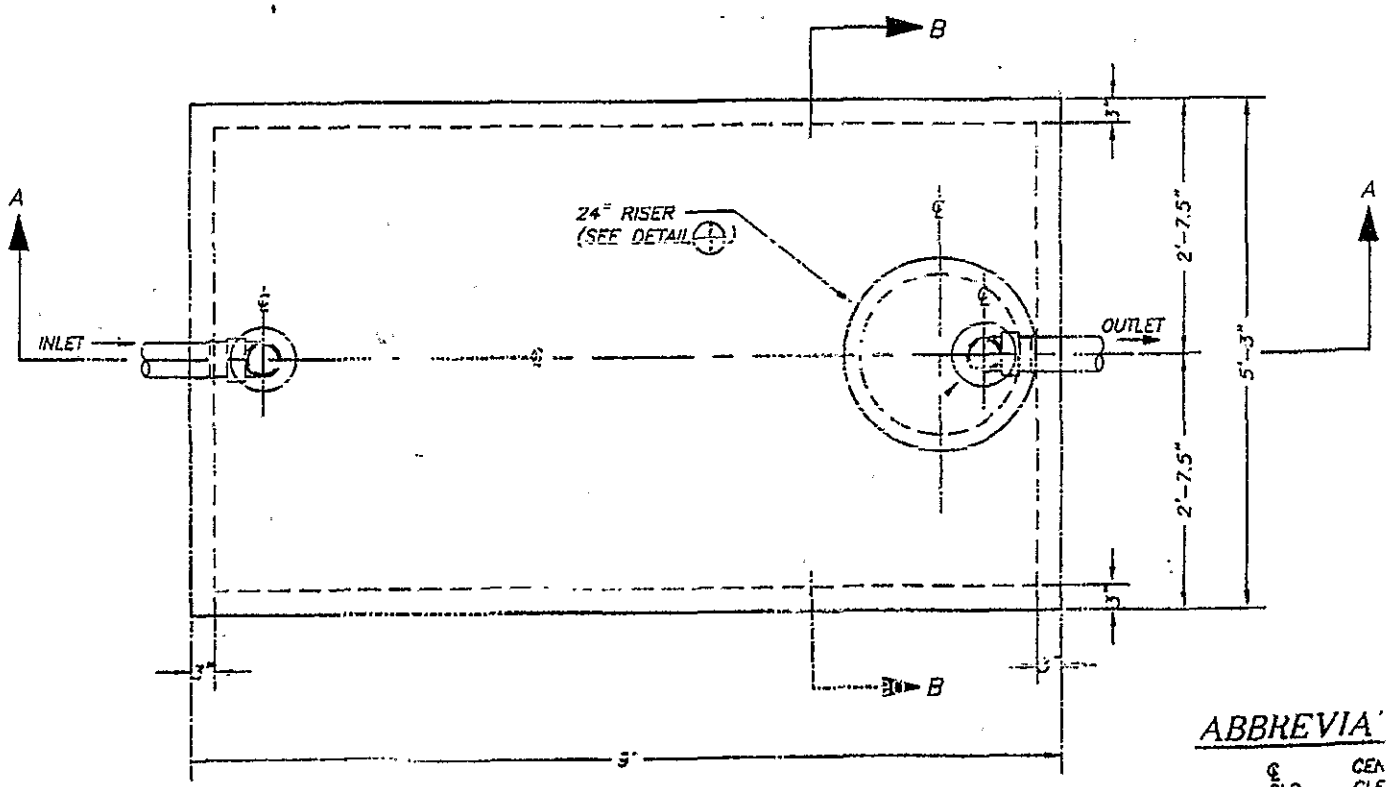
revised plan 4-18-02

1000 Gal Septic Tank



SECTION A-A

SCALE: 0 6" 1' 2'



ABBREVIA

℄	CEN
CLR	CLE
CONC	CON
L.L.	LIQU
MAX	MAX
MIN	MIN
O.C.	ON
s.i.	SOL
STD	STA
TYP.	TYP

Angelo's

PLAN - 1,000 GAL. TANK

SCALE: 0 2'

JACKSON COUNTY
Oregon

ZONING CLEARANCE SHEET

ROADS, PARKS AND PLANNING SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD, OREGON 97501-2902 • (541) 774-6900

4/17/02 10:32:13 PLZN200R

File Number: 2002 539 ZCS

Current Owner: MOORE DONALD S TRUSTEE

Map Id: 381W25C Tax Lot: 3900 Acreage: 19.60
Property Address: 202 PLEASANT VIEW RD Acres: 19.60

Applicant Name: MOORE DONALD S TRUSTEE
Mailing Address:
City/St: Phone:
Zoning Clearance Date: 4/17/2002 Creation Date:

Proposal: INFORMATION

To Serve: TWO ADDT'L DWELLINGS

****

Property is Zoned: F-5 Minimum Parcel Area: 5 ACRES

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front: 30 Side: 20 Rear: 20

Development on this land is subject to Mandatory Fire Safety Requirements as described in Chapter 280.100 of the Jackson County Land Development Ordinance. A foot fuelbreak is required and may affect setbacks.

This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks of 200 feet from the resource lands to the SOUTH AND WEST are required for dwellings unless an exception is approved by staff.

Comments:

FILES 01-6-CUP-HO AND 01-8-SBE APPROVED TWO ADDITIONA DWELLINGS ON THE SUBJECT PROPERTY. PER PREVIOUS ZCS NOTATIONS, ALL CONDITIONS HAVE BEEN MET AND SET-UP PERMITS CAN BE AUTHORIZED. PRIOR TO THE FINAL BUILDING INSPECTIONS / ISSUANCE OF OCCUPANCY CERTIFICATES, THORNTON ENGINEERING MUST INSPECT THE SITE AND VERIFY THAT THE ITEMS LISTED IN THEIR REPORT 1-7 ARE EXECUTED. NO ZCS FEE DUE.

See info in SBE file. JH

4-18-02 OK to issue septic permits - DMS

****

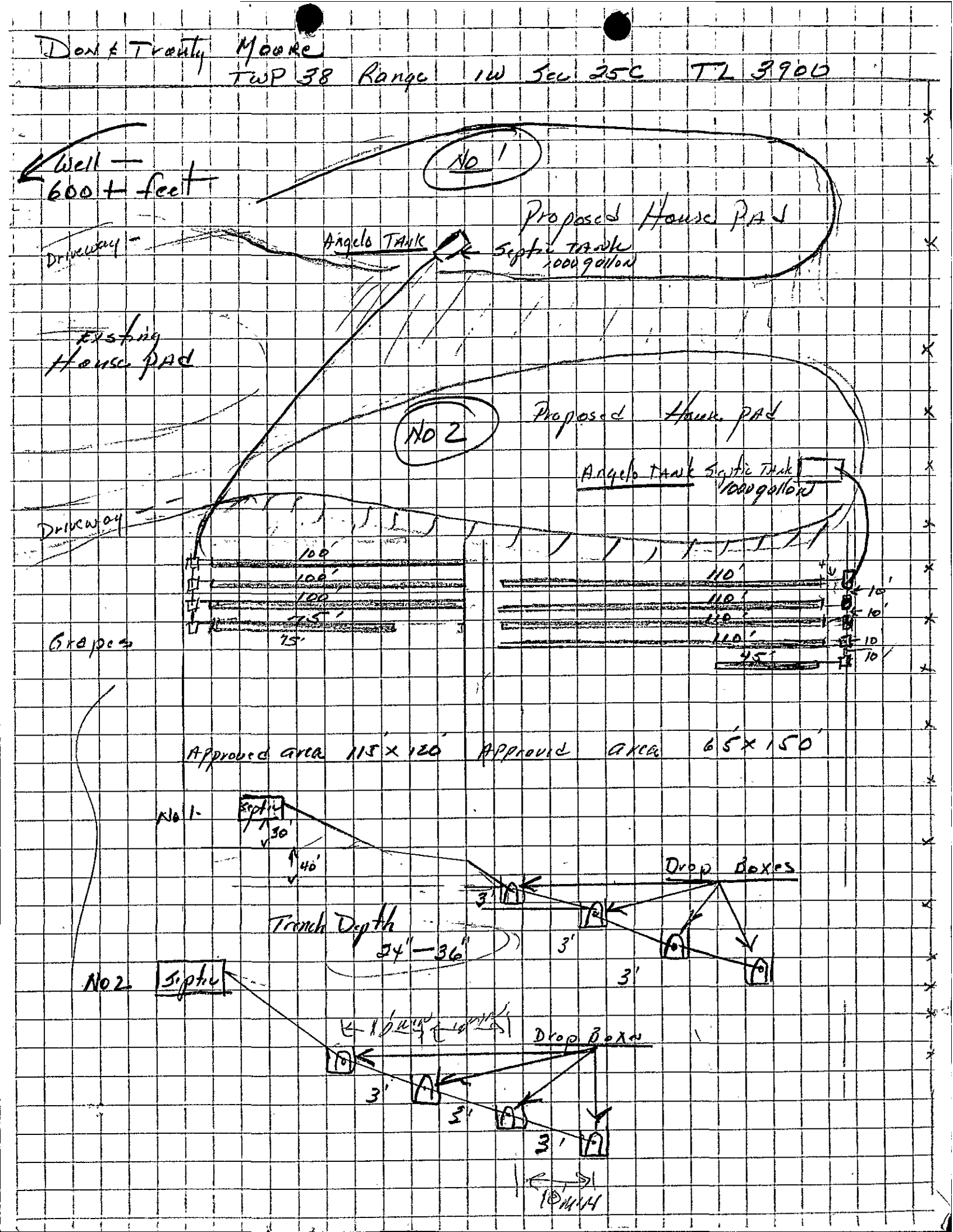
CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

Signature of owner/applicant: _____ Date: _____

Signature of staff member: James M Thomas Date: 4-17-2002

5/2/02 Letter from Thornton Engineering

Don & Treuty Moore
TWP 38 Range 1W Sec. 25C TL 3900



4/15/02

Robin,

Elvis will call you in the morning about tank.

In 4-18-02

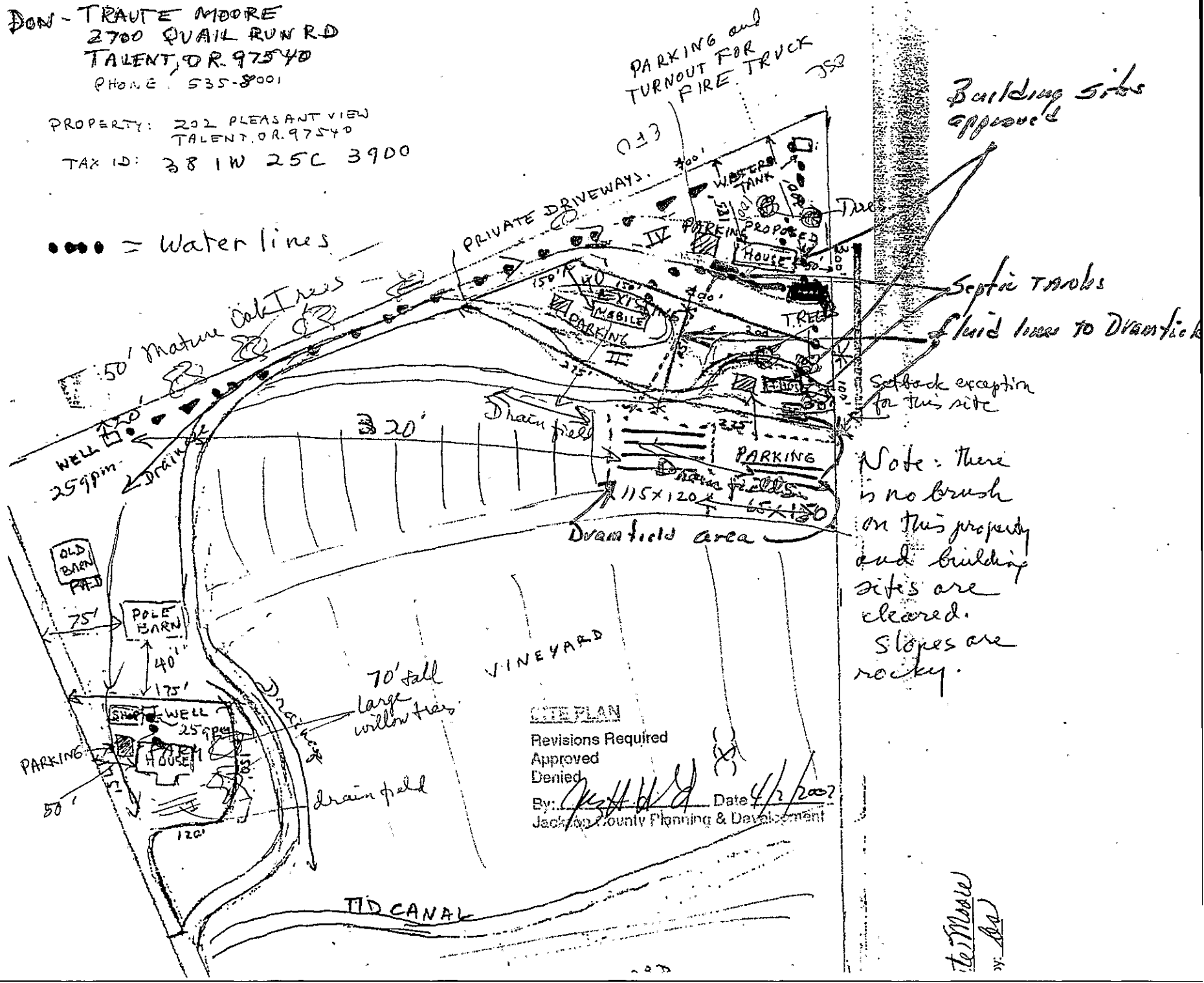
Elvis will be in to revise plan & apply for permits.

OWNER.

DON - TRAUTE MOORE
2700 QUAIL RUN RD
TALENT, OR. 97540
PHONE 535-8001

PROPERTY: 202 PLEASANT VIEW
TALENT, OR. 97540

TAX ID: 38 1W 25C 3900



SITE PLAN
Revisions Required
Approved
Denied
By: [signature] Date 4/2/2002
Jackson County Planning & Development

[mhstor.frm] Rev. 03/00

JACKSON COUNTY
Oregon

Roads, Parks and Planning Services
10 South Oakdale Ave. Room 100
Medford OR 97501-2902
Phone: 774-6900

Manufactured Dwelling Storage Permit

Property Owner: TRAUTE MOORE **Phone Nº:** (541) 535-8001

Applicant Name: Same **Phone Nº:**

Mailing Address: 2700 QUAIL RUN RD. TALENT OR. 97540

Property Address: 202 PLEASANT VIEW TALENT OR. 97540

I hereby seek written approval for storage of a manufactured dwelling on my property known as:

Township 38 **Range** 1W **Section** 25C **Tax Lot** 3900

pursuant to Section 280.260 of the Jackson County Land Development Ordinance. This approval is to place the following manufactured dwelling in storage:

Make: Redman **Year :** 2002 **Size:** 28x56 **Serial # or X#:**

This request is for administrative approval. I acknowledge the Land Development Ordinance which requires:

1) The manufactured dwelling can be stored for six months from the date of this permit.
2) A one-time six month extension can be granted by submitting a written request and the extension fee **prior to the expiration date below.**
3) ***Permanent blocking (per building code), electrical, plumbing, and/or sewage hookup is expressly prohibited. (One block per girder at each end of the manufactured dwelling is permissible as temporary storage.)*** TM initials of owner/applicant
4) All normal setback requirements of the Jackson County zoning district must be met:
   A) Fuelbreak: _____, must be met.
   B) Setbacks : **Front** _____; **Side** _____; **Rear** _____.
5) Only one Manufactured Dwelling Storage Permit may be issued on any tract within any five year period. Tract is defined as one or more contiguous lots or parcels under the same ownership.

In making this application for a permit to store a manufactured dwelling, I hereby acknowledge and agree that the manufactured dwelling will not be used for residential purposes under this permit.

Signed: Traute Moore
Property Owner

Signed: Traute Moore
Manufactured Dwelling Owner

Date: 4-8-02

Date: 4-8-02

DEPARTMENT USE ONLY

Approved by: Matt Repp
Position: Planner I

Issue Date: 04.08.02
Exp. Date: 10.08.02

cc: Central File
Code Compliance

Permit Nº: 2002-16-MDS
Statements Attached:

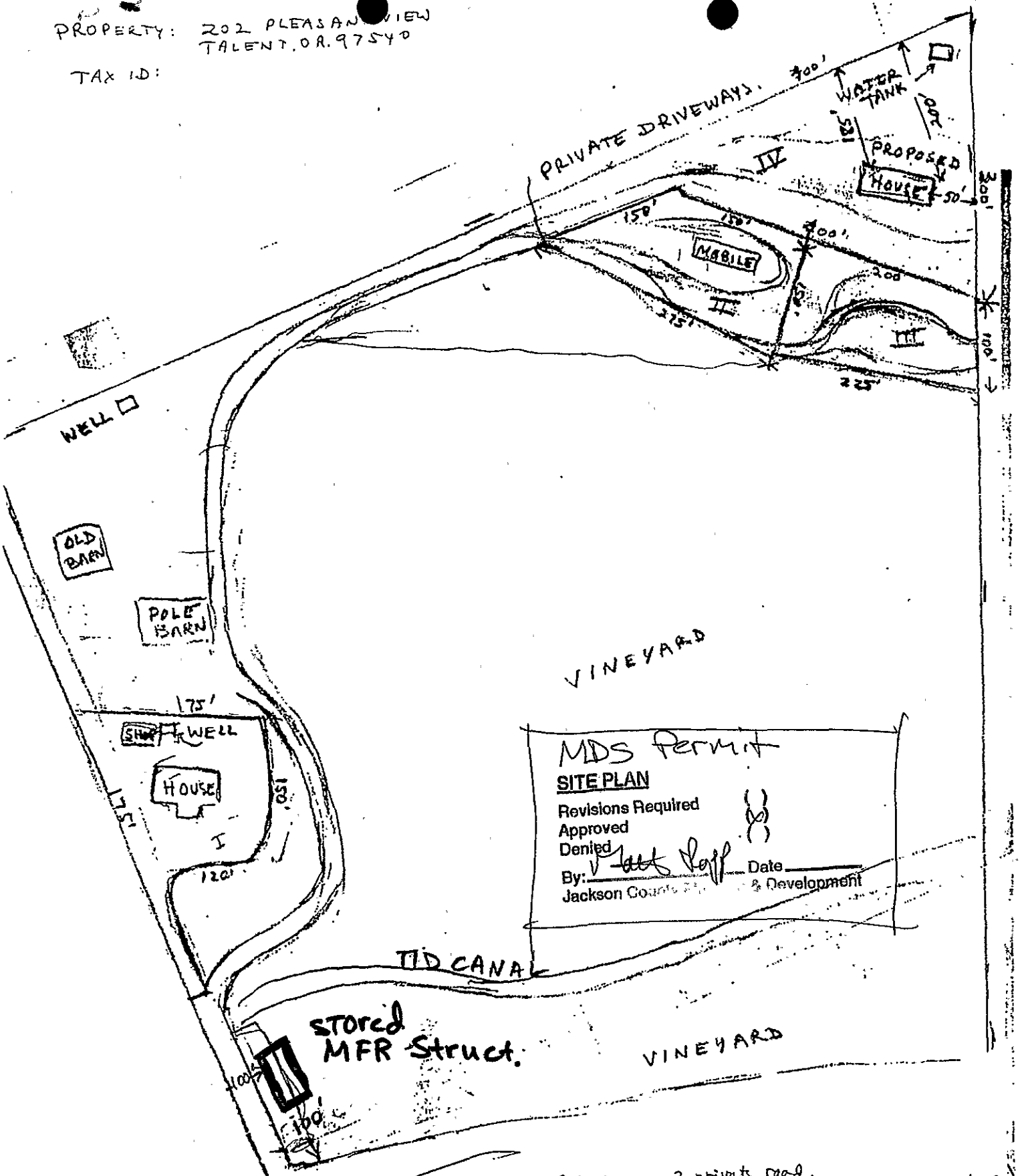
Fee Paid: 110
Receipt Nº: 138880

NOTE: THIS STORAGE PERMIT IS NOT A MANUFACTURED DWELLING INSTALLATION PERMIT.

PHONE 535-8001

PROPERTY: 202 PLEASANT VIEW
TALENT, OR. 97540

TAX ID:



TOTAL LAND. 19.7 Ac. + .3 private road.

SITE SIZES:

SITE I 26,000 ⌀ 0.6 Ac

SITE II 32,000 ⌀ 0.7 Ac

SITE III 26,500 ⌀ 0.6 Ac.

SITE IV VINEYARD + HOUSE SITE 17.8 AC. (14 Ac. VINEYARD)

SCALE 1" = 1

S N

Conditionally Approved
Approved
Denied
By: Date: 8-11-97
Jackson County Planning & Development

9/-5-

DONALD S. OR TRAUTE MOORE
DBA QUAIL RUN VINEYARD
2700 QUAIL RUN RD. PH. 503-535-8001
TALENT, OR 97540

96-505/1232
110030108

3298

DATE 4-8-02

PAY TO THE ORDER OF Jackson County

$ 11 00

Eleven NO/100 DOLLARS

Security Features Included. Details on Back.

UMPQUA BANK
1-866-4UMPQUA
(1-866-486-7782)
www.umpquabank.com

MEMO MER Hom storage

Traute Moore

⑈123205054⑈ 110030108⑈3298

Roads, Parks and Planning Services
10 South Oakdale Ave., Room 100
Medford OR 97501-2902
Phone: (541) 774-6900
Fax: (541) 774-6791

JACKSON COUNTY
Oregon

LETTER OF AUTHORIZATION

LET IT BE KNOWN THAT LANGSTON COMPANY
Has Been Retained to Act as Agent to Perform All Acts for Development on My Property Identified Below. These Acts Include: Pre-application Conference, Filing Applications and/or Other Required Documents Relative to All Zoning Applications, Septic System Feasibility, Sewage Disposal Permits, Assigning an Address, Road Approach Permits, Manufactured Dwelling Permits, Building Permits, and Mechanical Permits (authorization not useable for Plumbing or Electrical Permits per State regulations).

202 PLEASANT VIEW TALENT, OR. 97540
(Address or Road)

AND DESCRIBED IN THE RECORDS OF JACKSON COUNTY AS:

TOWNSHIP 38, RANGE 1W, SECTION 25C, TAX LOT(S) 3900
TOWNSHIP ____, RANGE ____, SECTION ____, TAX LOT(S) ____

THE COSTS OF THE ABOVE ACTIONS, WHICH ARE NOT SATISFIED BY THE AGENT, ARE THE RESPONSIBILITY OF THE UNDERSIGNED PROPERTY OWNER.

APPLICANT:

SIGNATURE: ____ DATE: ____
PRINTED NAME: ____
ADDRESS: ____ PHONE: ____
CITY/STATE/ZIP: ____ FAX: ____

PROPERTY OWNER:

This authorization is valid for ☒ 1 year; ☐ 2 years; ☐ Other ____ **(Must select one)**

SIGNATURE: Traute Moore DATE: 4-8-02
PRINTED NAME: TRAUTE MOORE
ADDRESS: 2700 QUAIL RUN RD PHONE: ____
CITY/STATE/ZIP: TALENT, OR. 97540 FAX: ____

AGENT:

SIGNATURE: ____ DATE: ____
PRINTED NAME: ____
ADDRESS: ____ PHONE: ____
CITY/STATE/ZIP: ____ FAX: ____

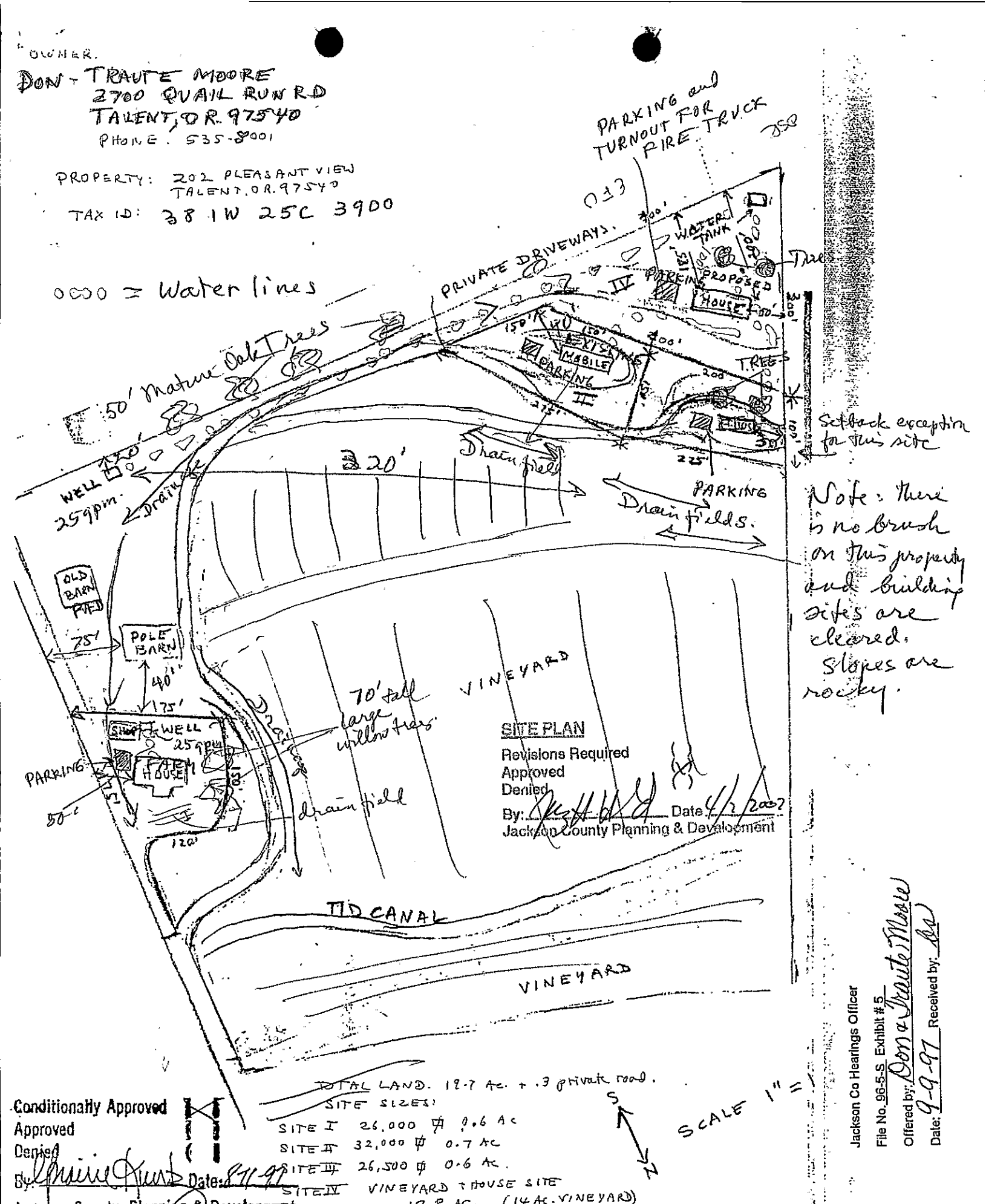
[A:AUTHORIZE FRM, 04/00]

OWNER.
DON + TRAUTE MOORE
2700 QUAIL RUN RD
TALENT, OR. 97540
PHONE. 535-8001

PROPERTY: 202 PLEASANT VIEW
TALENT, OR. 97540

TAX ID: 38 1W 25C 3900

oooo = Water lines



Conditionally Approved
Approved
Denied
By: Date: 8/4/97
Jackson County Planning & Development

Jackson Co Hearings Officer
File No. 96-5-S Exhibit #5
Offered by: Don & Traute Moore
Date: 9-9-97 Received by: [illegible]

96-5-S

From: <Traute@aol.com>
To: <harlanjh@jacksoncounty.org>
Date: 3/29/02 2:06PM
Subject: Dust control on Pleasant View road

To: Jay Harland, III, Planner
Jackson County

Don and Traute Moore
2700 Quail Run Rd.
Talent, OR 97540
(541) 535-8001

Re: File 2001-6-CUP & 2001-8-SBE

Please find below the expanded answer to the dust problem on the road within the city limits. You should now be in receipt of the answer to the condition regarding noise from our representatives, Craig Stone and John Hassen. Please let me know if we now have satisfied all the conditions and can proceed with our permits. Thank you very much for your help in these matters. Traute Moore

Mitigation Plan
SITEPLAN
Revisions Required
Approved
Denied
By: _____ Date 4/2/2002
Jackson County Planning & Development

CONDITION E

Even though the County has no juridiction over the access drive from Talent Avenue to the County portion of the property since it lies entirely witihin the Citiy limits of Talent, we will be glad to mitigate any impacts on the adjacent properties that are within our power to perform. We will do the following:

1. Safety issues:

Please refer to map accompanying Condition D which shows two areas where two cars can easily pass each other. We have never had a problem with traffic on the road in our 8 years of owning and operating the vineyard here. It should also be noted that the people living on this property are associated witih our farming operation and because they are living and working here, they will eliminate some trips from other employees.

We have posted 10 MPH speed signs at both ends of the driveway -- one near Talent Ave and one just before the crossing on the railroad tracks. We are enforcing those speed lilmits with our employees and residents and their guests on the property. We have asked the neighbors to let us know the color and make of any car not abiding by those speed limits.

2. Dust Control:

There are several products on the market which suppress dust on gravel roads. Last year (2001) we applied a product called Lignon which has a molasses base and binds with the dust. The neighbors told us this was quite effective. Lignon Sulfunate is mixed 50/50 with water and sprayed once a year when the road is dry at the end of the rainy season, generally in mid-June. The product is biodegradable and looses its effectiveness when the rains begin again in fall. At that time, however, and over winter, the rains keep the road free of dust. This product is sold by Morgan Emultech in White

City. This is the dust suppressant which is used by the County and Rogue National Forest.

There is a second product called Penz-Press-D, sold by Garris Environmental Services which is also biodegradable and applied in a similar manner to the above product. We are gathering information on this and will apply whichever product is the most cost effective.

THORNTON ENGINEERING

March 22, 2002

Ms. Traute Moore
2700 Rapp Lane
Talent, Oregon 97540

Subject: Building Pads, 202 Pleasant View, Talent, Oregon
T38S R1W Sec 25C TL 3900

On March 19, 2002, I conducted a site visit to the subject project to determine guidelines for the construction of building sites to accommodate drainage, erosion control and support of the proposed manufactured homes. Based on my observations and discussions with you, I am providing you with the following information and recommendations:

1. The finish grade of the building pads after placement of the structure shall slope away from the structure in conformance with the building code requirements.
2. The runoff shall not be allowed to discharge over the fill slope embankment. Ditches in the cut areas and/or piping shall be utilized to direct the storm water runoff from the pads to the bottom of the hill without flowing across fill areas.
3. I recommend the structures be placed on the excavated areas of the pad (cut areas), not the fill areas, unless the fill areas can be tested or reconstructed to be in conformance with the enclosed fill specifications.
4. All disturbed soil areas shall be either hydroseeded, seeded and covered with straw, or covered with other slope erosion protection. Straw bales shall be placed in the ditches to control erosion during and for the first wet season after construction.

Please call me if you have any questions.

Sincerely,

Thornton Engineering, Inc.

By: _____
Michael P. Thornton, President

Office (541) 857-0864 Fax (541) 857-1947 1236 Disk Drive Ste. I, Medford, OR 97501

SPECIFICATIONS FOR CONSTRUCTION OF FILLS

PREPARATION OF FILL AREAS. Areas over which fills are to be placed shall first be cleared and grubbed. The areas shall then be scarified a minimum of 6 inches to provide a bond between the existing ground and the material to be deposited thereon. The natural ground surface shall be cleared of all vegetable growth, such as trees, logs, upturned stumps, roots of downed trees, brush, grass, weeds, and all other objectionable materials, within the limits of construction. Trees and plants that are not to be removed shall be fully protected from injury by the Contractor. Trees shall be removed in such a manner as not to injure standing trees, plants, and improvements which are to be preserved.

BENCHING. The slopes of original ground and old or new fills shall be horizontally benched to key the fill material to the underlying ground. A minimum of 2 feet normal to the slope of the original hillside and old or new fill shall be removed and re-compacted, as the fill is brought up in layers, to ensure that the new work is constructed on a firm foundation free of loose or disturbed material.

FILL MATERIAL. Structural fill material shall be pit-run basaltic shale or bar-run gravel in conformance with Jackson County Department of Public Works Standards & Specifications, or other aggregate material approved by the Engineer.

