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

MOPG
by John L. Scott

Mapping

5498 Butte Falls Highway

Oregon, AC +/-



Boundary

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

5498 Butte Falls Highway

Oregon, AC +/-



Boundary

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

5498 Butte Falls Highway

Oregon, AC +/-



Boundary

Stream, Intermittent

River/Creek

Water Body

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5498 Butte Falls Highway

Oregon, AC +/-



Boundary Wetlands Riparian

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5498 Butte Falls Highway

Oregon, AC +/-



Boundary

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| Boundary 1.62 ac

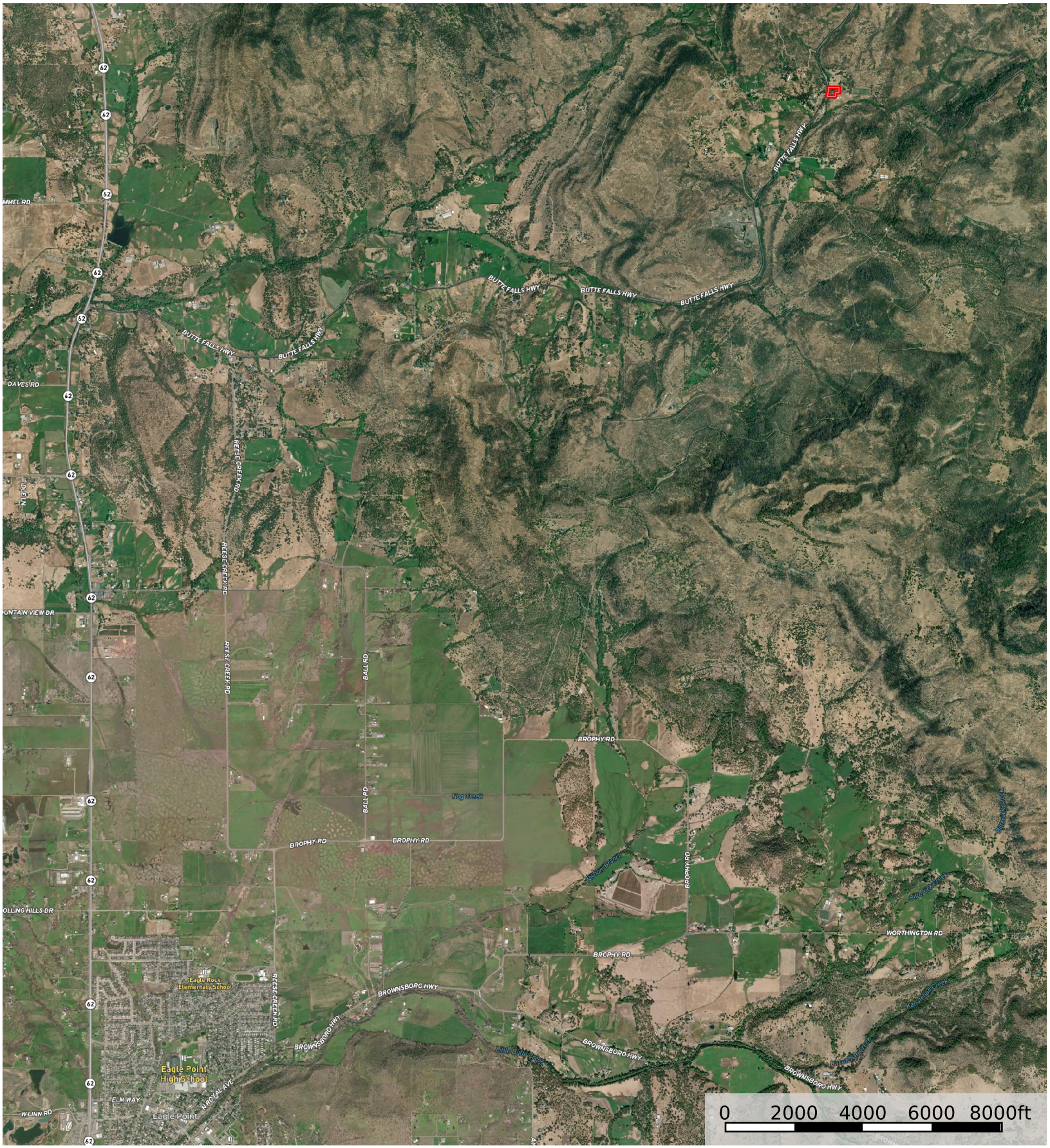
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
120B	Medco clay loam, 3 to 7 percent slopes	1.62	100	0	46	4e
TOTALS		1.62(*)	100%	-	46.0	4

(*) 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.



