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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

Team@MOPG.com



Mapping

5498 Butte Falls Highway
Oregon, AC +/-



 Boundary

5498 Butte Falls Highway
Oregon, AC +/-



Boundary

5498 Butte Falls Highway
Oregon, AC +/-



5498 Butte Falls Highway
Oregon, AC +/-



5498 Butte Falls Highway
Oregon, AC +/-



 Boundary

| Boundary 1.62 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
120B	Medco clay loam, 3 to 7 percent slopes	1.62	100	0	46	4e
TOTALS		1.62(*)	100%	-	46.0	4

(*) 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

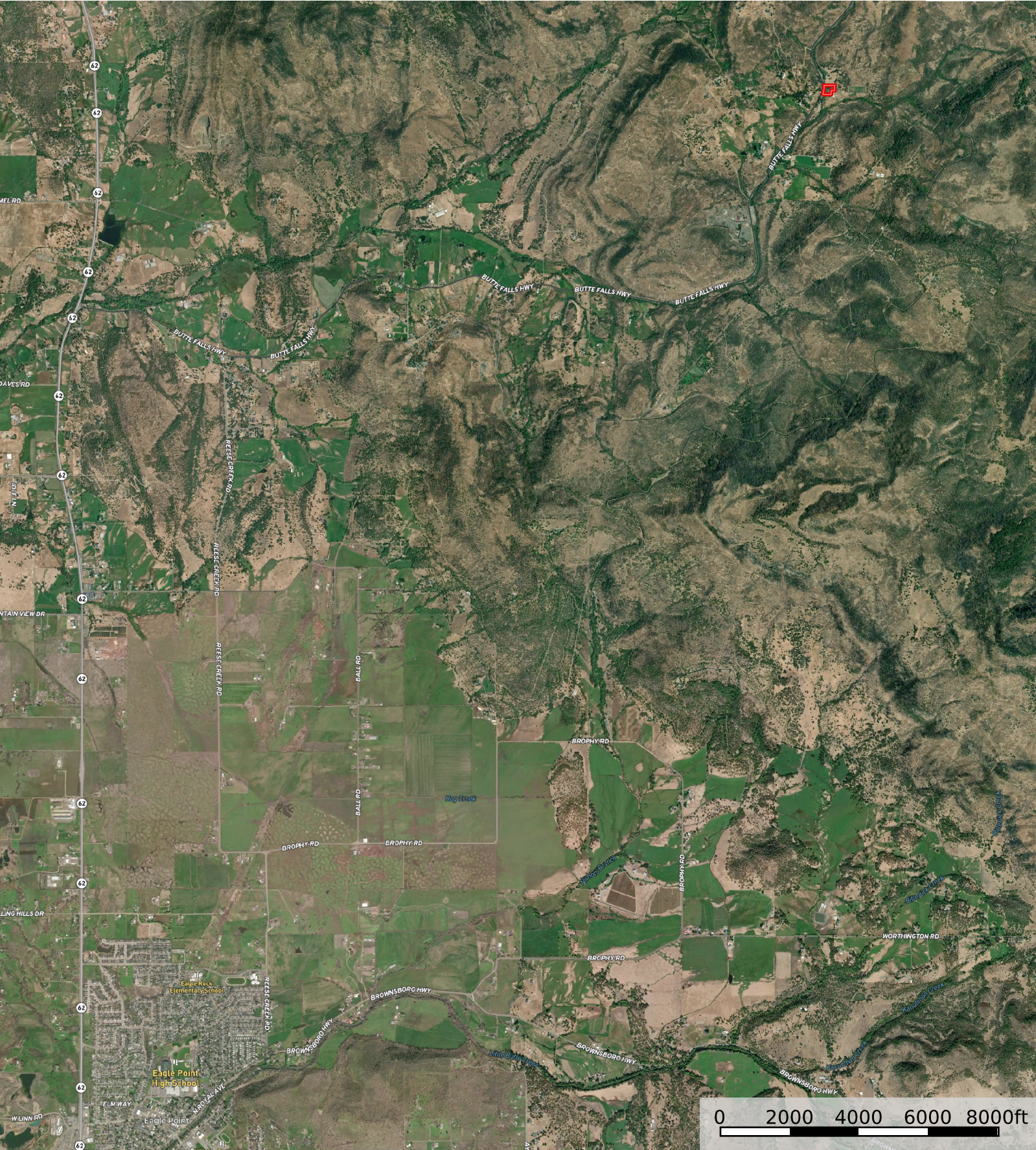
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

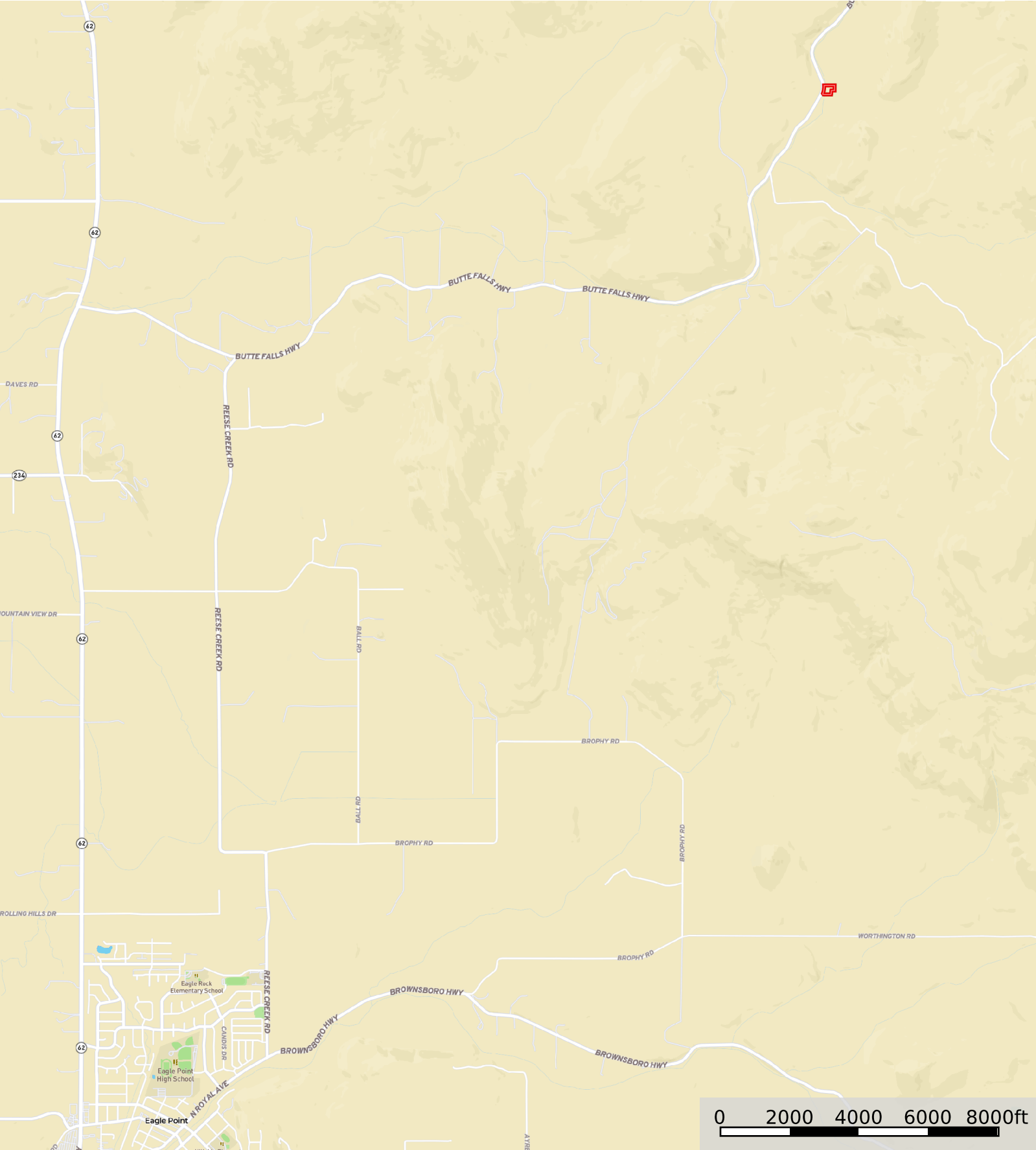
(s) soil limitations within the rooting zone (w) excess of water

