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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

Team@MOPG.com



Mapping

503 Quail Lane
Oregon, AC +/-



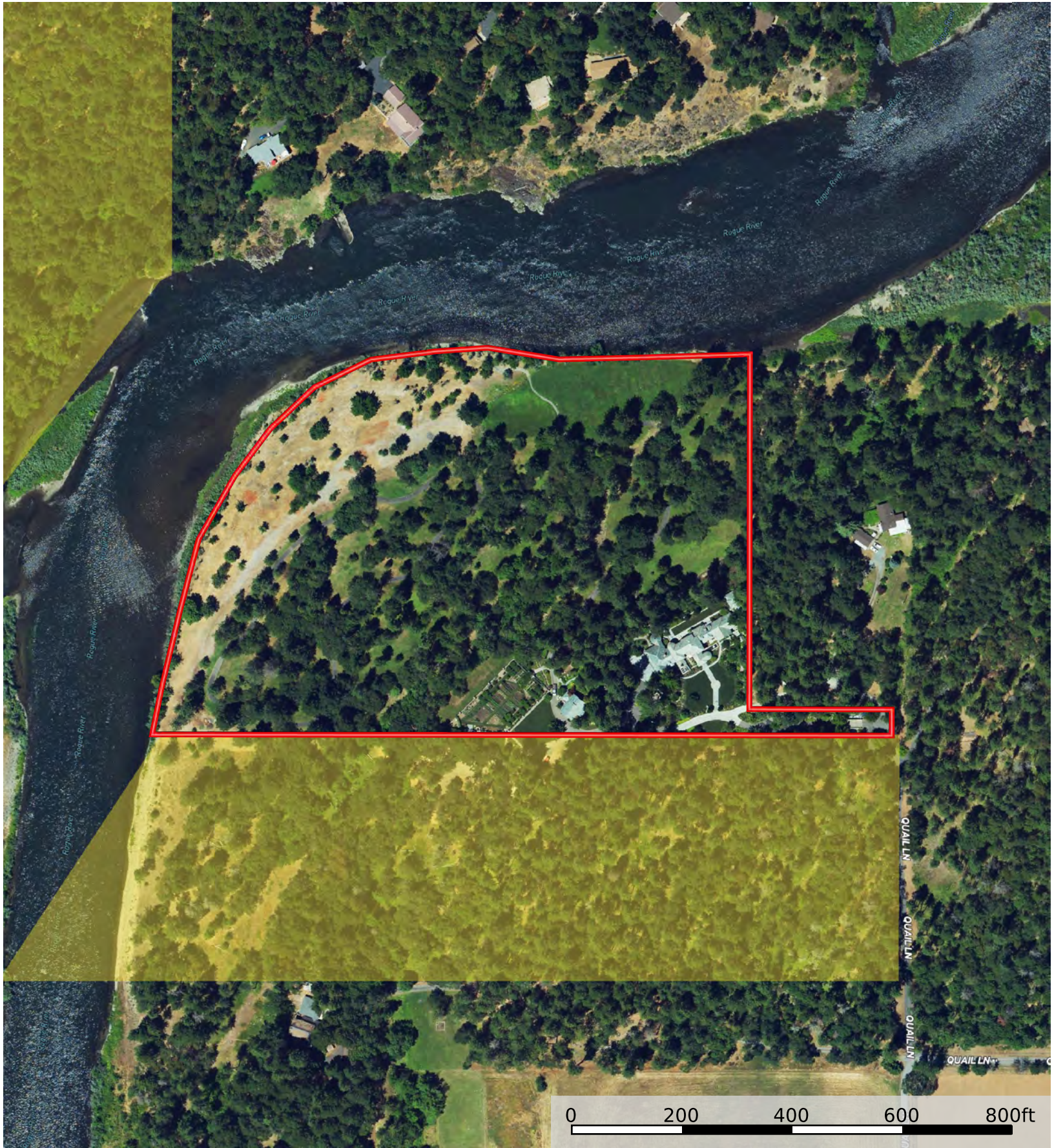
 Boundary

503 Quail Lane
Oregon, AC +/-

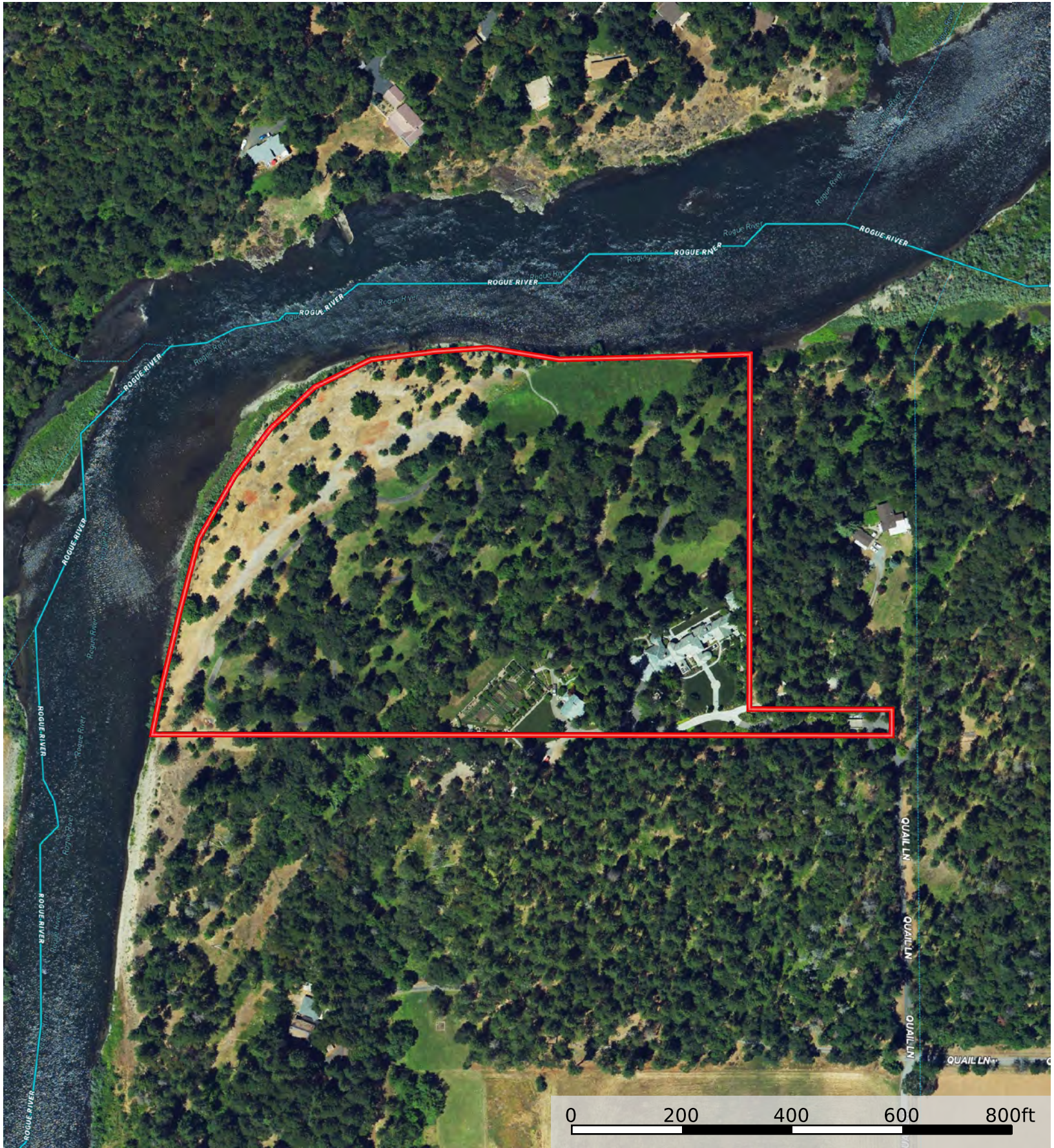


 Boundary

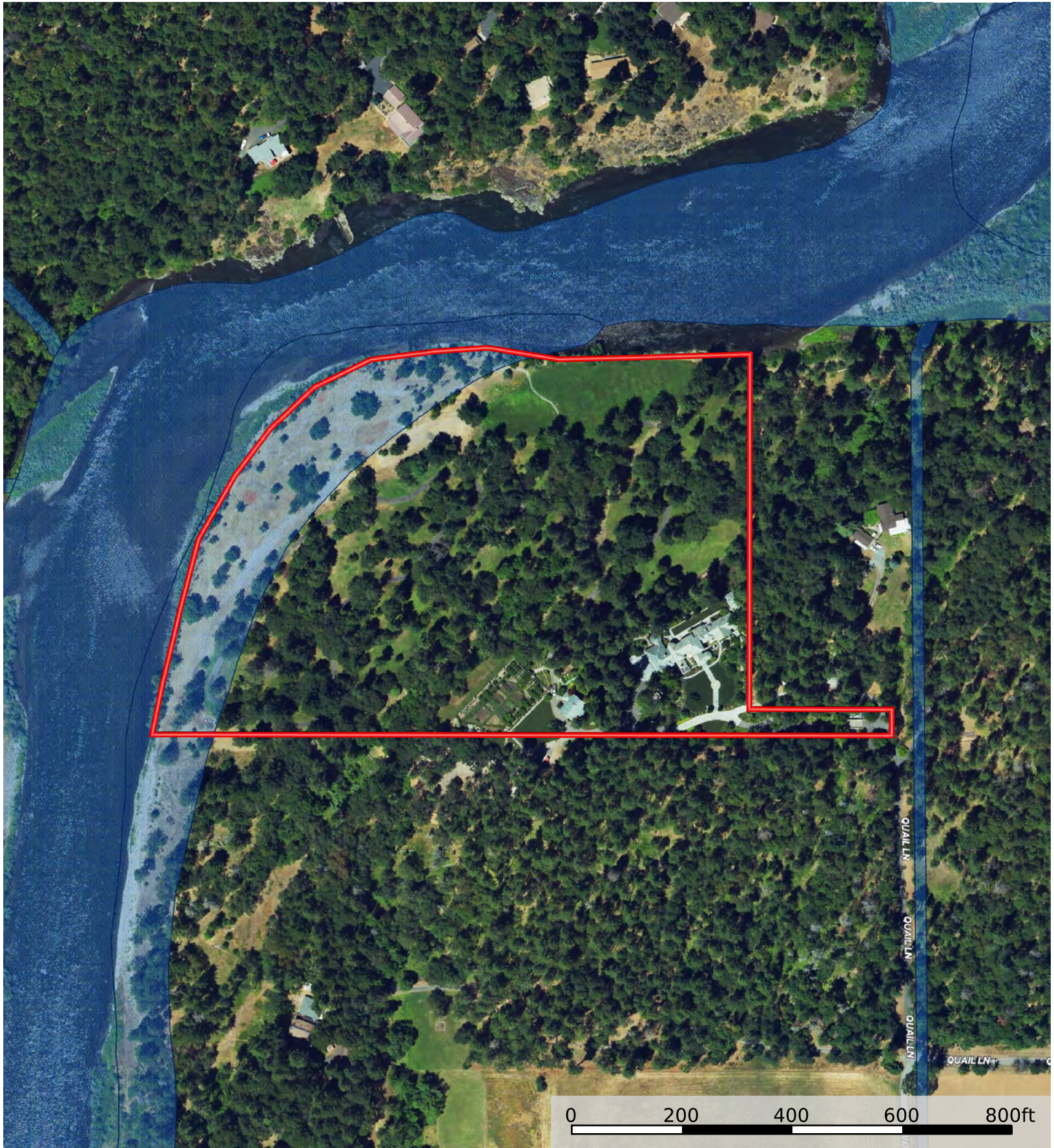
503 Quail Lane
Oregon, AC +/-



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



503 Quail Lane
Oregon, AC +/-



- Boundary
- Wetlands
- Riparian

503 Quail Lane
Oregon, AC +/-



503 Quail Lane
Oregon, AC +/-



 Boundary

| Boundary 15.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34	Evans loam	7.71	49.42	0	87	2w
64	Riverwash	4.96	31.79	0	-	-
52	Kerby loam	2.72	17.44	0	76	2s
W	Water	0.21	1.35	0	-	-
TOTALS		15.6(*)	100%	-	56.25	2.0