Embankment fill material shall be select native or import material approved by the Engineer.

PLACING MATERIALS FOR FILLS. Fill material shall be placed in horizontal layers of depths compatible to the material being placed and the type of equipment being used. Each layer shall be evenly spread and moistened or aerated, as necessary. Each layer spread for compaction shall not exceed 8 inches of compacted thickness.

Each layer of fill material shall cover the length and width of the area to be filled before the next higher layer of material is placed. The top surface of each layer shall be approximately level but with a crown or cross-fall of at least 1 in 50, but no more than 1 in 20, to provide adequate drainage at all times during the construction period.

Clods or hard lumps of earth of 6 inches in greatest dimension shall be broken up before compacting the material in fill.

Broken portland cement concrete and bituminous type pavement will not be permitted in the fill.

APPLICATION OF WATER. At the time of compaction, the moisture content of fill material shall be at or near optimum moisture content, and such that the specified relative compaction will be obtained and the fill will be firm, hard and unyielding. Fill material

which contains excessive moisture shall not be compacted until the material is dry enough to obtain the required relative compaction.

COMPACTING. Each layer of earth fill shall be compacted by approved tamping or sheepsfoot rollers, pneumatic-tired rollers, or other mechanical means acceptable to the Engineer, to such extent as will produce the specified relative compaction.

Unless otherwise specified, each layer of earth fill shall be compacted to a relative compaction of at least 90 percent. This standard shall be presumed to be satisfied when a wheel roll test, as described below, shows no appreciable deflection or reaction. The test shall utilize a 10 yard dump truck fully loaded with crushed rock. The wheel loads shall be placed over the entire cross-section of the fill when the material is at or near optimum moisture. Those areas with minimal deflection shall be proof rolled repeatedly to ensure the condition does not worsen. Areas which fail shall be re-compacted or reconstructed and retested.

When soil types, or a combination of soil types, are encountered which tend to develop densely packed surfaces as a result of spreading or compacting operations, the surface of each layer of fill shall be sufficiently roughened after compaction to ensure bond to the succeeding layer.

SLOPES. Fill slopes shall be finished in conformance with the lines and grades shown on the plans. When completed, the average plane of the slopes shall conform to the slopes indicated on the plans and no point on the completed slopes shall vary from the designated plane by more than 6 inches measured at right angles to the slope.

INSPECTION. The engineer, or his designated representative, shall be retained to inspect that the placement of each lift of fill material conforms with these specifications.

JACKSON COUNTY Oregon

ZONING CLEARANCE SHEET

ROADS, PARKS AND PLANNING SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD, OREGON 97501-2902 • (541) 774-6900

3/26/02 16:56:55 PLZN200R

File Number: 2002 409 ZCS

Current Owner: MOORE DONALD S TRUSTEE

Map Id: 381W25C Tax Lot: 3900 Acreage: 19.60
Property Address: 202 PLEASANT VIEW RD Acres: 19.60

Applicant Name: MOORE DONALD S TRUSTEE
Mailing Address:
City/St: Phone:
Zoning Clearance Date: 3/26/2002 Creation Date:

Proposal: New Permit

To Serve: Initial Dwelling

****

Property is Zoned: F-5 Minimum Parcel Area: 5 ACRES

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front: 30 Side: 20 Rear: 20

Comments:

I HAVE REVIEWED HO'S DECISION. AS OF TODAY, THIS IS THE STATUS. SOIL CONSERVATION PLAN SUBMITTED BY APPLICANT AND PREPARED BY THORNTON, SO HO COND. H MET. FARM AND SITE IMPROVEMNT COVENANTS RECORDED, HO CONDS. B AND E MET. PLOT PLAN HAS BEEN REVISED, BUT THE NW DU IS 30' FROM W LINE. HO APPROVED A 150' SBE NOT 170', SO SITE PLAN MUST BE RESUBMITTE D SHOWING PROPOSED DU'S AT LEAST 50' FROM ALL LINES. A FIRE SAFETY INS PECTION MUST BE COMPLETED. HO IS REQUIRING FBS AROUND BOTH PROPOSED D WELLINGS ACCORDING TO THE FOLLOWING STANDARD- EQUAL TO THE LESSER OF 100' OR TO AN EXTERIOR BOUNDARY OF TL 3900. ALL OTHER FIRE SAFEY STIL APPLIES. MITIGATION PLAN DOES NOT ADEQUATELY ADDRESS DUST CONTROL AND NOISE CON TROL. MUST ADDRESS FREQUENCY OF DUST CONTROL APPLICATIONS DURING CERTAIN MOS. MUST ADDRESS HOURS OF OPERATION ESPECIALLY ON WEEKENDS AND DATES OF THE YEAR FOR CHANGES IN HOURS OF OPERATION. No Charge for FCS! Attatch Copies of Engineering Rpt. & Plans

****

CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

Signature of owner/applicant: _____ Date: _____

Signature of staff member: [signature] Date: 3/27/02

There was a typo in HO's decision that made the decision somewhat confusing, I have straightened it out with Applicant and HO. As of 3/29/02 All conditions have been met except for FSI.

4-2-2002 FSI still outstanding, but it has been ordered. Bcs core and attach copies of Engineering report to Plans! Prior to final permit Thornton engineering must inspect to make sure that report specifications are executed. OK for 2 addresses being assigned today:

4-5-02 Fire Safety Inspection Completed and approved Via phone Call w/ Dist. 5 - Kevin.

04.08.02 As per Jay H, OK to issue MDS permit for 1 dwelling. MGR

04.15.02 Okay to issue Septic Permit - T.E.B.

Recommended Conditions of Approval
for
Files: **2001-06-CUP & 2001-08-SBE**
Applicants: Donald & Traute Moore

Prior to the Issuance of Development Permits applicant shall meet the following conditions:

Done 4-2-02

A. Submission of a revised Site Plan indicating:
1. All existing development, location of vineyard, wells, driveways, building pads and outbuildings and parking areas.
2. All proposed development (excepting septic systems) to be 50 or more feet from property lines.
3. All fuelbreak areas around proposed dwelling units, all septic disposal drain fields, required dwelling parking areas and turnarounds.
4. Landscaping around proposed dwellings to include at minimum two existing or proposed trees to shade and buffer dwelling units.

Done

B. Applicant will provide a detailed report from a engineering consultant showing how the access drive meets all driveway standards of 05.070. Bank cuts and road cuts must be shown to be designed to ensure the ability of the soil to support a load (fire truck for instance) and to have adequate drainage and erosion control facilities in place.

Done

C. An engineers report shall provide guidelines for designing building sites to accommodate drainage, to prevent soil erosion and potential structural damage caused by soil conditions.

D. Applicant shall provided evidence that they have met all requirements of Fire District #5.

Done 4-2-2002

E. Applicant must have plan approved by Planning Division for mitigation of impact on adjacent properties to the access drive that addresses: safety issues related to one-way traffic (speed control, turnouts), emergency access issues, effective dust control (paving, water or oil mat), ~~noise control and hours of operation for farm equipment.~~ Applicant shall show how all residents and workers on the property will be made aware of the conditions established in the access mitigation plan.

Not Applicable

Done

F. Applicant shall sign and record against the property a building site improvement agreement (furnished by the Planning Division) stipulating that they will comply with said conditions of approval. A copy of the recorded instrument must be returned to the Planning Department.

Applicants will Establish + Maintain FB's around both Prop. dwgs which will be equal to the lesser of 100' or to an exterior boundary of the subject prop.

G. Applicant shall show how they will meet all mandatory fire safety requirements (excepting 100 foot fuelbreak setbacks) of the Land Use Development Ordinance Section 280.100 (2).

Done

H. Applicants shall file the enclosed restrictive covenant, which acknowledges and accepts customary farm and forest practices against the property, to be, signed and recorded with the County Clerk's Office. A copy of the recorded instrument must be returned to the Planning Department.

SUMMARY OF DECISION

The applications are approved subject to conditions referenced below.

RELEVANT APPROVAL CRITERIA

The Hearings Officer incorporates by reference those criteria enumerated in the Amended Staff Report (Ex. 18).

FINDINGS OF FACT: DISCUSSION AND CONCLUSIONS OF LAW

No one opposing the application appeared at the public hearing or offered any evidence against the application. The only points of contention between Applicants' Agent and Planning Services concerned the conditions placed on approval. The Hearings Officer has reviewed the record and considered all evidence and argument offered by the respective parties and approves the applications subject to the conditions enumerated below.

The Hearings Officer recognizes that an issue has been raised regarding which standards, JCLDO or City of Talent, are applicable to driveway access over TL 2600 but concludes that the issue is not ripe for decision due to the content of Applicants' Stipulation 3 (Ex. 29) which obviates the need to resolve the issue. The Hearings Officer also recognizes that Fire Prevention is an issue of concern and has attempted to craft the conditions of approval with that issue in mind as well, *i.e.*, while agreeing with Applicants that the fire safety requirements of JCLDO 280.100 do not apply, the Hearings Officer concludes that the conditions of approval adequately address those remaining fire prevention issues which the Comprehensive Plan and the JCLDO require to be addressed.

CONDITIONS OF APPROVAL

A. Applicants shall submit a revised Site Plan as requested by staff (Ex 28, p. 227) to the extent not previously accomplished in the record.

B. The restrictive covenant referenced in staff condition H (Ex. 28, p 228) and Applicant Stipulation 2 (Ex. 29, p. 255) shall be executed.

C. Applicants shall provide evidence that they have met all requirements of Fire District #5, including accessibility.

D. Applicants' Stipulation 4 regarding dust suppression (Ex. 29, p. 255) is made a condition of approval.

E. Staff's Condition F regarding a site approval agreement (Ex. 28, p. 228) is made a condition of approval.

F. Applicants' Stipulation 1regarding fuel breaks (Ex. 29, p. 255) is made a condition of approval.

G. Applicants' Stipulation 3 regarding the driveway (Ex. 29, p. 255) is made a condition of approval.

H. Staff's Condition C regarding soil conditions (Ex. 28, p. 227) is made a condition of approval.

ORDER

Based upon the foregoing, the application in 2001-6-CUP-HO and 2001-8-SBE-HO are granted subject to the conditions enumerated above.

DATED: December 4, 2001

Mark W. Burkhalter
Hearings Officer

NOTICE

The Hearings Officer's Order is the final decision on this application. This decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) within twenty-one (21) days of the date it is mailed. This decision is being mailed on December 4, 2001. Please contact LUBA for specific appeal information at 550 Capitol Street, N.E., Salem, OR 97301-2552, telephone (503) 373-1265.

Roads, Parks & Planning Svcs.
10 S. Oakdale Ave., Rm. 100
Medford OR 97501-2902
(541) 774-6900

FAX

JACKSON COUNTY
Oregon

FAX (541) 774-6791

FAX TRANSMITTED TO:

DATE: 3/11/02 FAX NUMBER: 541-826-4373

NUMBER OF PAGES TRANSMITTED (INCLUDING THIS PAGE): 3

COMPANY NAME: George Heppner

ATTN: George -

FROM: Robin Davis PHONE NUMBER: 7746932

MESSAGE:

Excel Soils Sheet & PST
Narrative as requested.

3S 1W - 25C - 3900

FINDING: The adjacent resource parcel to the south is currently not conducting an agricultural or forest use on the parcel, nor is the resource parcel receiving a special assessment at this time for its 6.70 acres.

F) The applicant can substantiate that he proposes to reestablish a lawfully preexisting dwelling site within the prescribed setback on an existing foundation or mobile home pad that has been found by the Planning Director to be committed to residential use under either nonconforming use provisions of Chapter 258 or vested right doctrine.

FINDING: This finding is not applicable to this review.

IV. CONCLUSION

Based on the above findings, staff found the special setback reduction proposal, with adherence to conditions of approval stated below, to be consistent with the regulations contained within Section 280.060 the Jackson County Land Development Ordinance.

V. DECISION

File 95-23-SBE, an application for a setback exception for property described as Township 38 South, Range 1W, Section 25C, Tax Lot 3900 is approved subject to the following conditions:

A) The proposed second dwelling shall be located as noted on the site plan submitted with the application, which will be 50 feet from the south property line (which is also the EFU zoning district line).

B) The enclosed restrictive covenant which acknowledges and accepts customary farm and forest practices, and dog control shall be completed, signed and recorded with the County Clerk's Office. In order to record the covenant, a copy of your deed or legal instrument describing the property, which is referred to as "Exhibit A" in the covenant, must be attached. **A copy of the recorded instrument must be returned to this office before permits can be issued.**

C) This site may include wetlands within its boundaries. Fill or removal activities in wetlands or other waters of the State typically require a permit from the Division of State Lands and/or the Army Corps of Engineers. Within 35 days of submitting a completed local application, the Division of State Lands will notify you as to whether you need to apply for a state Removal-Fill permit. Jackson County is not liable for any delays in the processing of a state or federal permit.

D) Structural development for projects approved after July 1, 1991, is subject to the Countywide Road Projects System Development Charge. An informational brochure is attached to this approval, explaining this charge. The exact system development charge fee will be determined during the plan review process.

Notice of this decision is being sent to property owners in the vicinity of this property. They have the right to request a hearing within 10 days of the date of this decision. Therefore, this decision will not be final until 10 days after this mailing.

JACKSON COUNTY PLANNING DIRECTOR

Carol Parker

BY: Carol Parker, Planning Technician

DATE: November 21, 1995

[cp:s/sbe23]

cc: File 95-23-SBE

STREAM AND LAKE SETBACKS FOR FISHERY AND RIPARIAN HABITAT, 280.060

A) No structure other than boat landings, docks, marinas, bridges, dams and hydroelectric facilities, or pumping or water treatment facilities shall be located closer than 50 feet to the banks of any Class 1 stream, or 25 feet to the banks of Class 2 water course, lake, reservoir, or basin which contains water at least six months of the year. The bank shall be defined as the average high water line. All development permitted within the stream and lake setbacks shall be designed to minimize the removal of riparian vegetation, and shall reclaim lands disturbed by development activities in accordance with the standards of ASC-90-9.

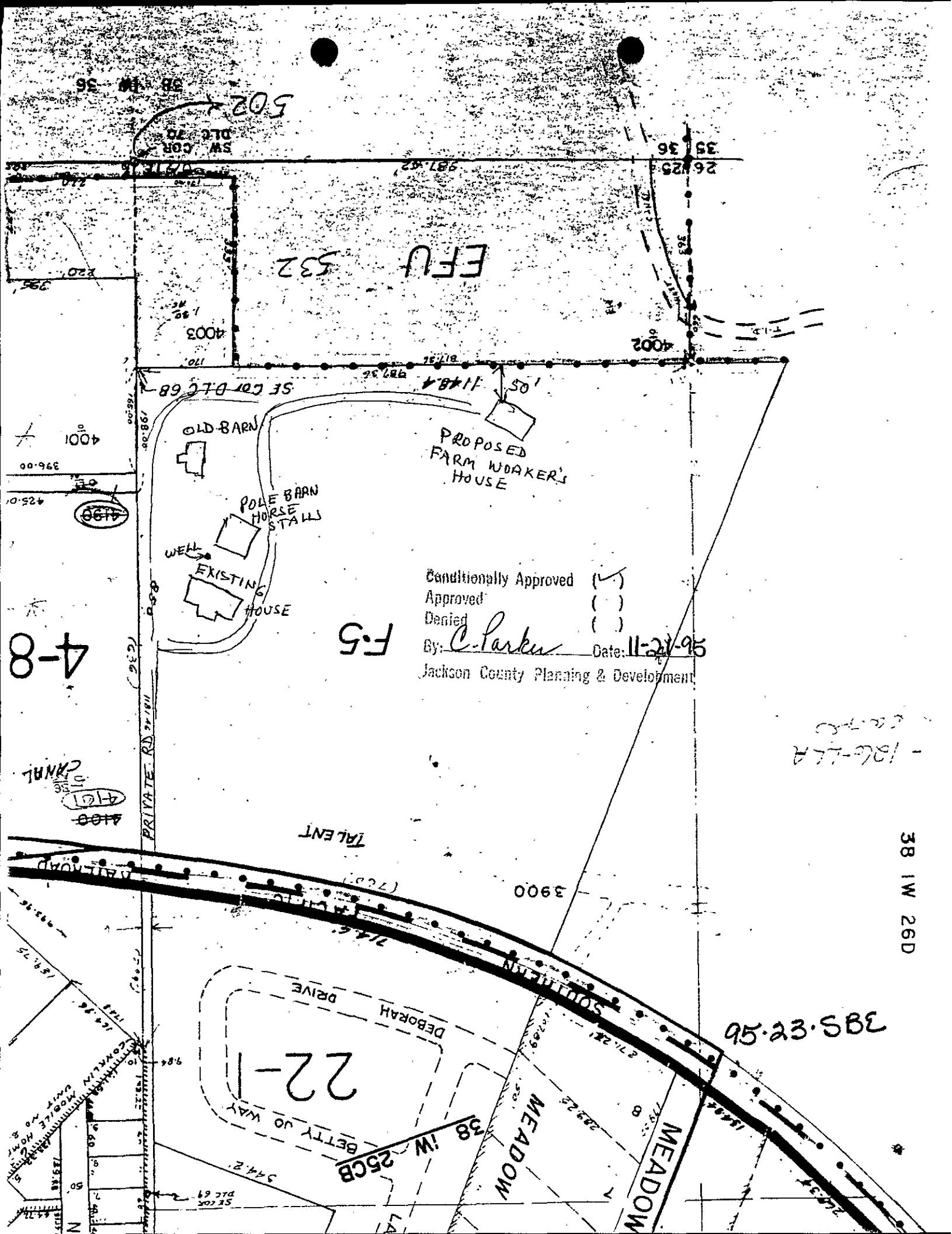
B) Septic system setbacks from the bank or average high water line of a year-round body of water shall be 50 feet for septic tanks, 100 feet for septic drainfields, 50 feet for sand filter boxes and 50 feet for sand filter drainfields. These requirements are based upon standards established by the Department of Environmental Quality and are those currently enforced by Jackson County. The Oregon Department of Fish and Wildlife recommends that the above setbacks be set at 100 feet, based upon their findings concerning the frequency of septic system failure and the likelihood of pollutants affecting the water bodies, particularly at low water times.

C) In order to protect stream corridors and riparian habitat on Class 1 streams, all overstory vegetation or tree cover shall be retained for a distance of 50 feet from the bank or a distance of three times the width of the stream, whichever is the greater. This protected area shall not extend more than 100 feet from the stream bank. In addition, a minimum of 75 percent of the overstory that constitutes stream shade shall be retained, regardless of its distance from the stream bank. Overstory vegetation may consist of merchantable and noncommercial tree species as per the provisions of the Oregon Forest Practices Act. The bank shall be defined as the average high water line.

D) Notwithstanding fuelbreak requirements provided in Section 280.100, all understory vegetation adjacent to Class 1 streams shall be retained to protect stream and habitat quality for a distance of 50 feet from the stream bank or a distance of three times the width of the stream, whichever is the greater. This protected area shall not extend more than 100 feet from the stream bank. Understory materials may be systematically replaced with like horticultural varieties of plant species according to a landscape plan approved by the Oregon Department of Fish and Wildlife and State Department of Forestry, for all land use actions. The bank shall be defined as the average high water line.

E) Notwithstanding fuelbreak requirements provided in Section 280.100, all understory vegetation within 25 feet of the bank of Class 2 water courses, lakes, reservoirs, or basins which contain water at least six months of the year, shall be retained.

F) All bridge and stream crossings, and removal or fill operations in excess of 50 cubic yards are subject to review for impact on fish and wildlife habitat. The Division of State Lands also requires a permit for such operations.



Conditionally Approved (✓)
Approved ( )
Denied ( )
By: C. Parker Date: 11-21-95
Jackson County Planning & Development

WATER QUALITY TEST VOUCHER

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

Date Issued: 2/13/96 Voucher # 000017-96W

Valid Until: 2/13/97 Map ID: 381W25C 3900

Owner/Applicant: MOORE DONALD S TRUSTEE

Property Address: 202 PLEASANT VIEW RD

Comments: None

==========

FOR LABORATORY USE ONLY

Laboratory Results: pH 7.4

Nitrate 1.4 mg/L Sodium 12.1 mg/L

Arsenic 0.0032 mg/L Chloride 4.1 mg/L

Fluoride ND @ 0.2 mg/L Conductivity 400 umhos

Total Coliform Bacteria Coliform Bacteria Present per 100ml
Fecal Coliforms/E. Coli Absent

Optional Tests:

Iron _____ mg/L

Boron _____ mg/L

Signature of Laboratory Supervisor

01/19-20/99
Date Analyses Completed

Name of Certified Testing Laboratory: NEILSON RESEARCH CORPORATION

==========

White and Yellow Copies: Return to Jackson County Planning and Development Services
Pink Copy: Owner/Applicant

RECEIVED
OCT 15 1997
Jackson Co. Planning

BEFORE THE HEARINGS OFFICER
FOR
JACKSON COUNTY, OREGON

In the matter of an application for a planned unit development for a 4-lot subdivision on two parcels comprising 20 acres, zoned Farm Residential (F-5), and located at 2700 Quail Run Road, Talent. Applicants: Donald S. and Traute Moore	No. 96-5-S OPINION AND FINAL ORDER

NATURE OF THE APPLICATION; PROCEDURAL BACKGROUND

On December 6, 1996, Jackson County Planning and Development Services (P&DS) received this application for a subdivision on two parcels comprising 20 acres, zoned Farm Residential (F-5), and located at 2700 Quail Run Road, within the urban growth boundary of the City of Talent. On August 11, 1997, P&DS gave notice to persons entitled of tentative approval of the application. On August 19, 1997, a hearing on the application was requested by Sharlene Walters.

On September 19, 1997, a hearing was convened before the Jackson County Hearings Officer (the Hearings Officer) on the application. The public hearing was closed at its conclusion. The public record was left open until October 3, 1997, after which it was closed. The application is now properly before the Hearings Officer for decision.

SUMMARY OF DECISION

For the reasons discussed below, the application is denied.

SUBSTANTIVE APPROVAL CRITERIA

The Hearings Officer finds the following provisions of the Jackson County Comprehensive Land Use Plan (the Plan), and the Jackson County Land Development Ordinance (the LDO), contain the approval standards which apply in this case:

The Plan

The Hearings Officer finds that Policies 5 and 6 of the Transportation Element of the Plan contain approval standards.

The LDO

CHAPTER 220-FARM RESIDENTIAL (F-5) DISTRICT

220.030, Conditional Uses. Subsection (16) allows planned unit developments provided that the density requirements of this chapter and the provisions of Chapter 262 are satisfied.

220.040, Parcel Area Requirements. Specifies that the minimum parcel area in the district is five acres.

CHAPTER 260—CONDITIONAL USE PERMIT

260.040, Standards and Criteria for Action on Permit. Lists four criteria which must be satisfied in order for the county to approve a conditional use permit.

CHAPTER 262—PLANNED UNIT DEVELOPMENT PERMIT

262.020, Authorization. Allows planned unit developments as conditional uses in zones including the F-5 zone, subject to all conditional imposed by the county.

262.030, Application Contents and Procedure. Specifies content to applications for planned unit developments.

262.050, General Standards for Planned Unit Developments. Specifies development standards for planned unit developments.

262.060, Special Landscaping Standards. Specifies landscaping standards for planned unit developments.

262.080, Common Open Space Standards. Specifies

standards for common open space within planned unit developments.

262.110, Findings for Project Approval. Sets forth approval standards for planned unit developments.

CHAPTER 20—SUBDIVISIONS

The entire chapter constitutes approval standards for subdivisions.

CHAPTER 5—DESIGN, DEVELOPMENT, AND ACCESS STANDARDS

The entire chapter constitutes standards for the design and development of subdivisions.

CHAPTER 25—ROADS, STREETS AND BICYCLE PATHS

The entire chapter consists of standards for roads intended to provide access to lots or parcels.

FINDINGS OF FACT, DISCUSSION AND CONCLUSIONS OF LAW

The Hearings Officer makes the following findings of fact with respect to this application. Where factual conflicts arose, the Hearings Officer has resolved them consistent with these findings.

Applicants' property is described as Township 38 South, Range 1 West, Sections 25C and 25C, Tax Lots 3900 and 2600, respectively. Together, the parcels constitute 20 acres zoned Farm Residential (F-5).

Approximately 10 acres of applicants' property is an operating vineyard. Applicants proposed a subdivision to allow the placement of four residences through a planned unit development which would cluster the homesites to permit continuation of the vineyard operation.

There was substantial opposition to the application and the parties devoted much time and attention to several aspects of the

proposal, notably, applicants proposed use of an existing road to access the property and use of an existing road to provide access to the homesites. The Hearings Officer has carefully reviewed the evidence and argument, but concludes that the application must be denied for lack of completeness in any case.

The LDO is clear in requiring that an application for a planned unit development subdivision must meet the approval standards for (1) a conditional use permit; (2) a planned unit development; (3) a subdivision, including design and development standards. In this case, applicants filed only an application for a subdivision. (Ex 28) No application was filed for a conditional use permit, and nowhere applicants did not address the CUP standards of LDO 260.040.

It is not clear from the record whether Jackson County has a separate application form for planned unit developments, but the standards for an application are spelled-out in LDO Chapter 262. (*See*, LDO 262.030) Applicants have not provided the information required for a planned unit development application, including, but not limited to general schematic maps depicting topography, percent of slope and contour lines at 2-foot intervals; existing adjacent land uses; financial reports; development schedule; circulation plan; schematic landscape plan, drainage and landscape plan.

The Hearings Officer is required to assess any application for compliance with the substantive approval standards. Where, as here, the application itself is incomplete,

and no evidence to show compliance with the approval standards is placed into the record, the application must be denied.

ORDER

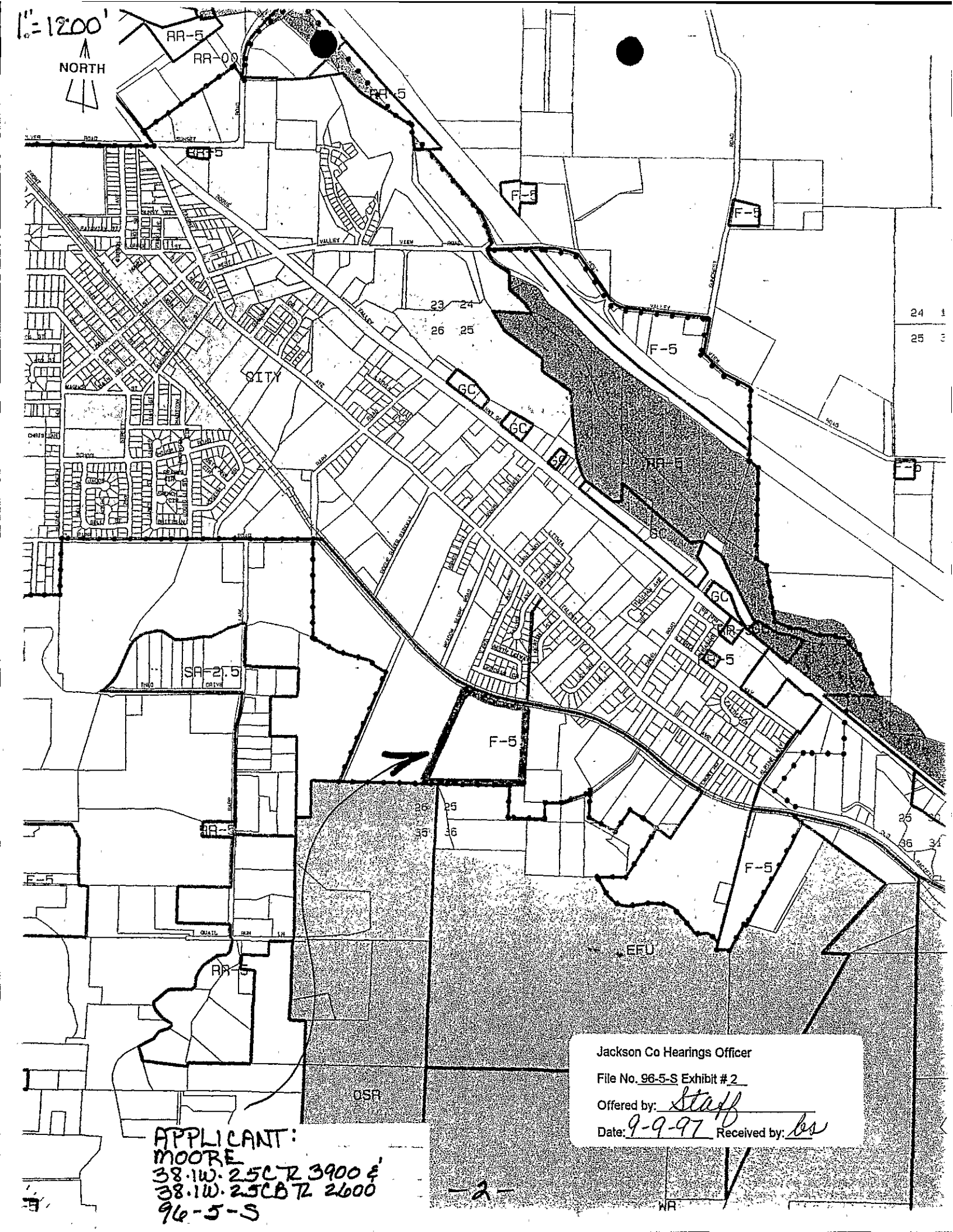
Based upon the foregoing findings of fact and conclusions of law, the application is denied.

DATED this 13th day of October, 1997.

John W. Eads, Jr.
Hearings Officer

NOTICE

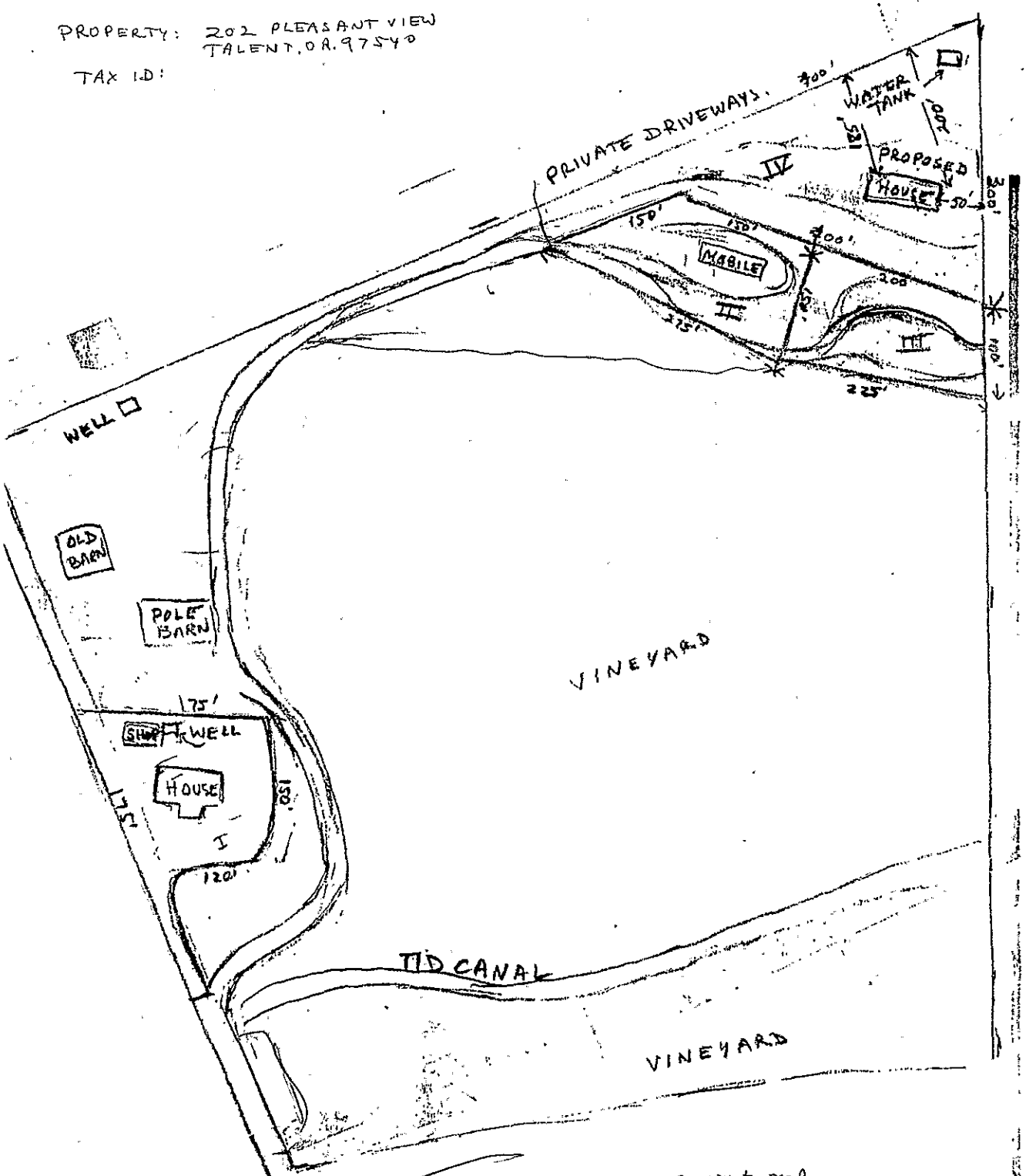
This is the final order of Jackson County on this application. You are entitled to judicial review of this order in accordance with ORS 197.830 *et seq*. This decision was mailed by Jackson County on October 14th **, 1997.**


1" = 1200'
NORTH
RR-5
RR-00
F-5
CITY
GC
SR-2.5
EFU
OSR
WR
23 24
26 25
35 36
24
25
APPLICANT:
MOORE
38.1W.25C TL 3900 &
38.1W.25CB TL 2600
96-5-S
Jackson Co Hearings Officer
File No. 96-5-S Exhibit # 2
Offered by: Staff
Date: 9-9-97 Received by: bs

OWNER:
DON + TRAUTE MOORE
2706 QUAIL RUN RD
TALENT, OR. 97540
PHONE 535-8001

PROPERTY: 202 PLEASANT VIEW
TALENT, OR. 97540

TAX ID:



TOTAL LAND 19.7 Ac. + .3 private road.