5498 Butte Falls Highway
Oregon, AC +/-



 Boundary

5498 Butte Falls Highway
Oregon, AC +/-



 Boundary

Tax Records

Assessment Info for Account 1-023754-8 Map 351E05 Taxlot 900

Report For Assessment Purposes Only Created August 04, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-023754-8	Pay Taxes Online		Tax Code	91-02
Map	351E05 900			Acreage	1.06
Taxlot				Zoning	
Owner	SIMS CECIL G JR/SHANNON	Tax Report	Details	EFU	
Situs Address		TAX Statement	Details	RR-5	
5498 BUTTE FALLS HWY BUTTE FALLS/COUNTY R		Tax History	Details	Land Class	
Mailing Address	SIMS CECIL G JR/SHANNON 5498 BUTTE FALLS HWY	Tax Details	Details	HS 0.00 Ac	
	EAGLE POINT OR, 97524-4482	Tax Rates	Details	RT 1.06 Ac	
Associated Taxlots 1 Acct				Property Class	401
91-02 R 1-099991-6 351E05 600 A1 PURGED				Unit ID	120304-1
Tax Accounts 1 Acct				Maintenance Area	1
Appraiser 201				Neighborhood	000
				Study Area	02
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (AS 400)			
Last Sale		Sale Date	Instrument Number Sales History
\$31,900.00		11/7/1990	1990-028152 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	HOME SITE	91-02	0	000	F		
1	MARKET OSD	91-02	0	000	R		
1	MARKET OSD	91-02	0	000	R		
2	RURAL TRACT	91-02	0	000	F	1.06	A
1	SING FAMILY RES	91-02	0	131	R		
ID	Value Source	RMV	M5	Exception Value			
1	HOME SITE	\$ 28,120	\$ 28,120	\$ 0			
1	MARKET OSD	\$ 34,000	\$ 34,000	\$ 0			
1	MARKET OSD	\$ 2,550	\$ 2,550	\$ 0			
2	RURAL TRACT	\$ 130,930	\$ 130,930	\$ 0			
1	SING FAMILY RES	\$ 270,290	\$ 270,290	\$ 0			

Market Value Summary (For Assessment Year 2026 - Subject To Change)							
Code Area	Type	Acreage	RMV	M5	MAV	AV	
91-02	LAND	1.06	\$ 195,600	\$ 195,600			
91-02	IMPR	0.00	\$ 270,290	\$ 270,290			
PSO Value History Details			Total: \$ 465,890	\$ 465,890	\$ 305,320	\$ 305,320	

Improvements										
Building #				Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt % Complete
1				91-02	2002	2002	131	One story	RESIDENCE	1560 100 % Details

Photos and Scanned Documents			
Type		Files	
ACCOUNT PHOTO		6	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

Improvement Comments	
Building #1 Comments	
3/5/03: RESIDENCE 100% COMPLETE. DRIVE AND PATIO SQ.FT. COMBINED IN CONCRETE SQ.FT. - #82 >> 3/15/22 ADD/UPDATE ACC'S NO EXC. ADD GHSE & DET. GARAGE W/ 125% OR FOR HEIGHT W/EXC. #183 >> 1/11/23 UPDATE INVENTORY & ACC'S. RMV ONLY. #201 >>	

Account Comments	
03/13/01: REPLACEMENT WELL - NO ADDED VALUE. PER #64 3/5/03: RESIDENCE DEMOLISHED AND REPLACED. - #82 >>> 2006-05-05 CONVERSION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK. >> 3/15/22 ADD LS NO EXC. #183 >> 1/11/23 NLC #201 >>	

Exemptions / Special Assessments / Notations / Potential Liability				
Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2026	39	FIRE IMPROVEMENT SURCHARGE	\$60.32	0.00
2026	40	FIRE PATROL TIMBER	\$20.80	1.06
Notations				
Description	Tax Amount		Year Added	Value Amount
STATE FIRE PROTECTION			2006	
CARTOGRAPHIC ACTIVITY			2015	
BALANCE PERMANENTLY			2015	

Location Map	
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DOQ 2018

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

Close Window

Print Window

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID	10237548		
Map	351E05-00-00900	Situs	5498 BUTTE FALLS HWY BUTTE FALLS/COUNTY OR 97524
Mailing	SIMS CECIL G JR/SHANNON 5498 BUTTE FALLS HWY EAGLE POINT OR 97524-4482		

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	9102	131	2002	100	131 - One story	1,560
Rooms: 3 - BD, 2 - FB						

Floors					
Description		Class	Comp %	OR %	Sqft
First Floor		3 +	100		1560
Garage		3 +	100		440
Garage		4	100	125	768

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size
DISHWASHER	1	SFR-INVENTORY	1560
HEAVY COMP	1560	SHOWER	1
HEAVY COMP	440	TOILET	2
HOOD/FAN	1	TUB/SHOWER	1
LAVATORY	2	WALL UNIT	1560

Accessories		
Description	Size	Qty
GATE-AUTOMATIC		1
GARDEN GREENHOUSE	120	
TYPICAL ACC PKG		1
Total RMV		\$270,290