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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

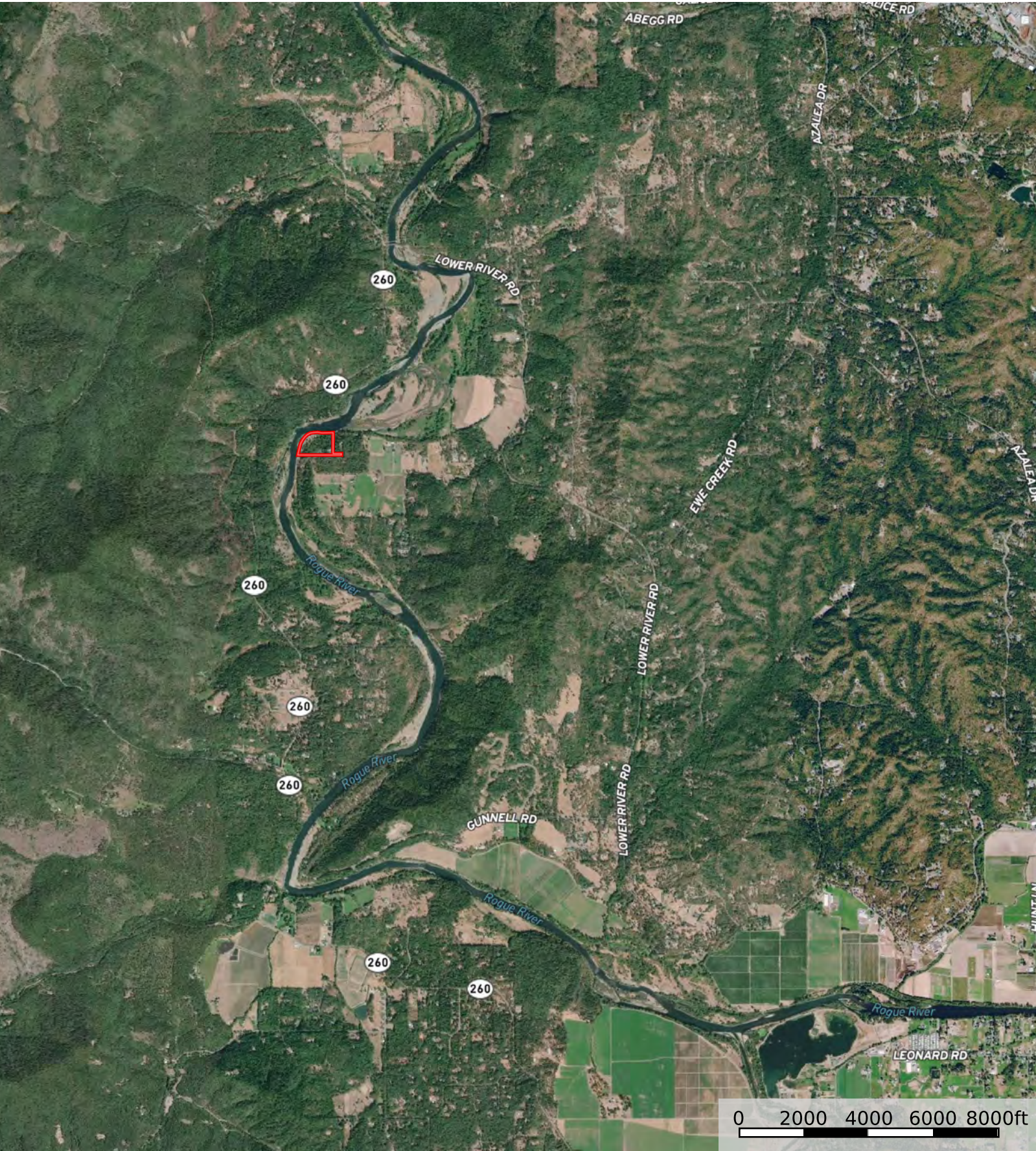
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

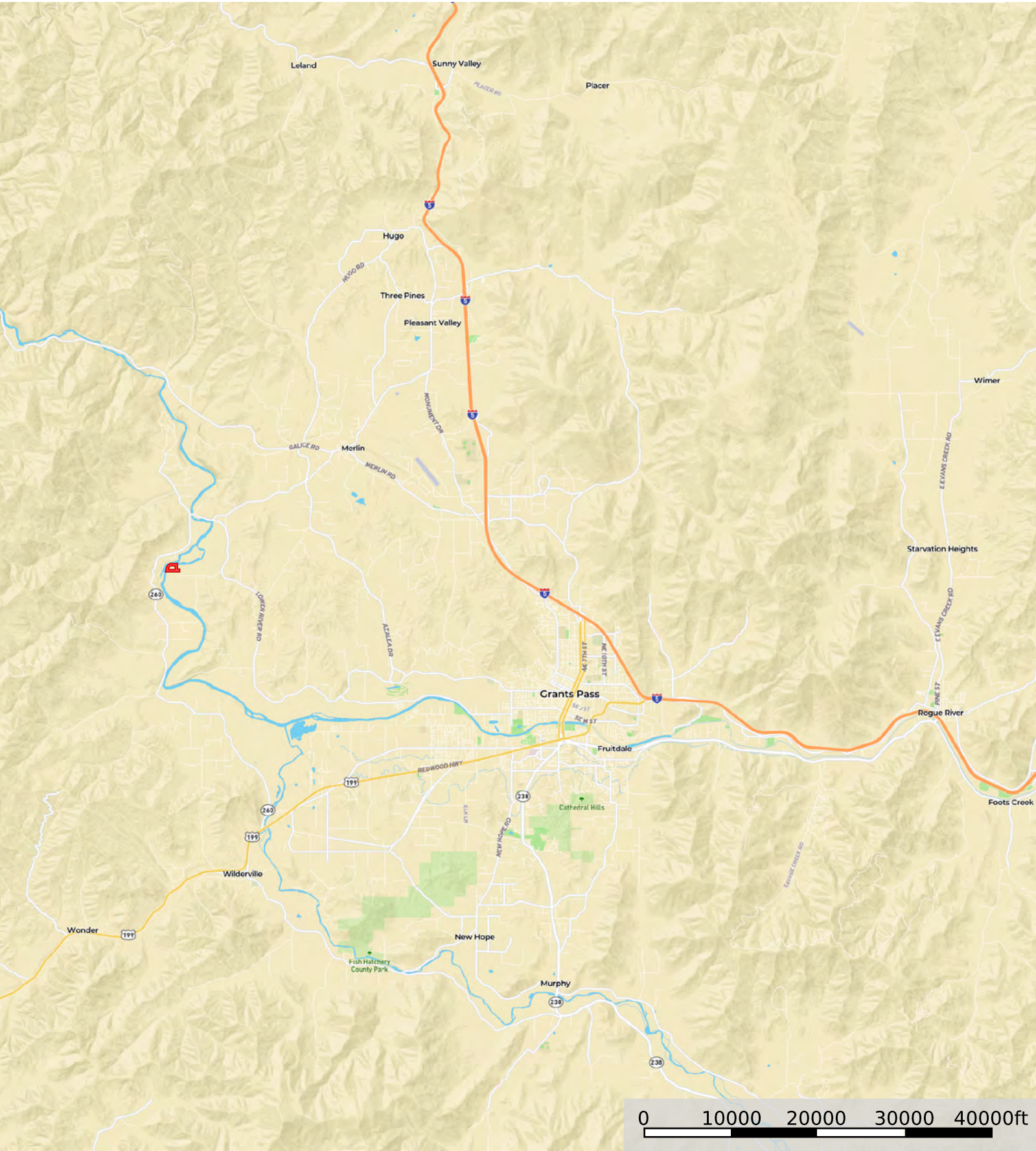
(s) soil limitations within the rooting zone (w) excess of water

503 Quail Lane
Oregon, AC +/-



 Boundary

503 Quail Lane
Oregon, AC +/-



 Boundary

Tax Records

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R306338	AMEN LIVING TRUST, CHRISTINE A	503 QUAIL LN, GRANTS PASS, OR 97526	\$2,732,570

Property Page:

Property Details

▼

2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	-
Property Type	Residential		
Legal Description	ACRES 17.74		
Alternate Account Number	-		
Neighborhood	1000 Lower River Rd		
Map Number	35-07-35-C0-000400-00		
Property Use	4061-HBU Tract; Zone Res; Waterfront/Improved		
Levy Code Area	05		
Zoning	RR5		

2026 OWNER INFORMATION

Owner Name	AMEN LIVING TRUST, CHRISTINE A
Mailing Address	PO BOX 369 MERLIN, OR 97532

Improvement #1

-

Improvement Type

Residential

Beds

3

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN.AREA	CLASS 7	2002	3,755	⌵ Collapse Details
	Eff Yr Built	2002	Adjustment %	-	Roof Styles
	Baths	2BA,2HBA,JET,BIDET	Heat/AC	HP	Fireplaces
	Flooring	-	Foundation	-	Int Finish
			Ext Finish	SHNGL	
2	2ND FLOOR	CLASS 7	2002	1,229	⌵ Collapse Details
	Eff Yr Built	2002	Adjustment %	-	Roof Styles
	Baths	-	Heat/AC	HP	Fireplaces
	Flooring	-	Foundation	-	Int Finish
			Ext Finish	SHNGL	
3	ATTIC, LOW COST	CLASS 7	2002	291	⌵ Collapse Details
	Eff Yr Built	2002	Adjustment %	-	Roof Styles
	Baths	-	Heat/AC	-	Fireplaces
	Flooring	-	Foundation	-	Int Finish
			Ext Finish	-	

Improvement #2

-

Improvement Type

Residential

Beds

0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GARAGE ATTACHED	CLASS 6	2002	1,144	⌵ Collapse Details	
	Eff Yr Built	2002	Adjustment %	-	Roof Styles	SLT.CPR,HIP
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	CC	Int Finish	FIN
			Ext Finish	SHNGL		

Improvement #3

-

Improvement Type

Residential

Beds

0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GARAGE DETACHED	CLASS 6	2002	1,008	↗ Collapse Details	
	Eff Yr Built	2002	Adjustment %	-	Roof Styles	SLT.CPR,GAB
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	CC	Int Finish	FIN
			Ext Finish	STUC		
2	ATTIC, PER CLASS	CLASS 6	2002	432	↗ Collapse Details	
	Eff Yr Built	2002	Adjustment %	-	Roof Styles	-
	Baths	1BA	Heat/AC	HP	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		
3	ROOF COVER BAR TILE	-	2003	204	↗ Collapse Details	
	Eff Yr Built	2003	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

--

4	CONCRETE FLAT WORK	-	2003	204	⌕ Collapse Details
Eff Yr Built	2003	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		
5	CONCRETE FLAT WORK	-	2003	208	⌕ Collapse Details
Eff Yr Built	2003	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

Improvement #4		Improvement Type			Beds
⌕ -		Misc Imp			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE SHED	CLASS 6	2002	240	⌕ Collapse Details
Eff Yr Built	2002	Adjustment %	-	Roof Styles	FCS
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FCC	Foundation	FCC	Int Finish	-
		Ext Finish	BR.ST		