SITE SIZES:

SITE I 26,000 ± 0.6 Ac
SITE II 32,000 ± 0.7 AC
SITE III 26,500 ± 0.6 Ac
SITE IV VINEYARD + HOUSE SITE
17.8 AC. (14 Ac. VINEYARD)

SCALE 1" =

Conditionally Approved
Approved
Denied
By: [signature] Date: 8/4/97
Jackson County Planning & Development

Jackson Co Hearings Officer
File No. 96-5-S Exhibit #5
Offered by: Don + Traute Moore
Date: 9-9-97 Received by: [illegible]

96-5-S

#17.00

[mhstor.frm|Rev. 11/96]

MANUFACTURED DWELLING STORAGE PERMIT

Property Owner: Donald S. and Tracie M Moore **Phone Nº:**

Applicant Name: Same **Phone Nº:**

Mailing Address: 2002 2700 Quail Run Rd Talent OR 97540

Property Address: 2002 Crest View Terrace Talent OR 97540
3100 Condit Jacksonville

I hereby seek written approval for storage of a manufactured dwelling on my property known as: 4700

Township 38 **Range** 2W **Section** ~~25C~~ 02C **Tax Lot** ~~3400~~ ~~3700~~

pursuant to Section 280.260 of the Jackson County Land Development Ordinance. This approval is to place the following manufactured dwelling in storage:

Make: Buddy **Year:** 1977 **X #:** 60 **Size:** 24

This request is for administrative approval. I acknowledge the Land Development Ordinance which requires:

1) The manufactured dwelling can be stored for six months from the date of this permit.
2) A one-time six month extension can be granted by submitting a written request and the extension fee prior to the expiration date below.
3) Permanent blocking (per building code), electrical, plumbing, and/or sewage hookup is expressly prohibited; (One block per girder at each end of the manufactured dwelling is permissible as temporary storage.)
4) If the property is one acre or less in size and the unit will be stored in conjunction with a dwelling, then I submit statements from all adjacent property owners indicating no objection to the storage of the manufactured dwelling (necessary statements attached). The subject property is 20 acres in size; and,
5) All normal setback requirements of the F-5 zoning district must be met:
   A) Fuelbreak: _____, must be met.
   B) Setbacks : **Front** 30; **Side** 20; **Rear** 20.
6) Only one Manufactured Dwelling Storage Permit may be issued on any tract within any five year period. Tract is defined as one or more contiguous lots or parcels under the same ownership.

In making this application for a permit to store a manufactured dwelling, I hereby acknowledge and agree that the manufactured dwelling will not be used for residential purposes under this permit.

Signed: Donald S. Moore
Property Owner

Signed: Donald S. Moore
Manufactured Dwelling Owner

was 38-1W-25C-3900
now 38-2W-02C-4700

Date:

Date: 9/18/97

DEPARTMENT USE ONLY amended property line 10/23/97 MS.

Approved by: Chris Ahmann
Position: Planner 2

Issue Date: 9/18/97
Exp. Date: 3/18/98

cc: Central File
Code Compliance

Permit Nº: 97-64-MDS
Statements Attached: N/A

Fee Paid: #17.00
Receipt Nº: 84772

NOTE: THIS STORAGE PERMIT IS NOT A MANUFACTURED DWELLING INSTALLATION PERMIT.

#17=

[mhstor.frm|Rev. 11/96]

MANUFACTURED DWELLING STORAGE PERMIT

Property Owner: Donald S. and Traute M Moore **Phone Nº:**

Applicant Name: Same **Phone Nº:**

Mailing Address: 202 2700 Quail Run Rd Talent OR 97540

Property Address: 202 Pleasant View Drive Talent OR 97540

I hereby seek written approval for storage of a manufactured dwelling on my property known as:

Township 38 **Range** 1W **Section** 25C **Tax Lot** ~~3400~~ 3900

pursuant to Section 280.260 of the Jackson County Land Development Ordinance. This approval is to place the following manufactured dwelling in storage:

Make: Buddy **Year:** 1977 **X #:** 60 **Size:** 24

This request is for administrative approval. I acknowledge the Land Development Ordinance which requires:

1) The manufactured dwelling can be stored for six months from the date of this permit.
2) A one-time six month extension can be granted by submitting a written request and the extension fee prior to the expiration date below.
3) Permanent blocking (per building code), electrical, plumbing, and/or sewage hookup is expressly prohibited; (One block per girder at each end of the manufactured dwelling is permissible as temporary storage.)
4) If the property is one acre or less in size and the unit will be stored in conjunction with a dwelling, then I submit statements from all adjacent property owners indicating no objection to the storage of the manufactured dwelling (necessary statements attached). The subject property is 20 acres in size; and,
5) All normal setback requirements of the F-5 zoning district must be met:
   A) Fuelbreak: _____, must be met.
   B) Setbacks : **Front** 30; **Side** 20; **Rear** 20.
6) Only one Manufactured Dwelling Storage Permit may be issued on any tract within any five year period. Tract is defined as one or more contiguous lots or parcels under the same ownership.

In making this application for a permit to store a manufactured dwelling, I hereby acknowledge and agree that the manufactured dwelling will not be used for residential purposes under this permit.

Signed: Donald S. Moore — Property Owner

Signed: Donald S. Moore — Manufactured Dwelling Owner

Date: _____

Date: 9/18/97

DEPARTMENT USE ONLY

Approved by: Chris Schmoyer

Position: Planner 2

cc: Central File
Code Compliance

Permit Nº: 97-64-MDS

Statements Attached: N/A

Issue Date: 9/18/97

Exp. Date: 3/18/98

Fee Paid: $17.00

Receipt Nº: 84772

NOTE: THIS STORAGE PERMIT IS NOT A MANUFACTURED DWELLING INSTALLATION PERMIT.

FORMAL SITE EVALUATION

FIELD COPY

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 776-7554

8/26/97 9:38:23 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.
2ND ADDRESS IS 204 PLEASANT VIEW RD THIS IS FOR THE FARM WORKER'S DWELLING.

SITE EVALUATION FEE: 480.00 MINUS PRELIMINARY SITE FEE: 160.00
BALANCE: 320.00

RECEIPT#: 81507 DATE: 6/19/97

PROPOSED RESIDENCE # TEST HOLES READY: 10 DATE: 7/08/97

ANY RESIDENCE/BUSINESS ON LOT NOW? YES 3 BDRM

COMMENTS: ONE TEST PIT WHERE SUGGESTED BY ROBIN DAVIS - OC-CY

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: 2700 QUAIL RUN RD
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001

COMPLETED APPLICATION DATE: 7/08/97

INSPECTOR ROBIN DAVIS INSPECTION DATE 8/18/97

SITE EVALUATION RESULTS:

Based upon information provided us including a soils and topographic report made by Robin Davis on August 18, 1997, we have found your drainfield site to conform with minimum standards for the issuance of a permit to install a Standard subsurface sewage disposal system. A permit can be issued providing no conflict exist with zoning requirements. This approved evaluation report shall remain in effect until issuance of a permit to construct unless in the meantime conditions on this or adjacent properties have been altered in any manner which would prohibit issuance of a permit, in which case, this evaluation report shall be considered null and void. Technical rule changes will not invalidate this report. Should this initial system ever fail, repair under current standard would require installation of a Sand Filter sewage disposal system.

ACCURATE DEVELOPMENT PLOT PLAN
REQUIRED WITH PERMIT APPLICATION

Robin Davis
INSPECTOR SIGNATURE

8/26/97
DATE:

NORMAL SITE EVALUATION

APPLICATION

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 776-7554

6/19/97 10:26:30 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.
2ND ADDRESS IS 204 PLEASANT VIEW RD THIS IS FOR THE FARM WORKER'S DWELLING.

SITE EVALUATION FEE: 480.00 MINUS PRELIMINARY SITE FEE: 160.00
BALANCE: 320.00

RECEIPT#: 81507 DATE: 6/19/97

PROPOSED RESIDENCE # TEST HOLES READY: (1) DATE: 7/8/97

ANY RESIDENCE/BUSINESS ON LOT NOW? YES 3 BDRM

COMMENTS: ONE TEST PIT WHERE SUGGESTED BY ROBIN DAVIS - OC-CY
* Robin will Do will need to check staking at same time

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: 2700 QUAIL RUN RD
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001

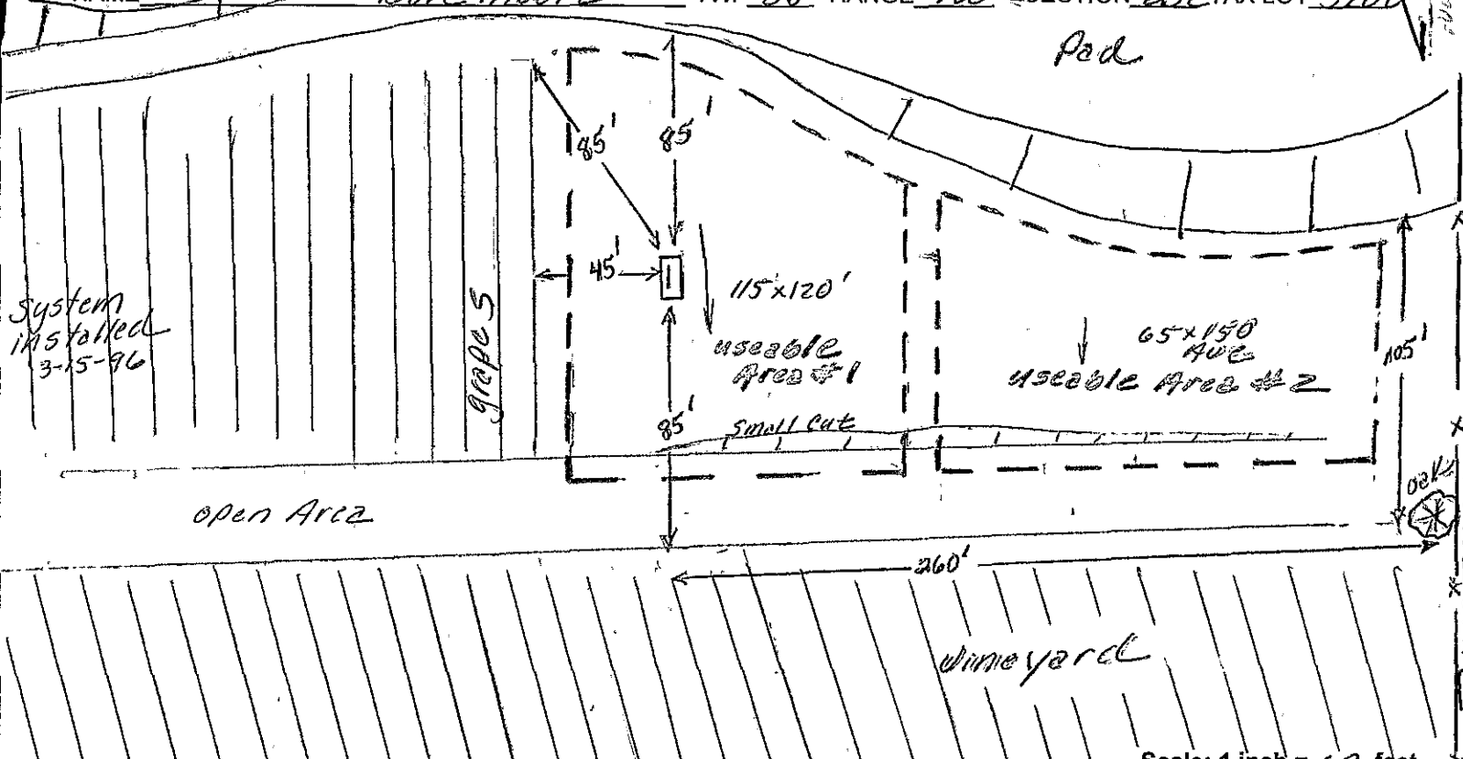
3

SIGNATURE: Donald S Moore DATE: _____

COMPLETED APPLICATION DATE: ~~0/00/00~~ 7-8-97

Pad/Mobile

NAME Don Moore TWP 38 RANGE 1W SECTION 25C TAX LOT 3900



Scale: 1 inch = 60 feet

Potential Permit Recommendations: (See Permit For Specifics)
Gallons Per Day (GPD) 450 Lineal Feet Per 150GPD 125 Total Lineal Feet 375
Trench Depth 24-36 WITH 12 Rock Cap ___ Curtain Drain ___ WITH ___ Rock
Other Sand filter 50 lineal feet per 150 gallons

Position: Foot Slope (Side Slope) Top Fan High Terrace Low Terrace Bottom Flood Plain Other ___
Relief: Smooth Concave Convex Undulating Hummocky * Staking Required

	Depth	Texture	Structure	Pores	Mottling	Soil Color	Water Table
PIT #1	0-12	sil	sa Wk Mod Str SG / a Bk (Grn) Ply Mas	Few Com Mny disc / (F) (Med) Co con	Faint ___ / Dis or Pro	10YR 3/3	at ___ Slope Up 29 % Down 16 % Limiting Layer at 48
	12-48	sicl	(sa) Wk (Mod) Str SG / a (Bk) Pri Ply Mas	Few Com Mny disc / (F) Med Co con	Faint ___ / Dis or Pro	10YR 4/4	
	48-64	Fx/Hw sub saprolite	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		

Pit #1 Notes:

PIT #2			sa Wk Mod Str SG / a Bk Grn Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		Water Table at ___ Slope Up ___ % Down ___ % Limiting Layer at ___
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		

Pit #2 Notes:

PIT #3			sa Wk Mod Str SG / a Bk Grn Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		Water Table at ___ Slope Up ___ % Down ___ % Limiting Layer at ___
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		

Pit #3 Notes:

PIT #4			sa Wk Mod Str SG / a Bk Grn Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		Water Table at ___ Slope Up ___ % Down ___ % Limiting Layer at ___
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		

Pit #4 Notes:

Additional Notes: * Area revised to Accomodate 2 systems. See old soils sheets dated 9-26-77. * 2 Areas

SITE SUITABILITY: Standard Initial / Sand Filter Repair USEABLE AREA: ___

Site Evaluation By: R. Davis Date On-Site: 8/18/97 Date Completed: 8/19/97

Abbreviations:

a - angular	DG - decomposing granite	Hd - hard	Med - medium	Ply - platy	S - sand(y)	Str - strong
Bk - blocky	disc - discontinuous	HW - highly weathered	Meta - Metamorphic	Pri - prismatic	Seds - sedimentary	Sub - substrata
C - clay	Dis - distinct	Gr - gravelly	Mny - many	Pro - prominent	SG - single grain	V - very
Cy - clayey	F - fine	K - cobbles (3-10")	Mod - moderate	Rx - rock	Si - silt(y)	Vol - volcanic
Co - coarse	Fx - fractured	L - loam	P - pebbles(2mm.-3")	Rx Out - outcrop	Slicks - Slickensides	W - weathered
con - continuous	H - heavy	Lt - light	Pf - pressure faces	sa - subangular	St - stones (+10")	Wk - weak
		Mas - massive		Sap - Saprolite		

PRELIMINARY SITE INSPECTION

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 776-7554

FIELD COPY

6/30/97 8:09:50 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.
2ND ADDRESS IS 204 PLEASANT VIEW RD THIS IS FOR THE FARM WORKER'S DWELLING.

COMMENTS: PRE-SITE FOR A SECOND APPROVAL ON TAX LOT 3900. INSPECTOR TO MEET MR. OR MRS MOORE ON PROPERTY - OK FOR PSI PER SHIRLEY
890-3575 - CELL PHONE FOR DONALD

FEE: 160.00 RECEIPT#: 80717 DATE: 5/29/97

APPLICANT NAME: MOORE DONALD / TRAUTE
MAILING ADDRESS: 2700 QUAIL RUN RD
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001 482-2803

FIELD WORK
ASSIGNED TO: ROBIN DAVIS APPOINTMENT DATE & TIME: 6/16/97 1:00

Met with Donald Moore on the parcel. Mr. Moore currently has two approvals on the lot. The area approved on 12-28-95 has a standard system installed which was signed off on 12-6-96. The second septic approval is shown on the soil sheet dated 9-26-77. The useable area is 150' by 70' and is sized for a standard initial and repair. The two approvals are adjacent to one another just above what used to be a fence line that ran through the lot. Much of the surrounding area is now planted in grapes. The owner would like a third approval and does not want to encompass any of the area that is planted in grapes. Limited area is available in the space between the grape rows and thus I suggested we see if we can expand the area around the existing approval to see if it could possibly accommodate two systems. I recommended a test pit upslope of the old approval and also asked that they stake out the useable area so we can see how much footage will fit. We could go with sand filter repairs if necessary to save space. The upslope pit should be dug to five feet with one side tapered for access. Depth to a limiting layer, drainage, and useable area will be determining factors. A site evaluation application will be required prior to examining the pit and doing the staking check.

SUGGESTED DIGGING TEST PITS - YES NUMBER OF POSSIBLE AREAS: 1

Robin Davis
INSPECTOR SIGNATURE

6/30/97
DATE

Note: If you apply for a formal site evaluation within 90 days of the date of the preliminary site inspection, the normal site evaluation fee will be reduced by the preliminary fee. SITE EVALUATION APPLICATION MUST BE SUBMITTED BEFORE TEST HOLES WILL BE EVALUATED.

Robin

PHONE #

PERMIT #

OWNER/CONTRACTOR: Monroe - Life Touch

LOCATION: Don Moore - Talent Ave

DATE RCD: 8/18

TIME RCD: R

LEGAL DESCRIPTION:

READY: AM ( ) ANYTIME ( )
1:00 PM ( ) ASAP ( )
DAY: (M) T W T F

INSPECTED: TIME _____
DATE _____

APPROVED ( )
DISAPPROVED - Call For Reinspection ( )

INSPECTION TYPE / AREA:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC SC SPECIAL PMP UND CORR _____

B: EXC FDN MSN UNFL FRM INS RF DRY MECH F WS REVIEW MHSI MH SOLAR CORR _____

S: (CON) STK BED TANK LIN PRES CD TDW TRENCH DF COV F CAP CORR _____

30

REMARKS:

Cancel - appt on Mon

INSPECTOR:

JACKSON COUNTY PLANNING & DEVELOPMENT - 776-7554 INSPECTION REQUESTS 776-7200

Robin - He had permit - Please call him & he wants to be there

PHONE # 482-2803	PERMIT # S/E 5/29
OWNER/CONTRACTOR: Moore	
LOCATION: 202 Pleasant View Dr	DATE RCD: 7/9 / TIME RCD: R
LEGAL DESCRIPTION: 38-1W-25C-3900	

READY: AM ( ) ANYTIME ( )
PM ( ) ASAP ( )
DAY: M T (W) T F

INSPECTED: TIME _____
DATE _____
APPROVED ( )
DISAPPROVED - Call For Reinspection ( )

INSPECTION TYPE / AREA:
P: R C TOP F SEW WAT SOLAR PMP CORR _____
E: RC CIRC F TEMP SVC SC SPECIAL PMP UND CORR _____
B: EXC FDN MSN UNFL FRM INS RF DRY MECH F WS REVIEW MHSI MH SOLAR CORR _____
(S:) CON STK BED TANK LIN PRES CD TDW TRENCH DF COV F CAP CORR _____

REMARKS: Finaled 12-96

Robin has appt to do S/E & staking
on 8/18/97 100

INSPECTOR:

JACKSON COUNTY PLANNING & DEVELOPMENT - 776-7554 INSPECTION REQUESTS 776-7200

I'd have done it the 8th

PRELIMINARY SITE INSPECTION

APPLICATION

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE AVE., RM. 100 • MEDFORD OREGON 97501-2902 • (541) 776-7554

5/29/97 9:19:28 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.
2ND ADDRESS IS 204 PLEASANT VIEW RD THIS IS FOR THE FARM WORKER'S DWELLING.

COMMENTS: PRE-SITE FOR A SECOND APPROVAL ON TAX LOT 3900. INSPECTOR TO MEET MR. OR MRS MOORE ON PROPERTY - OK FOR PSI PER SHIRLEY
890-3575 - CELL PHONE FOR DONALD

FEE: 160.00 RECEIPT#: 80717 DATE: 5/29/97

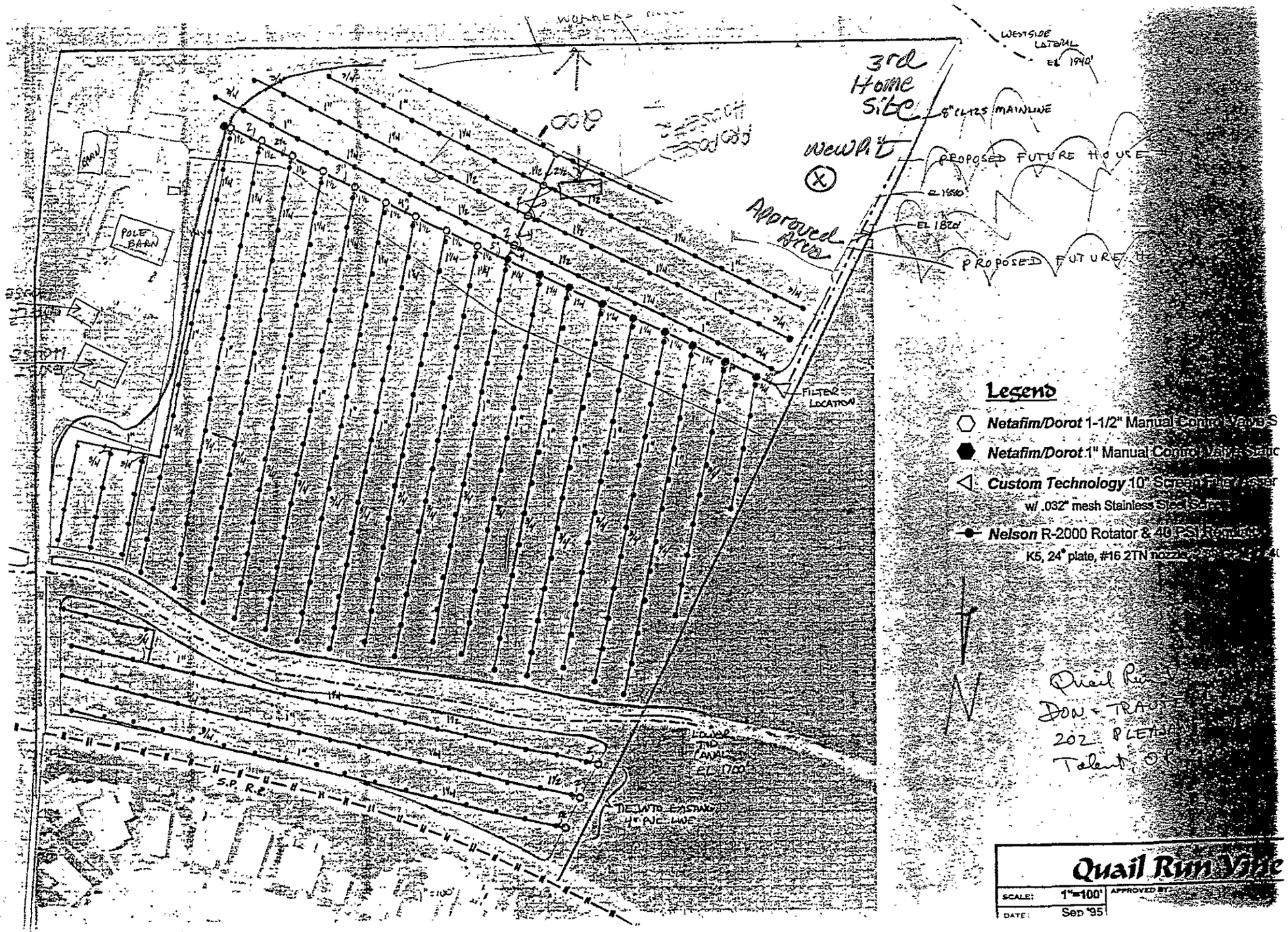
APPLICANT NAME: MOORE DONALD / TRAUTE
MAILING ADDRESS: 2700 QUAIL RUN RD
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001 482-2803

SIGNATURE: Traute Phone DATE: 5/29/97

6-19-97
S/E applied for

6/3/97 left message to call for MP, PC

6/16/ 100



WESTSIDE LATERAL
EL 1940'
3rd Home Site
8" CL125 MAINLINE
New Pit
PROPOSED FUTURE HOUSE
EL 1880'
EL 1820'
Approved Area
PROPOSED FUTURE H
POLE BARN
FILTER LOCATION
LOWER TID CANAL EL 1700'
TIE INTO EXISTING 4" PVC LINE
S.P. R.2
Legend
Netafim/Dorot 1-1/2" Manual Control Valve S
Netafim/Dorot 1" Manual Control Valve Static
Custom Technology 10" Screen Filter Assem
w/ .032" mesh Stainless Steel Screen
Nelson R-2000 Rotator & 40 PSI Regulator
K5, 24° plate, #16 2TN nozzle
N
Quail Run
DON + TRAU
202 PLEASA
Talent, OR
Quail Run Vine
SCALE: 1"=100'
APPROVED BY:
DATE: Sep '95

535-6565 Robin - Please call Mon. A.M. early

PHONE # 770-8273-944-5930	PERMIT #
OWNER/CONTRACTOR: Steve Monroe - Moore	
LOCATION: Talent Ave	DATE RCD: 6/30
LEGAL DESCRIPTION:	TIME RCD: R

READY: AM ( ) ANYTIME ( )

PM ( ) ASAP ( )

DAY: (M) T W T F

INSPECTED: TIME _____

DATE _____

APPROVED ( )

DISAPPROVED - Call For Reinspection ( )

INSPECTION TYPE / AREA:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC SC SPECIAL PMP UND CORR _____

B: EXC FDN MSN UNFL FRM INS RF DRY MECH F WS REVIEW MHSI MH SOLAR CORR _____

(S:) CON STK BED TANK LIN PRES CD TDW TRENCH DF COV F CAP CORR _____

REMARKS:

INSPECTOR:

JACKSON COUNTY PLANNING & DEVELOPMENT - 776-7554 INSPECTION REQUESTS 776-7200

535-6565 Robin - Please call Mon A.M. early

PHONE # 770-8273-944-5930	PERMIT #
OWNER/CONTRACTOR: Steve Monroe - Moore	
LOCATION: Talent Ave	DATE RCD: 6/30
LEGAL DESCRIPTION:	TIME RCD: R

READY: AM ( ) ANYTIME ( )
PM ( ) ASAP ( )
DAY: (M) T W T F

INSPECTED: TIME _____
DATE _____

APPROVED ( )
DISAPPROVED - Call For Reinspection ( )

INSPECTION TYPE / AREA:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC SC SPECIAL PMP UND CORR _____

B: EXC FDN MSN UNFL FRM INS RF DRY MECH F WS REVIEW MHSI MH SOLAR CORR _____

(S:) CON STK BED TANK LIN PRES CD TDW TRENCH DF COV F CAP CORR _____

REMARKS:

INSPECTOR:

JACKSON COUNTY PLANNING & DEVELOPMENT - 776-7554 INSPECTION REQUESTS 776-7200

SYSTEM CONSTRUCTION REPORT

ENVIRONMENTAL QUALITY SECTION

PLANNING AND DEVELOPMENT SERVICES ● 10 SOUTH OAKDALE ● MEDFORD, OREGON 97501 ● (541) 776-7556

Name: **DONALD S. MOORE, TRUSTEE** Twp. **38S** Range: **1W** Section: **25C** Tax Lot: **3900**

Address(location): **202 PLEASANTVIEW RD.** System Type: **STANDARD** Permit# **15-26-96N**

TANKS AND SEWER LINES

Date: 3-19-96 KC & RD
Effluent Sewer to DF: 136' D3034
Septic Tank Size: 1000 Sgl
Materials & Manuf. CEM.- RIVERSIDE
Dosing Tank NA
Materials & Manuf.
Fittings, Connections: OK Riser(s): 2 - PVC
Water Test marked: 3-20-96 approved:3-21-96 KC
Tank to House:NA

DRAINFIELD

Consult Date: 3-15-96 DF Install Date:3-19-96 KC
Trench Width: 24"+ Trench Depth: 24-36"
Gravel Depth: NA Lines Level: OK
Distance Between Lines: 12'
Overflows: 1 Undisturbed Earth: OK
Drop Box(es): 1 Tuf-Tite Distribution Box(es):NO
Line End Caps:NA USING *INFILTRATOR*
Total Lineal Feet: 375'
Distance to Well: Tank: >100'
Drainfield: >100'

PUMP SYSTEM

Date: NA
Type & H.P.
Floats: Sgl: Dbl: Alarm Float:
Valves: Check Gate
Antisiphon:
Safety Line: Screen:
Quick Disconnect: Block:
Alarm:

ETA

Bed Check Date: NA Bed Depth: up dn
Length: Width: Gravel & Pipe:
Cover Depth: Date:

LOW PRESSURE DISTRIBUTION

Pressure Test Date: NA
Hole Spacing: Discharge:
Filter Fabric: Hydrosplitter:

CAPPING FILL

Scarified: Date: NA
Cap Depth: Date:
Filter Fabric:

SAND FILTER/ TRENCH

Trench: Date NA Width Depth
Box Inspect Date: Size:
Press. Date: Date:
Sand: Sieve Analysis: Filter Fabric:
Underdrain Media Analysis: Top: Bottom:
Effluent Sewer or Pres. Pipe to DF:
Cover Depth Date:

FILTER PUMP SYSTEM

Type and H.P. Date: NA
Floats: Sgl Dbl. Filter Fabric Under Vault
Valves : Check Gate Quick Disconnect
Safety Line: Alarm:
Alarm Float: Primary Pump Shutoff:

TILE DEWATERING

Staking Ck. Date: NA
Trench Ck. Date:
Rock & Pipe Date:
Silt Trap Dia.
Outlet Pipe Flapgate
Backfill Date

Curtain Drain

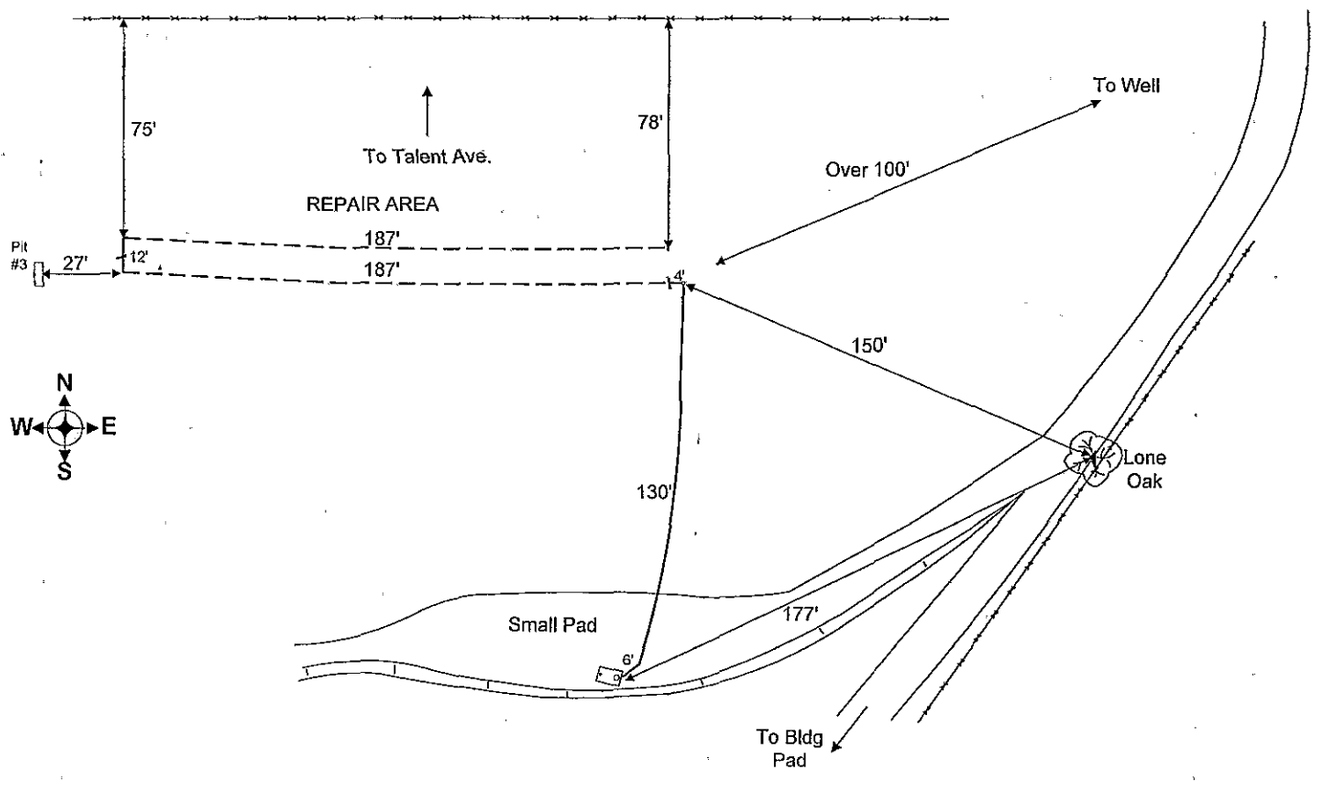
Date: NA
Depth: Rock Depth:
Visqueen: Screen:
Filter Fabric: Sch. 40 End(s):
Vditch: Berm:

FINAL INSPECTION REQUEST AND NOTICE form received YES

INSPECTION DATES: 3-15-96 DF
3-19-96 RD & KC
3-20-96, 3-21-96 KC

INSTALLER: LITE TOUCH CONST.