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

4-Aug-2026

SIMS CECIL G JR/SHANNON
5498 BUTTE FALLS HWY
EAGLE POINT OR 97524-4482

Tax Account #	10237548	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	9102
Situs Address	5498 BUTTE FALLS HWY BUTTE FALLS/COUNTY OR 97524	Interest To	Aug 4, 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	\$2,536.71	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,476.23	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,386.60	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,326.23	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,081.55	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,025.48	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,976.54	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,920.72	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,874.19	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,826.06	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,765.59	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,683.61	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,532.64	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,446.76	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,448.72	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,431.49	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,397.69	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,380.59	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,336.67	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,286.60	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,255.11	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,231.96	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,202.74	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$702.54	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$683.12	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$616.24	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$617.80	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$598.11	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$582.67	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$618.85	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: 10237548

10237548

SIMS CECIL G JR/SHANNON
5498 BUTTE FALLS HWY
EAGLE POINT OR 97524-4482

CODE: 9102 **MAP:** 351E05-00-00900 **ACRES:** 1.06

SITUS: 5498 BUTTE FALLS HWY BUTTE FALLS/C

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	239,970	230,120
STRUCTURES	278,470	315,610
TOTAL RMV	518,440	545,730

ASSESSED VALUE	287,800	296,430
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TOTAL PROPERTY TAX:	2,476.23	2,536.71
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EDUCATION SERVICE DISTRICT	104.46
RCC	152.01
BUTTE FALLS SD 91	1,356.14
EDUCATION TOTAL:	1,612.61

JACKSON COUNTY	595.79
4-H EXTENSION SERVICE DISTRI	12.63
VECTOR CONTROL	12.72
JACKSON SOIL & WATER CONS	14.82
JACKSON COUNTY LIBRARY DIS	177.86
GENERAL GOVT TOTAL:	813.82

JACKSON COUNTY BONDS ECSC	19.30
RCC BONDS	0.00
RCC SHARED BONDS	12.98
OR FORESTRY FIRE SURCHARGE	58.00
OR FORESTRY FIRE, TIMBER	20.00
BONDS - OTHER TOTAL:	110.28

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) **2,460.61**

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

Due November 17th, 2025

3% Discount..... ☐	2,460.61		
2% Discount..... ☐	1,657.32	Next Payment	05/15/2026
Trimester Option ☐	845.57	Next Payment	02/17/2026

SIMS CECIL G JR/SHANNON
5498 BUTTE FALLS HWY
EAGLE POINT OR 97524-4482

☐ Mailing address
change on back



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

ACCOUNT NO.

10237548

AMOUNT ENCLOSED

\$

15100102375480000084557000016573200002460616

Assessment Info for Account 1-023755-4 Map 351E05 Taxlot 800

Report For Assessment Purposes Only Created August 04, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-023755-4	Pay Taxes Online		Tax Code	91-02
Map	351E05 800			Acreage	0.57
Taxlot				Zoning	
Owner	SIMS CECIL G	Tax Report	Details	RR-5	
	SIMS SHANNON M	TAX Statement	Details	Land Class	
Situs Address		Tax History	Details	HS 0.00 Ac	
5480 BUTTE FALLS HWY BUTTE FALLS/COUNTY R		Tax Details	Details	RT 0.57 Ac	
Mailing Address	SIMS CECIL G ET AL	Tax Rates		Property Class	401
	5498 BUTTE FALLS HWY			Unit ID	120303-1
	EAGLE POINT OR, 97524-4482			Maintenance Area	1
+ Tax Accounts 1 Acct				Neighborhood	402
Appraiser				Study Area	40
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)			
Last Sale (consideration > 0)		Sale Date	Instrument Number
\$ 10,000		Feb 17, 2004	2004-13396
			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	HOME SITE	91-02	0	000	F		
1	MARKET OSD	91-02	0	000	R		
1	MISC STRUCTURE	91-02	0	300	R		
2	RURAL TRACT	91-02	0	000	F	0.57	A
ID	Value Source	RMV	M5	Exception Value			
1	HOME SITE	\$ 75,280	\$ 75,280	\$ 0			
1	MARKET OSD	\$ 41,200	\$ 41,200	\$ 0			
1	MISC STRUCTURE	\$ 3,480	\$ 3,480	\$ 0			
2	RURAL TRACT	\$ 12,550	\$ 12,550	\$ 0			

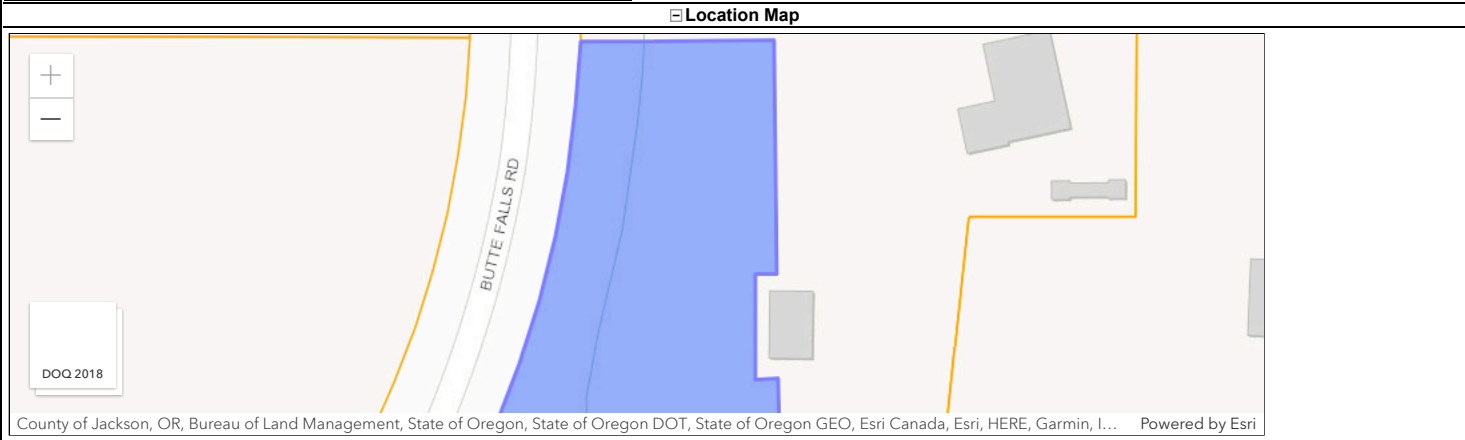
Market Value Summary (For Assessment Year 2026 - Subject To Change)							
Code Area	Type	Acreage	RMV	M5	MAV	AV	
91-02	LAND	0.57	\$ 129,030	\$ 129,030			
91-02	IMPR	0.00	\$ 3,480	\$ 3,480			
PSO Value History		Details	Total:	\$ 132,510	\$ 132,510	\$ 41,460	\$ 41,460