Improvement #5		Improvement Type			Beds
⌕ -		Misc Imp			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	ENCLOSED PORCH	CLASS 6	2003	400	⌕ Collapse Details
Eff Yr Built	2003	Adjustment %	-	Roof Styles	SLT.CPR
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	CC	Foundation	CC	Int Finish	-
		Ext Finish	GLASS		

Improvement #6		Improvement Type			Beds
⌕ -		Misc Imp			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	ROOF COVER BAR TILE	-	2003	396	⌕ Collapse Details
Eff Yr Built	2003	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		
2	CONCRETE FLAT WORK	-	2003	396	⌕ Collapse Details
Eff Yr Built	2003	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	CC	Int Finish	-
		Ext Finish	-		

Improvement #7		Improvement Type			Beds
⌕ -		Misc Imp			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS

1	ROOF COVER BAR TILE	-	2003	512	⌕ Collapse Details
Eff Yr Built	2003	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		
2	CONCRETE FLAT WORK	-	2003	512	⌕ Collapse Details
Eff Yr Built	2003	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

Improvement #8	Improvement Type	Beds
⊞ -	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	CONCRETE FLAT WORK	-	2003	1,512	⌕ Collapse Details
Eff Yr Built	2003	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	CC	Int Finish	-
		Ext Finish	-		

Improvement #9	Improvement Type	Beds
⊞ -	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE SHED	CLASS 6	2003	30	⌕ Collapse Details
Eff Yr Built	2003	Adjustment %	-	Roof Styles	SLT.CPR
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	CC	Foundation	CC	Int Finish	-
		Ext Finish	SHNGL		
2	GENERAL PURPOSE SHED	CLASS 6	2005	72	⌕ Collapse Details
Eff Yr Built	2005	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FCC	Foundation	CC	Int Finish	-
		Ext Finish	-		
3	GENERAL PURPOSE SHED	CLASS 6	2005	72	⌕ Collapse Details
Eff Yr Built	2005	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FCC	Foundation	CC	Int Finish	-
		Ext Finish	-		

Improvement #10	Improvement Type	Beds
⊞ -	Misc Imp	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	BRICK PATIO, POURED CC BASE	-	2005	1,800	⌕ Collapse Details
Eff Yr Built	2005	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

2		WALL, STONE, OVER 4'	-	2005	80	⌵ Collapse Details	
	Eff Yr Built	2005		Adjustment %	-	Roof Styles	-
	Baths	-		Heat/AC	-	Fireplaces	-
	Flooring	-		Foundation	-	Int Finish	-
				Ext Finish	-		
3		WALL, STONE, 4' OR LESS	-	2004	300	⌵ Collapse Details	
	Eff Yr Built	2004		Adjustment %	-	Roof Styles	-
	Baths	-		Heat/AC	-	Fireplaces	-
	Flooring	-		Foundation	-	Int Finish	-
				Ext Finish	-		
4		GATE, MOTORIZED IRON	-	2005	1	⌵ Collapse Details	
	Eff Yr Built	2005		Adjustment %	-	Roof Styles	-
	Baths	-		Heat/AC	-	Fireplaces	-
	Flooring	-		Foundation	-	Int Finish	-
				Ext Finish	-		

Improvement #11		Improvement Type			Beds
-		Misc Imp			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	ASPHALT	-	2005	1,200	⌵ Collapse Details
	Eff Yr Built	2005	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
			Ext Finish	-	

Improvement #12

-

Improvement Type

Residential

Beds

0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GARAGE DETACHED	CLASS 5	2008	400	⌵ Collapse Details	
	Eff Yr Built	2008	Adjustment %	-	Roof Styles	CSARCH,GAB
	Baths	-	Heat/AC	HP	Fireplaces	-
	Flooring	CC	Foundation	CCB	Int Finish	FIN
			Ext Finish	BEV		
2	ROOF COVER COMP SHINGLE	-	2008	24	⌵ Collapse Details	
	Eff Yr Built	2008	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		
3	CONCRETE STAMPED	-	2008	24	⌵ Collapse Details	
	Eff Yr Built	2008	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #13		Improvement Type			Beds	
-		Misc Imp			0	

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	406 Tract; Residential; Riverfront	1.00 Acres
L2	406 Tract; Residential; Riverfront	16.74 Acres
L3	OSD On-Site Development	-
L4	LS Landscaping	-
TOTALS		772754.40 Sq. ft / 17.74 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$2,220,810	\$511,760	\$2,732,570	\$0	\$2,485,910
2025	\$2,302,900	\$580,430	\$2,883,330	\$0	\$2,413,510

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	ROBERTS, CHRISTINE A	AMEN LIVING TRUST, CHRISTINE A	02-009902	-	Special Warranty Deed
11/14/2000	KONOW, EMMET A & JANICE M	ROBERTS, CHRISTINE A	00-19884	\$345,000	Warranty Deed

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

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

TAX SUMMARY

Effective Date: 8/25/2026

⌵ Expand Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$17,635.63	\$17,502.53	\$133.10	\$17,635.63	\$0.00	-	\$0.00
2024	\$17,109.19	\$16,996.78	\$112.41	\$17,109.19	\$0.00	-	\$0.00
2023	\$14,369.57	\$14,252.52	\$117.05	\$14,369.57	\$0.00	-	\$0.00
2022	\$14,051.53	\$13,950.94	\$100.59	\$14,051.53	\$0.00	-	\$0.00
2021	\$13,563.25	\$13,467.19	\$96.06	\$13,563.25	\$0.00	-	\$0.00
2020	\$14,155.66	\$14,062.88	\$92.78	\$14,155.66	\$0.00	-	\$0.00
2019	\$13,226.70	\$13,139.15	\$87.55	\$13,226.70	\$0.00	-	\$0.00
2018	\$13,888.64	\$13,803.94	\$84.70	\$13,888.64	\$0.00	-	\$0.00
2017	\$13,836.91	\$13,750.21	\$86.70	\$13,836.91	\$0.00	-	\$0.00
2016	\$11,577.06	\$11,492.83	\$84.23	\$11,577.06	\$0.00	-	\$0.00
2015	\$11,973.23	\$11,890.82	\$82.41	\$11,973.23	\$0.00	-	\$0.00
2014	\$11,657.54	\$11,578.05	\$79.49	\$11,657.54	\$0.00	-	\$0.00
2013	\$11,134.78	\$0.00	\$0	\$11,134.78	\$0.00	-	\$0.00
2012	\$10,223.61	\$0.00	\$0	\$10,223.61	\$0.00	-	\$0.00
2011	\$11,126.91	\$0.00	\$0	\$11,126.91	\$0.00	-	\$0.00
2010	\$11,032.53	\$0.00	\$0	\$11,032.53	\$0.00	-	\$0.00
2009	\$10,708.39	\$0.00	\$0	\$10,708.39	\$0.00	-	\$0.00
2008	\$10,398.36	\$0.00	\$0	\$10,398.36	\$0.00	-	\$0.00
2007	\$10,115.35	\$0.00	\$0	\$10,115.35	\$0.00	-	\$0.00
2006	\$9,889.05	\$0.00	\$0	\$9,889.05	\$0.00	-	\$0.00
2005	\$9,672.20	\$0.00	\$0	\$9,672.20	\$0.00	-	\$0.00
2004	\$7,993.13	\$0.00	\$0	\$7,993.13	\$0.00	-	\$0.00
2003	\$2,015.51	\$0.00	\$0	\$2,015.51	\$0.00	-	\$0.00
2002	\$1,346.06	\$0.00	\$0	\$1,346.06	\$0.00	-	\$0.00
2001	\$2,006.12	\$0.00	\$0	\$2,006.12	\$0.00	-	\$0.00
2000	\$2,042.74	\$0.00	\$0	\$2,042.74	\$0.00	-	\$0.00
1999	\$1,905.70	\$0.00	\$0	\$1,905.70	\$0.00	-	\$0.00
1998	\$1,699.73	\$0.00	\$0	\$1,699.73	\$0.00	-	\$0.00
1997	\$1,654.23	\$0.00	\$0	\$1,654.23	\$0.00	-	\$0.00
1996	\$1,950.08	\$0.00	\$0	\$1,950.08	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-220327	11-14-2025	\$17,106.56
2024	JOCO-162822	11-1-2024	\$16,595.92
2023	JOCO-140328	11-20-2023	\$13,938.49
2023	JOCO-140328	11-20-2023	(\$13,938.49)
2023	JOCO-141285	11-20-2023	\$13,938.49
2022	JOCO-86117	11-17-2022	\$13,629.99
2021	JOCO-37056	11-15-2021	\$13,156.36
2021	JOCO-37056	11-15-2021	(\$13,156.36)
2021	JOCO-40336	11-15-2021	\$13,156.36
2020	1238187	11-17-2020	\$13,730.99
2019	1192308	11-19-2019	\$12,829.90
2018	1137165	11-15-2018	\$13,471.98
2017	1093068	11-28-2017	\$13,421.80
2016	1026687	11-8-2016	\$11,229.75
2015	979634	11-6-2015	\$11,614.03
2014	948639	11-19-2014	\$11,307.81
2013	884881	11-8-2013	\$10,800.74
2012	824487	10-23-2012	\$9,916.90
2011	770770	10-27-2011	\$10,793.10
2010	718398	10-29-2010	\$10,701.55
2009	695827	11-18-2009	\$10,387.14
2008	639179	11-18-2008	\$10,086.41
2007	569985	11-8-2007	\$9,811.89
2006	512817	11-1-2006	\$9,592.38
2005	462757	11-1-2005	\$9,382.03
2004	435407	11-17-2004	\$7,753.34
2003	361517	11-4-2003	\$1,955.04
2002	313126	11-4-2002	\$1,305.68
2001	275598	11-16-2001	\$1,945.94
2000	220338	11-15-2000	\$4,115.84
1998	138500	3-25-1999	\$29.81
1998	138348	3-19-1999	\$3,009.42
1997	69650	12-16-1997	\$551.41
1996	46073	8-11-1997	\$2,106.08



00008078200200099020010016

05/09/2002 08:51:58 AM

DED-WRD Cnt=1 Stn=2 RECEIPTS
\$5.00 \$11.00

Send Tax Statements To:
Christine A. Amen
231 SW "T" Street
Grants Pass, OR 97526

After Recording Return To:
The Law Offices of Michael R. Pinatelli, Jr.
231 SW "T" Street
Grants Pass, OR 97526

SPECIAL WARRANTY DEED

I, Christine A. Roberts Grantor, convey and specially warrant to Christine A. Amen, Trustee of the Christine A. Amen Living Trust Agreement, under agreement dated May 10, 2001, Grantee, the following described real property situated in Josephine County, Oregon, free of encumbrances except as specifically set forth herein:

Beginning 612.5 feet North of the Southeast corner of Government Lot 4 in Section 35, Township 35 South, Range 7 West, of the Willamette Meridian, Josephine County, Oregon; thence North 37.5 feet; thence West 300 feet; thence North to the Southerly bank of the Rogue River; thence Southwesterly along said bank to a point West of the point of beginning; thence East to the point of beginning. LESS AND EXCEPT any portion lying within Quail Lane. ALSO: Commencing at the Southeast corner of the Southwest Quarter of said Section 35; thence North 650.00 feet; thence South 89°55'00" West, 300.00 feet to a 5/8 inch iron rod, which is the true point of beginning; thence North 572.00 feet, more or less, to the Southerly bank of Rogue River; thence Easterly along said river bank 31.02 feet, more or less, to iron pipe; thence South 572.00 feet, more or less, to an iron bar; thence continue South 3.20 feet; thence South 89°55'00" West, 31.02 feet to the true point of beginning

The true consideration for this conveyance consists of value other than money.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 7th day of May, 2002.