5498 Butte Falls Highway

Oregon, AC +/-

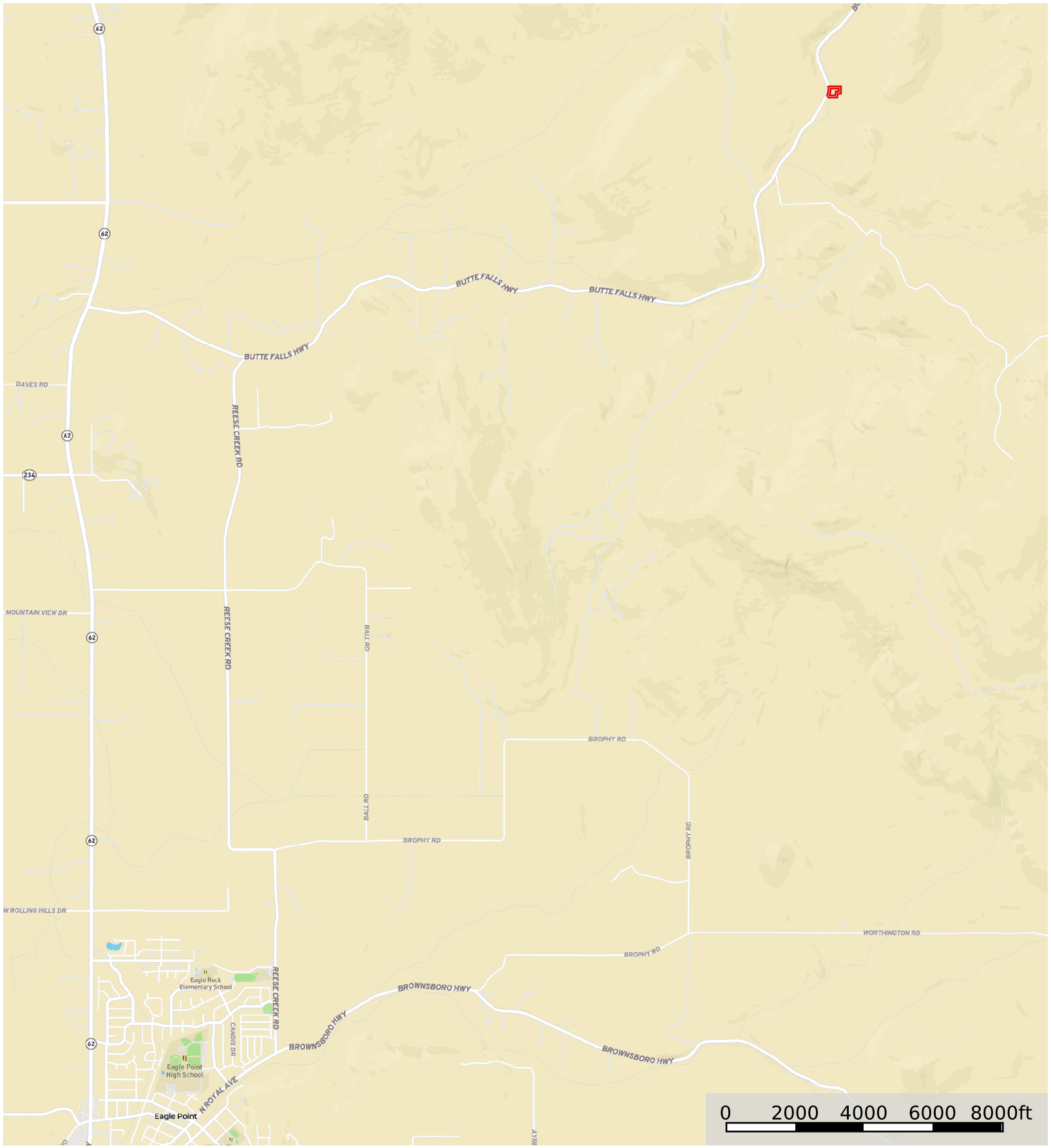


Boundary

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5498 Butte Falls Highway

Oregon, AC +/-



Boundary

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

Tax Records

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

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

Report For Assessment Purposes Only Created August 04, 2026

Account Info

Account	1-023754-8
Map Taxlot	351E05 900
Owner	SIMS CECIL G JR/SHANNON
Situs Address	5498 BUTTE FALLS HWY BUTTE FALLS/COUNTY R
Mailing Address	SIMS CECIL G JR/SHANNON 5498 BUTTE FALLS HWY EAGLE POINT OR, 97524-4482

Associated Taxlots 1 Acct

91-02	R	1-099991-6 351E05 600 A1	PURGED

Tax Accounts 1 Acct

Appraiser	201

Tax Year 2025 Info

Pay Taxes Online

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

Land Info

Tax Code	91-02
Acreage	1.06
Zoning	
EFU	
RR-5	
Land Class	
HS 0.00 Ac	
RT 1.06 Ac	
Property Class	401
Unit ID	120304-1
Maintenance Area	1
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	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

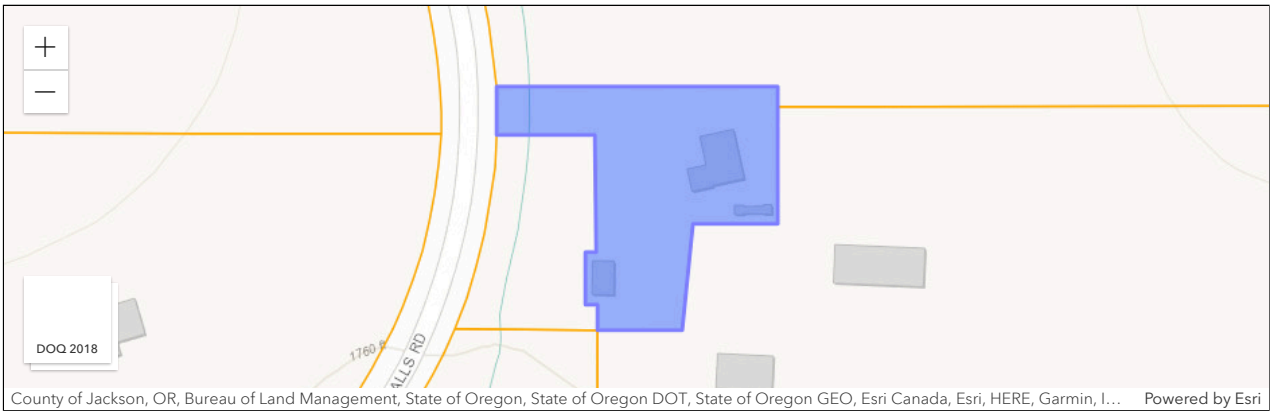
Real Property Special Assessments

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



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**
TOTAL PROPERTY TAX:	**2,476.23**	**2,536.71**

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 SURCHARG	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!

☐ Mailing address change on back

ACCOUNT NO.
10237548
AMOUNT ENCLOSED
$

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

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

151001023754800000845570000165732000024606 16

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

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

Report For Assessment Purposes Only Created August 04, 2026

Account Info

Account	1-023755-4
Map Taxlot	351E05 800
Owner	SIMS CECIL G
	SIMS SHANNON M
Situs Address	
5480 BUTTE FALLS HWY BUTTE FALLS/COUNTY R	
Mailing Address	SIMS CECIL G ET AL 5498 BUTTE FALLS HWY EAGLE POINT OR, 97524-4482
Tax Accounts	1 Acct
Appraiser	

Tax Year 2025 Info

Pay Taxes Online

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

Land Info

Tax Code	91-02
Acreage	0.57
Zoning	
RR-5	
Land Class	
HS 0.00 Ac	
RT 0.57 Ac	
Property Class	401
Unit ID	120303-1
Maintenance Area	1
Neighborhood	402
Study Area	40
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
$ 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	SqFt	% Complete	
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