Improvements									
Building #				Code Area	Year Built	Eff Year Built	Stat Class	Description	Type
1				91-02	1922	1911	300	Residential Other Improvements	RESIDENCE
									0
									100 %
									Details

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

Account Comments	
<<<9/21/05 CLEAN UP ACCOUNT, NEEDED DUE TO CONVERSION. IMPROVEMENT AS SALVAGE VALUE ONLY. #104>> 11/24/25 UPDATED MA-SA-NH. #201 >>	

Exemptions / Special Assessments / Notations / Potential Liability				
Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2026	39	FIRE IMPROVEMENT SURCHARGE	\$60.32	0.00
2026	40	FIRE PATROL TIMBER	\$20.80	0.57
Notations				
Description	Tax Amount		Year Added	Value Amount
STATE FIRE PROTECTION			2006	
CARTOGRAPHIC ACTIVITY			2015	
BALANCE PERMANENTLY			2015	



Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID	10237554		
Map	351E05-00-00800	Situs	5480 BUTTE FALLS HWY BUTTE FALLS/COUNTY OR 97524
Mailing	SIMS CECIL G ET AL 5498 BUTTE FALLS HWY EAGLE POINT OR 97524-4482		

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	9102	300	1922	100	300 - Residential Other Improvements	0

Rooms:

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size

Accessories			
Description			
§OI: ADDITIONAL OTHER ITEMS	0	1	

Total RMV \$3,480

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

4-Aug-2026

SIMS CECIL G ET AL
5498 BUTTE FALLS HWY
EAGLE POINT OR 97524-4482

Tax Account #	10237554	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	9102
Situs Address	5480 BUTTE FALLS HWY BUTTE FALLS/COUNTY OR 97524	Interest To	Aug 4, 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	\$411.95	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$393.59	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$381.49	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$373.31	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$364.17	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$348.38	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$348.67	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$340.44	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$333.58	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$326.54	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$317.59	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.15	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$262.91	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$257.25	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$251.70	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$249.45	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$245.00	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$265.15	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$227.98	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$221.29	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$217.10	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$214.03	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$210.10	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$203.97	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$199.59	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$152.77	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$184.73	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$180.17	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$176.63	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$184.93	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: 10237554

10237554

SIMS CECIL G ET AL
5498 BUTTE FALLS HWY
EAGLE POINT OR 97524-4482

CODE: 9102 **MAP:** 351E05-00-00800 **ACRES:** 0.57

SITUS: 5480 BUTTE FALLS HWY BUTTE FALLS/C

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	138,900	133,960
STRUCTURES	3,560	3,380
TOTAL RMV	142,460	137,340

ASSESSED VALUE	39,090	40,260
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TOTAL PROPERTY TAX:	393.59	411.95
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EDUCATION SERVICE DISTRICT	14.19
RCC	20.65
BUTTE FALLS SD 91	184.19
EDUCATION TOTAL:	219.03

JACKSON COUNTY	80.92
4-H EXTENSION SERVICE DISTRI	1.72
VECTOR CONTROL	1.73
JACKSON SOIL & WATER CONS	2.01
JACKSON COUNTY LIBRARY DIS	24.16
GENERAL GOVT TOTAL:	110.54

JACKSON COUNTY BONDS ECSC	2.62
RCC BONDS	0.00
RCC SHARED BONDS	1.76
OR FORESTRY FIRE SURCHARGE	58.00
OR FORESTRY FIRE, TIMBER	20.00
BONDS - OTHER TOTAL:	82.38

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) **399.59**

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

Due November 17th, 2025

3% Discount..... ☐	399.59		
2% Discount..... ☐	269.14	Next Payment	05/15/2026
Trimester Option ☐	137.32	Next Payment	02/17/2026

SIMS CECIL G ET AL
5498 BUTTE FALLS HWY
EAGLE POINT OR 97524-4482

☐ Mailing address
change on back



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

ACCOUNT NO.

10237554

AMOUNT ENCLOSED

\$

15100102375540000013732000002691400000399598

Title Report



First American Title™

First American Title Insurance Company

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

Order No.: 7161-4410688

August 17, 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:

5498 Butte Falls Highway, Eagle Point, OR 97524

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 \$	60.00
Other			Cost \$	

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

Proposed Borrower: TBD

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

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

and as of August 07, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Cecil G. Sims, Jr. and Shannon Sims, as tenants by the entirety

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

10. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Reese Creek.
11. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
12. Easement, including terms and provisions contained therein:
Recording Information: April 17, 1946 as [Volume 268, Page 263](#)
In Favor of: California Oregon Power Company
For: Transmission and distribution of electricity
Affects: (Specific location not given)
13. A Judgment for the amount herein stated and any other amounts due.
Case No.: 981576D3
Entered: November 09, 1998
Amount: \$250.00 per month Child Support , plus interest, costs, if any
Creditor: Lorna Lena Worthington Sims
Debtor: Cecil George Sims, Jr.

- 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: \$2,536.71
Map No.: 351E05 900
Property ID: [1-023754-8](#)
Tax Code No.: 91-02
(Affects Tract 1)

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

Tax Amount: \$411.95
Map No.: 351E05 800
Property ID: [1-023755-4](#)
Tax Code No.: 91-02
(Affects Tract 2)

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.

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:

None

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

LACEY KING
TITLE OFFICER
lrking@firstam.com

Recording Information

For county recording requirements and fees visit

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

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

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

cc: Lender To Be Determined

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

Exhibit "A"

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

TRACT 1:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 5, SAID TOWNSHIP, RANGE AND MERIDIAN; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, SOUTH 00°35'02" EAST, 2684.20 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION, BEING THE CENTER ONE-QUARTER CORNER OF SAID SECTION; THENCE LEAVING SAID CENTER ONE-QUARTER CORNER, AND ALONG THE EASTERLY BOUNDARY OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION, SOUTH 00°35'02" EAST, 630.13 FEET; THENCE SOUTH 89°46'48" WEST, 920.81 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING", BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°22'00" EAST, 21.86 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE SOUTH 89°36'26" WEST, 303.60 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING" ON THE EASTERLY RIGHT-OF-WAY OF BUTTE FALLS HIGHWAY AND THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 602.96 FEET AND A CENTRAL ANGLE OF 04°50'34" (THE LONG CHORD OF WHICH BEARS SOUTH 01°08'57" EAST 50.95 FEET); THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF SAID CURVE, 50.96 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE NORTH 89°46'48" EAST, 105.31 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE SOUTH 00°43'54" EAST, 125.72 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE SOUTH 89°16'06" WEST, 12.10 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE SOUTH 00°43'54" EAST, 56.27 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE NORTH 89°16'06" EAST, 12.10 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE SOUTH 00°43'54" EAST, 26.73 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING" THENCE NORTH 89°46'48" EAST, 91.01 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE NORTH 06°09'00" EAST, 114.63 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE NORTH 89°59'24" EAST, 90.36 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE NORTH 00°22'00" EAST, 125.12 FEET TO THE POINT OF BEGINNING.