SYSTEM CONSTRUCTION DIAGRAM



correction notice issued: none

COMMENTS

Scale: 1 inch=60 feet

CERTIFICATE OF SATISFACTORY COMPLETION

In accordance with Oregon Revised Statue 454.665 this certificate is issued as evidence of satisfactory Completion of a subsurface or alternative sewage disposal system at the above location.

December 6, 1996
Date

Jackson County Environmental Health Specialist

25

[redacted] Talent Ave - 1st [redacted] after Taylor

PHONE # 535-8001

PERMIT # 15-26-96N

OWNER/CONTRACTOR Don Moore

LOCATION: 202 Pleasant View Rd

LEGAL DESCRIPTION: Talent.

DATE RCD: 5/28

TIME RCD: R

READY: AM ( ) ANYTIME ( )

PM ( ) ASAP ( )

DAY: M (T) W T F

INSPECTED: TIME _____

DATE _____

APPROVED ( )

DISAPPROVED - Call For Reinspection ( )

INSPECTION TYPE / AREA:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC SC SPECIAL PMP UND CORR _____

B: EXC FDN MSN UNFL FRM INS RF DRY MECH F

WS REVIEW MHSI MH SOLAR CORR _____

S: CON STK BED TANK LIN PRES CD TDW TRENCH DF

COV (F) CAP CORR 38 1W 25C 3900

REMARKS: Error! This request was for 2 plumbing in spection between house & Taylor

INSPECTOR:

JACKSON COUNTY PLANNING & DEVELOPMENT - 776-7554 INSPECTION REQUESTS 776-7200

3-20-96
(Date Received)

FINAL INSPECTION REQUEST AND NOTICE

Pursuant to the requirements within ORS 454.665, OAR 340-71-170 and OAR 340-71-175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The Department (or Agent) has 7 days to perform an inspection of the completed construction after the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Please complete all four sections of the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: **BASIC INFORMATION.**

Property Owner Donald Moore Permit Number 15-26-96N County JACKSON

Township 38 ; Range 1W ; Section 25C ; Tax Lot 3900 ; Tax Acct. # _____

Job Location _____

Date System Construction Completed _____ ; Date Submitted to DEQ or Agent _____

SECTION 2: **MATERIALS LIST.** Identify and list all materials used in the system's construction.

4" 3034 pipe

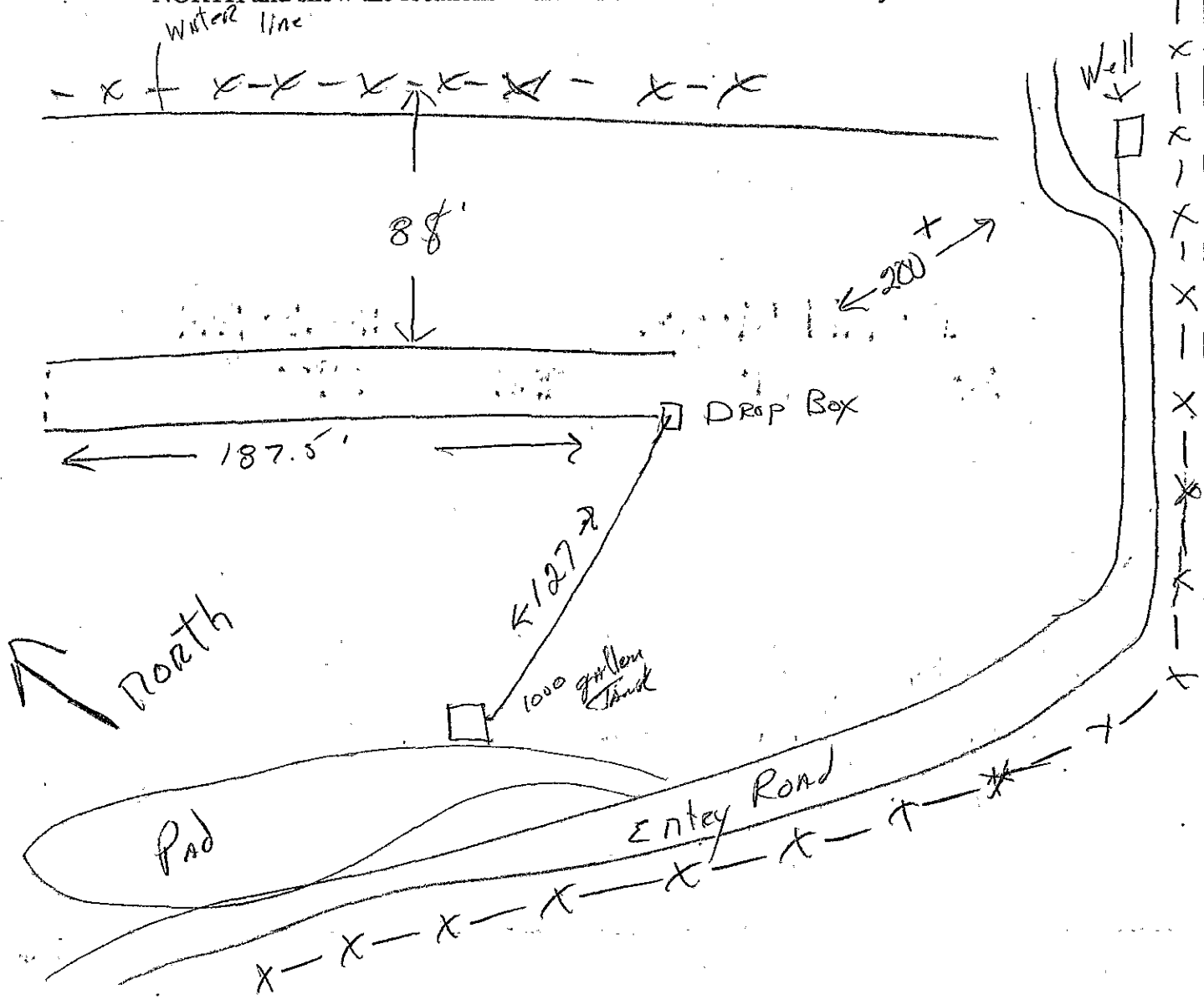
Equalizer 24 chamber

infiltrator

Riverside Ready mix Tanks

Property Owner Donald Moore Permit Number 15-26-96N County JACKSON

SECTION 3: **AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM.** Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.



SECTION 4: **CONSTRUCTION WAS PERFORMED BY:**

____ Property Owner (Permittee)

____ Sewage Disposal Service Business: _____, _____
(Print Full Business Name) (License Number)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (OAR Chapter 340, Divisions 71 and 73).

_____, _____, _____
(System Installer's Signature) (Title) (Date)

CORRECTION NOTICE

DEPARTMENT OF PLANNING AND DEVELOPMENT

Township 38 Range 1W Section 25C Tax Lot 3900

Permit Number 15-26-96N

Installer LITE TOUCH

I have this day inspected this subsurface sewage system and have found the following violations:

1) DROP BOX NOT INSTALLED PROPERLY.
OK 3-20-96

2) LOWER TRENCH NOT LEVEL &
UNITS INSTALLED AT ANGLE
OK 3-20-96

PENDING WATER TEST
OK 3-21-96

Under the provisions of the state administrative rules, no work shall be done upon these premises until the above violations are corrected. When corrections have been made, call 776-7200 for inspection.

Time 3:00

Date 3-19-96

KEN COTE
INSPECTOR

Field staff office hours are 8:00 - 9:30 a.m. Staff phone number is 776-7554.

DO NOT REMOVE THIS TAG

CORRECTION NOTICE

DEPARTMENT OF PLANNING AND DEVELOPMENT

Township 38 30 Range 2 1W Section 25C Tax Lot 3700

Permit Number 15-26-96N

Installer LITE TOUCH

I have this day inspected this subsurface sewage system and have found the following violations:

1) DROP BOX NOT INSTALLED PROPERLY
OK 3-20-96

2) LOWER TRENCH NOT LEVEL &
UNITS INSTALLED AT ANGLE
OK 3-20-96

ENDING
WATER

OK 3-21-96

Under the provisions of the state administrative rules, no work shall be done upon these premises until the above violations are corrected. When corrections have been made, call 776-7200 for inspection.

Time 3:00

Date 3-19-96 KEN SOTE
INSPECTOR

Field staff office hours are 8:00 - 9:30 a.m. Staff phone number is 776-7554.

DO NOT REMOVE THIS TAG

MOORE

17

PHONE # 535-6565

PERMIT # 15-026-96-N

OWNER/CONTRACTOR: Steve Monroe - Lite Touch

LOCATION: 202 Pleasant Rd

DATE RCD: 3/19

TIME RCD: R

LEGAL DESCRIPTION:

READY: AM ( ) ANYTIME ( )

PM ( ) ASAP ( )

2:00

DAY: M (T) W T F

INSPECTED: TIME _____

DATE _____

APPROVED ( )

DISAPPROVED - Call For Reinspection ( )

INSPECTION TYPE / AREA:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC SC SPECIAL PMP UND CORR _____

B: EXC FDN MSN UNFL FRM INS RF DRY MECH F WS REVIEW MHSI MH SOLAR CORR _____

(S:) CON STK BED (TANK) LIN PRES CD TDW TRENCH DF COV F CAP CORR 3 8 1W 25C 3900

REMARKS:

102

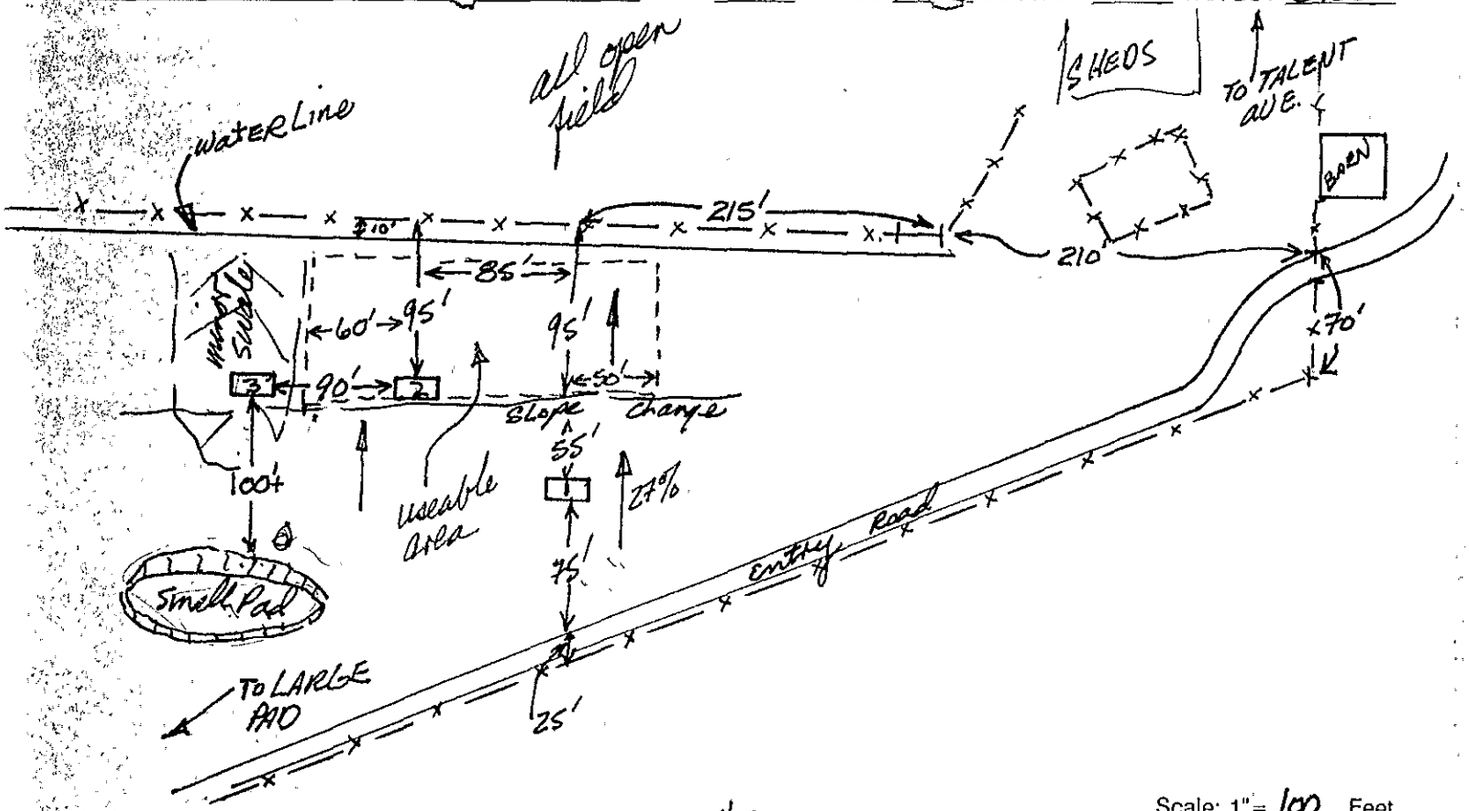
105

INSPECTOR:

JACKSON COUNTY PLANNING & DEVELOPMENT - 776-7554

INSPECTION REQUESTS 776-7200

NAME Don Moore TWP 38 RANGE 1W SECTION 25C TAX LOT 3900



Scale: 1" = 100 Feet

Potential Permit Recommendations: Gallons Per Day (GPD) 450 Lineal Feet Per 150 GPD 125 Total Lineal Feet 375
(See Permit For Specifics) Trench Depth 24 to 36 W/ 12 Rock Cap — Curtain Drain — W/ Rock

Name: _____ Twp: ___ Range: ___ Section: ___ Tax Lot: ___

Address (location) _____ System Type _____ PERMIT# _____

TANKS AND SEWER LINES

Date 3-19-96 Effluent Sewer to DF _____
Pressure Transport Pipe to DF/SF _____
Septic Tank Size 1000 Dbl __ Sgl X
Material & Manuf. Conc. RR
Dosing Tank Size —
Material & Manuf. —
Fittings, Connections OK Riser(s) 2-PVC
Passed Water Test 3-21-96
Tank to House NA

DRAINFIELD

Staking Date _____ Install Date 3-19-96
Trench Width _____ Trench Depth _____
Gravel Depth _____ Lines Level _____
Distance Between Lines 12'
Overflows ONE Undisturbed Earth OK
Drop Boxes 1 - JUNTITE Line End Caps NA
Total Lineal Feet 375
Distance Well to: Tank over 100
Drainfield over 100

PUMP/SIPHON SYSTEMS

Date _____
Type & H.P. _____
Floats: Sgl __ Dbl __
Valves: Check __ Gate __
Anti-Siphon _____
Safety Line __ Screen __
Quick Disconnect __ Block __
Vault _____
Alarm _____ Alarm Float __
Siphon _____

LOW PRESSURE DISTRIB.

Pressure Test Date _____
Hole Spacing _____ Discharge _____
Filter Fabric _____ Hydrosplitter _____

CAPPING FILL

Scarified _____ Date _____
Cap Depth _____ Date _____

Sand Filter Piping Detail

SAND FILTER/TRENCH

Trench: Date _____ Width __ Depth __
Box Inspect Date _____ Size _____
Pres. Date _____ Discharge _____
Sand __ Sieve Analysis __ Filter Fabric __
Pea Gravel: Top __ Btm __ Sieve Analysis __
Effluent Sewer/Pres. Pipe to DF _____
Cover Depth _____ Date _____

FILTER PUMP SYSTEM

Type & H.P. _____ Date _____
Floats: Sgl __ Dbl __ Fabric Under Vault __
Valves: Check __ Gate __ Safety Line __
Quick Disconnect __ Alarm _____
Alarm Float __ Primary Pump Shutofff _____

TILE DEWATERING

Staking Ck Date _____
Trench Ck Date _____
Rock & Pipe Date _____
Silt Trap Dia. _____
Flapgate _____ Sch 80 _____
Backfill Date _____

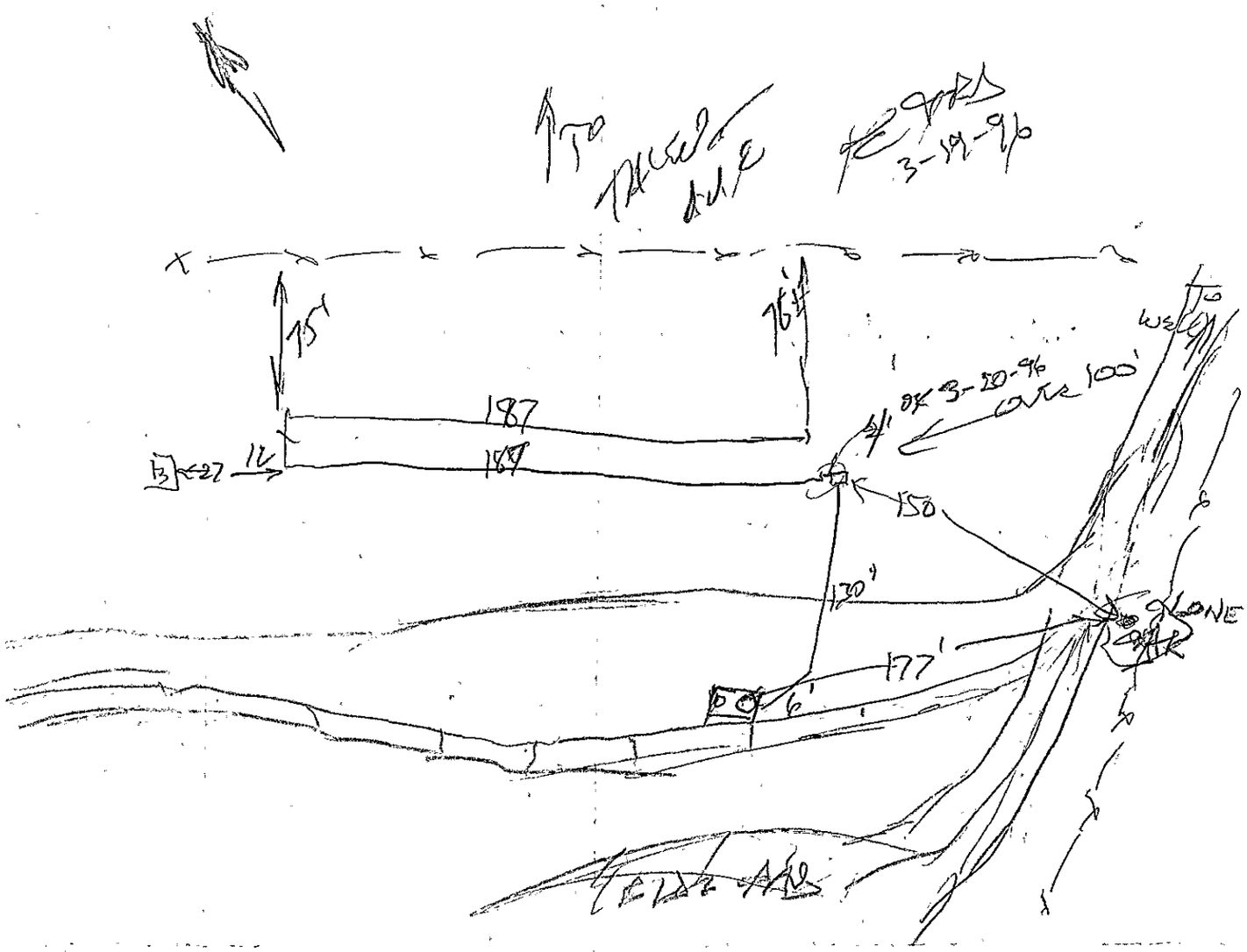
CURTAIN DRAIN

Date _____
Depth _____ Rock Depth _____
Visqueen _____ Screen _____
Sch.40 End(s) _____
Vditch _____ Berm _____

FINAL INSPECTION REQUEST AND NOTICE form recieved 3-20-96 INSPECTION DATES: _____
INSTALLER: LITE TOUCH

SYSTEM CONSTRUCTION DIAGRAM

System Approved
Ken
Old Computer



TO
3-19-96
75'
76'
187
187
12
OK 3-20-96
OVER 100'
150
130'
177'
6'
LONE

Pager.

PHONE # 535.6505 772.8273

OWNER/CONTRACTOR: Steve Lite Touch

PERMIT # 15.0260.96N

LOCATION:

DATE RCD: 3/15

TIME RCD: R

LEGAL DESCRIPTION: 38.1W.25C.3900

READY: AM ( ) ANYTIME ( )
PM ( ) ASAP ( )
DAY: M T W T F

INSPECTED: TIME _____
DATE _____

APPROVED ( )
DISAPPROVED - Call For Reinspection ( )

INSPECTION TYPE / AREA:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC SC SPECIAL PMP UND CORR _____

B: EXC FDN MSN UNFL FRM INS RF DRY MECH F WS REVIEW MHSI MH SOLAR CORR _____

S: CON STK BED TANK LIN PRES CD TDW TRENCH DF COV F CAP CORR _____

REMARKS: Will start digging on Monday. Call if it's a problem. Steve called OK to start on site @ 11:30 3/15/96

INSPECTOR:

JACKSON COUNTY PLANNING & DEVELOPMENT - 776-7554

INSPECTION REQUESTS 776-7200

JACKSON COUNTY, OREGON

10 S. Oakdale, Medford, Oregon 97501

ASSESSMENT RECORD:
COUNTYWIDE ROAD PROJECTS
SYSTEM DEVELOPMENT CHARGES
PAYMENT OPTION FORM

Lot # 2900 38-1W-25C
Tax Acct # 1-00 3383-9

Date: 2-27-96

Project Situs: 202 Pleasant View Rd 2nd Dwelling

Project Type: Residence

Property Owner: Donald Moore Trustee

Billing Address: (Installment Option)

For this building, the Countywide Road Projects System Development Charge (CRPSDC) is $ 1,003.61. At the time of building permit submittal you may select one of the two payment options. Payment under one of these options must be made before a building permit can be issued. This CRPSDC will be recalculated based upon the adopted rates at the time of payment. This rate may increase July 1:

_____ Payment in full at the time the building permit is issued.

_____ Payment in installments. **ONLY OWNERS MAY APPLY FOR THIS OPTION.**

.....

Planning Dept Authorization

FOR INSTALLMENT PAYMENT OPTION:
The first installment for this CRPSDC would be $ 110.00. This amount includes administration fees of $5.00, and recording fees of $5.00. Each subsequent billing will include administrative fees and interest. Interest will be accrued at **16%** annually. Semiannual payments over ten (10) years will be due March 1st and September 1st of each year.

By signing below, the property owner acknowledges the following:

I understand that this agreement will be recorded against this property, and that all charges must be paid in full upon the sale of the property. I waive the right to contest the validity of this lien, except for computational errors.

I understand, and agree to the above terms of this agreement.

1003.61

_____ K Servatius 2-27-96

(Property Owner) (Cashier / Amount Collected / Date)

****Bring this form to the Payment Center at the time of payment. Payment will not be accepted without this form.**

TOPS® off® FORM 3850 REQUIRED TRIPLICATE

PROPOSAL

LIGHT TOUCH EXCAVATION
555 FOSS ROAD
TALENT OR 97540
535-6565

No.
Date 2-22-96
Sheet No.

Proposal Submitted To:

Name Don & Traute Moore
Street 2700 Quail Run
City Talent 97540
State
Phone 535-8001

Work To Be Performed At:

Street Pleasant View
City Talent State
Date of Plans
Architect

We hereby propose to furnish the materials and perform the labor necessary for the completion of

1000 gallon Septic Tank
375 FT of Drainfield (12" Rock)

OK for M/H setup permit. Septic system must be approved for use prior to occupancy of the mobile home.
BWH Prior RS
27 FEB 96

2680.00 for one System
5160.00 for Two Systems At Same Time

To Be Completed Within 30 days

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars [$].

with payments to be made as follows: Upon Completion

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by

Respectfully submitted Light touch Exc.
Per Sto Thurmer

Note–This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature Traute Moore
Date 2/24/96
Signature [signature]

ORIGINAL LITHO IN U.S.A.

JACKSON COUNTY, OREGON
WARRANT REQUEST/PURCHASE ORDER

PPO# 44639

Originating Department PLANNING & DEV Date 2-23-96

Voucher # Signature

Vendor TRAUTE MOORE

Address 2700 Quail Run Rd
Talent OR 97540

VENDOR INSTRUCTIONS

1. Purchase limit of $200 for equipment or furniture.
2. Limit for other items - $500.
3. Good for in stock items only.
4. Please show PPO# and dept. name on invoice.

QUANTITY	DESCRIPTION (PURPOSE)	UNIT PRICE	AMOUNT
	Refund - 38-1W-25C 3900		$490.00
			$490.00

TOTAL

VENDOR #

PROGRAM	SUBPGM	ACT	OBJ/SUBOBJ	PROJECT	INVOICE # / DESC.	AMOUNT
P PLEQ	3635		361-18300		Refund - Moore	$460.00
P PLEQ	3635		361-19200		Refund - Moore	30.00

APPROVALS: TOTAL $490.00

DEPARTMENT HEAD Marjorie L. Stinton Date 2-23-96

COUNTY ADMINISTRATOR Date

COMMISSIONER Date

COMMISSIONER Date

Rev. 7-93 White - Vendor Canary - Accounting Pink - Department

JACKSON COUNTY PLANNING AND DEVELOPMENT
FEE REFUND

Receipt # 66277 Receipt Date 2-15-96 Legal Description # 38-1w-25C-3900

Amount Paid $490.00

Work Completed 00 % - 00

Recommended Refund = $490.00

Division Environmental Quality Account (s) # 19200/$30.00

18300/460.00

Please process a refund in the amount of $ 490.00

Name Traute Moore

Address 2700 Quail Run Rd

Talent, OR 97540

COMMENTS: (Reason for Refund) Application submitted and accepted in error.

Submitted by: _____
Bradley W. H. Prior, R.S.
Environmental Health Supervisor

Date: February 21, 1996

NOTE: ATTACH A COPY OF RECEIPT (name to whom refund is to be sent must be same as name on receipt)

TIC PERMIT APPLICATION

APPLICATION

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE, RM. 100 • MEDFORD, OREGON 97501 • (503) 776-7554

2/15/96 13:12:03 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.

APPLICATION TYPE: STD FEE 490.00 RECEIPT#: 66277 DATE: 2/15/96

PROPOSED RESIDENCE # TEST HOLES READY: DATE: 0/00/00
ANY RESIDENCE/BUSINESS ON LOT NOW? YES 4 BDRM

COMMENTS: MAP ATTACHED - THIS SYSTEM WILL BE INSTALLED BY A LICENCED INSTALLER FOR THIS SYSTEM TO SERVE A FUTURE RESIDENCE. THIS WILL BE SECOND SYSTEM FOR THIS PROPERTY.

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: 2700 QUAIL RUN RD
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001

SIGNATURE: Donald Moore DATE: 2/15/96

COMPLETED APPLICATION DATE: 2/15/96

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: Gallon Septic Tank.
lineal feet of Drainfield.

PERMIT-
DATE: 0/00/00 EXPIRES: 0/00/00 BY:

INSPECTOR SIGNATURE DATE

Application brought in in error. Full refund

ZONING CLEARANCE SHEET

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

2/16/96 9:41:33 PLZN200R

Current Owner: MOORE DONALD S TRUSTEE

Map Id: 381W25C Tax Lot: 3900 Acreage: 19.60
Property Address: 202 PLEASANT VIEW RD Acres: 19.60

Applicant Name: MOORE TRAUTE
Mailing Address:
City/St: Phone:
Zoning Clearance Date: 10/10/95 Creation Date: 0/00/00

Proposal: PSI
S/E
New Permit
To Serve: SECOND DWELLING

****

Property is Zoned: F-5 Minimum Parcel Area:

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front: 30 Side: 20 Rear: 20

This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks of 200 feet from the resource lands to the SOUTH are required for dwellings unless an exception is approved by staff.

Owner/Applicant must apply for and receive approval of:

_ Minor Partition	_ Major Partition
_ Forest Site Plan Review	_ Farm/Nonfarm Dwelling
_ Nonforest Site Plan Review	_ County Recognized Access
_ Open Space Site Plan Review	_ Administrative Review for Structures in a Floodplain
_ Commercial Site Plan Review	_ Administrative Review for Airport Approach/Concern Area
_ Alteration of Nonconforming Use	_ Temporary Mobile Home
_ Subdivision	
_ Conditional Use Permit	
_ Areas of Special Concern. Specify: _____	
_ Other - See Below	

Comments: SEE PAST CLEARANCES. OK FOR PERMITS FOR ELECTRICAL AND WATER LINE TO SERVICE A FUTURE 2ND DWELLING (MOBILE STORAGE PERMIT ISSUED) PERMIT FOR GARAGE TO SERVICE THE 2ND DWELLING HAS BEEN ISSUED.
OK for water lines to exist house & new dwelling. DJ 2-16-96

NO CONFLICTS EXIST. The proposed use or development AS PRESENTED HEREIN is in conformance with the Land Development Ordinance. Falsification of information renders this zoning clearance null and void.