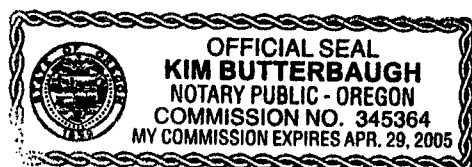
Christine A. Roberts
Now known as Christine A. Amen

STATE OF OREGON)
) ss.
County of Josephine)

This instrument was acknowledged before me on May 7, 2002, by Christine A. Roberts.

Notary Public for Oregon

My Commission Expires: 4-29-05



Title Report



First American Title™

First American Title Insurance Company

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

Order No.: 7161-4248432

April 02, 2025

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

SARAH AMAYA, Escrow Officer/Closer
Phone: (541)779-7250 - Fax: (866)839-7125- Email:sfamaya@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:

Jessica Keith, Title Officer
Phone: (541)476-6884 - Email: jjkeith@firstam.com

2nd Revised Preliminary Title Report

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

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

Situs Address as disclosed on Josephine County Tax Roll:

503 Quail Lane, Grants Pass, OR 97526

2021 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$	TBD
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined

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 March 27, 2025 at 8:00 a.m., title to the fee simple estate is vested in:

Christine A. Amen, Trustee of the Christine A. Amen Living Trust Agreement,
under agreement dated May 10, 2001

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. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the mean high water mark of Rogue River and the ownership of the State of Oregon in that portion lying below the high water mark of Rogue River.
 9. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Rogue River or has been

formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
11. Right of way, including terms and conditions contained therein:
Granted to: California Oregon Power Company
Recording Information: Volume 175, Page 247, Deed Records
12. Right of way, including terms and conditions contained therein:
Granted to: Pacific Power and Light Company
Recording Information: Volume 272, Page 88, Deed Records; Volume 272, Page 387, Deed Records and in Volume 244, Page 892, Deed Records
13. An easement for ingress and egress granted by instrument recorded in Volume 220, Page 8, Deed Records.
14. Intentionally Deleted.
15. Scenic easement, including the terms, conditions and restrictions set forth in declaration of taking, recorded in Volume 327, Page 1351, Deed Records.
16. Road Maintenance Agreement, including terms and provisions thereof.
Recorded: February 27, 1987 as Document No. 87-02741
17. Easement, including terms and provisions contained therein:
Recording Information: June 29, 2001 as Document no. 01-11989
In Favor of: PacifiCorp, an Oregon corporation, its successors and assigns
For: Right of way
18. Intentionally Deleted.
19. The Company will require a Certification of Trust from the vestees named herein, providing information about Amen Living Trust Agreement, under agreement dated May 10, 2001 and confirming the powers of the trustees and the continuing existence of the trust.
20. In order to insure a transaction involving the herein named trust, we will need to be provided a Certification of Trust pursuant to ORS 130.800 through ORS 130.910.

- END OF EXCEPTIONS -

NOTE: Revised to remove Exception No. 18.

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: The subject property "may" fall within the boundaries of the Rogue Scenic Waterway as described in ORS 390.805 through 390.925 as disclosed in the notice recorded in Josephine County on February 03, 2009 as Document No. 2009-001990 .

In that the proposed title insurance policy, by its terms, excludes all issues relating to this statute from coverage, no specific exception to title will be set forth in the final policy issued. If more information is requested regarding this notice, please contact the Oregon Parks and Recreation Department at 725 Summer Street NE, Suite C, Salem, Oregon or online at: <https://www.oregon.gov/oprd/PRP/Pages/PRP-SSW-rules.aspx>.

NOTE: Taxes for the year 2024-2025 PAID IN FULL

Tax Amount:	\$17,109.19
Map No.:	35-07-35-C0-000400
Property ID:	R306338
Tax Code No.:	05

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

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!
JESSICA KEITH
TITLE OFFICER
jjkeith@firstam.com

RECORDING INFORMATION

As of June 4, 2018 Josephine County recording fees are as follows:

Recording Fees:	\$ 96.00 indexing fee per document (first page)
	\$ 5.00 for each additional page

Additional fees will be imposed by the county clerk if a document presented for recording fails to meet the requirements established by ORS Chapter 205.

cc: Lender To Be Determined

cc: DeAnna Sickler, John L Scott
320 E Main Street, Ashland, OR 97520

Exhibit "A"

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

Beginning 612.5 feet North of the Southeast corner of Government Lot 4 in Section 35, Township 35 South, Range 7 West, of the Willamette Meridian, Josephine County, Oregon; thence North 37.5 feet; thence West 300 feet; thence North to the Southerly bank of the Rogue River; thence Southwesterly along said bank to a point West of the Point of Beginning; thence East to the Point of Beginning.

Less and except any portion lying within Quail Lane.

Also: Commencing at the Southeast corner of the Southwest Quarter of said Section 35; thence North 650.00 feet; thence South 89°55'00" West, 300.00 feet to a 5/8 inch iron rod, which is the true Point of Beginning; thence North 572.00 feet, more or less, to the Southerly bank of Rogue River; thence Easterly along said River Bank 31.02 feet, more or less, to an iron pipe; thence South 572.00 feet, more or less, to an iron bar; thence continue South 3.20 feet; thence South 89°55'00" West, 31.02 feet to the true Point of Beginning.

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



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

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

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

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

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

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

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

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

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

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

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.

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



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

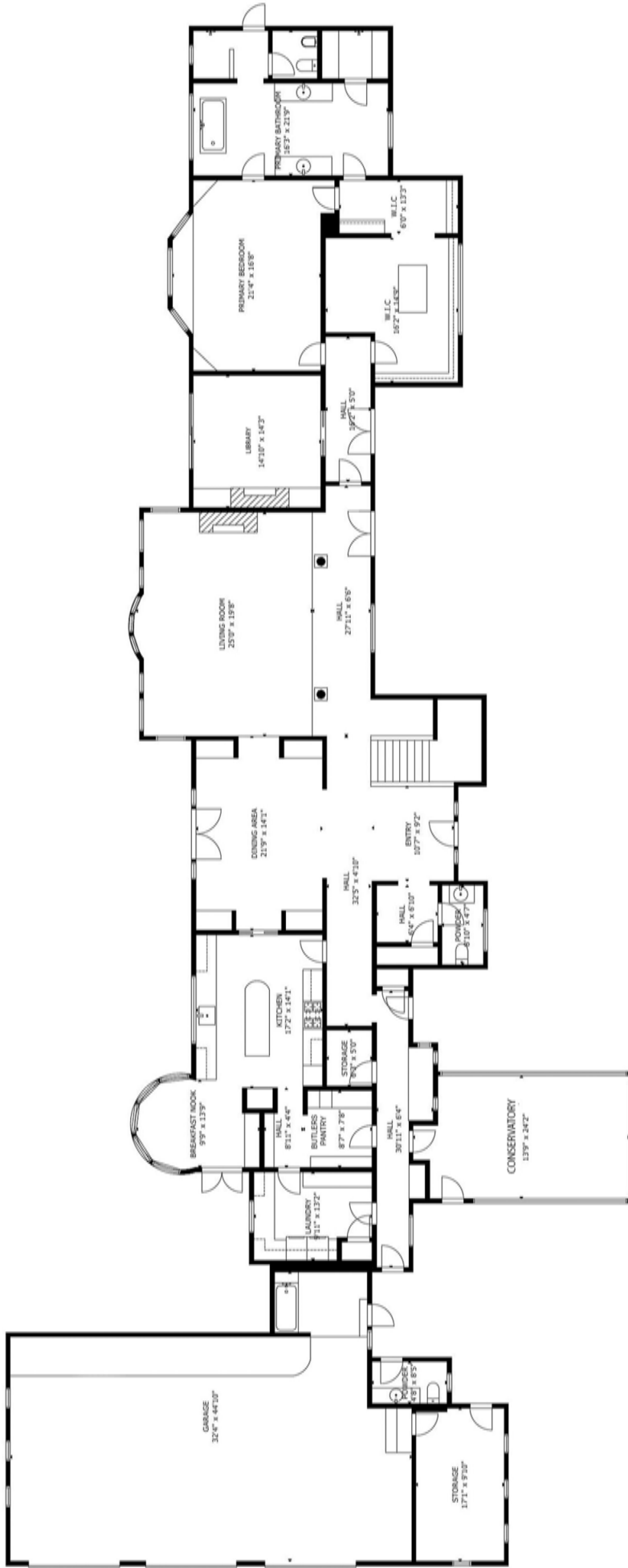
Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

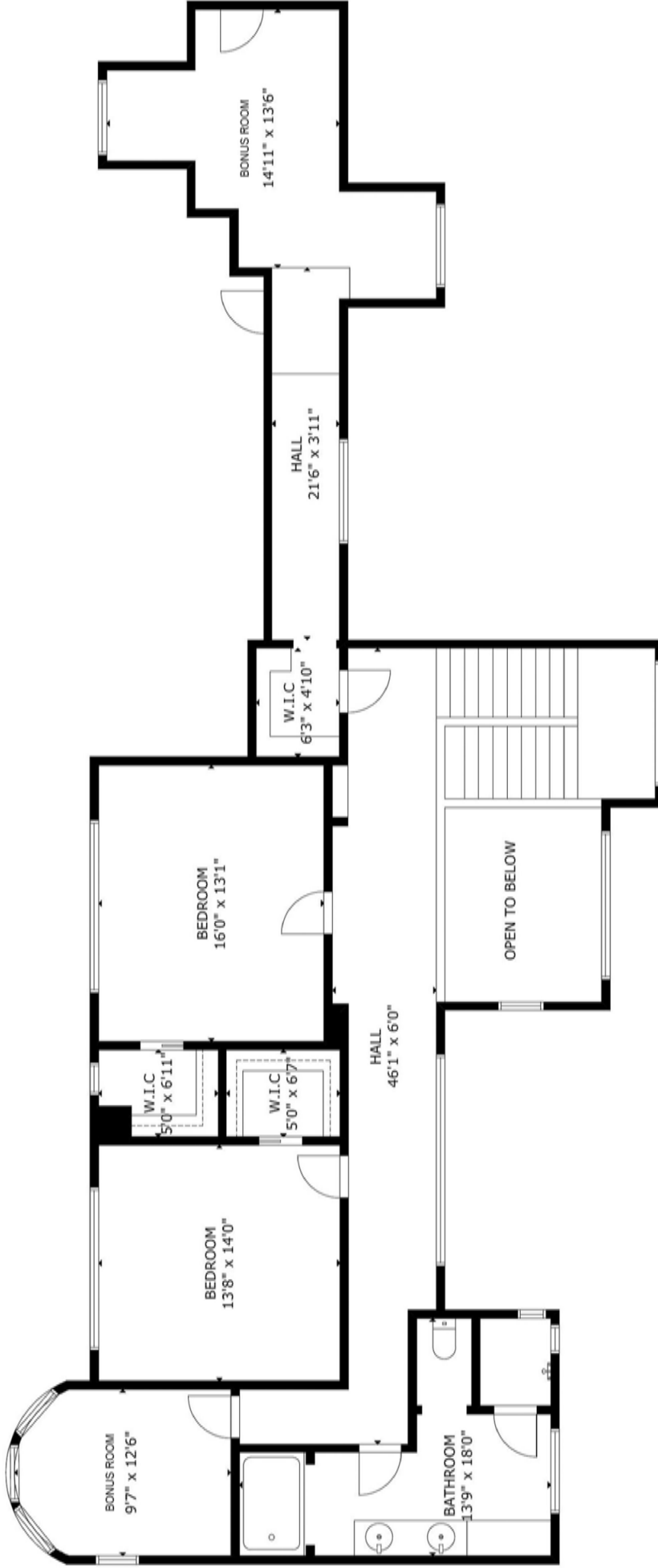


THIS SKETCH IS FOR LOCATION PURPOSES ONLY. NUMBERS ON SKETCH ARE COMPANY NUMBERS AND NO LIABILITY IS ASSUMED FOR VARIATIONS DISCLOSED BY SURVEY FOR COUNTY RECORDS.