TRACT 2:

COMMENCING AT A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING" ON THE NORTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, SAID TOWNSHIP, RANGE AND MERIDIAN BEING THE CENTER-NORTH-SOUTHWEST ONE SIXTY-FOURTH CORNER OF SAID SECTION; THENCE ALONG THE NORTH BOUNDARY THEREOF, NORTH 89°46'48" EAST, 43.38 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING" ON THE WESTERLY RIGHT-OF-WAY OF BUTTE FALLS HIGHWAY; THENCE CONTINUING ON SAID NORTH BOUNDARY, NORTH 89°46'48" EAST, 60.02 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING" ON THE EASTERLY RIGHT-OF-WAY OF SAID BUTTE FALLS HIGHWAY, BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH

89°46'48" EAST, 105.31 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; SOUTH 00°43'54" EAST, 125.72 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE SOUTH 89°16'06" WEST, 12.10 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE SOUTH 00°43'54" EAST, 56.27 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE NORTH 89°16'06" EAST, 12.10 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE SOUTH 00°43'54" EAST, 26.73 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING"; THENCE SOUTH 89°46'48" WEST, 150.28 FEET TO A SET 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING" ON THE EASTERLY RIGHT-OF-WAY OF SAID BUTTE FALLS HIGHWAY AND THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 602.96 FEET AND A CENTRAL ANGLE OF 20°21'27" THE LONG CHORD OF WHICH BEARS NORTH 11°27'04" EAST 213.11 FEET); THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF SAID CURVE, 214.23 FEET TO THE POINT OF BEGINNING.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2025

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

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

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

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

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

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

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

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

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



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

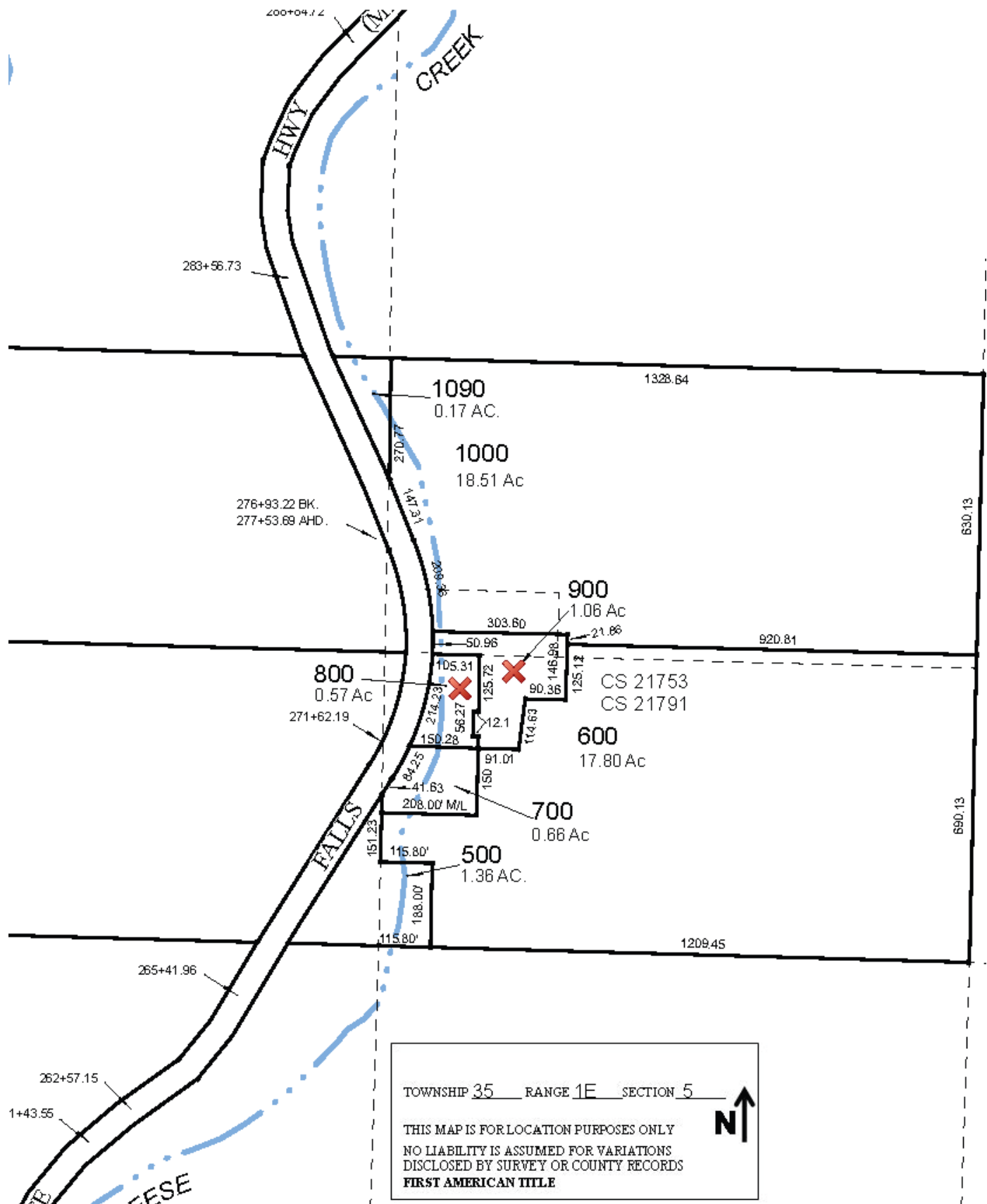
International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to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