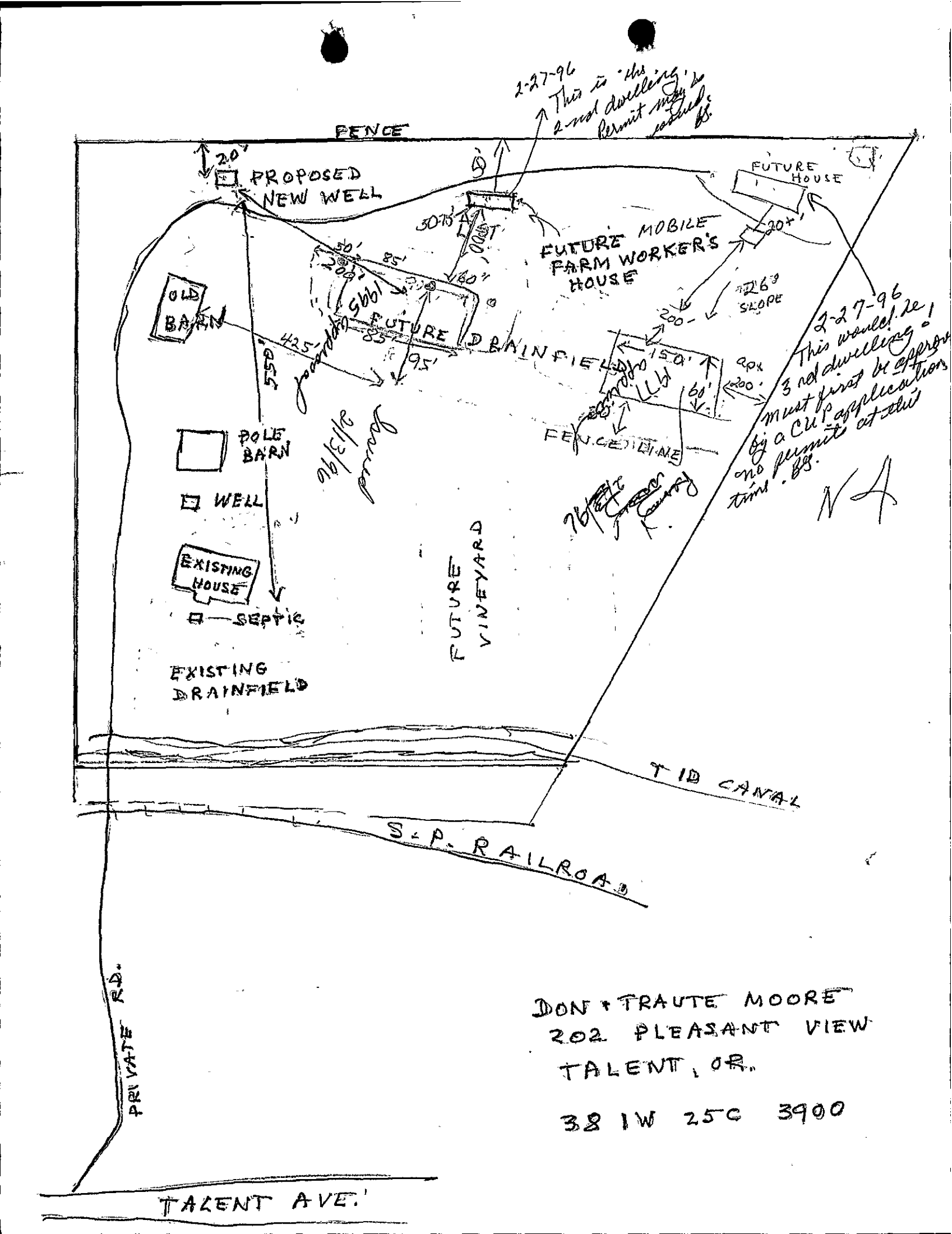
****

CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

Signature of owner/applicant: _____ Date: _____

Signature of staff member: [signature] Date: 2-16-96

2-27-96 Plot plan submitted for 2nd dwelling to be located 50' from north property line. Permit for mobile may be issued. A third dwelling has not yet been approved. This would require a C.U.P. [signature]


2-27-96
This is the 2nd dwelling. Permit may be issued. BS.
FENCE
20'
PROPOSED NEW WELL
FUTURE HOUSE
FUTURE MOBILE FARM WORKER'S HOUSE
OLD BARN
FUTURE DRAINFIELD
FENCE LINE
POLE BARN
WELL
EXISTING HOUSE
SEPTIC
EXISTING DRAINFIELD
FUTURE VINEYARD
T ID CANAL
S.P. RAILROAD
PRIVATE RD.
TALENT AVE.
2-27-96
This would be 3rd dwelling! must first be approved by a CUP application no permits at this time. BS.
N4
DON + TRAUTE MOORE
202 PLEASANT VIEW
TALENT, OR.
38 1W 25C 3900

MANUFACTURED DWELLING STORAGE PERMIT

Property Owner: Donald + Traute Moore **Phone Nº:** 535-8001

Applicant Name: Same **Phone Nº:**

Mailing Address: 2700 Quail Run Rd Talent Oreg 97540

Property Address: 202 Pleasant View Dr Talent Oregon 97540

I hereby seek written approval for storage of a manufactured dwelling on my property known as:

Township 38 **Range** 1-W **Section** 25C **Tax Lot** 3900

pursuant to Section 280.260 of the Jackson County Land Development Ordinance. The manufactured dwelling will be placed on the property, in storage, beginning on 2/19 or 2/20/96 (date). This approval is to place the following manufactured dwelling in storage:

Make: Marlette **Year:** 1971 **X #:** ~~[illegible]~~ 205769 **Size:** 24 X 58

This request is for administrative approval. I acknowledge the Land Development Ordinance which requires:

1) The manufactured dwelling can be stored for six months from the above date;
2) A *one-time six month extension* can be granted by submitting a written request and the extension fee.
3) Permanent blocking (per building code), electrical, plumbing, and/or sewage hookup is expressly prohibited; (One block per girder at each end of the manufactured dwelling is permissible as temporary storage.)
4) If the property *is one acre or less in size and the unit* will be stored in conjunction with a dwelling, then I submit statements from all adjacent property owners indicating no objection to the storage of the manufactured dwelling (necessary statements attached). The subject property is 20 acres in size; and,
5) All normal setback requirements of the F-5 zoning district must be met:
   A) Fuelbreak: —0—, must be met.
   B) Setbacks: **Front** 30'; **Side** 20'; **Rear** 20'.
   Adjacent to resource, increased setback required.

In making this application for a permit to store a manufactured dwelling, I hereby acknowledge and agree that the manufactured dwelling will not be used for residential purposes under this permit.

Signed: [signature] Property Owner

Signed: [signature] Manufactured Dwelling Owner

Date: 2/14/96

Date: 2/14/96

DEPARTMENT USE ONLY

Approved by: Dody Varhoff

Position: Plan. Tech

Exp. Date: 8-14-96

Ren. Date: 8-13-96

cc: Central File

Code Compliance

Permit Nº: 96-16-MDS

Statements Attached: N/A

Fee Paid: 17.00

Receipt Nº: 66242

NOTE: THIS STORAGE PERMIT IS NOT A MANUFACTURED DWELLING INSTALLATION PERMIT.

[mhstor.frm|Rev. 11/95]

SEPTIC PERMIT APPLICATION

FIELD COPY

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE, RM. 100 • MEDFORD, OREGON 97501 • (503) 776-7554

2/13/96 9:46:20 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.

APPLICATION TYPE: STD FEE 490.00 RECEIPT#: 66143 DATE: 2/12/96

PROPOSED RESIDENCE # TEST HOLES READY: DATE: 0/00/00
ANY RESIDENCE/BUSINESS ON LOT NOW? NO 3 BDRM

COMMENTS: OK PER PLOT PLAN

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: 2700 QUAIL RD
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001

COMPLETED APPLICATION DATE: 2/12/96

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: 1000 Gallon Septic Tank.
375 Lineal Feet of Drainfield
INSTALL STANDARD SEPTIC SYSTEM AS SPECIFIED IN THE ATTACHED "INSTALLATION REQUIREMENTS".

PERMIT- APPRV BY: BWH PRIOR,RS #15-0026-96-N
DATE: 2/13/96 EXPIRES: 2/13/97

BWH Prior R.S 13FEB96

INSPECTOR SIGNATURE DATE

SEPTIC PERMIT APPLICATION

APPLICATION

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE, RM. 100 • MEDFORD, OREGON 97501 • (503) 776-7554

2/12/96 11:39:28 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.

APPLICATION TYPE: STD FEE 490.00 RECEIPT#: 66143 DATE: 2/12/96

PROPOSED RESIDENCE # TEST HOLES READY: DATE: 0/00/00
ANY RESIDENCE/BUSINESS ON LOT NOW? NO 3 BDRM

COMMENTS: OK PER PLOT PLAN

OC/CR

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: 2700 QUAIL ~~RD~~ Run Rd.
CITY/ST: TALENT OR 97540 TELEPHONE: 535-6001

SIGNATURE: Donald S Moore DATE: 2/12/96

COMPLETED APPLICATION DATE: 2/12/96

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: Gallon Septic Tank.
lineal feet of Drainfield.

PERMIT-
DATE: 0/00/00 EXPIRES: 0/00/00 BY: #

INSPECTOR SIGNATURE DATE

SEPTIC SYSTEM INSTALLATION REQUIREMENTS
****THIS PERMIT MUST BE POSTED ON SITE****

Applicant: DONALD MOORE, TRUSTEE

Twp. 38 Range 1W Section 25C Tax Lot 3900 **TYPE OF SYSTEM:** STANDARD

This on-site sewage disposal system is designed to serve no more than one single-family dwelling with a maximum of four (4) bedrooms. The maximum daily sewage flow shall not exceed 450 gallons.

Septic Tank Size: 1000 gallons.
*A water tightness test of the septic tank and is required. A drop box or equivalent approved component must be placed in the effluent sewer near the connection to the drainfield.

Drainfield Requirements: Serial design; 375 lineal feet; Trench Depth 24-36 inches; Gravel Depth 12 inches. *The drainfield must be installed in the approved area as shown on the soils worksheet dated 12-28-95.

GENERAL PERMIT CONDITIONS:

This system may be installed only by the property owner or a licensed installer. **A STAKING CHECK AND ON-SITE CONSULTATION IS REQUIRED IF THE PROPERTY OWNER IS INSTALLING THIS SYSTEM.** Be sure to use **approved** materials in all construction. A list of approved materials is available at this office.

If problems are anticipated during system layout or are encountered at any stage of installation, please call Jackson County Planning Services, Environmental Quality Section (776-7554), for assistance on how to proceed. Office hours for counter staff are 8:00 am to 4:00 pm. Office hours for field staff are 8:00 am to 9:30 am. Additional installation details and diagrams are available on request.

**The drainfield portion of this system must be installed during dry weather conditions and when soil moisture content is relatively dry. Approval of soil moisture conditions by a Jackson County Planning and Development Services sanitarian must be obtained before beginning the drainfield excavation.

The site of the initial drainfield installation and repair area must be kept vacant and free of all development or any other activity which would damage the system.

INSPECTIONS ARE REQUIRED AT THE FOLLOWING POINTS:

After the septic tank and effluent sewer have been installed but **before** backfilling. The tank must be filled with water to two inches into the riser for the watertightness test.

After the drainfield trenches have been excavated, the drop box or distribution box has been placed, the drain media and distribution piping have been installed, and the drain media has been covered with paper or filter fabric.

Bradley W. H. Prior, R.S.
Environmental Quality Supervisor

Permit #15-026-96N

Issued: 13FEB96 Expires: 13FEB97

Inspected and approved by _____ Date _____

Correction Notice issued on _____ _____ _____

WELL PERMIT APPLICATION

APPLICATION

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE, RM. 100 • MEDFORD, OREGON 97501 • (503) 776-7554

2/12/96 11:42:09 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.

PERMIT FEE.....	90.00	RECEIPT#: 66144	DATE: 2/12/96
WATER QUALITY TESTING VOUCHER:	120.00		
WATERMASTER SURCHARGE.....	50.00		
TOTAL FEES.....	260.00		

PROPOSED RESIDENCE DRILLERS NAME: MEDINA
ANY RESIDENCE/BUSINESS ON LOT NOW? YES

COMMENTS: OK PER PLOT PLAN

oc/cr

APPLICANT NAME: MOORE DONALD S TRUSTEE.
MAILING ADDRESS: 2700 QUAIL RUN RD
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001

SIGNATURE: Donald S Moore DATE: 2/12/96

Please rush - no water!

WELL PERMIT APPLICATION

FIELD COPY

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE, RM. 100 • MEDFORD, OREGON 97501 • (503) 776-7554

2/13/96 9:46:40 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.

PERMIT FEE.....:	90.00	RECEIPT#:	66144	DATE: 2/12/96
WATER QUALITY TESTING VOUCHER:	120.00			
WATERMASTER SURCHARGE.....:	50.00			
TOTAL FEES.....:	260.00			

PROPOSED RESIDENCE DRILLERS NAME: MEDINA

ANY RESIDENCE/BUSINESS ON LOT NOW? YES

COMMENTS: OK PER PLOT PLAN

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: 2700 QUAIL RUN RD
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001

Completed Application Date: 2/12/96

WELL PERMIT-APPROVED DATE: 2/13/96 BY:BWH PRIOR,RS

EXPIRES: 2/13/97 WELL PERMIT#: 000017-96W

To be installed so as to meet state and county codes

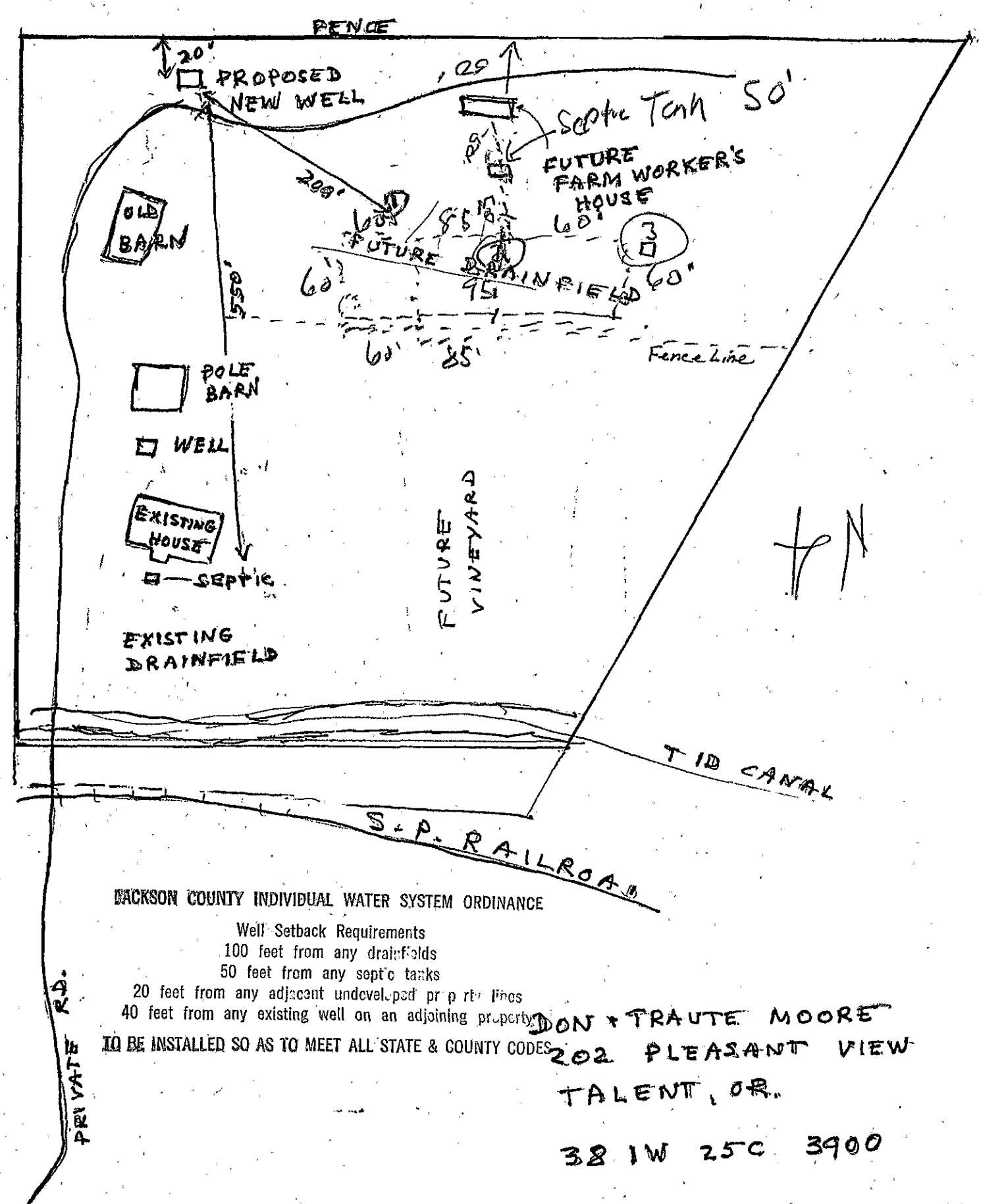
JACKSON COUNTY INDIVIDUAL WATER SYSTEM ORDINANCE
WELL SETBACK REQUIREMENTS:

100 FEET FROM ANY SEPTIC SYSTEM OR APPROVED DRAINFIELD AREA
50 FEET FROM ANY SEPTIC TANK, EFFLUENT OR SEWER LINE
20 FT FROM PROPERTY LINE IF ADJOINING PARCEL IS CURRENTLY UNDEVELOPED
40 FEET FROM ANY EXISTING WELL ON AN ADJOINING PROPERTY

NOTICE
THIS PERMIT DOES NOT INCLUDE ELECTRICAL OR PLUMBING PERMITS

BWH Prior, R.S. 13FEB96

INSPECTOR SIGNATURE DATE



JACKSON COUNTY INDIVIDUAL WATER SYSTEM ORDINANCE

Well Setback Requirements
100 feet from any drainfields
50 feet from any septic tanks
20 feet from any adjacent undeveloped property lines
40 feet from any existing well on an adjoining property

TO BE INSTALLED SO AS TO MEET ALL STATE & COUNTY CODES

DON + TRAUTE MOORE
202 PLEASANT VIEW
TALENT, OR.

38 1W 25C 3900

FORMAL SITE EVALUATION

FIELD COPY

PLANNING & DEVELOPMENT SERVICES • 10 S. OAKDALE, RM. 100 • MEDFORD, OREGON 97501 • (503) 776-7554

12/29/95 9:14:37 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.

SITE EVALUATION FEE: 480.00 MINUS PRELIMINARY SITE FEE: 160.00
BALANCE: 320.00

RECEIPT#: 63656 DATE: 11/06/95

PROPOSED RESIDENCE # TEST HOLES READY: 3 DATE: 11/22/95

ANY RESIDENCE/BUSINESS ON LOT NOW? NO 4 BDRM

COMMENTS: OWNER WILL CALL WHEN TEST HOLES ARE DUG.

OC-BC

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: ~~202 PLEASANT VIEW DR~~ 2700 Quail Run Rd.
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001

COMPLETED APPLICATION DATE: 11/22/95

INSPECTOR DICK FLOREY INSPECTION DATE 12/21/95

SITE EVALUATION RESULTS:

Based upon information provided us including a soils and topographic report made by Dick Florey on December 21, 1995, we have found your drainfield site to conform with minimum standards for the issuance of a permit to install a Standard subsurface sewage disposal system. A permit can be issued providing no conflict exist with zoning requirements. This approved evaluation report shall remain in effect until issuance of a permit to construct unless in the meantime conditions on this or adjacent properties have been altered in any manner which would prohibit issuance of a permit, in which case, this evaluation report shall be considered null and void. Technical rule changes will not invalidate this report.

ACCURATE DEVELOPMENT PLOT PLAN
REQUIRED WITH PERMIT APPLICATION

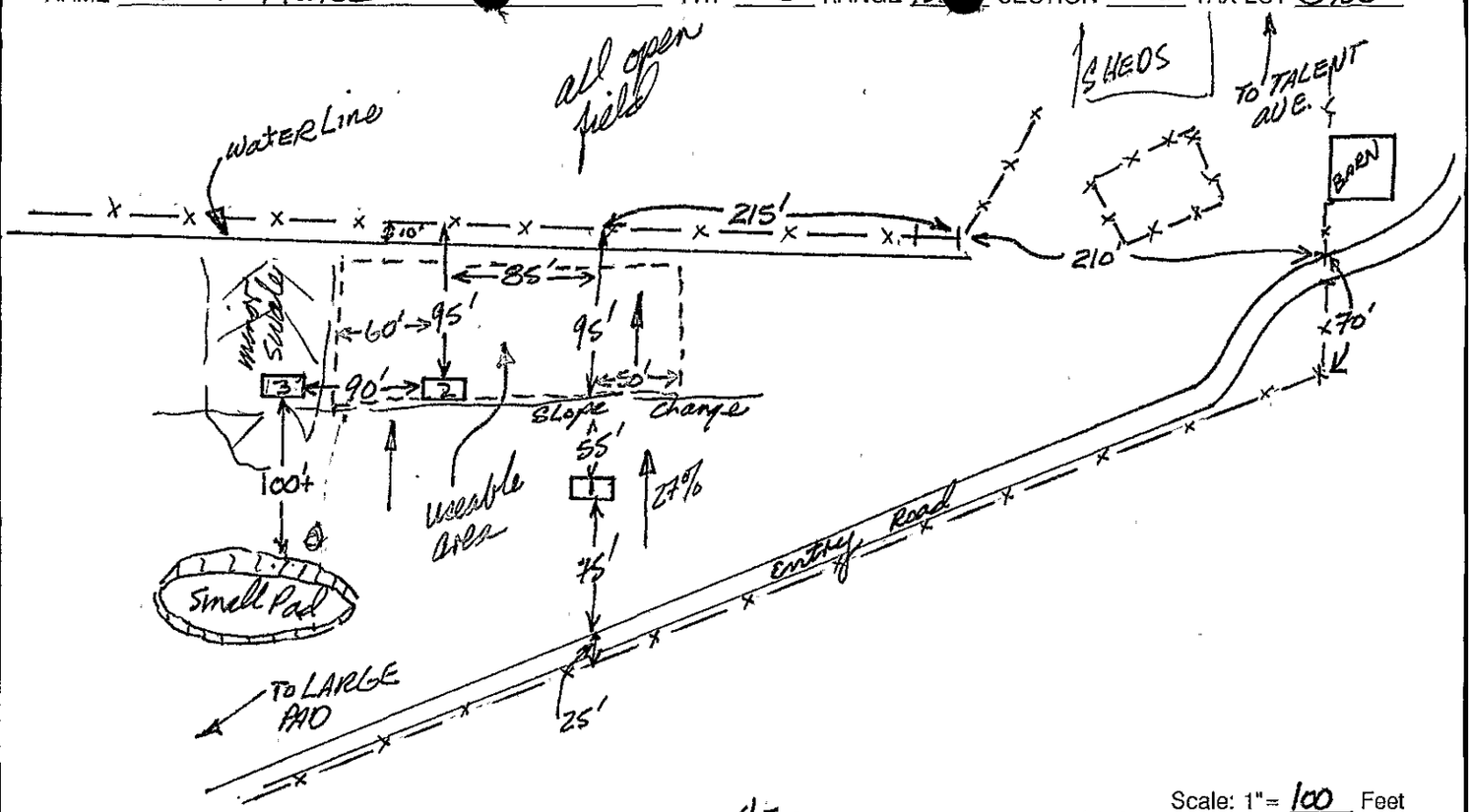
Florey

INSPECTOR SIGNATURE

12/29/95

DATE:

NAME Don Moore TWP 38 RANGE 1[redacted] SECTION 25C TAX LOT 3900



Scale: 1"= 100 Feet

Potential Permit Recommendations: Gallons Per Day (GPD) 450 Lineal Feet Per 150 GPD 125 Total Lineal Feet 375
(See Permit For Specifics) Trench Depth 24 to 36 W/ 12 Rock Cap ___ Curtain Drain ___ W/___ Rock
Other ___

Position: Foot Slope - Side Slope - Top - Fan - Hi Terrace - Lo Terrace - Bottom Flood Plain - Other ___
Relief: Smooth - Concave - Convex - Undulating - Hummocky

PIT #	Depth	Texture	Structure	Pores	Mottling	Soil Color	Water Table
1	0-8	Lt Sicl	s a Wk Mod St SG Bk Grn Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		at ___ Slope % Up ___ Down 27 Limiting Layer at 38
	8-38	Sicl	s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		
	38-61	Sapr	s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		
			s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		

Pit #1 Notes:

PIT #							
2	0-40	Sicl	s a Wk Mod St SG Bk Grn Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Water Table at ___ Slope % Up 26 Down 19 Limiting Layer at ___
	40-42	Sapr	s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		
			s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		
			s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		

Pit #2 Notes:

PIT #							
3	10-0	Gr fill	s a Wk Mod St SG Bk Grn Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Water Table at ___ Slope % Up 24 Down 17 Limiting Layer at ___
	0-42	Sicl	s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		
	42-56	Sapr	s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		
			s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		

Pit #3 Notes:

PIT #							
4			s a Wk Mod St SG Bk Grn Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		Water Table at ___ Slope % Up ___ Down ___ Limiting Layer at ___
			s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		
			s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		
			s a Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ___ Dis or Pro		

Pit #4 Notes:

Additional Notes: ___

SITE SUITABILITY: STANDARD USEABLE AREA: 195'x75'
Site Evaluation By: Hoey Date On-Site: 12/21/95 Date Completed: 12/28/95

Abbreviations:

Lt. - light	C - clay	W - weathered	Seds - sedimentary	Meta - metamorphic	S - sand(y)	
H - heavy	L - loam	Rx - rocks	HW - highly weathered	Fx - fractured	St. - stones (+10")	
F - fine	P - pebbles (2mm-3")	Sub - substrata	Sl. - silt(y)	V - very		
Co. - coarse	K - cobbles (3"-10")	Vol - volcanic	DG - decomposing granite		Copies: Yes ___ No ___	

Robin

PHONE # 535-8001	PERMIT #
OWNER/CONTRACTOR: Don Moore	
LOCATION:	DATE RCD: 12/15 / TIME RCD: R
LEGAL DESCRIPTION:	

READY: AM ( ) ANYTIME ( )
PM ( ) ASAP ( )
DAY: M T W T F

INSPECTED: TIME _____
DATE _____

APPROVED ( )
DISAPPROVED - Call For Reinspection ( )

INSPECTION TYPE / AREA:

P: R C TOP F SEW WAT SOLAR PMP CORR _____

E: RC CIRC F TEMP SVC SC SPECIAL PMP UND CORR _____

B: EXC FDN MSN UNFL FRM INS RF DRY MECH F WS REVIEW MHSI MH SOLAR CORR _____

S: CON STK BED TANK LIN PRES CD TDW TRENCH DF COV F CAP CORR _____

REMARKS:

Please call him ASAP

Returned call. Mr. Moore anxious to have S/E done so he can proceed with planting grapes. Informed that system(s) could not be installed until dry weather.

INSPECTOR:

JACKSON COUNTY PLANNING & DEVELOPMENT - 776-7554 INSPECTION REQUESTS 776-7200

NORMAL SITE EVALUATION

APPLICATION

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

11/06/95 15:35:26 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.

SITE EVALUATION FEE: 480.00 MINUS PRELIMINARY SITE FEE: 160.00
BALANCE: 320.00

RECEIPT#: 63656 DATE: 11/06/95

PROPOSED RESIDENCE # TEST HOLES READY: 3 DATE: 11-22-95 ~~0/00/00~~

ANY RESIDENCE/BUSINESS ON LOT NOW? NO 4 BDRM

COMMENTS: OWNER WILL CALL WHEN TEST HOLES ARE DUG.

OC-BC

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: 202 PLEASANT VIEW DR
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001

SIGNATURE: Donald S Moore DATE:

COMPLETED APPLICATION DATE: ~~0/00/00~~ Set 11-22-95 Attached

3

Quail Run Vineyard
Don & Traute Moore
2700 Quail Run Rd.
Talent, OR 97540

Septic Inspection
Permit for:
202 Pleasant View
Talent, OR. 97540

38-1W-25C
Tax Lot 3900
We will call when holes are dug.

Test Type: 4 HOUR FLOW Meter No.: 43646549 Job No.: 95-5145

TWN 38S - R 1W - S 25CB - TL 2600 (city) 4-25C 3900

HYDRO-FLOW WELL TESTING

P.O. BOX 3937 • CENTRAL POINT, OREGON 97502 • (503) 772-4453 Fax 773-3481

Well Tests Conducted for G.I., F.H.A. and Conventional Financing

FLOW TEST REPORT

Prepared for: TRAUTE MOORE

Address: 2700 QUAIL RUN RD TALENT, OR 97540

Test Site: 202 PLEASANT VIEW RD. SOUTH TALENT, OR 97540

Technician: SHAWN CHERRY Date: 8-23-95 Time: 8:26 AM

Pump Type: SUBMERSIBLE HP: 1/3 Pump Depth: UNKNOWN

Inside Diameter of Well: 6" Well Depth: 80' Static Level: 8' 2"

Drawdown Level: 10' 11" Total Drawdown: 2' 9"

Recovery Level: 8' 2" Total Recovery: 2' 9" within: 15 (Min./Hr.)

Total Gallons Flowed: 2,842.8 Average GPM: 11.8

Comments: WATER LEVEL AT 8:26 AM. 8' 2". WATER LEVEL AT 8:41 AM 8' 2". COULD NOT CONFIRM WELL DEPTH.

TIME	WATER LEVEL	METER READING	GAL/15 MIN.	GPM
8:56 AM	8' 2"	0103484.6		
9:11	10' 7"	0103657.5	172.9	11.5
9:26	10' 8"	0103838.2	180.7	12.0
9:41	10' 9"	0104014.2	176.0	11.7
9:56	10' 10"	0104190.9	176.7	11.8
10:11	10' 10"	0104368.6	177.7	11.8
10:26	10' 10"	0104546.2	177.6	11.8
10:41	10' 10"	0104724.0	177.8	11.9
10:56	10' 10"	0104901.8	177.8	11.9
11:11	10' 10"	0105079.6	177.8	11.9
11:26	10' 10"	0105257.4	177.8	11.9
11:41	10' 10"	0105435.7	178.3	11.9
11:56	10' 10"	0105614.0	178.3	11.9
12:11	10' 11"	0105791.9	177.9	11.9
12:26	10' 11"	0105970.2	178.3	11.9
12:41	10' 11"	0106148.7	178.5	11.9
12:56	10' 11"	0106327.4	178.7	11.9
1:11	8' 2"			

I certify that the above report is a true and accurate statement of the results of the flow test of the well at 202 PLEASANT VIEW RD. SOUTH TALENT, OR 97540 conducted on 23 AUGUST, 1995.

HYDRO-FLOW WELL TESTING

Donna B. Urton

Authorized Signature

PRELIMINARY SITE INSPECTION

FIELD COPY

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

10/30/95 13:37:21 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.

COMMENTS: PLEASE MEET TRAUTE MOORE TO SHOW WHERE TO DIG TEST PITS FOR A FUTURE SECOND DWELLING. OC-CY

FEE: 160.00 RECEIPT#: 62763 DATE: 10/11/95

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: C/O TRAUTE MOORE 2700 QUAIL RUN RD
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001

FIELD WORK
ASSIGNED TO: ROBIN DAVIS APPOINTMENT DATE & TIME: 10/30/95 1:00

Met with Traute Moore on the parcel. The applicant is planning a vineyard. The proposed homesite is located approximately 200 feet north of the southern property line on the base of the knoll. The best area to pursue for the septic site is on the footslope position down slope of the homesite. I would expect to find deeper soil conditions on the lesser sloped area just above the fence. Three test pits were recommended approximately 75 feet apart. The pits should be dug to five feet with one side tapered for access. We evaluated a site in 1977 on this lot east of this location on the same landscape position. The site was approved for a standard system. This approval apparantly will be used for a second dwelling that is planned on the parcel. If soils are consistant on this position the site looks favorable for a standard system. Soil depth prior to contacting a limiting layer, drainage, and useable area will be determining factors.

SUGGESTED DIGGING TEST PITS - YES NUMBER OF POSSIBLE AREAS: 1

Robin Davis 10-31-95

INSPECTOR SIGNATURE DATE

Note: If you apply for a formal site evaluation within 90 days of the date of the preliminary site inspection, the normal site evaluation fee will be reduced by the preliminary fee. SITE EVALUATION APPLICATION MUST BE SUBMITTED BEFORE TEST HOLES WILL BE EVALUATED.