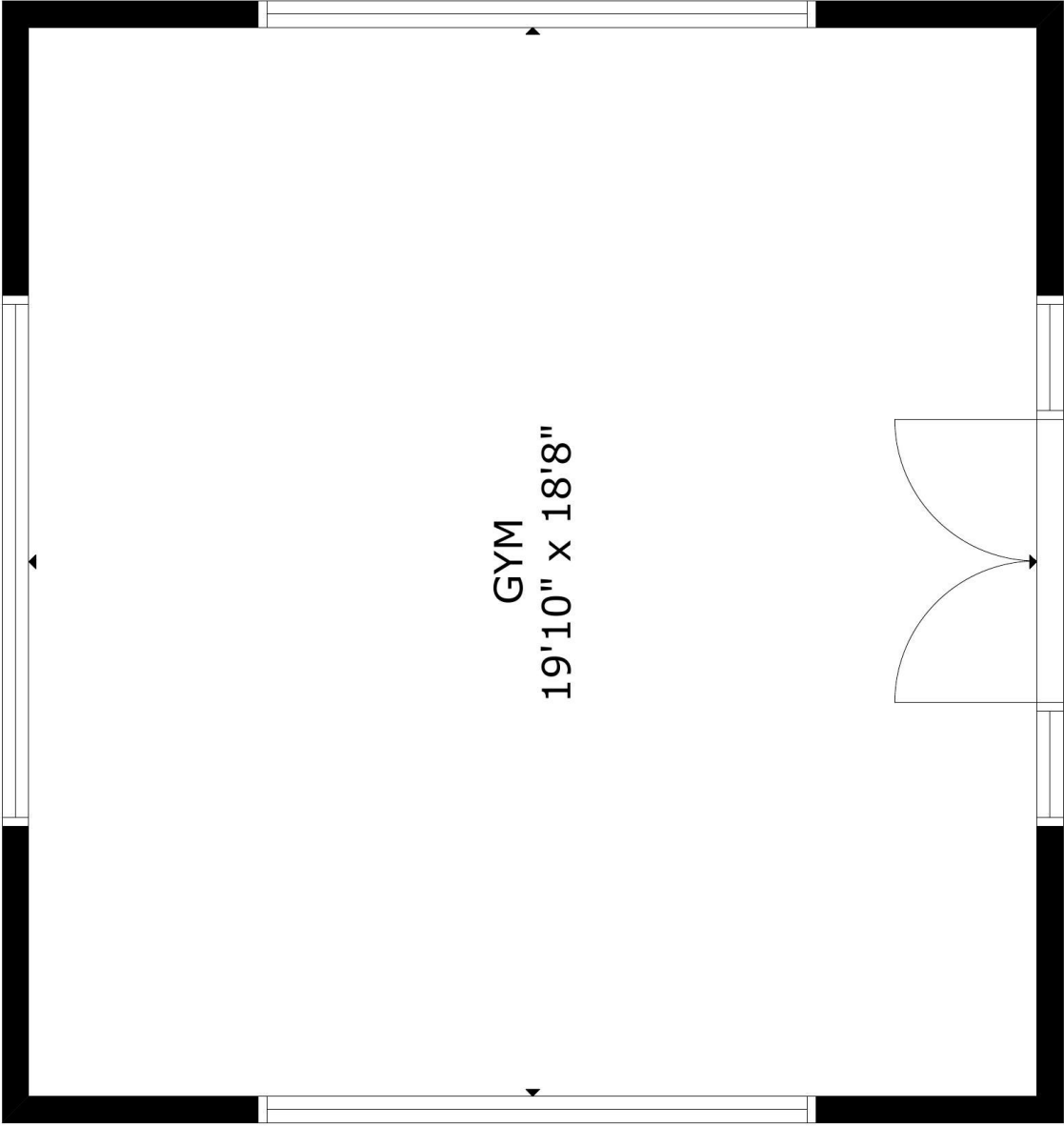
Floor Plans



GROSS INTERNAL AREA
 TOTAL: 5,691 sq. ft.
 FLOOR 1: 4,079 sq. ft. FLOOR 2: 1,612 sq. ft.
 Total SF Excludes: Conservatory, Gym, Garage (storage and powder rooms)
 All sizes are approximate

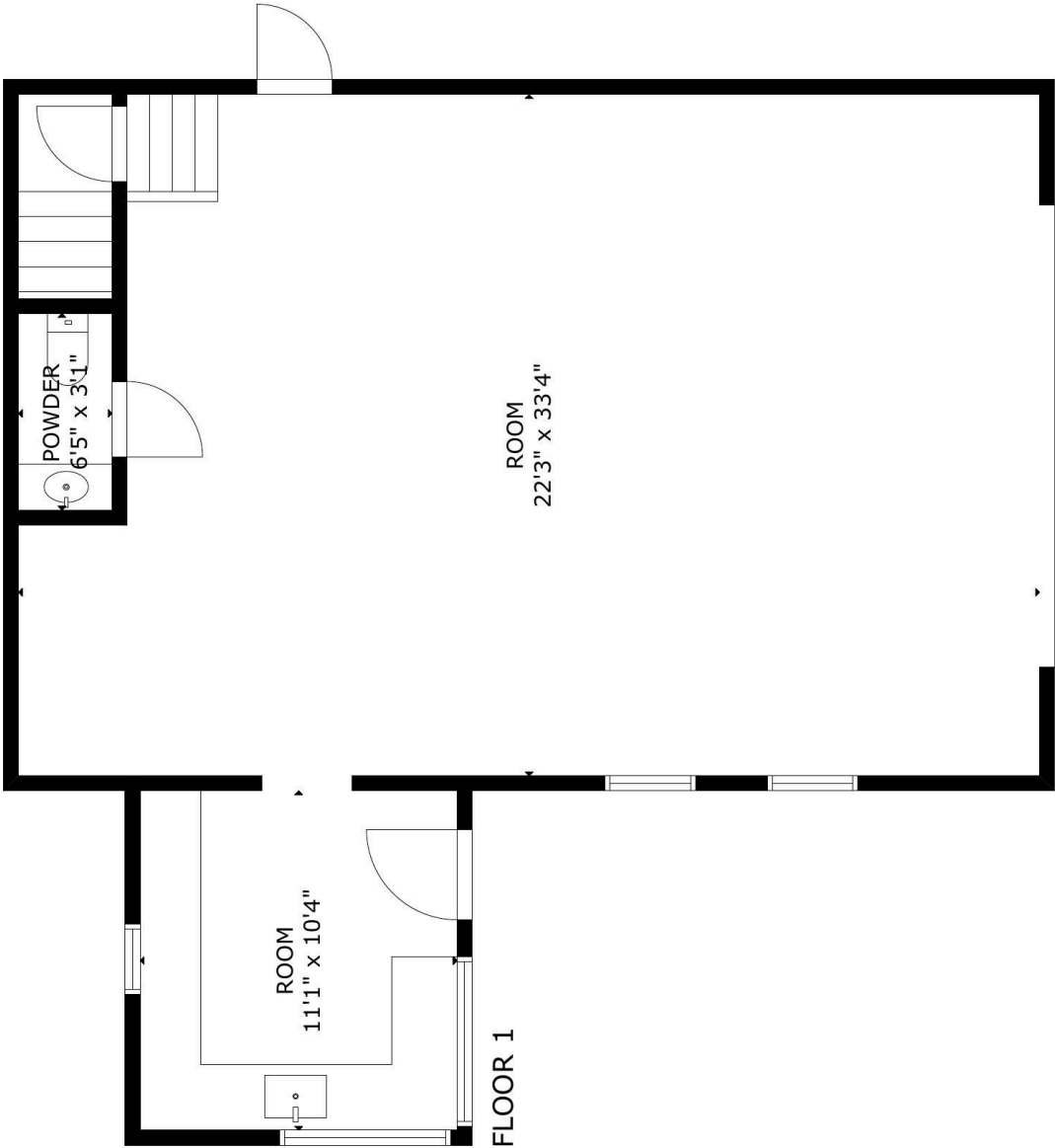


GROSS INTERNAL AREA
TOTAL: 5,691 sq ft
FLOOR 1: 4,079 sq ft, FLOOR 2: 1,612 sq ft
EXCLUDED AREAS: SCREENED PORCH: 309 sq ft, GARAGE: 1,157 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

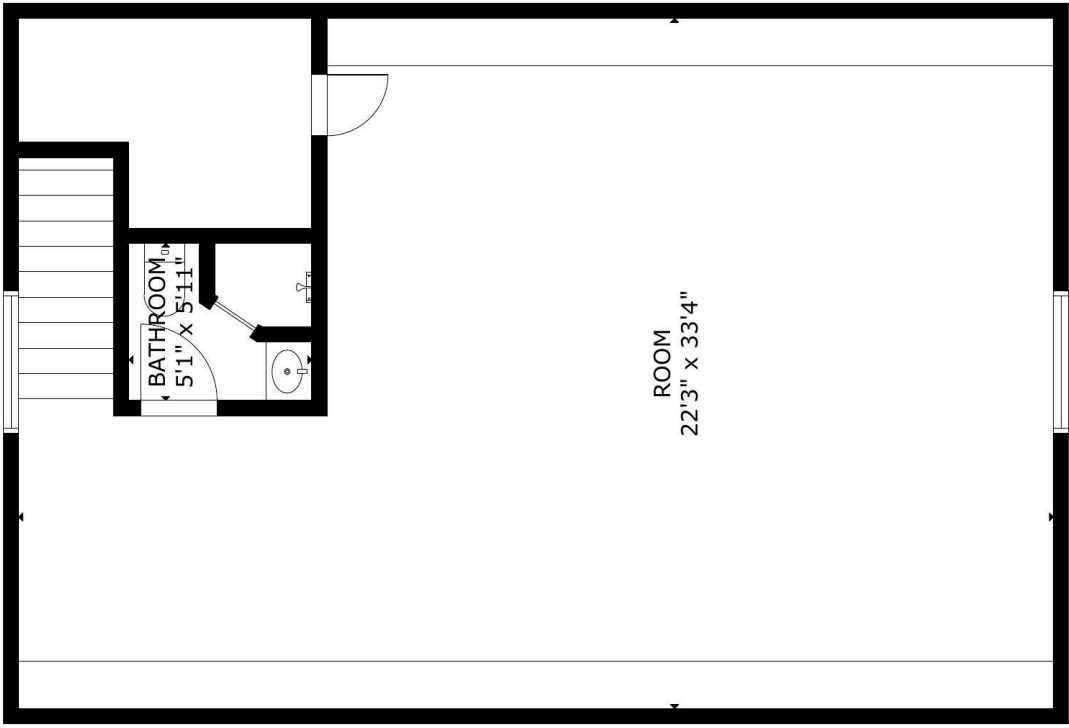


GROSS INTERNAL AREA
TOTAL: 370 sq.ft
FLOOR 1: 370 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 1,603 sq. ft.
FLOOR 1: 861 sq. ft., FLOOR 2: 742 sq. ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Home Features