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

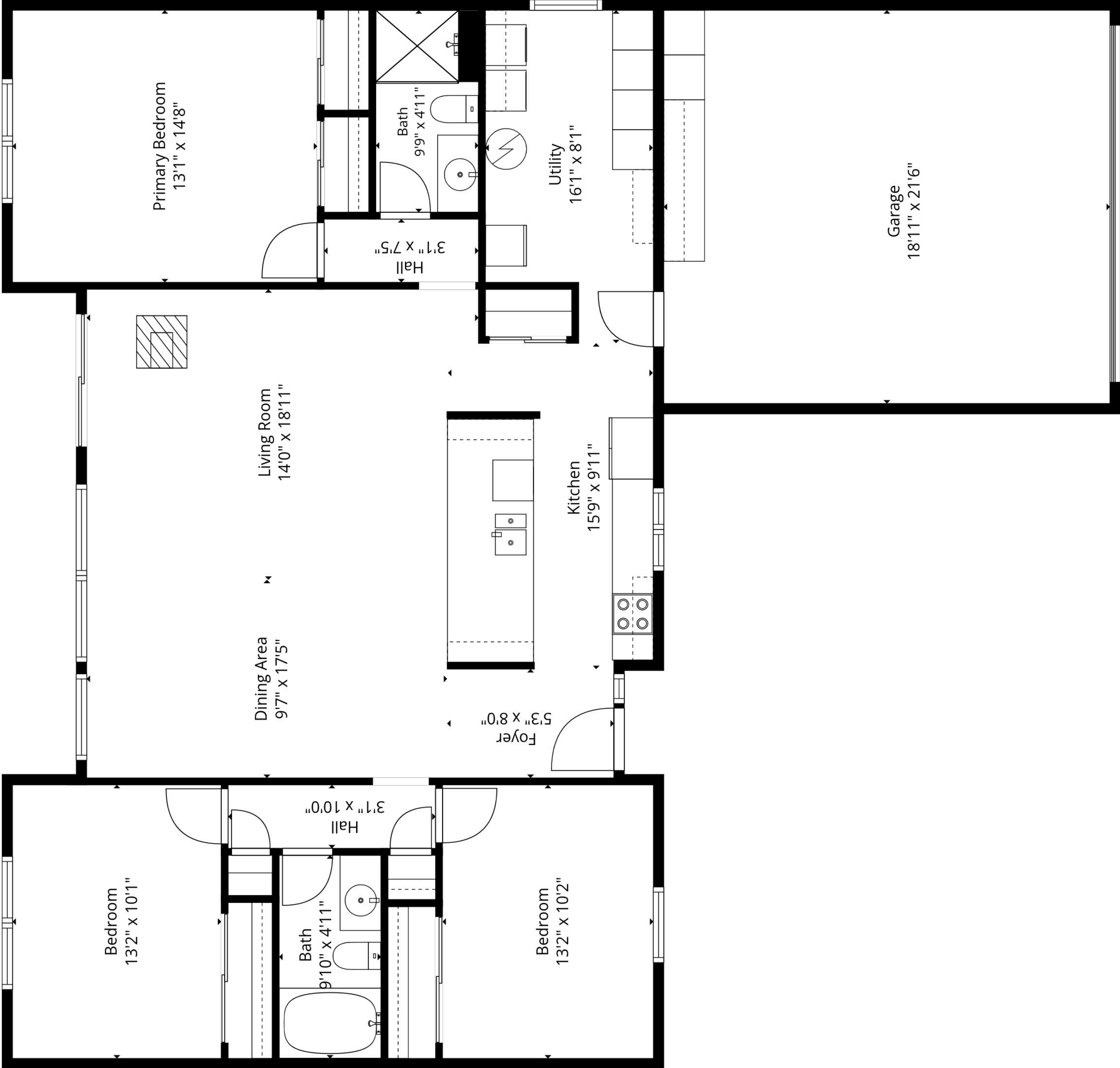
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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

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



Floor Plans



TOTAL: 1551 sq. ft
1st floor: 1551 sq. ft
EXCLUDED AREAS: GARAGE: 439 sq. ft

Seller's Property Disclosures

Well Information

RECEIVED

APR 06 2001

STATE OF OREGON
WATER SUPPLY WELL REPORT

AUG 07 2001

(as required by ORS 537-1605)

WATER RESOURCES DEPT
new on-line reporting system

Instructions for completing this report

WATER RESOURCES DEPT
WELL ID # 15591
START CARD # 135944

Jack
744277

(1) OWNER:

Name C. J. Sims Well Number _____
Address 5498 BUTTE FALLS HWY
City EGANVILLE State OR Zip 97524

(2) TYPE OF WORK

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

(3) DRILL METHOD:

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☐ Other _____

(4) PROPOSED USES:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

(5) BORE HOLE CONSTRUCTION:

Special Construction approved ☐ Yes ☒ No Depth of Completed Well 162 ft.

Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE

SEAL

Diameter	From	To	Material	From	To	Seals or grouts
10"	0	39	BENTONITE	0	39	15 1/4 sacks
6"	39	162				

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

☒ Other POURED DEY

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

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

(6) CASING/LINER:

Casing	Diameter	From	To	Coupler	Steel	Plastic	Welded	Threaded
6"	+1	29	200	58	☐	☒	☐	☐
Liner	4"	-2	162	100	☐	☒	☐	☐

Final location of shoe(s) 39 Ft

(7) PERFORMANCES/SCREENS:

☒ Performance Method SAW
☐ Screens Type _____ Material _____

From	To	Size	Number	Diameter	Screen	Liner
122	162	6"	72	1/8"	☐	☒
62	82	6"	36	1/8"	☐	☐

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

☐ Pump ☐ Bailor ☒ Air ☐ Artesian
Yield gpm _____ Drawdown _____ Drilled water at _____ Time _____
10 162 1 hr.

Temperature of water: 56° Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes ☒ By whom _____

Did any state 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 1/4 mile _____ 1/4 mile _____
Township 35 S N or S Range 1 E E or W. WM. _____
Section 5 1/4 1/4 SW 1/4
Tax Lot 900 Lot _____ Block _____ Subdivision _____
Street Address of Well (for normal address) 5498 BUTTE FALLS HWY

(10) STATIC WATER LEVEL:

13 ft. below land surface. Date 3-9-01

Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found: SEE BELOW

From	To	Estimated Flow Rate	SWL
72	82	1 1/3	13
127	132	6 2/3	13
142	162	2	13

(12) WELL LOG:

Material	From	To	SWL
CLAY BED/BEDDING	0	1	
VOLCANIC RED/BROWN PEAT'S	1	2	
VOLCANIC GRAY W/SILTS	3	20	
VOLCANIC ORANGE/BROWN W/CLAY	20	26	
VOLCANIC RED/BROWN CLAYED	26	32	
VOLCANIC GRAY W/DECK	32		
BROWN SILT FROM ST		65	
VOLCANIC RED/BROWN CLAYED	65	72	
VOLCANIC GRAY W/DECK AND SILT	72	80	
VOLCANIC GRAY W/DECK AND SILT	80	109	
VOLCANIC DARK GRAY & BROWN	109	127	
VOLCANIC MED. GRAY W/	127		
FRACTURED BLUE SANDSTONE		132	
VOLCANIC DARK GRAY/BLACK	132	154	
VOLCANIC MED. GRAY W/	154		
FRACTURED BLUE ROCK		162	

Date started 3-8-01 Completed 3-9-01

(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.