PRELIMINARY SITE INSPECTION

APPLICATION

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

10/11/95 11:47:07 PLSW200R

OWNER: MOORE DONALD S TRUSTEE MAP ID:38-1W-25C TAX LOT: 3900

PROPERTY ADDRESS: 202 PLEASANT VIEW RD ACRES: 19.60

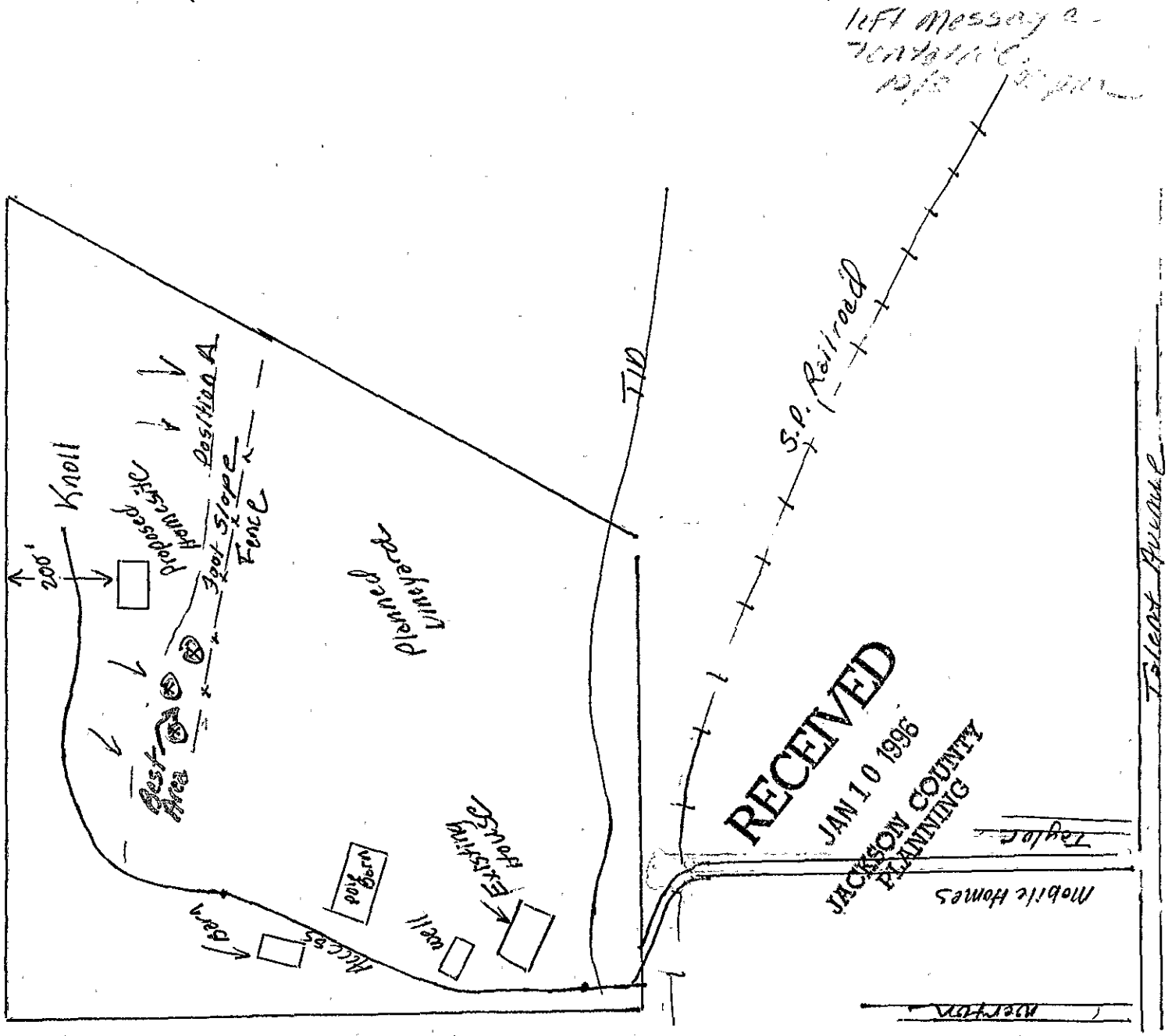
DIRECTIONS TO PROPERTY: TALENT AVE - FIRST DRIVE PAST TAYLOR.

COMMENTS: PLEASE MEET TRAUTE MOORE TO SHOW WHERE TO DIG TEST PITS FOR A FUTURE SECOND DWELLING. OC-CY
Robin - if you miss them - please ~~call~~ leave a date and time on their machine (prefer afternoon) and they will confirm with a return call cy

FEE: 160.00 RECEIPT#: 62763 DATE: 10/11/95

APPLICANT NAME: MOORE DONALD S TRUSTEE
MAILING ADDRESS: C/O TRAUTE MOORE 2700 QUAIL RUN RD
CITY/ST: TALENT OR 97540 TELEPHONE: 535-8001

SIGNATURE: Traute Moore DATE: Oct. 10, 1995



ZONING CLEARANCE SHEET

DEPARTMENT OF PLANNING & DEVELOPMENT • COUNTY COURTHOUSE • MEDFORD, OREGON 97501 • (503) 776-7554

10/10/95 10:29:39 PLZN200R

Current Owner: MOORE DONALD S TRUSTEE

Map Id: 381W25C Tax Lot: 3900 Acreage: 19.60
Property Address: 202 PLEASANT VIEW RD Acres: 19.60

Applicant Name: MOORE TRAUTE
Mailing Address:
City/St: Phone:
Zoning Clearance Date: 10/10/95 Creation Date: 0/00/00

Proposal: PSI
S/E
New Permit
To Serve: SECOND DWELLING

****

Property is Zoned: F-5 Minimum Parcel Area:

MINIMUM STRUCTURAL SETBACK FROM PROPERTY LINES: Front: 30 Side: 20 Rear: 20

This property lies in a NONRESOURCE zoning district and abuts a RESOURCE zoning district. Special setbacks of 200 feet from the resource lands to the SOUTH are required for dwellings unless an exception is approved by staff.

Owner/Applicant must apply for and receive approval of:

_ Minor Partition
_ Forest Site Plan Review
_ Nonforest Site Plan Review
_ Open Space Site Plan Review
_ Commercial Site Plan Review
_ Alteration of Nonconforming Use
_ Subdivision
_ Conditional Use Permit
_ Areas of Special Concern, Specify: _____
_ Other - See Below

_ Major Partition
_ Farm/Nonfarm Dwelling
_ County Recognized Access
_ Administrative Review for Structures in a Floodplain
_ Administrative Review for Airport Approach/Concern Area
_ Temporary Mobile Home

Comments: SEE ALSO FILE 95-228-PA, CONTAINS 1942 HOUSE & VARIOUS OUTBUILDINGS. A SECOND DWELLING IS AN OUTRIGHT PERMITTED USE. PLOT PLAN SHOWS SECOND DWELLING MEETING THE MINIMUM SETBACK REQUIREMENTS. OK FOR PERMITS TO BE ISSUED.

1/10/96 SB OK FOR SEPARATE METER FOR AGRICULTURAL USE/PURPOSE TO EXISTING POLE BARN & BARN INDICATED ON PLOT PLAN. NO BUSINESS OR RESIDENTIAL USE MAY OCCUR IN EITHER STRUCTURES.

NO CONFLICTS EXIST. The proposed use or development AS PRESENTED HEREIN is in conformance with the Land Development Ordinance. Falsification of information renders this zoning clearance null and void.

****

CERTIFICATION: The information I have provided for this zoning clearance is, to the best of my knowledge, true, accurate and complete. I also understand that any changes in my plans or county regulations may render this clearance sheet invalid.

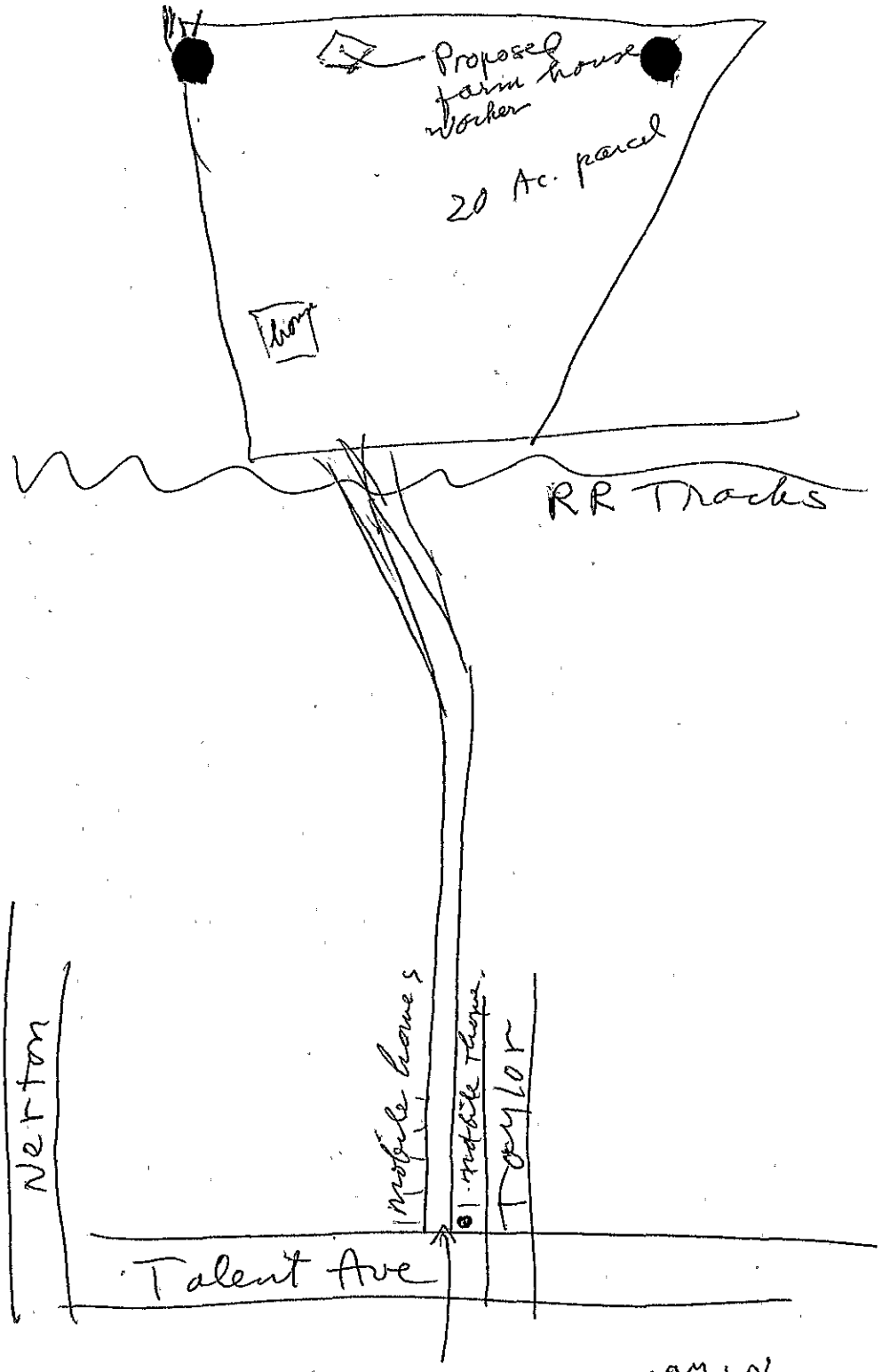
Signature of owner/applicant: Traute Moore Date: 1/10/96

Signature of staff member: Dody Faubert Date: 10-10-95

Copy of the zoning clearance HANDGIVEN to applicant on:10/10/95

2-5-96 Re: 95-23-SBT OK for permit for dwelling located 50' from south property line. Permit for detached garage (400#, not plumbed) to service the 2nd dwelling.

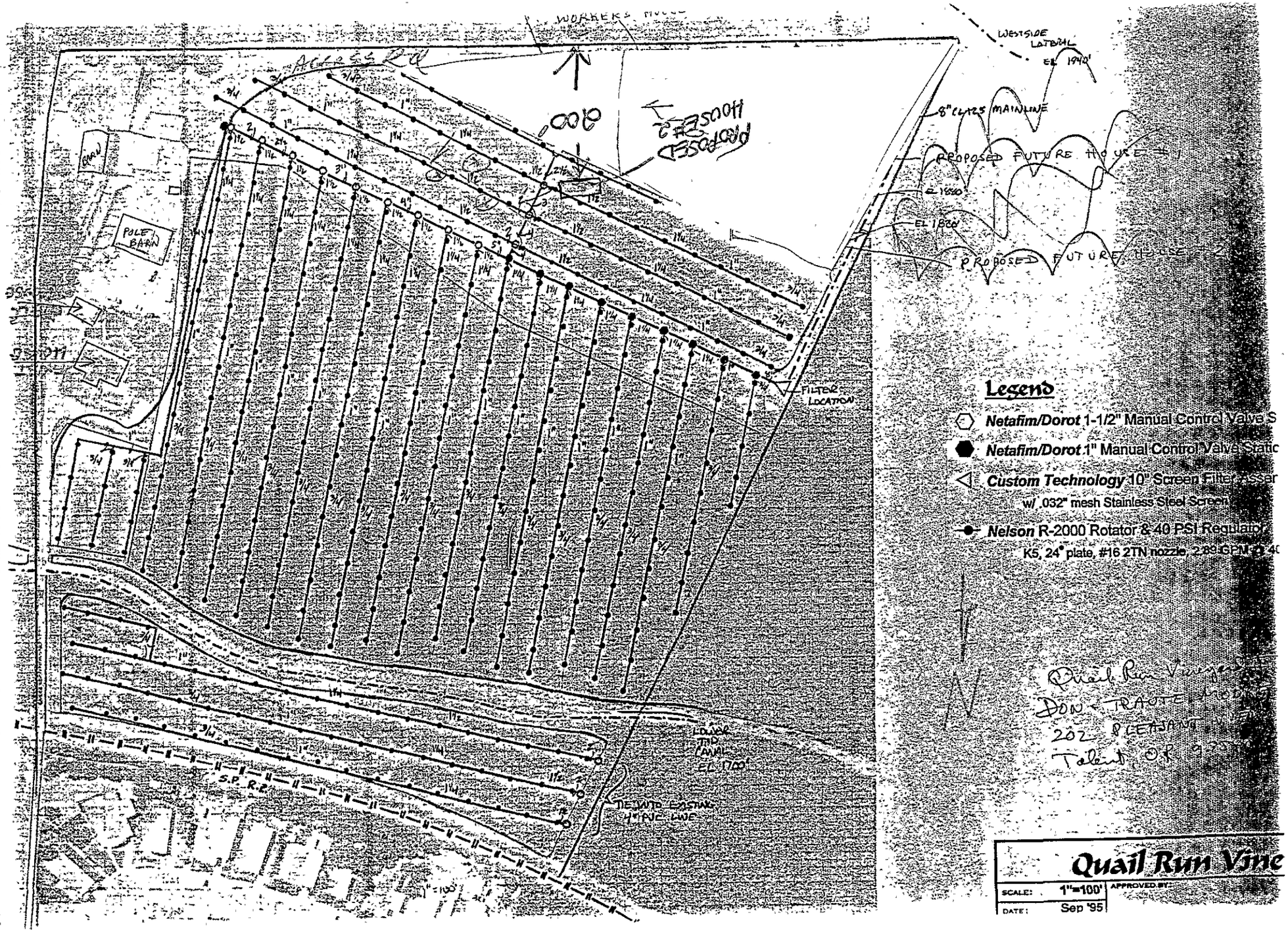
2-12-96 OK for septic permit for 2nd dwelling. Cannot be closer than 50' from south property line. Bldg



1st Driveway past Taylor Ave. Mailbox + fire hydrant on the other side of driveway

Site Address:
202 Pleasant View
Talent

Call for appt. to:
Don + Traute Moore 535-8001
2700 Quail Run Rd. Talent


WORKERS HOUSE
WESTSIDE LATERAL
EL 1940'
8" CLASS MAINLINE
PROPOSED FUTURE HOUSE #1
EL 1880'
PROPOSED FUTURE HOUSE #2
POLE BARN
FILTER LOCATION
EL 1700'
S.P. R.R.
TIE-IN TO EXISTING 4" PVC LINE
Legend
Netafim/Dorot 1-1/2" Manual Control Valve S
Netafim/Dorot 1" Manual Control Valve Static
Custom Technology 10" Screen Filter Asser
w/ .032" mesh Stainless Steel Screen
Nelson R-2000 Rotator & 40 PSI Regulator
K5, 24° plate, #16 2TN nozzle 2.89 GPM @ 4
Quail Run Vine
SCALE: 1"=100'
DATE: Sep '95
APPROVED BY:

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
32 West Sixth Street
Medford, Oregon · 97501 - 776-7551

Owner Viola Lick Twp. 38 Range 1W Section 25C
Tax Lot 3900 Code ____ Acreage 12
Address/Directions to Property 161 Browns Road, Williams, ore-97544

(A L L F E E S A R E N O N - R E F U N D A B L E)

___ Site Evaluation Fee____ Receipt #____ No. of Sites___ Date:____
___ Permit Application Fee____ Receipt #____ Date:____
___ New Installation___ Repair/Alteration___ Sewage Connection___
X Well Permit Fee 5.00 Receipt #6433 Date:10-24-77
Proposed Use of Property Home Test Holes Ready passed
Zoning Cleared____ Number of Bedrooms 3
Comments:____

I certify that the information given is true and correct to the best of my knowledge.

Date: 10-24-77 Signature: Viola Lick
Same as above 846-6517
Mailing Address (#, Street, City, State, Zip Code) Phone

* * * * * * * * * * * * DO NOT WRITE BELOW THIS LINE * * * * * * * * * * * * * * *

Site Evaluation:____

By:____ Date:____
WELL PERMIT: Approved YES Not Approved___ Date 11-3-77 By: [signature] R.S.
Comments: To be installed so as to meet all state and county codes. WELL PERMIT # 849-77W

SEPTIC PERMIT INSTALLATION SPECIFICATIONS: ____Gallon Septic Tank (1250 gallon recommended)
____Square Feet of Drainfield:____

Keep drainfield and approved repair area free of all development, compaction, soil modification, traffic, heavy cultivation and fenced from livestock.

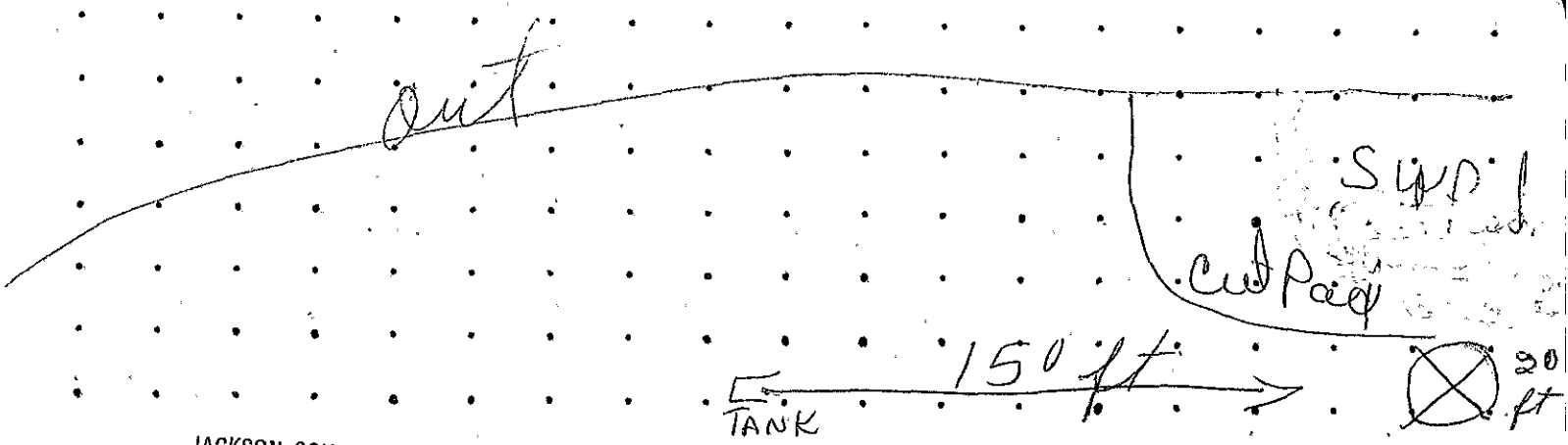
PERMIT: Approved___ Not Approved___ By:____ #____
Date:____ EXPIRES____ Final Inspection On:____
Certificate of Satisfactory Completion Issued:____ By:____
Installer:____

7-77

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT - **PLOT PLAN**
Environmental Sanitation Section Owner: Lick Legal 38-110-25c-

- Dot to Dot = _____ft. NOTE: Show PROPERTY LINES, ACCESS ROADS, NORTH, DISTANCES FROM PROPOSED DEVELOPMENTS OR EXISTING STRUCTURES, ETC. SEE ACCOMPANYING INSTRUCTION SHEET.

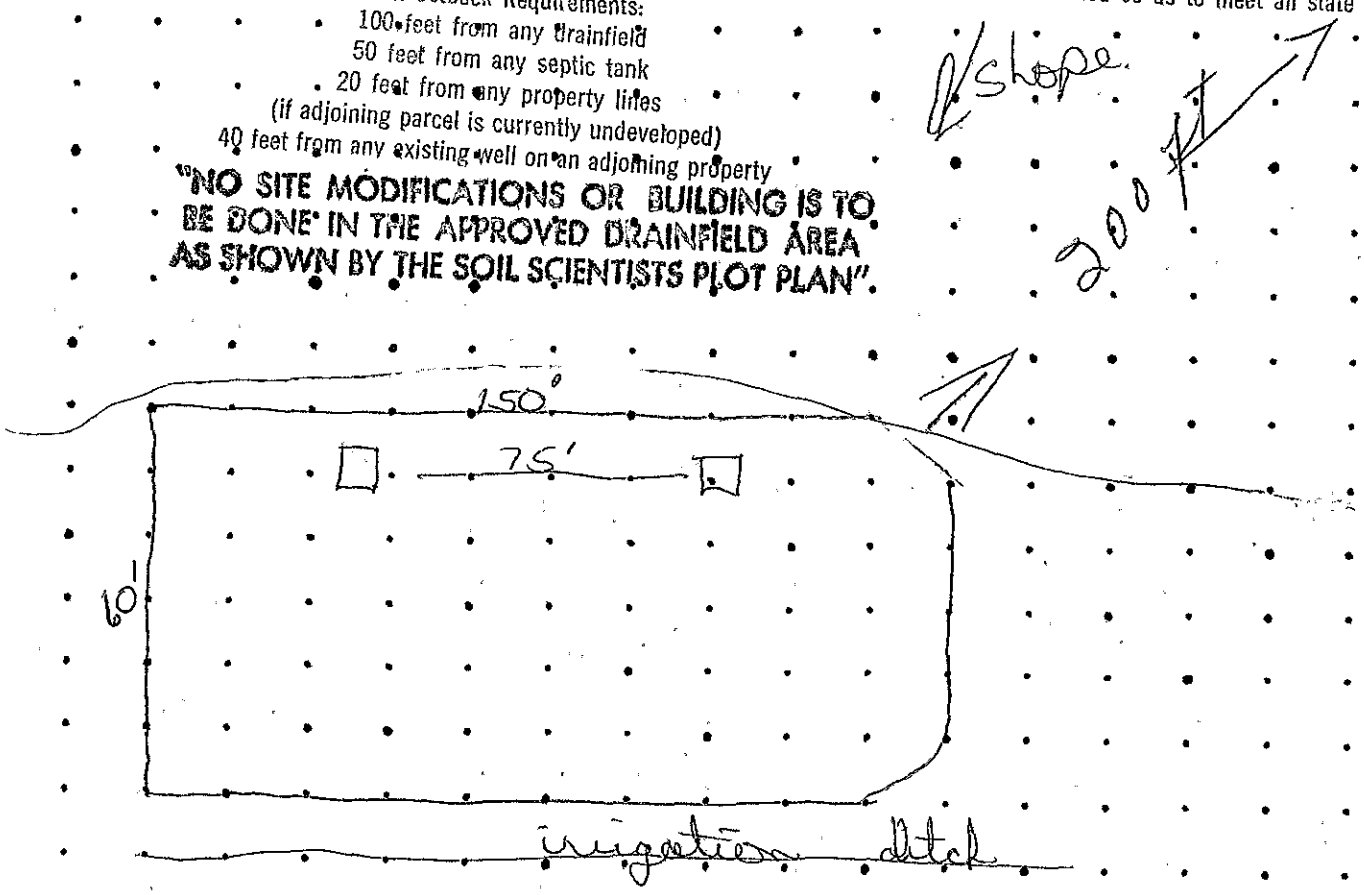
House will be about 150 ft to septic tank



JACKSON COUNTY INDIVIDUAL WATER SYSTEM ORDINANCE
Well Setback Requirements:
100 feet from any drainfield
50 feet from any septic tank
20 feet from any property lines
(if adjoining parcel is currently undeveloped)
40 feet from any existing well on an adjoining property

"NO SITE MODIFICATIONS OR BUILDING IS TO BE DONE IN THE APPROVED DRAINFIELD AREA AS SHOWN BY THE SOIL SCIENTISTS PLOT PLAN".

To be installed so as to meet all state and county codes.



ZONING CLEARANCE SHEET

This information is supplied for informational purposes, and indicates a staff opinion or interpretation with regard to uses permitted within zoning districts as provided by county ordinance. Any disagreement with such opinion or interpretation is appealable through the process set forth in the zoning ordinance.

PROPERTY OWNER: Viola Lick

PROPERTY LEGAL DESCRIPTION: Township: 38 Range: 1W Section: 25C Tax Lot: 3900

DATE PARCEL CREATED: 10/24/77 PARCEL AREA: 12+acres CODE:

Proposed use(s) of property at this date: ☒ First Dwelling ☐ Second Dwelling
☐ Temporary Dwelling ☐ Commercial (Explain) ☐ Other (Explain)

Comments: For well permit

This property is zoned: Farm Residential (F-5), The minimum parcel size for each permanent dwelling is: 5acres

☒ This zone does permit your proposed use.
☐ This zone requires a conditional use permit for your proposed use.
☐ This zone does NOT permit your proposed use. Alternate zone for your proposed use would be:

Setbacks for buildings in this zone are: Front 30' Side Yard 20' Rear Yard 20'
Minimum parcel width is: 300'

Before clearance can be granted for the issuance of any permit, documented evidence must be presented indicating compliance with the following:

☐ New Tax Lot number must be assigned
☐ Parcel size requirement must be met ☐ Parcel dimension requirement must be met.
☐ Access must be clarified.
☐ Conditional use permit must be approved by the Planning Commission.

COMMENTS: For well permit only, before other permits can be issue part of 3900 must be consolidated with 4002

☐ NO CONFLICTS EXIST. Your proposed use or development as presented herein is in conformance with the zoning ordinance.

I am aware that the above information is subject to change from legislative or judicial acts of the county governing body, and realize the necessity to verify its accuracy should I refer to it at a later date.

Viola Lick (SIGNATURE) 10/24/77 (DATE)

BY: Craig J. Smith (SIGNATURE OF STAFF MEMBER) 10/24/77 (DATE)

☑ Copy handgiven to applicant on: 10/24/77 (DATE)

☐ Copy mailed to applicant on: (DATE)

ZONING CLEARANCE SHEET

This information is supplied for informational purposes, and indicates a staff opinion or interpretation with regard to uses permitted within zoning districts as provided by county ordinance. Any disagreement with such opinion or interpretation is appealable through the process set forth in the zoning ordinance.

PROPERTY OWNER: _____

PROPERTY LEGAL DESCRIPTION: Township: ____ Range: ____ Section: ____ Tax Lot: ____

DATE PARCEL CREATED: _____ PARCEL AREA: _____ CODE: _____

Proposed use(s) of property at this date: ☒ First Dwelling ☐ Second Dwelling
☐ Temporary Dwelling ☐ Commercial (Explain) ☐ Other (Explain)

Comments: _____

This property is zoned: _____, The minimum parcel size for each permanent dwelling is: _____

☐ This zone does permit your proposed use.
☐ This zone requires a conditional use permit for your proposed use.
☐ This zone does NOT permit your proposed use. Alternate zone for your proposed use would be: _____

Setbacks for buildings in this zone are: Front ____ Side Yard ____ Rear Yard ____
Minimum parcel width is: _____

Before clearance can be granted for the issuance of any permit, documented evidence must be presented indicating compliance with the following:

☐ New Tax Lot Number must be assigned
☐ Parcel size requirement must be met ☐ Parcel dimension requirement must be met.
☐ Access must be clarified.
☐ Conditional use permit must be approved by the Planning Commission.

COMMENTS: _____

☐ NO CONFLICTS EXIST. Your proposed use or development as presented herein is in conformance with the zoning ordinance.

I am aware that the above information is subject to change from legislative or judicial acts of the county governing body, and realize the necessity to verify its accuracy before I refer to it at a later date.

_____ _____
(SIGNATURE) (DATE)

BY: _____ _____
(SIGNATURE OF STAFF MEMBER) (DATE)

☐ Copy mailed to applicant on: _____
(DATE)

☐ Copy delivered to applicant on: _____
(DATE)

JACKSON COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
32 West Sixth Street
Medford, Oregon 97501 - 776-7551

6

Owner Raymond C Lick Twp. 38 Range 1W Section 25
Tax Lot 3900 Code _____ Acreage 20 A
Address/Directions to Property 202 Pleasant View Dr, Talent Oregon

(A L L F E E S A R E N O N - R E F U N D A B L E)

X Site Evaluation Fee 75.00 Receipt # 8476 No. of Sites 1 Date: 9/9/77
___ Permit Application Fee _____ Receipt # _____ Date: _____
___ New Installation ___ Repair/Alteration ___ Sewage Connection ___
___ Well Permit Fee _____ Receipt # _____ Date: _____

Proposed Use of Property _____ Test Holes Ready 9-9-77
Zoning Cleared _____ Number of Bedrooms # 4
Comments: _____

No file

I certify that the information given is true and correct to the best of my knowledge.

Date: 9-9-77 Signature: Viola Lick
161 Browns Rd Williams oregon 97544 846-6517
Mailing Address (#, Street, City, State, Zip Code) Phone

* * * * * * * * * * * * DO NOT WRITE BELOW THIS LINE * * * * * * * * * * * * * * * *

Site Evaluation: Based upon information provided us including a soil and topographic report made by J. Rowan on 9/26/77, we have found your drainfield site to conform with minimum standards for the issuance of a permit to install a subsurface sewage disposal system. A permit can be issued providing no conflicts exist with zoning requirements.

By: John H Rowan Date: 10-4-77
WELL PERMIT: Approved ___ Not Approved ___ Date _____ By: _____
Comments: _____ WELL PERMIT # _____

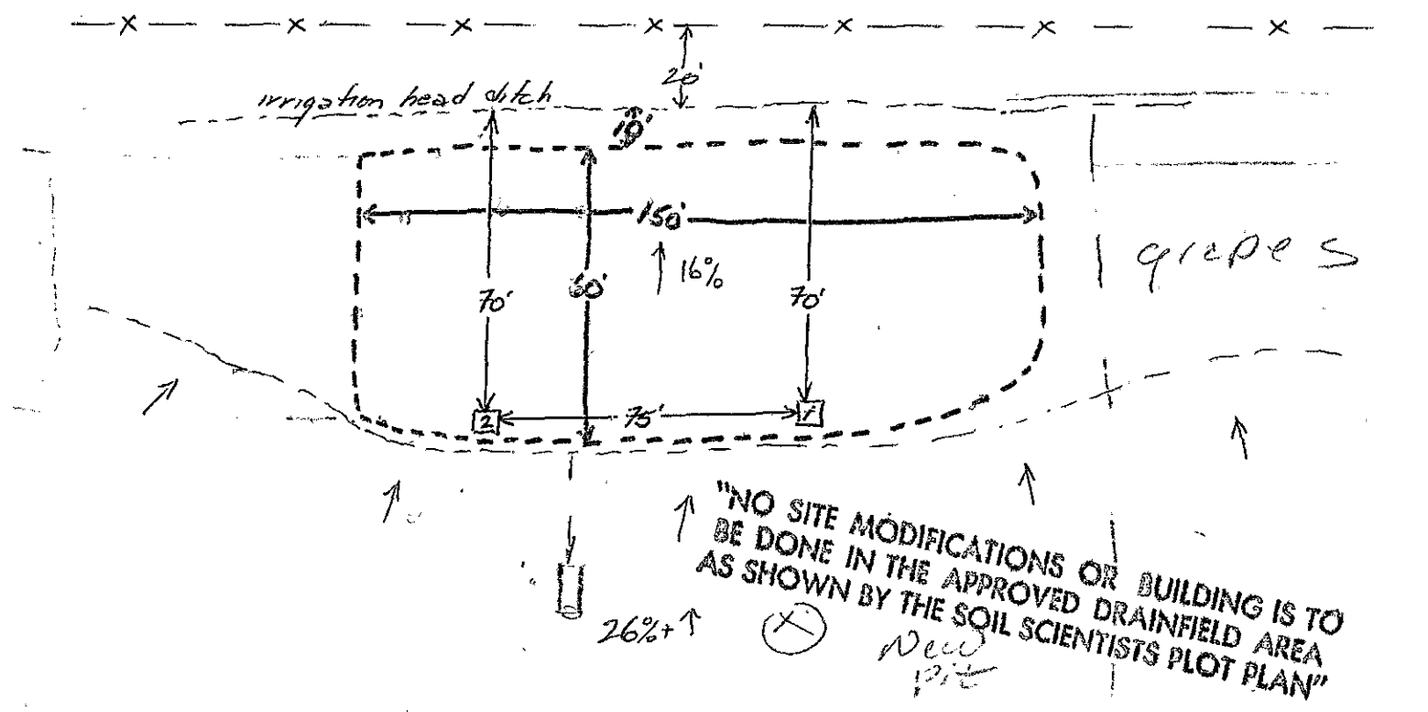
SEPTIC PERMIT INSTALLATION SPECIFICATIONS: _____ Gallon Septic Tank (1250 gallon recommended)
_____ Square Feet of Drainfield: _____

Keep drainfield and approved repair area free of all development, compaction, soil modification, traffic, heavy cultivation and fenced from livestock.