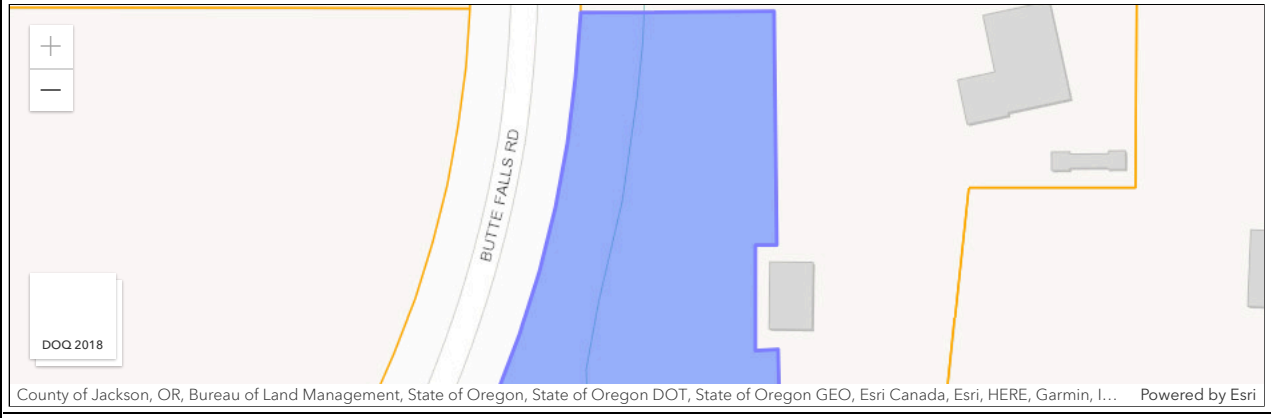
Real Property Special Assessments

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	

Location Map



Close Window | Print Window

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	Size	Qty
§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**
TOTAL PROPERTY TAX:	**393.59**	**411.95**

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 SURCHARG	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!

☐ Mailing address change on back

ACCOUNT NO.
10237554
AMOUNT ENCLOSED
$

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

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

151001023755400000137320000026914000000399598

Title Report

First American Title Insurance Company

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

Order No.: 7161-4410688
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 CORER 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 **i**nformation is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

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

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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.