Signed _____ WWC Number _____ Date _____

(bonded) Water Well Constructor Certification:

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

Signed PIONEER DRILLING WWC Number 796
Paul Krum Date 3-10-01

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			SEAL			Sacks or pounds
Diameter	From	To	Material	From	To	
			3" BENTONITE 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 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 5" I.D. AND OUT OF ROUND			
POURED DRY 7 SACKS 3/8" BENTONITE CHIPS FROM -5 TO 35 FT. CAPPED WITH NEAR CEMENT / FROM -1 TO -5 FT. CUT OFF CASING 1 FOOT BELOW G.S.			
INSP. DAVID CONGILL PRESENT WHILE WORK WAS DONE.			
RECEIVED			
NOV 01 2001			
WATER RESOURCES DEPT. SALEM, OREGON			

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.

Signed _____ WWC Number _____ Date _____

(bonded) Water Well Constructor Certification:

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

Signed Pioneer Drilling WWC Number 796 Date 10-4-01

Septic Information

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

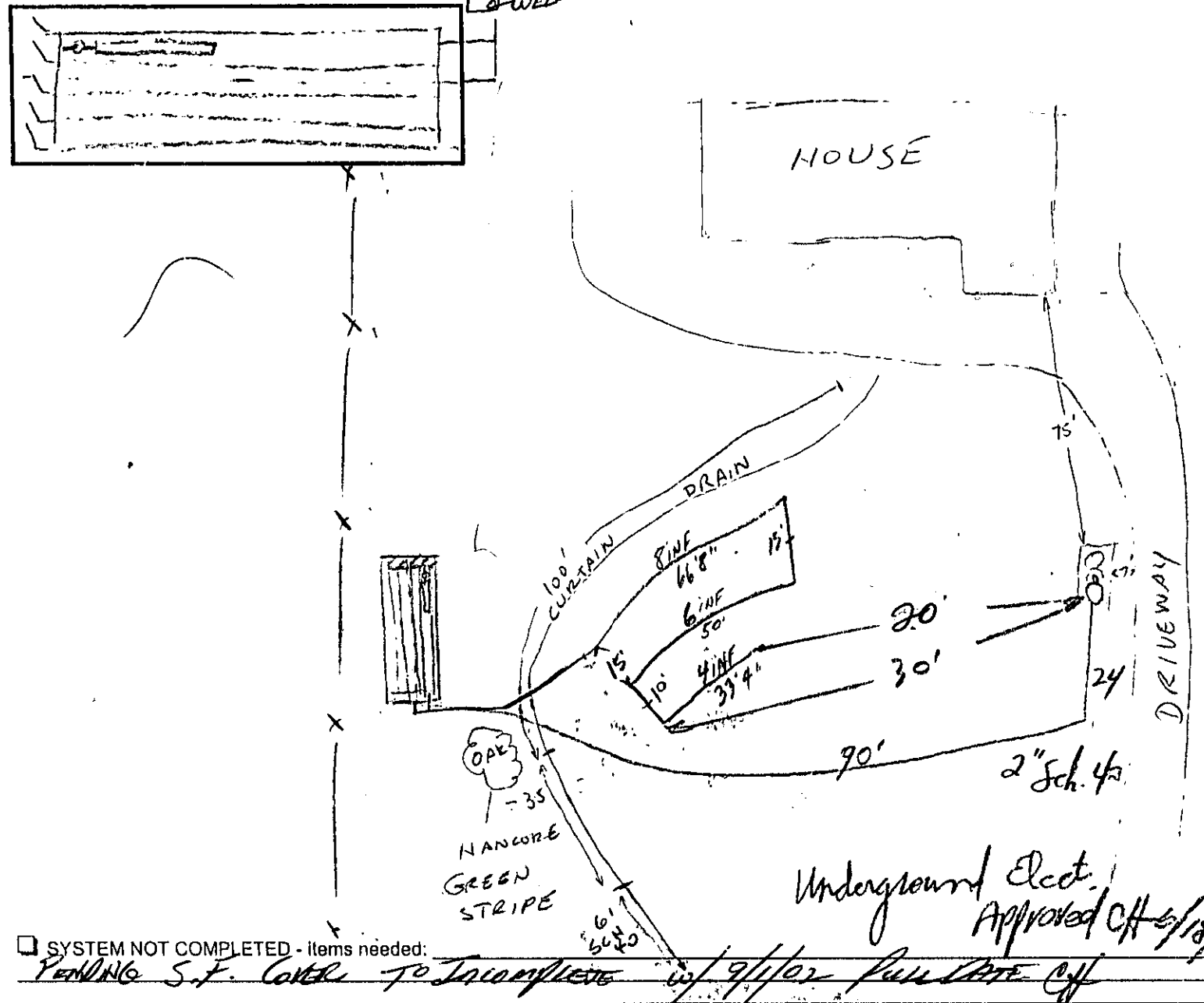
Address (location) _____ System Type _____ PERMIT# _____

TANKS AND SEWER LINES Date _____ Effl Sewer to DF _____ Press Trans Pipe to DF <u>SP 114 2" Sch 40</u> Septic Tank Size <u>1500</u> Dbl _____ Sgl _____ Material & Manuf. <u>Conc Angeles</u> Dosing Tank Size _____ Material & Manuf. _____ Fillings, Connections <u>OK</u> Riser(s) <u>2 TI</u> Water Test: Marked _____ Passed <u>6-18-02</u> Tank to Foundation <u>75'</u>	DRAINFIELD Staking Date <u>6-4-02</u> Install Date <u>6-17-02</u> Infiltrator <u>X</u> Easy Drain _____ PIP/LP _____ Trench: Width <u>24"</u> Depth <u>24"</u> Gravel <u>NA</u> Filler Fabric _____ Paper _____ Straw _____ Lines Level <u>OK</u> Distance Between Lines <u>10-15'</u> Overflow Pipe <u>OK</u> Undisturbed Earth <u>OK</u> Drop Box(es) <u>LEP</u> D-Box _____ Line End Caps <u>OK</u> Total Lineal Feet <u>150'</u> Distance Well to: Tank _____ Drainfield <u>135'</u>	PUMP/SIPHON SYSTEMS Date <u>6-18-02</u> Siphon # <u>114015</u> Pump Model # <u>111010</u> Floats: Sgl <u>B</u> Dbl _____ Alarm <u>A</u> Set: On <u>24</u> Off _____ Alarm <u>24</u> RO _____ Valves: Check <u>X</u> Gate <u>X</u> Anti Siphon _____ Safety Line <u>X</u> Screen <u>18"</u> Union <u>X</u> Block <u>4"</u> Vault _____ Alarm/Panel <u>SEV. I</u> 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 _____ Hydrospitter / #Lines _____ Orifice Sizes: #1 _____ #2 _____ #3 _____ #4 _____ #5 _____ #6 _____ #7 _____ #8 _____ #9 _____ #10 _____ CAPPING FILL Scarified _____ Date _____ Filler Fabric _____ Cap Depth _____ Date _____	SAND FILTER/TRENCH Trench: Date _____ Width _____ Depth _____ Box Inspect Date <u>6-17-02</u> Size <u>12x30x42"</u> Underdrain: <u>PERFORATED</u> Dir. Holes/Slots <u>1204</u> Pres. Date <u>6-17-02</u> Generator _____ Power <u>X</u> Discharge: Squirt <u>34"</u> Clear Tube <u>78"</u> Sand <u>21"</u> Sieve Analysis _____ Blm FFabric <u>NO</u> Pea Gravel: Top <u>✓</u> Blm <u>✓</u> Analysis _____ Effl. Sewer or Press. Pipe to DF <u>40' D3024</u> Cover Depth <u>10-11"</u> Date <u>6-15-02</u> 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 <u>6-4-02</u> Depth <u>30"</u> Rock Depth <u>24"</u> Visqueen <u>✓</u> Filter Fabric <u>✓</u> Sch.40 End(s) <u>6"</u> Screen <u>✓</u> V-ditch _____ Berm _____