PERMIT: Approved ___ Not Approved ___ By: _____ # _____
Date: _____ EXPIRES _____ Final Inspection On: _____
Certificate of Satisfactory Completion Issued: _____ By: _____
Installer: Dean Yates

7-77

NAME Raymond Lick T 38 R 14 Sec. 25 T.L. 3900



125 lineal Ft/bdrm 24-36"

Any Special Conditions for Permit: head ditch must filled and compacted

250 gpd per bedroom 3 bed max

discontinue flood irrigation above drainfield site

Position: Ft. Slope, Side Slope, Top, Fan; Hl Terrace, Lo Terrace, Btm, Other

Relief: Smooth, Concave, Convex; Undlt., Hmky.

Depth	Texture	Structure	Pores	Mottling	Notes: (%co Frags., Rooting, Depth, R or I, etc.)	Water Table
P 0-48"	sil/sicl	Wk (Mod) St SG; (Bk) Grn Ply Mas	(Few) Com Mny dis; (Med) Co con	Faint ___"; Dis or Pro		Depth ___ Type- P TP Slope % Up 26 Down 16
i t 48"+	mcb swb	Wk Mod St SG; sa Bk Pri Ply (Mas)	(Few) Com Mny dis; Med Co con	Faint ___"; Dis or Pro	I at 48"	
#		sa Wk Mod St SG; Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
1		sa Wk Mod St SG; Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P 0-35"	sil/LtSiCl	sa Wk Mod St SG; Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Water Table Depth ___ Type- P TP Slope % Up 26 Down 16
i t 35-48"	mcb swb	sa Wk Mod St SG; Bk Pri Ply (Mas)	F Med Co con	Faint ___"; Dis or Pro	with some cl (R)	
# 48-64"	mcb swb	sa Wk Mod St SG; Bk Pri Ply (Mas)	F Med Co con	Faint ___"; Dis or Pro	I at 48"	
2		sa Wk Mod St SG; Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P		sa Wk Mod St SG; Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Water Table Depth ___ Type- P TP Slope % Up ___ Down ___
i t		sa Wk Mod St SG; Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
#		sa Wk Mod St SG; Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
3		sa Wk Mod St SG; Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
P		sa Wk Mod St SG; Bk Grn Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		Water Table Depth ___ Type- P TP Slope % Up ___ Down ___
i t		sa Wk Mod St SG; Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
#		sa Wk Mod St SG; Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		
4		sa Wk Mod St SG; Bk Pri Ply Mas	Few Com Mny dis; F Med Co con	Faint ___"; Dis or Pro		

Additional Notes:

SITE SUITABILITY: Suitable for Standard System

USABLE AREA: 150' x 60'

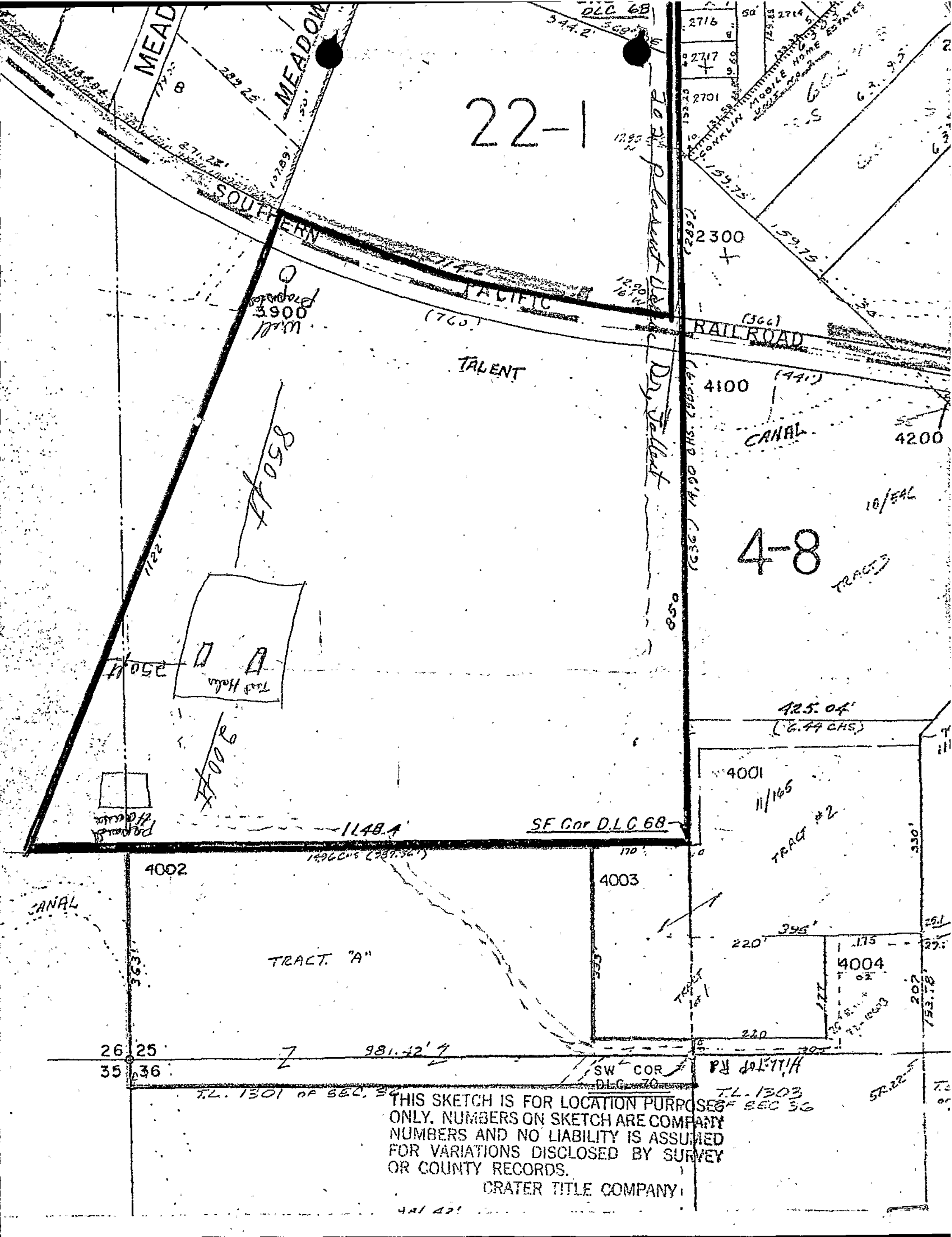
Site Evaluation By: J Rowan Date: 9-26-97

Abbreviations

Lt. - light
H - heavy
F - fine
Co. - coarse
S - sand(y)
Si. - silt(y)
C - clay
L - loam
P - pebbles (2mm.-3")
K - cobbles (3"-10")
St.- stones (+10")
V - very

See new worksheet dated 8-18-97

Copies: Yes X No ___

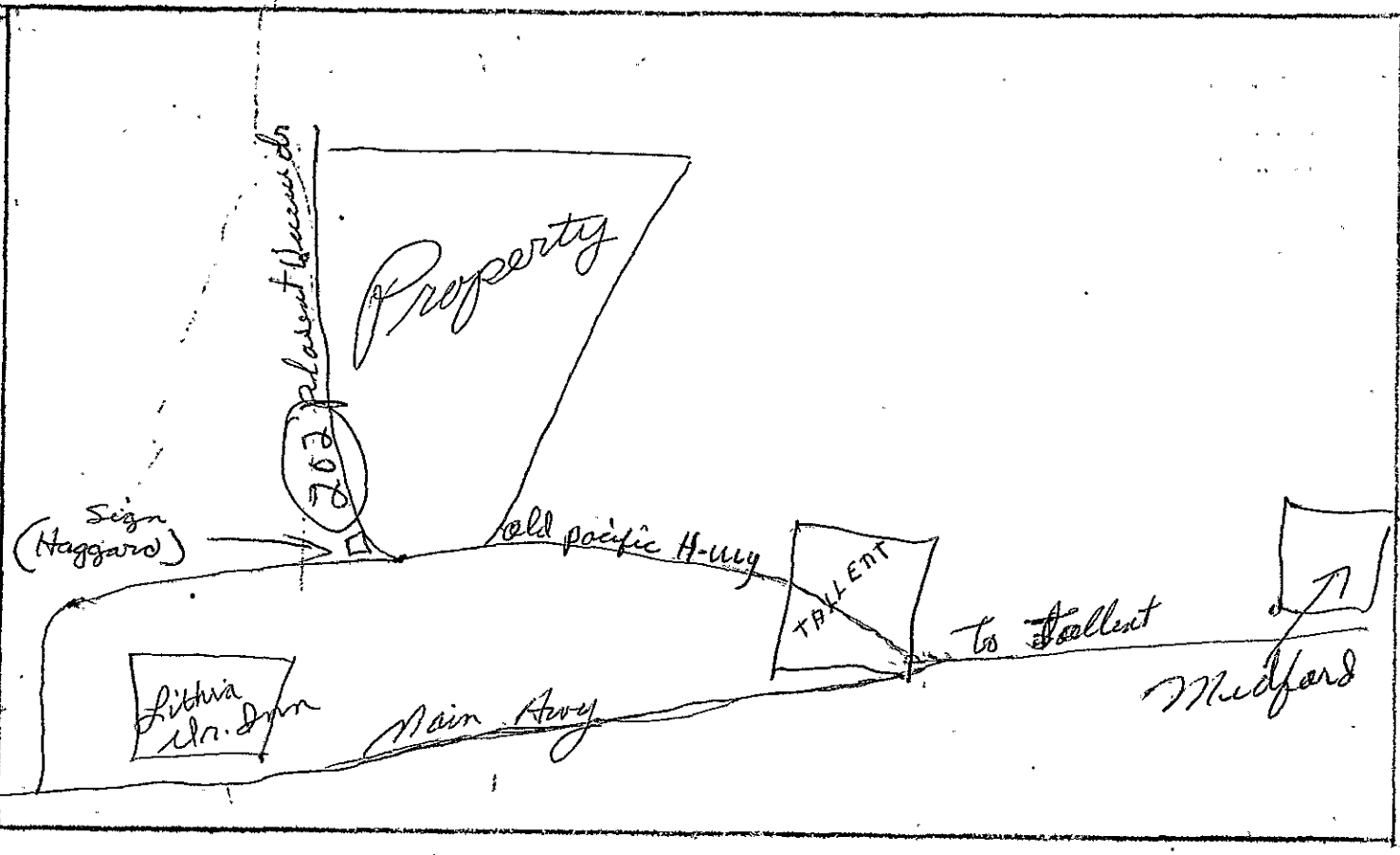


MEAD
MEADOW
DLC 68
344.2'
22-1
2716
2717
2701
2714
CONKLIN MOBILE HOME ESTATES
159.75'
159.75
2300
SOUTHERN
PACIFIC
RAILROAD
(760)
(366)
3900
TALENT
4100
(441)
CANAL
4200
4-8
TRACT
1122'
425.04'
(6.44 CHS.)
4001
11/165
TRACT #2
SE Cor D.L.C 68
1148.4'
4002
4003
TRACT. "A"
363'
333
220'
395'
4004
220
330'
207
26 25
35 36
981.42'
SW COR D.L.C. 70
T.L. 1301 OF SEC. 36
T.L. 1303 OF SEC 36
THIS SKETCH IS FOR LOCATION PURPOSES
ONLY. NUMBERS ON SKETCH ARE COMPANY
NUMBERS AND NO LIABILITY IS ASSUMED
FOR VARIATIONS DISCLOSED BY SURVEY
OR COUNTY RECORDS.
CRATER TITLE COMPANY

NAME Lick

38 TWP | 1W RANGE | 25 SECTION | 3900 TAX LOT

PROPERTY MAP



VICINITY

ZONING CLEARANCE SHEET

This information is supplied for informational purposes, and indicates a staff opinion or interpretation with regard to uses permitted within zoning districts as provided by county ordinance. Any disagreement with such opinion or interpretation is appealable through the process set forth in the zoning ordinance.

PROPERTY OWNER: Raymond Lich 846-6517

PROPERTY LEGAL DESCRIPTION: Township: 38 Range: 1W Section: 25C Tax Lot: 3900

DATE PARCEL CREATED: Pre-existing PARCEL AREA: 20 CODE: 4-8

Proposed use(s) of property at this date: [X] First Dwelling [ ] Second Dwelling

[ ] Temporary Dwelling [ ] Commercial (Explain) [ ] Other (Explain)

Comments: S/E

==========

This property is zoned: Farm Residential -5 (F-5) The minimum parcel size for each permanent dwelling is: five acres

[X] This zone does permit your proposed use.

[ ] This zone requires a conditional use permit for your proposed use.

[ ] This zone does NOT permit your proposed use. Alternate zone for your proposed use would be: _____

Setbacks for buildings in this zone are: Front 30' Side Yard 20' Rear Yard 20'

Minimum parcel width is: 300'

Before clearance can be granted for the issuance of any permit, documented evidence must be presented indicating compliance with the following:

[ ] New Tax Lot number must be assigned

[ ] Parcel size requirement must be met [ ] Parcel dimension requirement must be met.

[ ] Access must be clarified.

[ ] Conditional use permit must be approved by the Planning Commission.

COMMENTS: the issuance of this clearance sheet doesn't imply access to the subject lot exists

[X] NO CONFLICTS EXIST. Your proposed use or development as presented herein is in conformance with the zoning ordinance.

==========

I am aware that the above information is subject to change from legislative or judicial acts of the county governing body, and realize the necessity to verify its accuracy should I refer to it at a later date.

_____ (SIGNATURE) _____ (DATE)

BY: Stephen R Rothwell (SIGNATURE OF STAFF MEMBER) 9-15-77 (DATE)

[ ] Copy handgiven to applicant on: _____ (DATE)

[ ] Copy mailed to applicant on: _____ (DATE)

Oregon Department of Environmental Quality
Onsite Program

Septic System DO's and DON'Ts

A properly constructed and maintained system can last a long time if you follow some common **Septic System DO's and DON'Ts**:

DON'T flush material that will not easily decompose, such as hair, diapers, cigarette butts, matches, or feminine hygiene products.

DON'T wash or flush medicines or hazardous chemicals like paint, paint thinner and bleach into the system. They kill the bacteria needed to decompose wastes in the septic tank and drain field.

DON'T drive over the septic tank or drainfield.

Don't flush flushable wipes. Many septic tank pumpers and city public works employees are finding they don't break down and cause serious headaches.

DON'T plant anything over or near the drain field except grass. Roots from nearby trees or shrubs may clog and damage drain lines.

DON'T dig in your drain field or build anything over it.

DON'T cover the drain field with a hard surface such as concrete or asphalt.

DON'T make or allow repairs to your septic system without obtaining the required permit. Use professionally licensed septic contractors when needed.

DON'T use septic tank additives. These products usually do not help and some may even be harmful to your system.

DON'T allow backwash from home water softeners or condensate from an air conditioner or heat pump to enter the septic system.

DON'T enter your tank. Any work to the tank should be done from outside. Gases that can be generated in the tank and/or oxygen depletion can be fatal.

DO conserve water to avoid overloading the system.

DO use substitutes for household hazardous waste.

DO learn the location of your septic tank and drain field. Keep a sketch of it handy with your maintenance records for service visits.

DO cover the drain field with a grass cover to prevent erosion and remove excess water.

DO keep your septic tank cover accessible for inspections and pumpings. Install risers if necessary.

DO keep a detailed record of repairs, pumpings, inspections, permits issued, and other maintenance activities.

DO divert other sources of water, like roof drains, house footing drains, and sump pumps, away from the septic system. Excessive water keeps the soil in the drain field from naturally cleansing the wastewater.

DO have your septic tank pumped out regularly by a DEQ licensed contractor.

DO call a professional whenever you experience problems with your system, or if there are any signs of system failure.

Follow these septic system **DO's** and **DON'TS !!!**

DO'S	DON'TS
Conserve water	Overload system
Substitute for bleach and ammonia cleaners	Flush medicines and hazardous materials down drain
Plant grass on drainfield	Plant deep rooted plants near tank or drainfield
Know location of all system components	Park, drive on, or allow animals access to drainfield
Perform periodic septic system maintenance and inspections	Wait until there is a problem before inspecting your septic system

Don't Flush Household Hazardous Waste!

Visit the HHW website for the drop-off location nearest to you!

http://www.oregon.gov/deq/Hazards-and-Cleanup/hw/Pages/HHW-by-County.aspx

Or call 1-800-732-9253

Why You Care About Your Septic System

Protect Your Investment

It is typically much cheaper to properly maintain a working septic system than it is to repair or replace a failing septic system.

Protect Community Health

Septic system owners, their neighbors, and the surrounding community run the risk of coming into contact with harmful bacterial and viral pathogens when septic systems are not properly maintained.

Protect Drinking Water

Septic systems that are not working properly can contaminate groundwater sources. More than 70% of all Oregonians are at least partially dependent on groundwater for their drinking water supplies!

Protect Environment

Septic systems that are not working properly can contaminate surface waters, which disrupts natural systems and impairs aquatic and riparian life.

DEQ
State of Oregon Department of Environmental Quality

Water Quality
Onsite Program
Eugene, OR 97401
Phone: 541-686-7905
www.oregon.gov/deq

Be Septic Smart

DEQ
State of Oregon Department of Environmental Quality

What to consider BEFORE Buying a Home



Don't Take Chances…

Know Before You Buy!

Septic systems are designed to collect and purify the water that goes down the drains in your home. There are two main parts to a conventional septic system.

1) Septic Tank

The septic tank is a watertight container buried in the ground. It is designed to collect all of the water that comes from your home. For example, every time you flush a toilet, or do a load of laundry, you are sending water to your septic tank. When water enters the septic tank, the solids sink to the bottom of the tank (sludge) and oils float to the top of the tank (scum). All of the liquid between the sludge and scum layers is called wastewater. Once the tank is full, wastewater is pushed from the septic tank to the drainfield.

2) Drainfield

The drainfield, also called leach field, usually consists of a series of trenches that sit below the ground. These trenches are filled with a porous material and covered with soil. Wastewater from the septic tank is dispersed into the trenches. Microbes then purify the wastewater, as it moves down through the soil profile below the trenches.

Microbes are responsible for purifying your waste!

The microbes are doing *their* job, but what can *you* do to keep your system working properly? Follow these guidelines for Operation and Maintenance of your septic system.

Operation:

The first step in keeping your septic system working is to make sure that you and your family are *using* it properly. Of course, *never* flush materials that are hard to decompose down your drains. For example, cigarette butts, hair and food scraps are not septic friendly! Check out a list of DO'S and DON'TS for septic systems on the back of this brochure!

Maintenance:

Your septic system will need periodic maintenance even when you and a healthy microbial population are doing the job properly. Having periodic septic system inspections can help to save you thousands of dollars in expensive repairs or even system replacement!

Visit :

http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx

for a list of certified and experienced **Onsite Maintenance Providers.**

Have questions? Call 541-686-7905

Ask These Questions First !!!

Is the system currently working?

The best way to find out is to have a certified **Onsite Maintenance Provider** do an Existing System Evaluation.

Are there maintenance, pumping or repair records?

Checking maintenance records will help you to identify if potentially costly repairs may be needed.

If the existing system fails, how will you repair it and what will it cost?

Repairs or replacement can be expensive. Plan ahead for system expenses!

Where is the existing system located?

Planting, building or driving on the drainfield will ruin the system! There should also be a reserve area for a replacement system. Do not build or pave over the reserve area either!

Is there a septic system permit on file with the DEQ or local County agency?

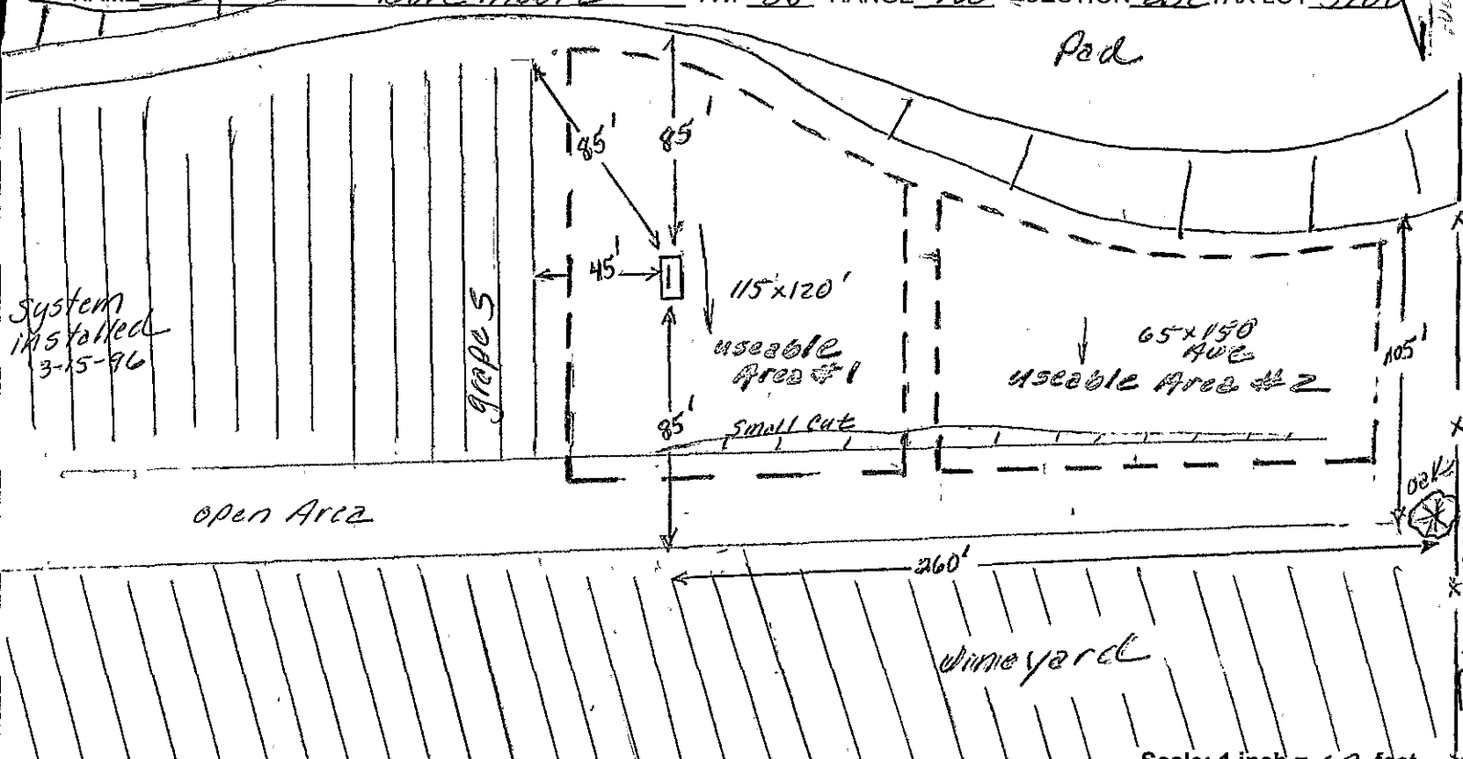
If no permit is on file, the system may have been installed without a permit or be very old. You could be held responsible if the system fails or causes a public health risk.

Will the existing system support any changes to the home?

You may need a larger system if you make additions to the home. Ask *before* you build!

Pad/Mobile

NAME Don Moore TWP 38 RANGE 1W SECTION 25C TAX LOT 3900



Scale: 1 inch = 60 feet

Potential Permit Recommendations: (See Permit For Specifics)
Gallons Per Day (GPD) 450 Lineal Feet Per 150GPD 125 Total Lineal Feet 375
Trench Depth 24-36 WITH 12 Rock Cap ___ Curtain Drain ___ WITH ___ Rock
Other Sand filter 50 lineal feet per 150 gallons

Position: Foot Slope (Side Slope) Top Fan High Terrace Low Terrace Bottom Flood Plain Other ___
Relief: Smooth Concave Convex Undulating Hummocky * Staking Required

	Depth	Texture	Structure	Pores	Mottling	Soil Color	Water Table
PIT #1	0-12	sil	sa Wk Mod Str SG / a Bk (Grn) Ply Mas	Few Com Mny disc / (F) (Med) Co con	Faint ___ / Dis or Pro	10YR 3/3	at ___ Slope Up 29 % Down 16 % Limiting Layer at 48
	12-48	sicl	(sa) Wk (Mod) Str SG / a (Bk) Pri Ply Mas	Few Com Mny disc / (F) Med Co con	Faint ___ / Dis or Pro	10YR 4/4	
	48-64	Fx/Hw sub saprolite	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		

Pit #1 Notes:

PIT #2			sa Wk Mod Str SG / a Bk Grn Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		Water Table at ___ Slope Up ___ % Down ___ % Limiting Layer at ___
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		

Pit #2 Notes:

PIT #3			sa Wk Mod Str SG / a Bk Grn Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		Water Table at ___ Slope Up ___ % Down ___ % Limiting Layer at ___
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		

Pit #3 Notes:

PIT #4			sa Wk Mod Str SG / a Bk Grn Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		Water Table at ___ Slope Up ___ % Down ___ % Limiting Layer at ___
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		
			sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint ___ / Dis or Pro		

Pit #4 Notes:

Additional Notes: * Area revised to Accomodate 2 systems. See old soils sheets dated 9-26-77. * 2 Areas

SITE SUITABILITY: Standard Initial / Sand Filter Repair USEABLE AREA: ___

Site Evaluation By: R. Davis Date On-Site: 8/18/97 Date Completed: 8/19/97

Abbreviations:

a - angular	DG - decomposing granite	Hd - hard	Med - medium	Ply - platy	S - sand(y)	Str - strong
Bk - blocky	disc - discontinuous	HW - highly weathered	Meta - Metamorphic	Pri - prismatic	Seds - sedimentary	Sub - substrata
C - clay	Dis - distinct	Gr - gravelly	Mny - many	Pro - prominent	SG - single grain	V - very
Cy - clayey	F - fine	K - cobbles (3-10")	Mod - moderate	Rx - rock	Si - silt(y)	Vol - volcanic
Co - coarse	Fx - fractured	L - loam	P - pebbles(2mm.-3")	Rx Out - outcrop	Slicks - Slickensides	W - weathered
con - continuous	H - heavy	Lt - light	Pf - pressure faces	sa - subangular	St - stones (+10")	Wk - weak
		Mas - massive		Sap - Saprolite		

SYSTEM CONSTRUCTION REPORT

ENVIRONMENTAL QUALITY SECTION

PLANNING AND DEVELOPMENT SERVICES ● 10 SOUTH OAKDALE ● MEDFORD, OREGON 97501 ● (541) 776-7556

Name: **DONALD S. MOORE, TRUSTEE** Twp. **38S** Range: **1W** Section: **25C** Tax Lot: **3900**

Address(location): **202 PLEASANTVIEW RD.** System Type: **STANDARD** Permit# **15-26-96N**

TANKS AND SEWER LINES

Date: 3-19-96 KC & RD
Effluent Sewer to DF: 136' D3034
Septic Tank Size: 1000 Sgl
Materials & Manuf. CEM.- RIVERSIDE
Dosing Tank NA
Materials & Manuf.
Fittings, Connections: OK Riser(s): 2 - PVC
Water Test marked: 3-20-96 approved:3-21-96 KC
Tank to House:NA

DRAINFIELD

Consult Date: 3-15-96 DF Install Date:3-19-96 KC
Trench Width: 24"+ Trench Depth: 24-36"
Gravel Depth: NA Lines Level: OK
Distance Between Lines: 12'
Overflows: 1 Undisturbed Earth: OK
Drop Box(es): 1 Tuf-Tite Distribution Box(es):NO
Line End Caps:NA USING *INFILTRATOR*
Total Lineal Feet: 375'
Distance to Well: Tank: >100'
Drainfield: >100'

PUMP SYSTEM

Date: NA
Type & H.P.
Floats: Sgl: Dbl: Alarm Float:
Valves: Check Gate
Antisiphon:
Safety Line: Screen:
Quick Disconnect: Block:
Alarm:

ETA

Bed Check Date: NA Bed Depth: up dn
Length: Width: Gravel & Pipe:
Cover Depth: Date:

LOW PRESSURE DISTRIBUTION

Pressure Test Date: NA
Hole Spacing: Discharge:
Filter Fabric: Hydrosplitter:

CAPPING FILL

Scarified: Date: NA
Cap Depth: Date:
Filter Fabric:

SAND FILTER/ TRENCH

Trench: Date NA Width Depth
Box Inspect Date: Size:
Press. Date: Date:
Sand: Sieve Analysis: Filter Fabric:
Underdrain Media Analysis: Top: Bottom:
Effluent Sewer or Pres. Pipe to DF:
Cover Depth Date:

FILTER PUMP SYSTEM

Type and H.P. Date: NA
Floats: Sgl Dbl. Filter Fabric Under Vault
Valves : Check Gate Quick Disconnect
Safety Line: Alarm:
Alarm Float: Primary Pump Shutoff:

TILE DEWATERING

Staking Ck. Date: NA
Trench Ck. Date:
Rock & Pipe Date:
Silt Trap Dia.
Outlet Pipe Flapgate
Backfill Date

Curtain Drain

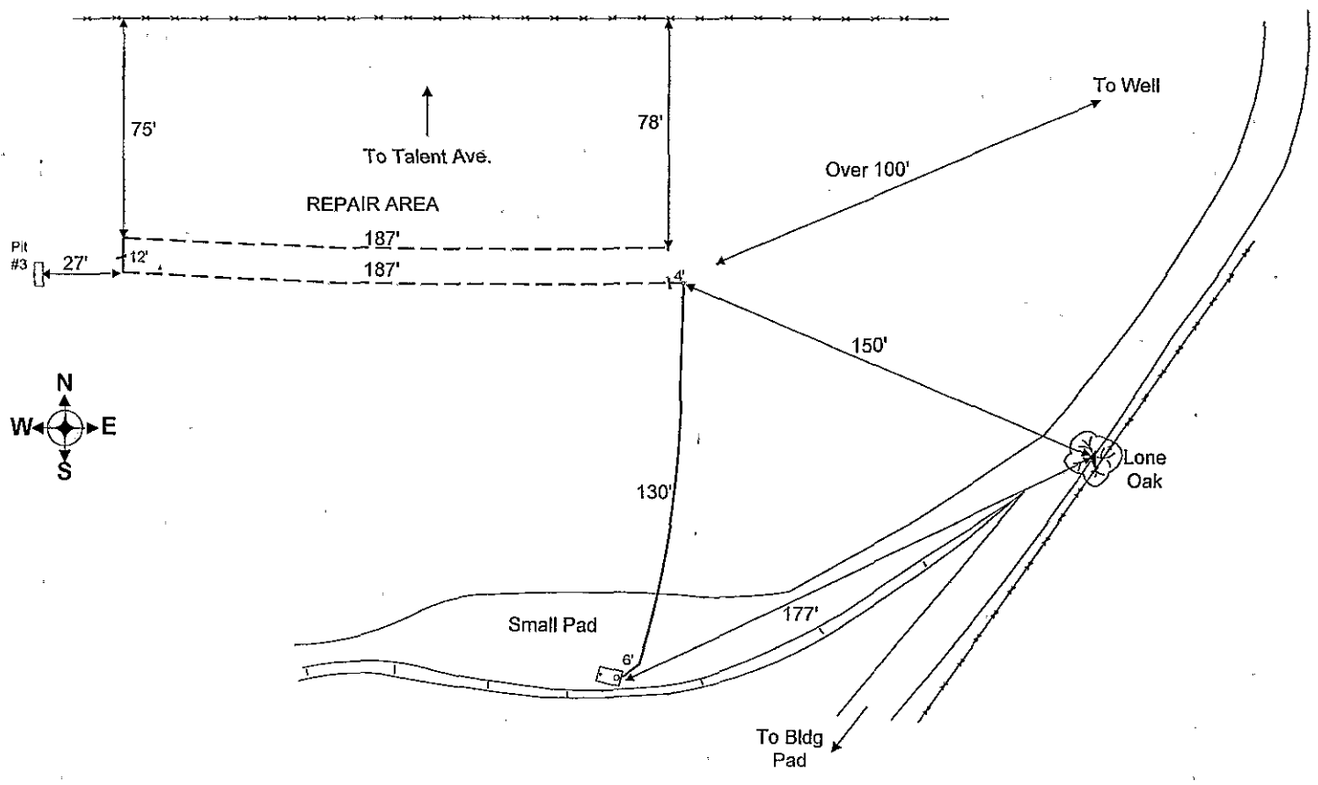
Date: NA
Depth: Rock Depth:
Visqueen: Screen:
Filter Fabric: Sch. 40 End(s):
Vditch: Berm:

FINAL INSPECTION REQUEST AND NOTICE form received YES

INSPECTION DATES: 3-15-96 DF
3-19-96 RD & KC
3-20-96, 3-21-96 KC

INSTALLER: LITE TOUCH CONST.