Rogue River - 503 Quail Lane

Features

Mike Casella - architect

- Hand-drawn plans included stair spindles, trim profiles & millwork
- Inspired by Arts & Crafts, Greene & Greene, and Stickley

Carolyn Allman - interior design

- 3-year curation of finishes, fixtures, and surfaces
- Envisioned as an English Country House with Victorian influences

Paul Bettis, PHB Building & Design - builder

- Construction completed in 2005

Julia Resek - lighting design

Location

- Within a Wild and Scenic Section of the Rogue River
- Designated to preserve the river's free-flowing character free from dams and major development

Systems

- Hydronic radiant in-floor heating in every room with oil-fired boiler
- Ducted forced air system with 5 zones providing heating & cooling
- Lutron HomeWorks lighting automation system
- Private well filtered for domestic water supply and landscaping near home
- River water rights with two 2,000 gallon holding tanks serving the lower park area & gardens
- Kohler liquid propane backup generator for essential home functions

Exterior

- English Country house with traditional, timeless elegance
- Thousands of flowering plants, trees, & bulbs for year-round seasonal bloom displays
- ~15,000 sq ft garden with wrought iron deer fencing
- European-inspired arched bridge gated entry
- Impressive stone columns and integrated water feature
- Curved paved driveway transitioning to a flame-textured, slip-resistant 2.25" Bluestone surface atop 6" concrete
- Meticulously landscaped grounds with English Country architectural setting
- Kolbe & Kolbe exterior doors & windows
- Imported Chinese slate roofing with copper roof flashing, gutters & downspouts
- Clear Southern Yellow Pine shingles
- Clear Cedar shiplap and solid beadboard detailing on soffits & eaves

Interior

- Traditional American carpentry
- Solid hardwoods throughout, including poplar for paint-grade cabinetry & trim, maple for handcrafted details, & alder on stair treads & select paneling
- Custom moldings sourced & milled by ML Condon Lumber Co, NY
- Imported limestone & marble
- Imported Carrara marble fireplace surrounds
- Hand-scraped & brightened walnut hardwood floors from Patina Old World Floors, CA
- Solid 1 3/4" interior doors

Foyer

- Welcoming covered entry with chandelier and rich architectural details
- Soaring foyer with extensive custom millwork
- Immediate connection to main living spaces
- Conveniently located powder room

Living Room

- Rumford fireplace with a Carrara marble surround crafted from a 3'x12' marble block imported from Italy & hand carved by a Southern Oregon University professor
- Custom built-ins
- Tray ceiling with plaster relief & trompe-l'oeil ceiling fresco hand-painted Sistine Chapel-style with a scaffold for the artist
- Floor-to-ceiling windows with Rogue River views

Dining Room

- Light-filled formal dining space
- Stunning crystal chandelier
- Built-in serving cabinetry
- Custom millwork
- Coffered ceiling with carved details
- French doors opening to patio, gardens, and river views

Kitchen

- Custom hardwood cabinetry with decorative bas-relief detailing
- Distressed limestone checkerboard floors
- Imported limestone countertops
- 4-burner DCS cooktop with griddle
- Double wall ovens
- Sub-Zero cabinet-front refrigerator
- Tiered butcher block island
- Crystal pendant chandeliers

Breakfast Nook

- Curved window wall with views of gazebo, water feature, and landscaped grounds
- Built-in banquette seating
- Trompe-l'oeil domed ceiling
- Floral-themed crystal chandelier

Butler's Pantry

- Connection between kitchen and laundry
- Full-size Sub-Zero freezer
- Floor-to-ceiling cabinetry
- Built-in desk

Laundry Room

- Built-in cabinetry and extensive storage
- Utility sink
- Dedicated drying closet with rack and heater

Library

- Hardwood floors
- Extensive built-ins with hand-carved basketweave detail by Roger Butterfield, Ashland, OR
- Rumford fireplace with carved marble surround

- Garden views
- Adjacent to primary suite wing

Primary Suite (East Wing)

- Box beam ceiling with hand-painted details
- Custom built-ins inspired by Jessica McClintock
- Window seat with views of the landscaped grounds
- En-suite bath with:
 - Marble flooring
 - Crystal chandeliers & sconces
 - Baja-style shower
 - Soaking tub
 - Separate steam shower
 - Dual custom vanities
 - Seated makeup vanity
 - Full jewelry cabinet with felt-lined drawers
- Custom designed walk-in closet/dressing room with built-in organizers

Upper Level – Bedrooms & Flex Spaces

- Grand balcony overlooking lower level
- Coffered ceiling with intricate enriched beams
- 2 Guest Bedrooms:
 - Walnut flooring
 - Custom built-ins
 - Detailed ceilings
 - Park and river views
- Guest bathroom serving upper level
- Nursery / secondary office / meditation room
- Separate kids' retreat / flex space

Conservatory / Greenhouse

- Climate-controlled with glass roof panels
- Radiant heat & humidity control
- Programmable lighting
- Irrigation
- Designed for citrus, herbs, and seed propagation
- Home to Meyer lemon & tangerine tree
- Adjacent potting bench with flower cutting station
- Direct access from home

Garage

- Attached 3-car garage
- Tile flooring
- Built-in storage cabinetry
- Insulated wood-clad doors
- Dog washing station with custom pull-out ladder
- Dedicated storage/workroom
- Half bath with exterior access
- Fully climate-controlled with heat & a/c

Detached Gym / Flex Space

- Fully finished and climate-controlled
- Architecturally consistent with main home
- Located near primary suite
- Suitable for gym, office, or hobby space

Outdoor Living

- Covered courtyard entry with water feature
- Extensive rear patio spaces overlooking the river and park-like grounds
- Covered BBQ area
- Elevated gazebo overlooking the grounds including root cellar storage below
- Bluestone pathways connecting all areas
- Manicured lawn and river-facing views
- Formal cutting flower garden

Grounds

- Inspired by English & French country gardens
- Completely updated 7 yrs ago including regrading, replanting & hardscaping
- ~½ mile paved walking path

Garden

- ~15,000 SF deer-fenced garden
- Custom stone and ornamental iron fencing
- Trellis and structured lawn pathways
- Fruit trees: apple, pear, nectarine, peach, pluot, plum
- Berries: raspberry, blackberry, strawberry
- Muscat grapes and asparagus beds
- Drip and sprinkler irrigation system
- 2 honeybee hives to pollenate the whole property

Barn & Guest Quarters

Main Level (~860 SF):

- Workshop & storage areas
- Vegetable prep kitchen
- Break room
- Half bath

Upper Level (~740 SF):

- Studio apartment
- Full bathroom
- Flexible guest or caretaker use

Riverfront Park

- ~1,800 of Rogue River frontage
- Extremely rare low-bank access
- Sandy beach area
- Near Bybee fishing hole
- Easy access to Ferry Hole boat ramp

Well Information

JOSE 45168

WELL IDENTIFICATION FORM

Owner's Well Number: _____

CURRENT WELL OWNER:

Phone 541-895-2476

Name: Emmel and Janice Konow

Mailing Address: 82822 Bear Creek Rd.

City: Creswell State: OR Zip: 97426

WELL LOCATION:

County: Josephine Latitude: _____ Longitude: _____

Township: 35 N or S, Range: 07 E or W Section: 35 30 1/4 _____ 1/4

Tax Lot Number: 400

Street Address of Well (if different from above): 503 Quail Lane
Grants Pass OR 97526

If a well report is available for this well, please attach a copy of it to this form and return. It is not necessary for you to complete the remainder of the form if the well report is attached. If a well report is not available, please complete the remainder of the form to the best of your ability.

WELL INFORMATION:

Start Card Number: _____ Approx. Construction Date: _____

Well Constructor: _____

Name of Owner at Time of Construction: _____

Well Depth (in feet): 160' Static Water Level (in feet): _____

Diameter of Exposed Well Casing (in inches): _____

Does this well have a formal water right associated with it? Yes: _____ No: _____ If yes:

Application #: _____ Permit #: _____ Certificate #: _____

Please Return Completed Form to:

Oregon Water Resources Department
158 12th Street NE
Salem, OR 97310

RECEIVED

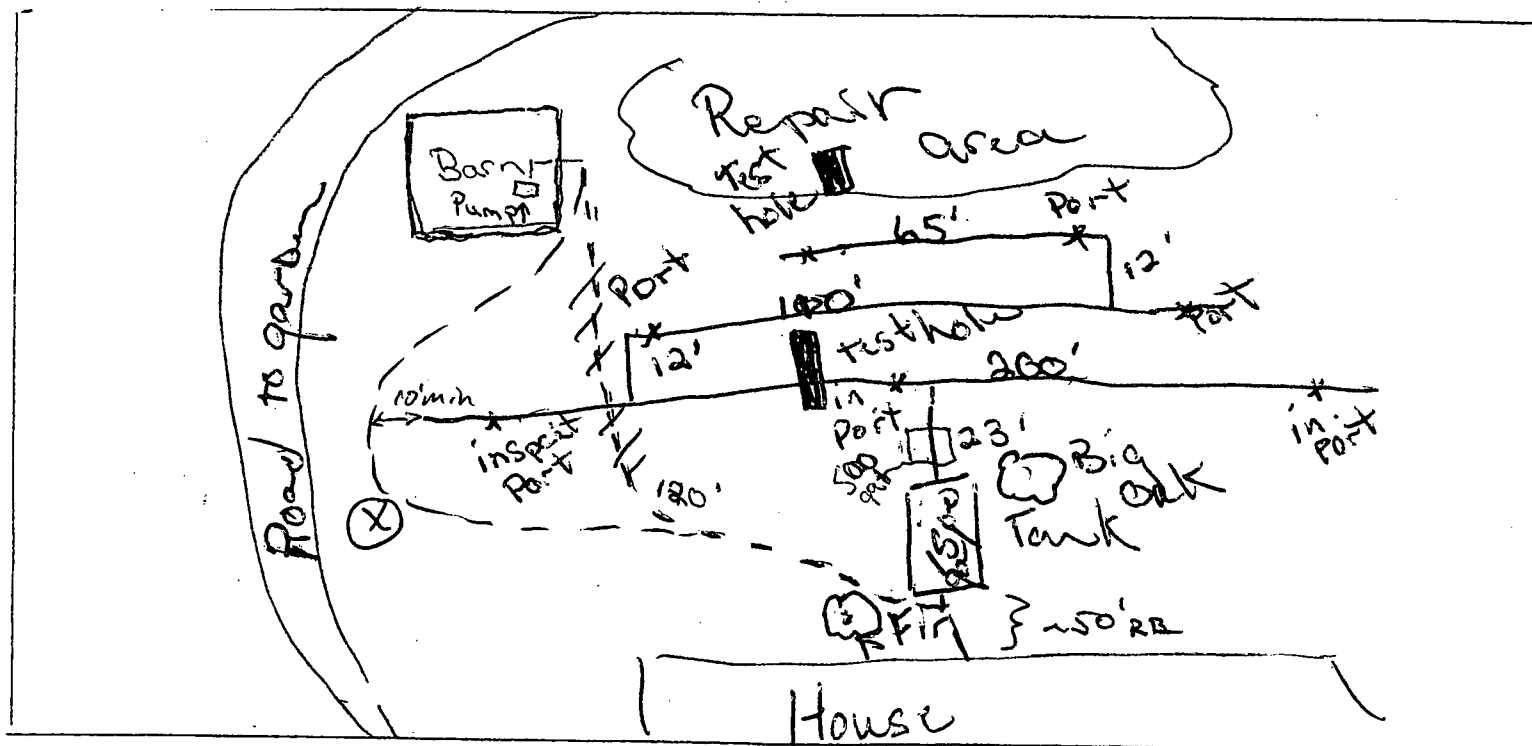
JUL 20 2000

(Office use only)

WATER RESOURCES DEPT.
SALEM, OREGON

Well Identification Number: 44239

Septic Information



ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THESE 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) 232-1967 or 1-800-332-2344).