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

INSTALLER: _____

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



Twp. 35 Range 1E Section 05 Tax Lot 900

TYPE OF SYSTEM: Sand Filter Repair

****THIS PERMIT MUST BE POSTED ON SITE****

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 gravelless 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. *Office shields and threaded cap upturns required on the ends of all pressure distribution piping.

Sand Filter Soil Crown: Approved Imported Soil

SPECIAL CONDITIONS:

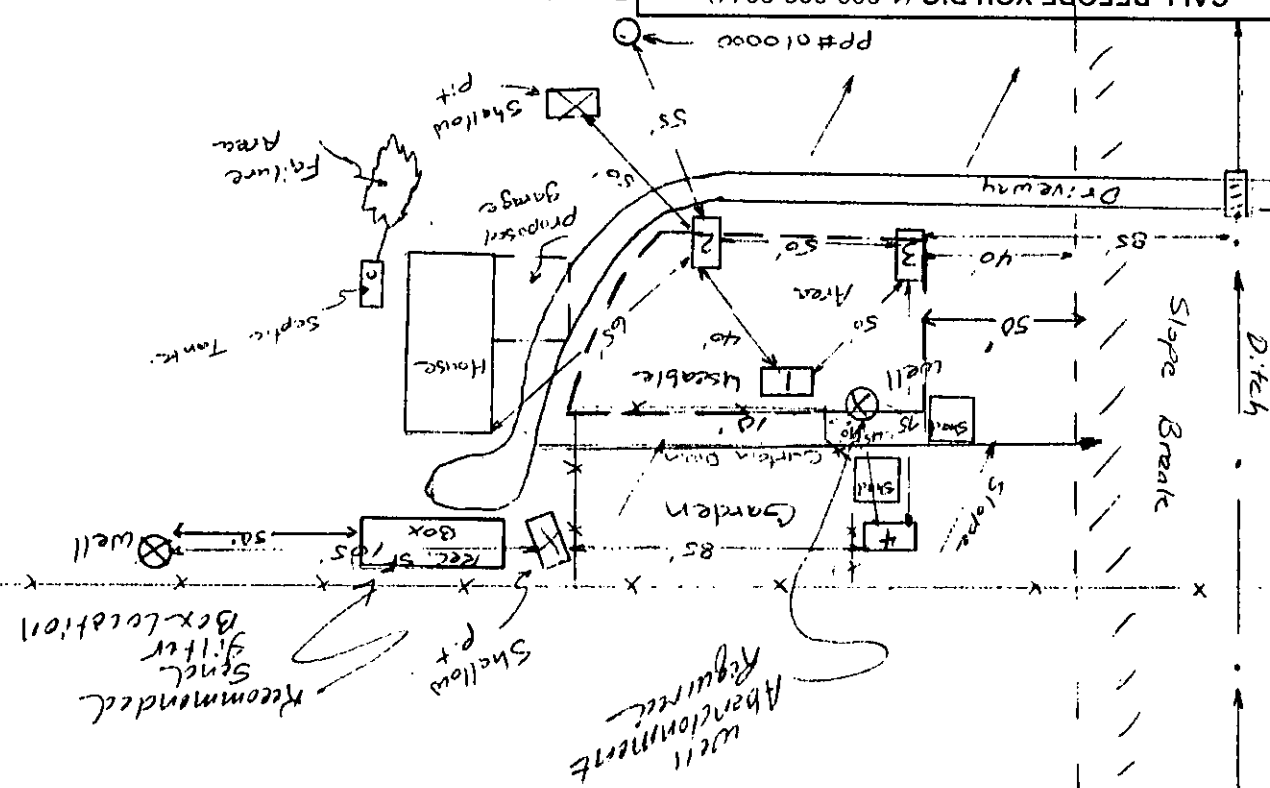
Legal abandonment of the existing septic tank is required. A septic tank abandonment form must be completed and submitted to our office. A complete set of design plans must be submitted and approved prior to beginning installation.

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
515
TWP 35
RANGE 35
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).

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	Slope	Up	Down	Limiting Layer	at
0-1	L	sa Wk Mod Str SG a Bk Grn Ply Mas sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Many disc F Med Co con F Med Co con F Med Co con	Faint Dis Faint Dis Faint Dis Faint Dis	Matrix: 7.5% 3/2 Feature: 7.5% 4/10 Matrix: 7.5% 2/3 Feature: 7.5% 4/10 Matrix: 7.5% 4/1 Feature: 10% 4/4	2%	2%	Down	at	20
1-20	CL	sa Wk Mod Str SG a Bk Pri Ply Mas sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Many disc F Med Co con F Med Co con F Med Co con	Faint Dis Faint Dis Faint Dis Faint Dis	Matrix: 7.5% 2/3 Feature: 7.5% 4/10 Matrix: 7.5% 4/1 Feature: 10% 4/4 Matrix: 7.5% 4/1 Feature: 10% 4/4	2%	2%	Down	at	20
20-37	C/sub	sa Wk Mod Str SG a Bk Pri Ply Mas sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Many disc F Med Co con F Med Co con F Med Co con	Faint Dis Faint Dis Faint Dis Faint Dis	Matrix: 7.5% 4/1 Feature: 10% 4/4 Matrix: 7.5% 4/1 Feature: 10% 4/4 Matrix: 7.5% 4/1 Feature: 10% 4/4	2%	2%	Down	at	20
37-45	PH	sa Wk Mod Str SG a Bk Pri Ply Mas sa Wk Mod Str SG a Bk Pri Ply Mas	Few Com Many disc F Med Co con F Med Co con F Med Co con	Faint Dis Faint Dis Faint Dis Faint Dis	Matrix: 7.5% 4/1 Feature: 10% 4/4 Matrix: 7.5% 4/1 Feature: 10% 4/4 Matrix: 7.5% 4/1 Feature: 10% 4/4	2%	2%	Down	at	20

[illegible]