SYSTEM CONSTRUCTION DIAGRAM



correction notice issued: none

COMMENTS

Scale: 1 inch=60 feet

CERTIFICATE OF SATISFACTORY COMPLETION

In accordance with Oregon Revised Statue 454.665 this certificate is issued as evidence of satisfactory Completion of a subsurface or alternative sewage disposal system at the above location.

December 6, 1996
Date

Jackson County Environmental Health Specialist

Name: _____ Twp: 38 Range: 1/0 Section: 25C Tax Lot: 3900

Address (location) _____ System Type _____ PERMIT# 15-0089-2002N

TANKS AND SEWER LINES

Date 5-15-02 Effl Sewer to DF 280'
Press Trans Pipe to DF/SF _____
Septic Tank Size 1000 Dbl __ Sgl X
Material & Manuf. Angelo
Dosing Tank Size _____
Material & Manuf. _____
Fittings, Connections OK Riser(s) 1 TT
Water Test: Marked 5/14 Passed OK
Tank to Foundation 5/20/02
NOT ENOUGH WATER IN TANK 5-15-04

DRAINFIELD

Staking Date 5-20-02 Install Date 5/20/02
Infiltrator ✓ *Easy Drain* ____ PIP/LP ____
Trench: Width 26 Depth 21-36 Gravel NA
Filter Fabric ____ Paper ____ Straw ____
Lines Level OK Distance Between Lines 10 ft
Overflow Pipe OK Undisturbed Earth ____
Drop Box(es) ____ D-Box x 2 Line End Caps OK
Total Lineal Feet 375
Distance Well to: Tank ____ Drainfield ____

PUMP/SIPHON SYSTEMS

Date _____
Siphon # _____
Pump Model # _____
Floats: Sgl __ Dbl __ Alarm __
Set: On __ Off __ Alarm __ RO __
Valves: Check ____ Gate ____
Anti-Siphon ____
Safety Line ____ Screen ____
Union __ Block __ Vault ____
Alarm/Panel _____
Counter ____ Timer __ Motor __

ETA

Bed Ck Date ____ Bed Depth: up ____ dn ____
Length ____ Width ____ Gravel & Pipe ____
Cover Depth ____ Date ____

LOW PRESSURE DISTRIB.

Pressure Test Date ____ Discharge ____
Hole Spacing ____ /Total ____ FFabric ____
Hydrosplitter / #Lines ____
Orifice Sizes: #1 ____ #2 ____ #3 ____ #4 ____
#5 ____ #6 ____ #7 ____ #8 ____ #9 ____ #10 ____

CAPPING FILL

Scarified ____ Date ____
Filter Fabric ____
Cap Depth ____ Date ____

SAND FILTER/TRENCH

Trench: Date ____ Width ____ Depth ____
Box Inspect Date ____ Size ____
Underdrain: ____ Dir. Holes/Slots ____
Pres. Date ____ Generator ____ Power ____
Discharge: Squirt ____ Clear Tube ____
Sand ____ Sieve Analysis ____ Btm FFabric ____
Pea Gravel: Top ____ Btm ____ Analysis ____
Effl. Sewer or Press. Pipe to DF ____
Cover Depth ____ Date ____

FILTER PUMP SYSTEM

Date ____ Type & H.P. ____
Floats: Sgl ____ Dbl ____ Alarm ____ RO ____
Set: On ____ Off ____ Alarm ____ RO ____
Valves: Check ____ Gate ____ Anti Siphon ____
Union ____ Safety Line ____ Vault Dia./Height ____
Sump Height ____ Trans. Pipe to DF ____
Alarm/Panel ____ Primary Pump Shutoff ____

TILE DEWATERING

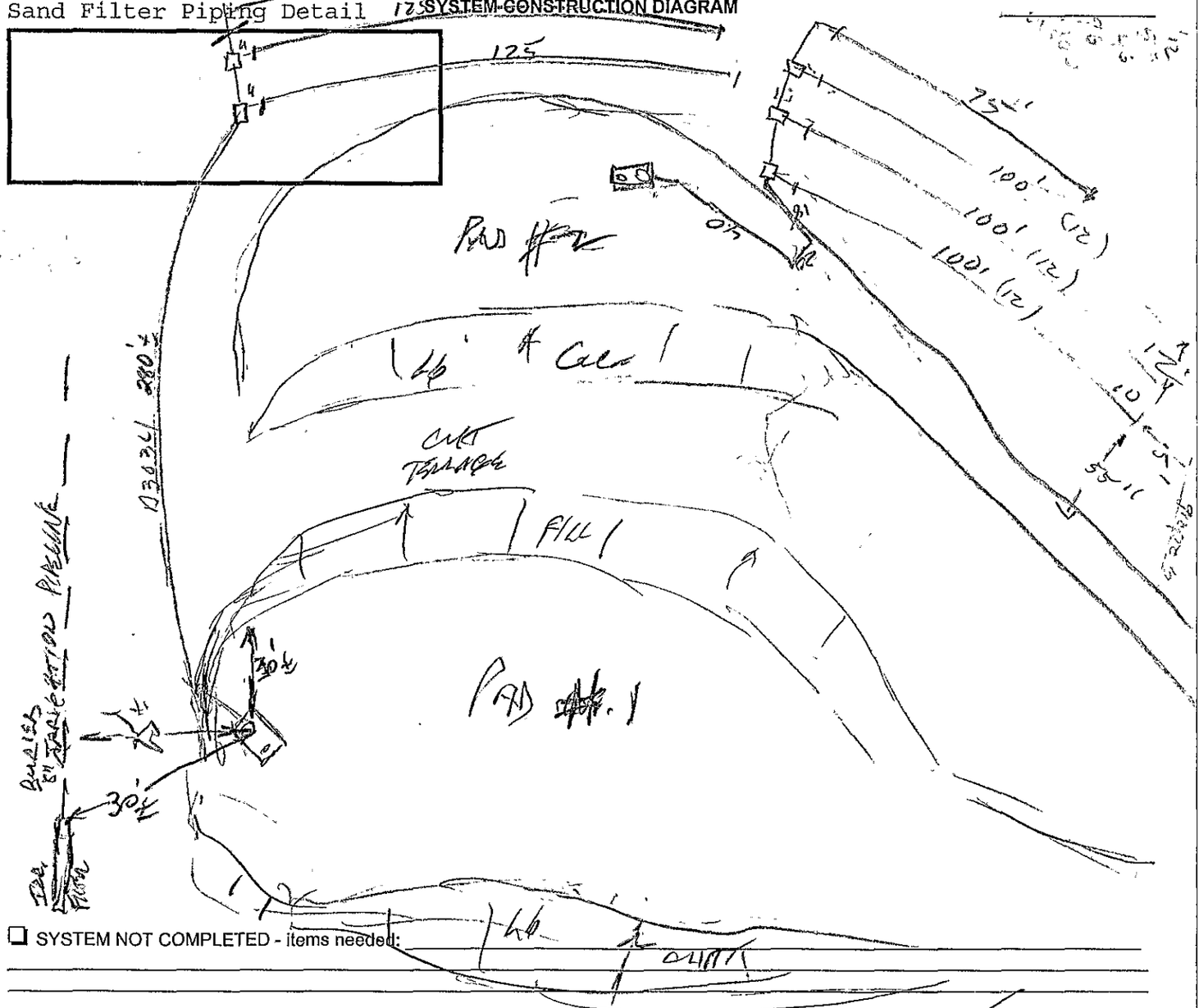
Staking Ck Date ____
Trench Ck Date ____
Rock & Pipe Date ____
Silt Trap Dia. ____
Outlet Pipe ____ Flapgate ____
Backfill Date ____

CURTAIN DRAIN

Date ____
Depth ____ Rock Depth ____
Visqueen ____ Filter Fabric ____
Sch.40 End(s) ____ Screen ____
V-ditch ____ Berm ____

FINAL INSPECTION REQUEST AND NOTICE form received 125 (15) **INSPECTION DATES:** 5-15-02
INSTALLER: _____

Sand Filter Piping Detail 125 **SYSTEM CONSTRUCTION DIAGRAM**



☐ SYSTEM NOT COMPLETED - items needed: _____

☐ NEEDS PUMP AND ALARM ELECTRICAL PERMIT ☐ NEEDS ELECTRICAL INSPECTION
☐ APPROVED FOR MOBILE HOME SETUP PERMIT - **NO SET UP FINAL UNTIL SEPTIC IS COMPLETED** ☑ SYSTEM COMPLETED

Name: _____ Twp: 36 Range: 1W Section: 25C Tax Lot: 5400

Address (location) _____ System Type _____ PERMIT# 15-90-2002N

TANKS AND SEWER LINES

Date 5/15/02 Effl Sewer to DF (80')
Press Trans Pipe to DF/SF _____
Septic Tank Size 1000 Dbl __ Sgl X
Material & Manuf. ANKENY 1000
Dosing Tank Size _____
Material & Manuf. _____
Fittings, Connections OK Riser(s) LTT
Water Test: Marked 5/14 Passed 5/20
Tank to Foundation _____
5/15-02 - HARD CLOSE AT TOP OF TANK

DRAINFIELD

Staking Date 5/10-02 Install Date 5/20/02
Infiltrator ✓ *Easy Drain* ____ PIP/LP ____
Trench: Width 24 Depth 24-36 Gravel WASH
Filter Fabric ____ Paper ____ Straw ____
Lines Level OK Distance Between Lines 10-12
Overflow Pipe OK Undisturbed Earth OK
Drop Box(es) X3 D-Box ____ Line End Caps ____
Total Lineal Feet 375
Distance Well to: Tank _____ Drainfield _____

PUMP/SIPHON SYSTEMS

Date _____
Siphon # _____
Pump Model # _____
Floats: Sgl __ Dbl __ Alarm __
Set: On___ Off___ Alarm __ RO_
Valves: Check ____ Gate____
Anti-Siphon _____
Safety Line ____ Screen ____
Union __ Block __ Vault _____
Alarm/Panel _____

Counter ____ Timer __ Motor __

ETA

Bed Ck Date _____ Bed Depth: up ___ dn ___
Length ____ Width ____ Gravel & Pipe _____
Cover Depth _____ Date _____

LOW PRESSURE DISTRIB.

Pressure Test Date _____ Discharge _____
Hole Spacing _____ /Total _____ FFabric _____
Hydrosplitter / #Lines _____
Orifice Sizes: #1____ #2 ____ #3 ____ #4 ____
#5 ____ #6 ____ #7 ____ #8 ____ #9 ____ #10 ___

CAPPING FILL

Scarified _____ Date _____
Filter Fabric _____
Cap Depth _____ Date _____

SAND FILTER/TRENCH

Trench: Date _____ Width ____ Depth ____
Box Inspect Date _____ Size _____
Underdrain: _____ Dir. Holes/Slots _____
Pres. Date _____ Generator____ Power___
Discharge: Squirt _____ Clear Tube _____
Sand _____ Sieve Analysis ___ Btm FFabric ___
Pea Gravel: Top ___ Btm ___ Analysis _____
Effl. Sewer or Press. Pipe to DF _____
Cover Depth _____ Date _____

FILTER PUMP SYSTEM

Date _____ Type & H.P. _____
Floats: Sgl ___ Dbl ___ Alarm ___ RO ___
Set: On ____ Off ____ Alarm ____ RO ____
Valves: Check ____ Gate ____ Anti Siphon ____
Union ___ Safety Line ___ Vault Dia./Height___/___
Sump Height ____ Trans. Pipe to DF _____
Alarm/Panel _____ Primary Pump Shutoff ____

TILE DEWATERING

Staking Ck Date _____
Trench Ck Date _____
Rock & Pipe Date _____
Silt Trap Dia. _____
Outlet Pipe _____ Flapgate ___
Backfill Date _____

CURTAIN DRAIN

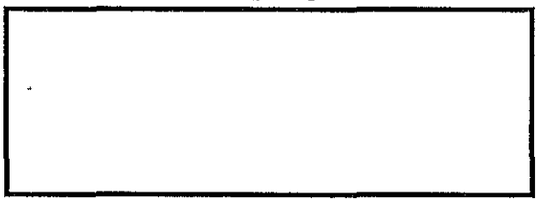
Date _____
Depth _____ Rock Depth _____
Visqueen ____ Filter Fabric ____
Sch.40 End(s) ____Screen____
V-ditch _____ Berm _____

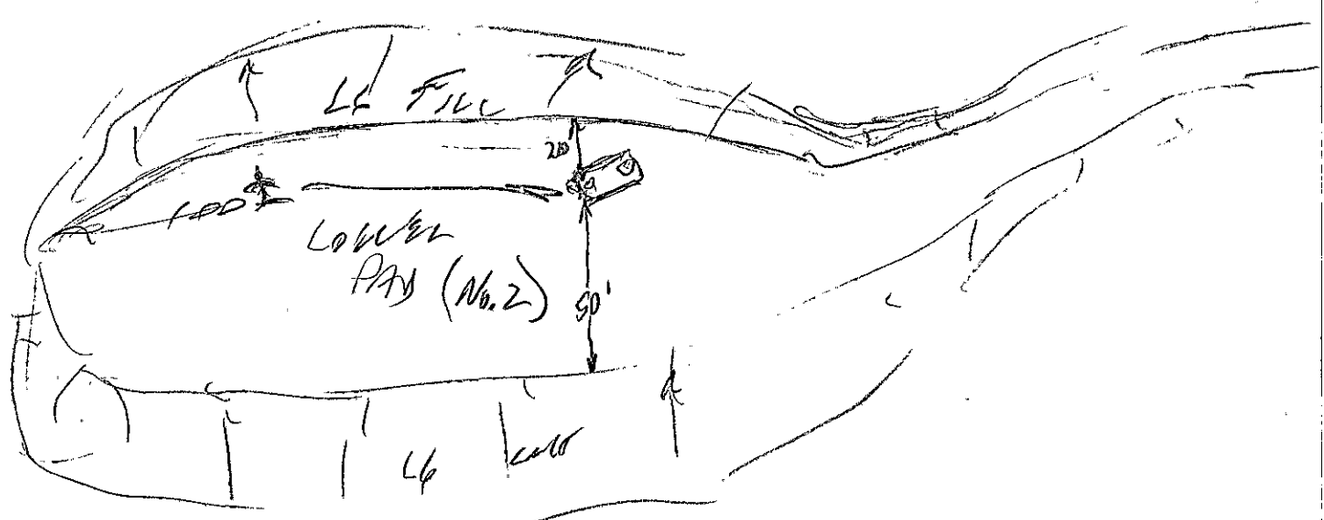
FINAL INSPECTION REQUEST AND NOTICE form received _____ **INSPECTION DATES:** 5-15-02

INSTALLER: BEVIS

Sand Filter Piping Detail

SYSTEM CONSTRUCTION DIAGRAM





☐ SYSTEM NOT COMPLETED - items needed: _____

☐ NEEDS PUMP AND ALARM ELECTRICAL PERMIT ☐ NEEDS ELECTRICAL INSPECTION
☐ APPROVED FOR MOBILE HOME SETUP PERMIT - **NO SET UP FINAL UNTIL SEPTIC IS COMPLETED** ☐ SYSTEM COMPLETED

Water Rights

ASSIGNED, See Misc. Rec. Vol. [illegible], Page [illegible] 771

1382

15 *Permit No. 1382

Certificate 79212
ABSTRACT MADE

APPLICATION FOR A PERMIT TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

I, T W Osgood
(Name of Applicant.)

of Medford (Postoffice), County of Jackson

State of Oregon, do hereby make application for a permit to appropriate the following described public waters of the State of Oregon, subject to existing rights:

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

1. The source of the proposed appropriation is Emigrant Creek
(Name of stream)

2. The amount of water which the applicant intends to apply to beneficial use is 40 cubic feet per second.

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

4. The point of diversion is located N 21° 49' E 1508 feet from the ¼ corner between Sections 12 & 13 in Tp. 39 S Range 1 E.W.M.
(Give distance and bearing to section corner)

being within the NW¼ of SE¼ of Sec. 12, Tp. 39 S, R. 1 E, W. M., in the county of Jackson
(Give smallest legal subdivision) (No. N. or S.) (No. E. or W.)

5. The main canal to be 25 miles in length, terminating in the SE¼ of NW¼ of Sec. 4, Tp. 38 S, R. 2 W, W. M., the proposed location being shown throughout on the accompanying map.
(Main ditch, canal or pipe line) (Smallest legal subdivision) (No. N. or S.) (No. E. or W.)

6. The name of the ditch, canal or other works is Foothills Irrigation System

DESCRIPTION OF WORKS

Diversion Works—

7. (a) Height of dam 4 feet, length on top 60 feet, length at bottom 54 feet; material to be used and character of construction Concrete, Waste way over dam
(Loose rock, concrete, masonry, rock and brush, timber crib, etc., wasteway over or around dam)

(b) Description of headgate Concrete with two controlling gates.
(Timber, concrete, etc., number and size of openings)

*A different form of application is provided where an appropriation is to be made by the enlargement of existing works, or where storage works are contemplated. These forms can be secured without charge, together with instructions, by addressing the State Engineer, Salem, Oregon.

T-9316 APPL

1382(a)

Canal System—

8. (a) Give dimensions at each point of canal where materially changed in size, stating miles from headgate. At headgate: Width on top (at water line) 14.5 *feet; width on bottom* 3.6 *feet; depth of water* 3.6 *feet; grade* 1 *feet fall per one thousand feet.*

(b) At 13.9 *miles from headgate: Width on top (at water line)* 11.2 *feet; width on bottom* 2.8 *feet; depth of water* 2.8 *feet; grade* 1 *feet fall per one thousand feet.*

FILL IN THE FOLLOWING INFORMATION WHERE THE WATER IS USED FOR:

Irrigation—

9. The land to be irrigated has a total area of 8,795 *acres, located in each smallest legal subdivision, as follows:*

(Give area of land in each smallest legal subdivision which you intend to irrigate)

See attached sheets

(If more space required, attach separate sheet)

Power, Mining, Manufacturing, or Transportation Purposes—

10. (a) Total amount of power to be developed ..... theoretical horsepower.

(b) Total fall to be utilized ..... feet.
(Head)

(c) The nature of the works by means of which the power is to be developed .....

(d) Such works to be located in ..... of Sec. .....
(Legal subdivision)

Tp. ....., *R. .....*, *W. M.*
(No. N. or S.) (No. E. or W.)

(e) Is water to be returned to any stream? .....
(Yes or No.)

(f) If so, name stream and locate point of return .....

....., Sec. ....., Tp. ....., *R. .....*, *W. M.*
(No. N. or S.) (No. E. or W.)

(g) The use to which power is to be applied is .....

(h) The nature of the mines to be served .....

T 37 S R 2 W.W.M.

Section 33

S ½ of SE¼	80		
NW¼ of SE¼	35		
NE¼ of SE¼	15		
SE¼ of SW¼	40	170 acres	

Section 34

SW¼ of SW¼	7		
SE¼ of SW¼	8		
SW¼ of SE¼	2		
NW¼ " SW¼	1	18 acres	

T 38 S R 1 W.W.M.

Section 7

NW¼ of NW¼	25		
SW¼ of NW¼	20		
SE¼ of NW¼	20		
NW¼ of SW¼	40		
SW¼ of SW¼	4		
E ½ of SW¼	80		
SW¼ of NE¼	25		
NW¼ of SE¼	35		
SW¼ of SE¼	39		
SE¼ of SE¼	30	318 acres	

Section 8

SW¼ of SW¼	25		
SE¼ of SW¼	30		
SW¼ of SE¼	32		
SE¼ of SE¼	25		
		112 acres	

Section 9

SW¼ of SW¼	8	8 acres	

Section 6

SW¼ of SW¼	38		
SE¼ of SW¼	5	43 acres	

Section 15

SW¼ of SW¼	5	5 acres	

Section 16

SW¼	160		
W ½ of SE¼	80		
SE¼ of SE¼	35		
NE¼ of SE¼	15		
S ½ of NW¼	80		
NE¼ of NW¼	20		
NW¼ of NW¼	39		
NW¼ of NE¼	2		
SW¼ of NE¼	25	456 acres	

T 38 S R 1 W. W. M (Continued)

Section 17

E ½	320		
E ½ of NW¼	80		
NW¼ of NW¼	40		
SW¼ of NW¼	35		
NE¼ of SW¼	35		
SE¼ of SW¼	35	545 acres	

Section 18

NW¼ of NE¼	39		
NE¼ of NE¼	40		
SE¼ of NE¼	22		
NE¼ of NW¼	38		
NW¼ of NW¼	5		
SW¼ of NW¼	1	145 acres.	

Section 20

NE¼ of NE¼	36		
NW¼ of NE¼	16		
NE¼ of NW¼	3		
		55 acres	

T 38 S R 1 W.W M. (Continued)

Section 21

SE¼ of NE¼	39		
NE¼ of SE¼	39		
SE¼ of SE¼	40		
NW¼ of SE¼	5		
SW¼ of SE¼	10		
NE¼ of NE¼	40		
NW¼ of NE¼	36		
NE¼ of NW¼	35		
NW¼ of NW¼	40	284 acres	

Section 22

SW¼	160		
SE¼	160		
S ½ of NE¼	80		
NW¼ of NE¼	20		
NE¼ of NE¼	8		
NW¼ of NW¼	34		
NE¼ of NW¼	29		
S ½ of NW¼	80	571 acres	

Section 23

SW¼ of NW¼	39		
SE¼ of NW¼	27		
NW¼ of NW¼	4		
SW¼ of NE¼	15		
NE¼ of SE¼	14		
SE¼ of SE¼	35		
N ½ of SW¼	80		
SW¼ of SW¼	40		
SE¼ of SW¼	20		
NW¼ of SE¼	35		
SW¼ of SE¼	40	349 acres	

Section 24

SW¼ of SW¼	8	8 acres	

Section 25

NW¼ of NW¼	30		
SW¼ of NW¼	40		
SE¼ of NW¼	18		
SW¼	160		
NW¼ of SE¼	23		
SW¼ of SE¼	40		
SE¼ of SE¼	26		
NE¼ of SE¼	2	339 acres	

Section 26

NW¼	160		
NW¼ NE¼	38		
NE¼ NE¼	40		
S ½ NE¼	80		
SW¼	160		
N ½ of SE¼	80		
SW¼ of SE¼	34		
SE¼ of SE¼	23	617 acres.	

T 38 S R 1 W. W. M. (Continued)

Section 27		
NE¼	160	
NW¼	160	
N ½ of SE¼	80	
SE¼ of SE¼	40	
SW¼ of SE¼	36	
NW¼ of SW¼	19	
NE¼ of SW¼	37	
SE¼ of SW¼	20	552 acres.
Section 28		
NE¼ of NE¼	32	
SE¼ of NE¼	10	42 acres
Section 34		
NW¼ of NE¼	14	
NE¼ of NE¼	34	
SE¼ of NE¼	4	52 acres
Section 35		
NW¼ of NW¼	40	
NE¼ of NW¼	39	
SW¼ of NW¼	30	
SE¼ of NW¼	23	
NW¼ of NE¼	16	
NW¼ of SW¼	4	
NE¼ of SW¼	15	167 acres
Section 36		
NW¼ of NW¼	8	
NE¼ of NW¼	22	
NW¼ of NE¼	36	
NE¼ of NE¼	40	
SW¼ of NE¼	11	
SE¼ of NE¼	34	151 acres

T 38 S R 1 E.W.M.

Section 30		
SW¼ of SW¼	6	
SE¼ of SW¼	4	10 acres
Section 31		
NW¼ of NW¼	37	
NE¼ of NW¼	36	
SW¼ of NW¼	10	
SE¼ of NW¼	21	
SW¼ of NE¼	37	
NW¼ of NE¼	6	
SE¼ of NE¼	3	
NW¼ of SE¼	31	
NE¼ of SE¼	36	
SE¼ of SE¼	18	235 acres

(Omission See Page 1382 d)

T 38 S. R. 2 W.W.M. (Continued)

Section 10		
NE¼ of NE¼	1	
SE¼ of NE¼	15	
NE¼ of SE¼	25	
SE¼ of SE¼	10	51 acres
Section 11		
E ½	320	
SW¼	160	
S ½ of NW¼	80	
NE¼ of NW¼	40	
NW¼ of NW¼	35	635 acres
Section 12		
W ½	320	
NE¼	160	
N ½ of SE¼	80	
SW¼ of SE¼	40	
SE¼ of SE¼	10	610 acres
Section 13		
N ½ of NW¼	80	
SW¼ of NW¼	25	
SE¼ of NW¼	20	
NW¼ of NE¼	15	140 acres
Section 14		
NE¼ of NE¼	40	
NW¼ of NE¼	25	
SE¼ of NE¼	10	
NE¼ of NW¼	10	
NW¼ of NW¼	20	105 acres
Section 15		
NE¼ of NE¼	7	7 acres

T 39 S R 1 E. W. M.

Section 3		
SW¼ of SW¼	14	14 acres
Section 4		
W ½ of NW¼	80	
NE¼ of NW¼	39	
SE¼ of NW¼	40	
NW¼ of NE¼	9	
SW¼ of NE¼	30	
NW¼ of SW¼	30	
NE¼ of SW¼	40	
SE¼ of SW¼	20	
SW¼ of SW¼	4	
NW¼ of SE¼	40	
SW¼ of SE¼	30	
NE¼ of SE¼	15	
SE¼ of SE¼	36	413 acres

T 39 S R 1 E W M (Continued)

Section 5		
NW¼ of NW¼	3	
NE¼ of NW¼	21	
NW¼ of NE¼	39	
NE¼ of NE¼	40	
SE¼ of NE¼	35	
SW¼ of NE¼	7	145 acres
Section 9		
NE¼ of NE¼	4	4 acres
Section 10		
NW¼ of NW¼	19	
NE¼ of NW¼	20	
NW¼ of NE¼	12	
NE¼ of NE¼	5	
SE¼ of NE¼	2	58 acres
Section 11		
SW¼ of NW¼	7	
SE¼ of NW¼	18	
SW¼ of NE¼	15	
SE¼ of NE¼	2	
NW¼ of SE¼	3	
NE¼ of SE¼	16	61 acres.

Concluded under Remarks

(Omitted from Page 1382(c))

T 38 S R 1 E. W. M. (Continued)

Section 32

SW¼ of SW¼	35	
SE¼ of SW¼	40	
NW¼ of SW¼	19	
NE¼ of SW¼	20	
SW¼ of SE¼	40	
SE¼ of SE¼	33	
NE¼ of SE¼	2	
NW¼ of SE¼	17	206 acres

Section 33

SW¼ of SW¼	16	
SE¼ of SW¼	8	24 acres

T 38 S R 2 W. W. M.

Section 1

SE¼ of SE¼	40	
SW¼ of SE¼	38	
NE¼ of SE¼	2	
NW¼ of SE¼	2	
SE¼ of SW¼	30	
SW¼ of SW¼	35	147 acres

Section 2

SW¼	160	
S ½ of SE¼	80	
NE¼ of SE¼	10	
NW¼ of SE¼	39	
SW¼ of NE¼	15	
SE¼ of NW¼	22	
SW¼ of NW¼	34	360 acres

Section 3

NE¼ of NE¼	25	
NW¼ of NE¼	37	
SW¼ of NE¼	18	
SE¼ of NE¼	37	
NE¼ of NW¼	38	
NW¼ of NW¼	39	
SW¼ of NW¼	15	
SE¼ of NW¼	3	
NE¼ of SE¼	15	
SE¼ of SE¼	10	237 acres

Section 4

N ½ of NE¼	80	
SW¼ of NE¼	40	
SE¼ of NE¼	20	
NE¼ of NW¼	40	
SE¼ of NW¼	25	
NE¼ of SW¼	5	
NW¼ of SE¼	25	235 acres

Municipal Supply—

11. To supply the city of .....

.....*County, having a present population of* ....., *and an*
(Name of)

estimated population of .....*in 19*.....

(Answer questions 12, 13, 14, and 15 in all cases)

12. Estimated cost of proposed works, $ 173,000.00

13. Construction work will begin on or before One year from date of approval

14. Construction work will be completed on or before 3 years from date of "

15. The water will be completely applied to the proposed use on or before
Five years from date of approval

Duplicate maps of the proposed ditch or other works, prepared in accordance with the rules of the Board of Control, accompany this application.

T W Osgood
(Name of applicant)

.....

.....

Signed in the presence of us as witnesses:

(1) W T York (Name), Medford, Oregon (Address of witness)

(2) W N Campbell (Name), " " (Address of witness)

Remarks: The 40 sec. ft. herein applied for, to be supplemented by the accompanying filing on 30 sec. ft. of the waters of Keene Creek, and also by that of the Keene Creek reservoir (Capacity 19,700 acre feet.)

(Conclusion of Land List from page 1382 (c))

Section 12

NW¼ of SW¼	33	
NE¼ of SW¼	28	
SW¼ of SW¼	12	
SE¼ of SW¼	15	
NW¼ of SE¼	4	92 acres.

STATE OF OREGON,
County of Marion } *ss.*

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for correction or completion, as follows: .....

.....

.....

.....

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

WITNESS my hand this.....*day of*....., *19*.....

.....
State Engineer.

1382(g)

Application No. 2325

Permit No. 1382

PERMIT

TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

Division No. 1 District No. ____

This instrument was first received in the office of the State Engineer at Salem, Oregon, on the 23 *day of* May, *19* 12, *at* 5:00 *o'clock* P *M.*

Returned to applicant for correction

Corrected application received

Approved

Jan 23 1913

Recorded in Book No. 6 *of Permits on Page* 1382

John H Lewis
DFM HCB 140.95
1 map

State Engineer.

STATE OF OREGON,
County of Marion } *ss.*

This is to certify that I have examined the foregoing application and do hereby grant the same, subject to the following limitations and conditions: The appropriation for irrigation purposes shall be limitei to one-eightieth of one cu. ft. per sec. for each acre irrigated. The use hereunder shall conform to any reasonable rotation system ordered by the proper State officers.

The priority date of this permit is May 23, 1912.

The amount of water appropriated shall be limited to the amount which can be applied to beneficial use and not to exceed Forty (40.00) *cubic feet per second.* or its equivalent in case of rotation.

Actual construction work shall begin on or before Jan. 23, 1914

and shall thereafter be prosecuted with reasonable diligence and be completed on or before June 1, 1916

Extended to Oct. 1, 1934 Extended to October 1, 1991 Extended to Oct. 1, 1933 Extended to Oct. 1, 1937
10-1-43 Extended to Oct. 1, 1958 10/1/29
Extended to Oct. 1, 1948 Extended to Oct. 1, 1963 Extended to Oct. 1, 1968
Extended to Oct. 1, 1953

Complete application of the water to the proposed use shall be made on or before Oct. 1, 1918

Extended to Oct. 1, 1934 Extended to Oct. 1, 1937 Extended to Oct. 1, 1938 Extended to October 1, 1991 10/1/24 10/1/25 10/1/26
Extended to Oct. 1, 1935 10-1-43 10/1/27
Extended to Oct. 1, 1936 Extended to Oct. 1, 1943 Extended to Oct. 1, 1948 Extended to Oct. 1, 1931
Extended to Oct. 1, 1953 Extended to Oct. 1, 1963 Extended to Oct. 1, 1968 Extended to Oct. 1, 1933

WITNESS my hand this 23rd *day of* January, *19* 13

John H Lewis

State Engineer.

This form approved by the Board of Control March 11, 1909.