Approval is specific only for area designated on plot plan. No structures, excavation or traffic is allowed over this area and no wells within 100 ft. of this area.

Foundation lines of any structure must be a minimum of 5 ft. from the septic tank & a minimum of 10 ft. from the disposal field. No vehicular traffic is allowed over the tank or field.

⊗ Note pump line Relocation

PLAN APPROVED
BY DEQ.

Date: 8-24-02 Signed: CDC

al 8-27-02



State of Oregon
Department of
Environmental
Quality

DEPARTMENT OF ENVIRONMENTAL QUALITY
510 NW 4TH STREET ROOM: 76
GRANTS PASS, OR. 97526
(541) 471-2850

FOR OFFICE USE ONLY
Date Received: 8-22-02
Date Completed: 8-22-02
Required Fee: \$475 \$205.00
Receipt No.: 104046
Control No.: 1702-342

APPLICATION FOR:

- ☐ SITE EVALUATION
☒ REPAIR PERMIT
☒ ALTERATION PERMIT / minor
☐ OTHER- PLEASE SPECIFY
- ☐ NEW CONSTRUCTION PERMIT
☐ AUTHORIZATION NOTICE
☐ HARDSHIP AUTHORIZATION

CWR
479-3120
(cell) 660-9647

REQUIREMENTS:

Plot Plan
Vicinity and Tax Lot Map
Test Pits- 5 feet deep
Development Permit

☒ YES ☐ NO
☒ YES ☐ NO
☐ YES ☒ NO
☒ YES ☐ NO

INCLUDED:

☒ YES ☐ NO
☒ YES ☐ NO
☐ YES ☒ NO
☒ YES ☐ NO

- ☐ Post a flag and/or sign with name and address at entrance to property and leading to test holes.
☐ Label all holes with hole number and lot number.

For Applicant- PLEASE PRINT

Christine Amen
Property Owner's name

503 Quail Lane
Property Address/ City

35
Township

07
Range

35-30
Section

400
Tax Lot #

Jose
County

Subdivision Name

Lot #

Block #

Acreage

Public Water Supply

well
Private Water Supply (Specify Type)

SFR
Single Family Residence (Home or Mobile)-

3
Number of Bedrooms

Other- Specify

Directions to
Property:

By my signature, I certify that the information I have furnished is correct and hereby grant the Department of Environmental Quality and its authorized agent permission to enter into the above described property for the purpose of this application.

Alan Brenton
Signature

8-22-02
Date

- ☐ Owner
☒ Authorized Representative
☐ D. S. License No.

Owner's Mailing Address

Christine Amen
231 SW E
Grants Pass OR 97526

Phone:
rev. 7/02 WR-GPsb

Applicant's Mailing Address (if different)

Alan Brenton
551 Perry Rd
G.P. OR

Phone: 479-3120-6649647

EXISTING SEWAGE DISPOSAL SYSTEM DESCRIPTION

TO BE USED WITH AUTHORIZATION NOTICE, ALTERATION, AND REPAIR PERMITS.

Answer the following questions to the best of your ability.

1. The existing sewage disposal system consists of (check all that apply):

- ☒ Septic Tank
- ☒ Disposal Trenches
- ☐ Unknown
- ☐ Seepage Bed
- ☐ Cesspool or Pit
- ☐ other- Describe _____

2. When was your sewage disposal system installed? 10-7-2001

Year

1701-251

Permit #

3. Tank Material:

- ☐ Steel
- ☒ Concrete
- ☐ Other _____

Volume in gallons: 1500

4. When was the septic tank last pumped? (attach receipt) never

5. Total length of disposal trenches in feet: 375

6. Is your sewage disposal system currently in use: YES NO

If no, how long has it been out of use? Never used

7. Repair Permit: Is your sewage system surfacing _____, backing up inside the dwelling? _____

	EXISTING: (what is there now)	PROPOSED: (what you want to add)
Residence <u>under construction</u>	# of bedrooms: <u>0</u> # of occupants: <u>0</u>	# of bedrooms: _____ # of occupants: _____
Hardship Residence	# of bedrooms: _____ # of occupants: _____	# of bedrooms: _____ # of occupants: _____
Multifamily (Duplex, triplex, foster home, etc.)	# of bedrooms: _____ # of occupants: _____	# of bedrooms: _____ # of occupants: _____
Commercial facility: type of business: _____	estimated daily occupancy employees/clients # _____	estimated daily occupancy employees/clients # _____
Other: Explain _____ _____ _____	# of bedrooms: _____ # of occupants: _____ and/or employees/clients # _____	# of bedrooms: _____ # of occupants: _____ and/or employees/clients # _____

Note other waste streams (i.e., industrial wastes): _____

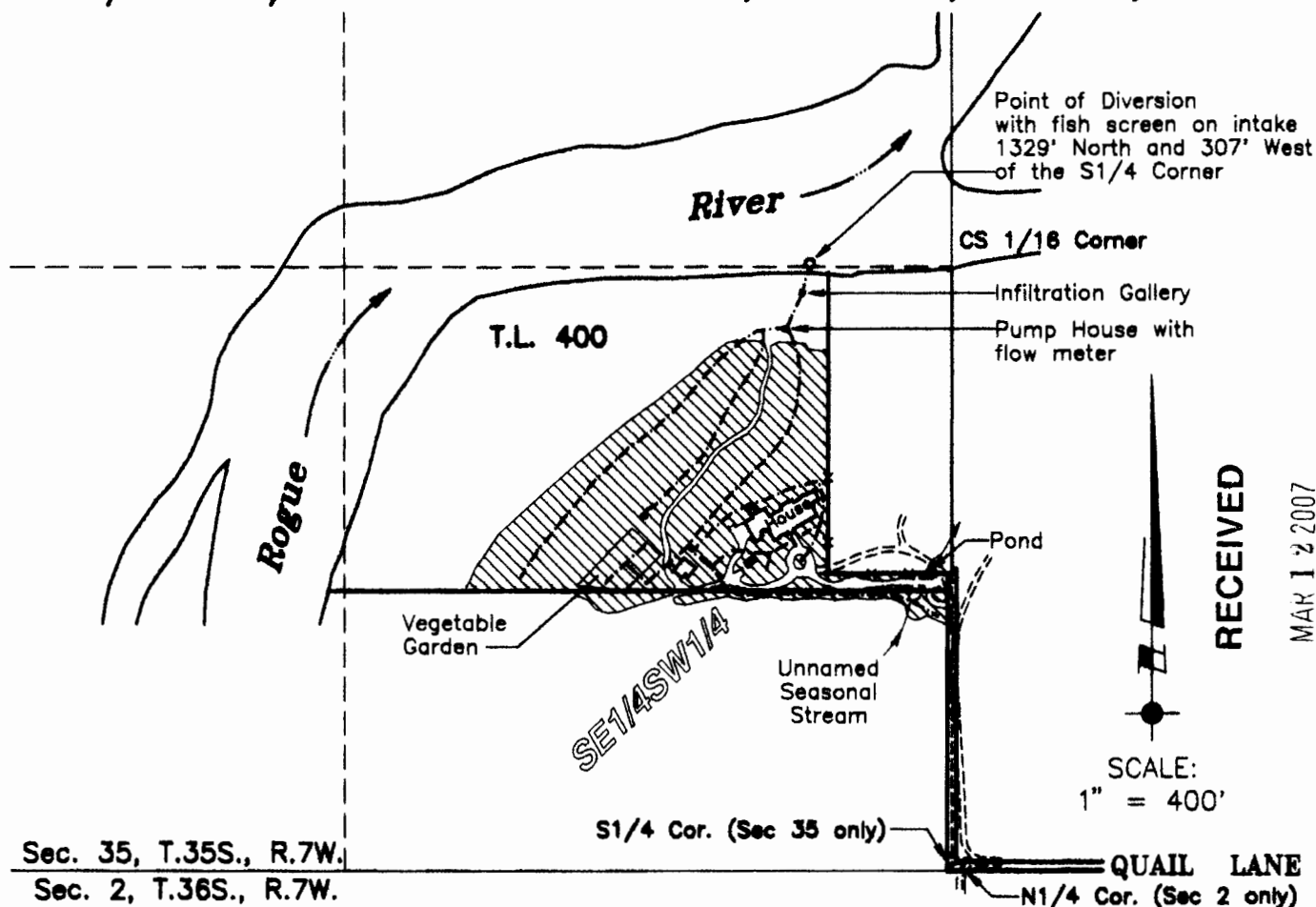
By my signature, I certify that the above information and the plot plan are accurate and true to the best of my knowledge.

al
Signature of Property Owner or Legally Authorized Representative.

8-22-02
Date

Water Rights

SE1/4SW1/4 of Section 35, T.35S., R.7W., W.M.



RECEIVED

MAR 12 2007

WATER RESOURCES DEPT
SALEM, OREGON

Sec. 35, T.35S., R.7W.

Sec. 2, T.36S., R.7W.

This plat was prepared for the purpose of identifying the location of the water right only. There is no intent to provide dimensions or locations of property ownership lines.

The ties to the Point of Diversion were surveyed from the S1/4 Corner based upon data provided per Survey No. 26-2001.

This survey was made using a Wild T-1600 Theomat and a Distomat DI-1600 E.D.M.I. with a combined accuracy of 1 second and 3 mm $\pm$ 2 ppm.

An eight page site report accompanies this plat.

Supporting Documents

Application No. S-85601

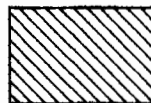
Permit No. 53974

Water Service Contract No. 029E101338

Priority Date: May 15, 2003

Usage: Irrigation of lawns, gardens and landscaping.

LEGEND:



Place of Use: 6.62 Acres



Approximate location of an underground 2" PVC pipe

robteag/amencabu.dwg

SUBJECT PROPERTY: Tax Lot 400, Map No. 35-7-35-C

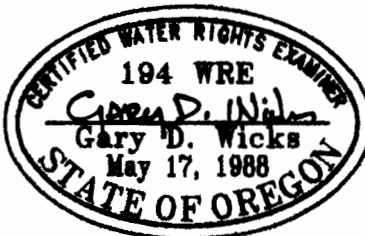
PROJECT NO.
695-00-269

DRAWING NO.
147-8.5.11

DATE:
1-30-2007

SCALE:
1" = 400'

SHEET NO.
1 of 1



Renewal Date: 6-30-08

PLAT FOR CLAIM OF BENEFICIAL USE

LOCATED IN:
Government Lot 4 (SE1/4SW1/4) of Section 35
Township 35 South, Range 7 West, W.M.
Josephine County, Oregon

PREPARED FOR:
Ms. Christine Amen
503 Quail Lane
Grants Pass, OR 97526

Tel: 541-955-2729

PREPARED BY:
WICKS ENGINEERING & SURVEYING
311 N.E. "D" Street
Grants Pass, OR 97526

Tel: 541-479-3436
Fax: 541-479-1014

STATE OF OREGON

COUNTY OF JOSEPHINE

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

CHRISTINE A. AMEN;
TRUSTEE OF CHRISTINE A. AMEN LIVING TRUST
PO BOX 369
MERLIN OR 97532

confirms the right to use the waters of LOST CREEK RESERVOIR, CONSTRUCTED UNDER PERMIT R-8142,
A TRIBUTARY OF ROGUE RIVER, for IRRIGATION USE ON 6.62 ACRES.