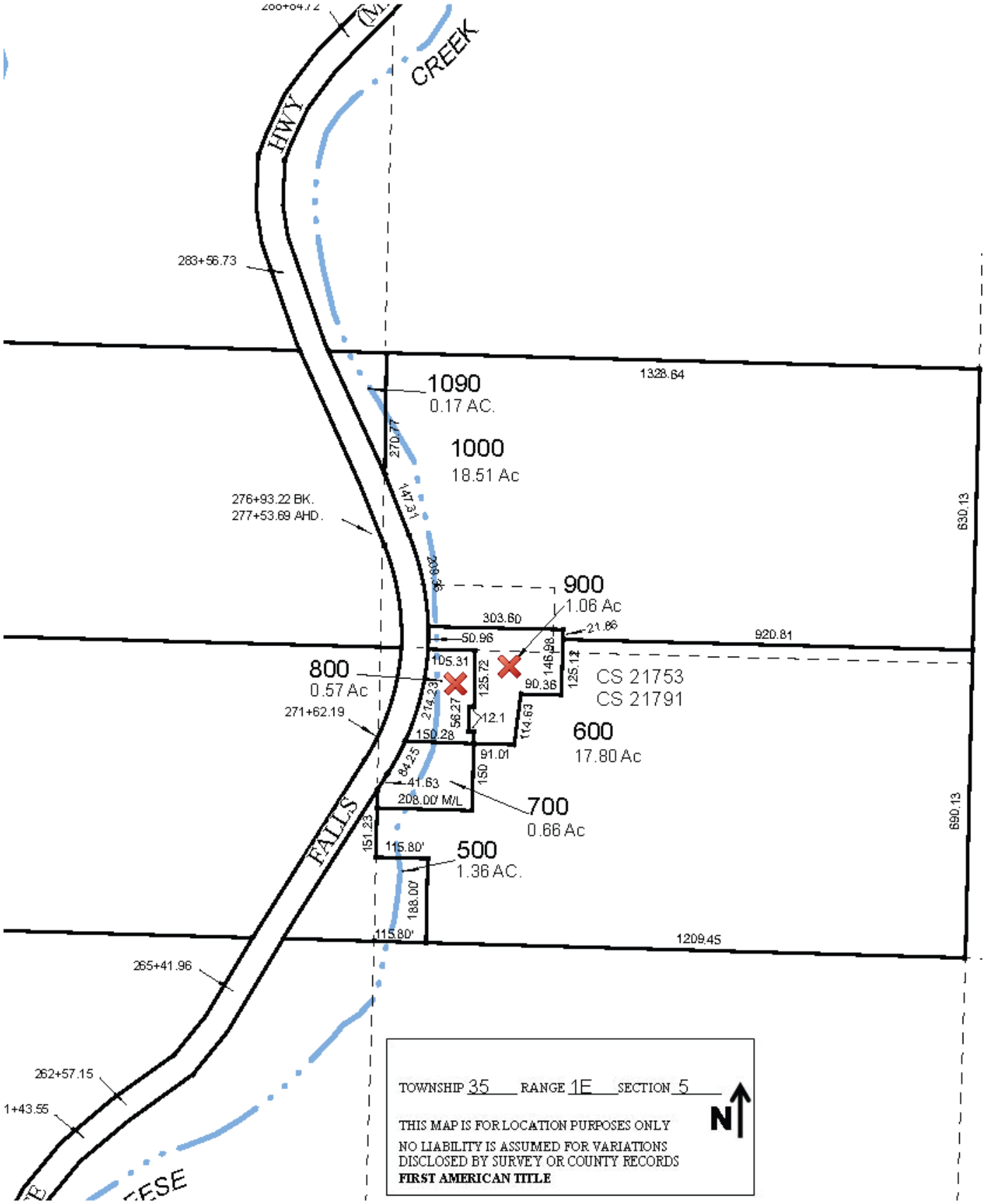
Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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.

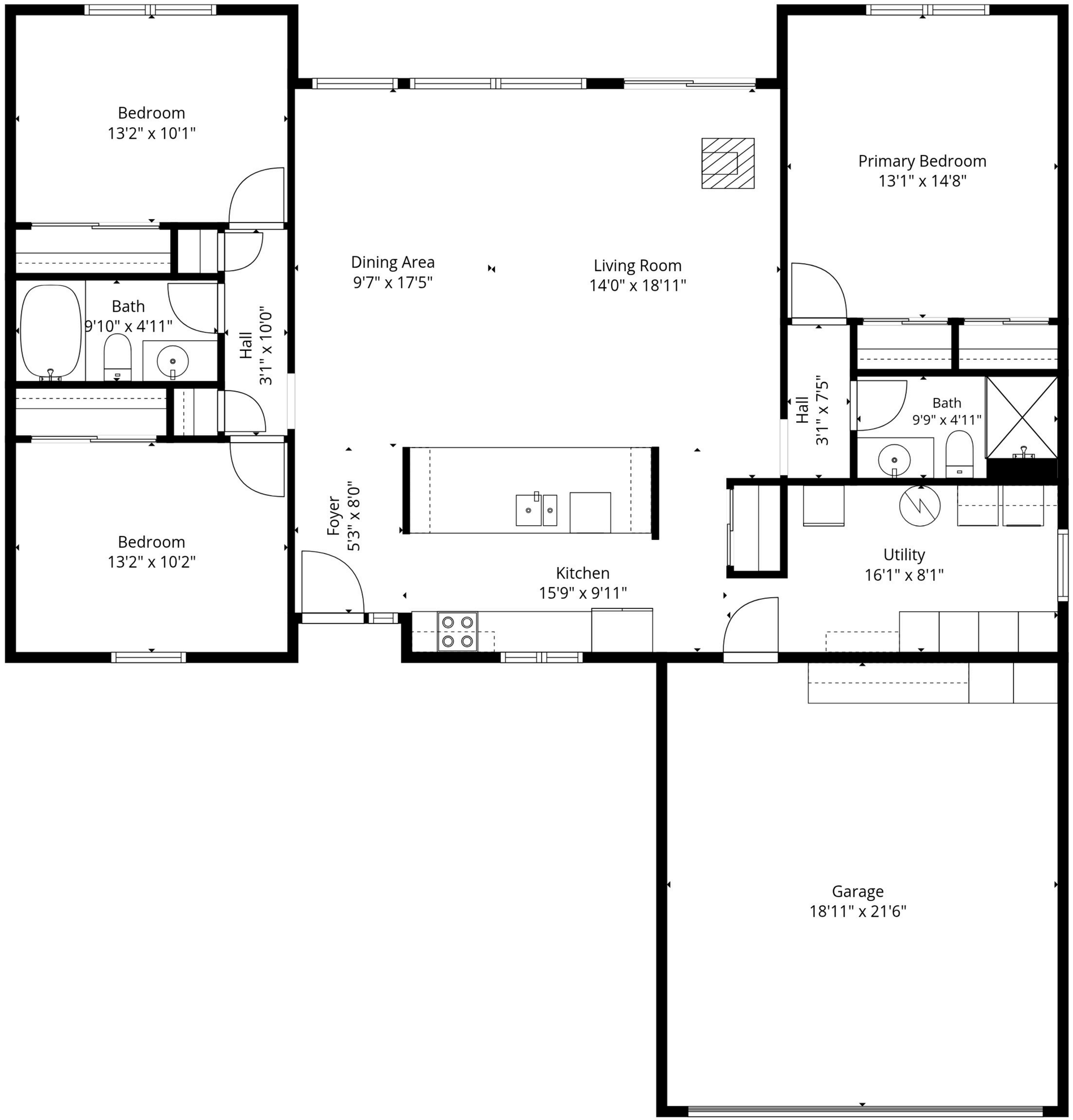
For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit https://www.firstam.com/privacy-policy/.