This right was perfected under Permit S-53974. The date of priority is MAY 15, 2003. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 29.79 ACRE FEET EACH YEAR OF STORED WATER ONLY or its equivalent in case of rotation, measured at the point of diversion.

The period of use is April 1 through October 31.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
35 S	7 W	WM	35	SE SW	4	1329 FEET NORTH AND 307 FEET WEST FROM S1/4 CORNER, SECTION 35

The amount of water used for irrigation under this right, together with the amount secured under any other right exiting for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 4.5 acre-feet for each acre irrigated during the irrigation season of each year.

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
35 S	7 W	WM	35	SE SW	4	6.62

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

Measurement, recording and reporting conditions:

- A. The water user shall maintain the meter or other suitable measuring device as approved by the Director in good working order.
- B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The Director may require the water user to keep and maintain a record of the amount (volume) of water used and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water use information, the periods of water use and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

The use of water under this right is subject to the terms and conditions of contract No. 039E101394, or a satisfactory replacement, between the Bureau of Reclamation and the applicant, a copy of which is on file in the records of the Water Resources Department.

The water user shall maintain and operate fish screening and by-pass devices as required by the Oregon Department of Fish and Wildlife to prevent fish from entering the diversion.

The water user shall not construct, operate or maintain any dam or artificial obstruction to fish passage in the channel of the subject stream without providing a fishway to ensure adequate upstream and downstream passage for fish. The water user is hereby directed to contact an Oregon Department of Fish and Wildlife Fish Passage Coordinator, before beginning construction of any in-channel obstruction.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

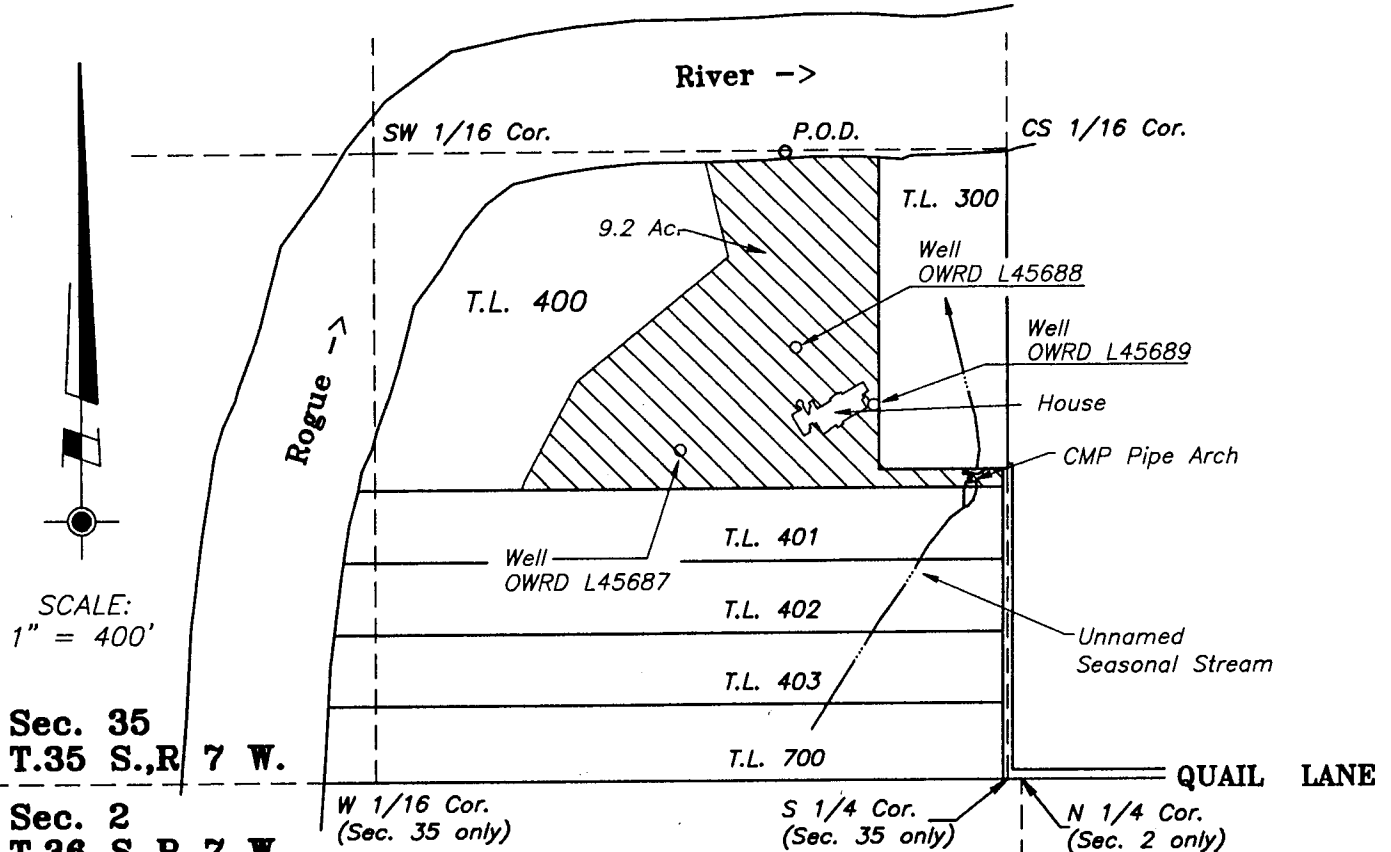
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Issued _____.

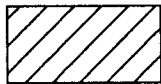


Dwight French
Water Right Services Division Administrator, for
Thomas M. Byler, Director
Oregon Water Resources Department

SE1/4SW1/4 Section 35, T.35 S., R.7 W., W.M.



LEGEND:



Proposed Place of Use for irrigation
9.2 Acres

P.O.D. Proposed Point of Diversion
(1319 feet North and 461 feet West of the S1/4 Corner of Section 35)

This plat was prepared for the purpose of identifying the location of the water right only. There is no intent to provide dimensions or locations of property ownership lines.

The purpose of this application is to apply for the right to irrigate approximately 9.2 acres of landscaping, lawn and garden with water purchased from the Bureau of Reclamation per Water Service Contract No. 029E101338, as amended, or with a new Water Service Contract.

P5 \robtsq\amen_wtr.dwg

PROJECT NO.

695-00-269

DRAWING NO.

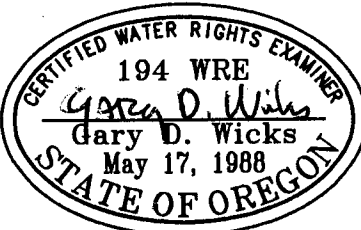
96-8.5.11

DATE

4-2-03

SCALE

1" = 400'



Renewal Date: 6-30-04

PLAT FOR WATER RIGHTS APPLICATION

LOCATED IN
SE1/4SW1/4 of Section 35, T.35 S., R.7 W. W.M.
Josephine County, Oregon

PREPARED FOR:

Ms. Christine Amen
201 Eagle Ridge Drive
Grants Pass, Oregon 97526

SURVEYED BY:

WICKS ENGINEERING & SURVEYING
311 N.E. "D" Street
Grants Pass, Oregon 97526
Tel. (541) 479-3436
Fax (541) 479-1014

RECEIVED

MAY 15 2003

WATER RESOURCES DEPT
SALEM, OREGON

APP# 5-85601

Permit # 5-53974

STATE OF OREGON

COUNTY OF JOSEPHINE

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

CHRISTINE A AMEN; TRUSTEE OF CHRISTINE A AMEN LIVING TRUST
231 SW I ST (541)955-2729
GRANTS PASS, OR 97526

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: S-85601

SOURCE OF WATER: LOST CREEK RESERVOIR, CONSTRUCTED UNDER PERMIT R-8142,
A TRIBUTARY OF ROGUE RIVER

PURPOSE OR USE: IRRIGATION USE ON 9.2 ACRES

MAXIMUM VOLUME: 41.4 ACRE FEET EACH YEAR OF STORED WATER ONLY

PERIOD OF USE: APRIL 1 THROUGH OCTOBER 31

DATE OF PRIORITY: May 15, 2003

POINT OF DIVERSION LOCATION: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 35, T35S, R7W, W.M.;
1319 FEET NORTH & 461 FEET WEST FROM S1/4 CORNER, SECTION 35

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 4.5 acre-feet for each acre irrigated during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

SE $\frac{1}{4}$ SW $\frac{1}{4}$ 9.2 ACRES
SECTION 35
TOWNSHIP 35 SOUTH, RANGE 7 WEST, W.M.

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a meter or other suitable measuring device as approved by the Director. The permittee shall maintain the meter or measuring device in good working order.

- B. The permittee shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The Director may require the permittee to keep and maintain a record of the amount (volume) of water used and may require the permittee to report water use on a periodic schedule as established by the Director. In addition, the Director may require the permittee to report general water use information, the periods of water use and the place and nature of use of water under the permit. The Director may provide an opportunity for the permittee to submit alternative reporting procedures for review and approval.

The use of water under this right is subject to the terms and conditions of contract No.039E101394, or a satisfactory replacement, between the Bureau of Reclamation and the applicant, a copy of which is on file in the records of the Water Resources Department.

The permittee shall install, maintain, and operate fish screening and by-pass devices as required by the Oregon Department of Fish and Wildlife to prevent fish from entering the proposed diversion. The required screens and by-pass devices are to be in place, functional and approved by an ODFW representative prior to diversion of any water.

The permittee shall not construct, operate or maintain any dam or artificial obstruction to fish passage in the channel of the subject stream without providing a fishway to ensure adequate upstream and downstream passage for fish. The applicant is hereby directed to contact an Oregon Department of Fish and Wildlife Fish Passage Coordinator, Portland, Oregon, before beginning construction of any in-channel obstruction.

STANDARD CONDITIONS

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

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

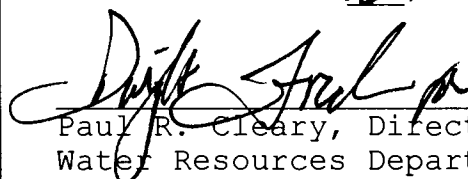
The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.

The Director finds that the proposed use(s) of water described by this permit, as conditioned, will not impair or be detrimental to the public interest.

Complete application of the water to the use shall be made on or before October 1, 2008. If the water is not completely applied before this date, and the permittee wishes to continue development under the permit, the permittee must submit an application for extension of time, which may be approved based upon the merit of the application.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner (CWRE).

Issued October 16, 2003


Paul R. Cleary, Director
Water Resources Department

REAL ESTATE TRANSACTIONS: Pursuant to ORS 537.330, in any transaction for the conveyance of real estate that includes any portion of the lands described in this permit, the seller of the real estate shall, upon accepting an offer to purchase that real estate, also inform the purchaser in writing whether any permit, transfer approval order, or certificate evidencing the water right is available and that the seller will deliver any permit, transfer approval order or certificate to the purchaser at closing, if the permit, transfer approval order or certificate is available.

CULTURAL RESOURCES PROTECTION LAWS: Permittees involved in ground-disturbing activities should be aware of federal and state cultural resources protection laws. ORS 358.920 prohibits the excavation, injury, destruction or alteration of an archeological site or object, or removal of archeological objects from public and private lands without an archeological permit issued by the State Historic Preservation Office. 16 USC 470, Section 106, National Historic Preservation Act of 1966 requires a federal agency, prior to any undertaking to take into account the effect of the undertaking that is included on or eligible for inclusion in the National Register. For further information, contact the State Historic Preservation Office at 503-378-4168, extension 232.