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

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HWY
CREEK
FALLS
283+56.73
276+93.22 BK.
277+53.69 AHD.
271+62.19
265+41.96
262+57.15
1+43.55
1090
0.17 AC.
1000
18.51 Ac
900
1.06 Ac
800
0.57 Ac
600
17.80 Ac
700
0.66 Ac
500
1.36 AC.
CS 21753
CS 21791
1328.64
920.81
1209.45
630.13
690.13
303.60
50.96
105.31
125.72
146.98
125.12
90.36
114.63
12.1
91.01
150.28
214.23
96.27
84.25
41.63
208.00' M/L
151.23
115.80'
188.00'
270.77
147.31
98.00
150
TOWNSHIP 35 RANGE 1E SECTION 5
N
THIS MAP IS FOR LOCATION PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR VARIATIONS
DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE

Floor Plans



TOTAL: 1551 sq. ft

1st floor: 1551 sq. ft

EXCLUDED AREAS: GARAGE: 439 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.

Seller's Property Disclosures

21753

PROPERTY LINE ADJUSTMENT
MAP OF SURVEY

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

PREPARED FOR:

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

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ● Indicates a found 5/8-inch diameter iron pin per SN 6725.
- ⊖ Indicates a found brass cap or brass disc, as noted hereon.
- ■ Indicates a computed position, nothing found or set.
- < > Indicates record information per the Bureau of Land Management (BLM) Dependent Resurvey and Subdivision (Group No. 1934), dated April 11, 2002
- ( ) Indicates record information per SN 6725.
- [ ] Indicates record information per SN 19278.
- (( )) Indicates measured centerline station and offset at a found monument.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- PAE Indicates a reservation for a private access easement.
- POB T. 1 Indicates the Point of Beginning and the number of the corresponding tract.
- 2' WM Indicates a set 2' Witness Monuments 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates an existing utility pole.
- —OHU— Indicates an existing aerial utility line(s).
- —x— Indicates the centerline of an existing fence.
- FNC 1.8'— Indicates the distance and which side from the boundary line a fence line is located.

REFER TO SHEET 2 FOR NARRATIVE & BASIS OF BEARINGS

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

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

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

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

Sheet 1 of 2 © NR

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

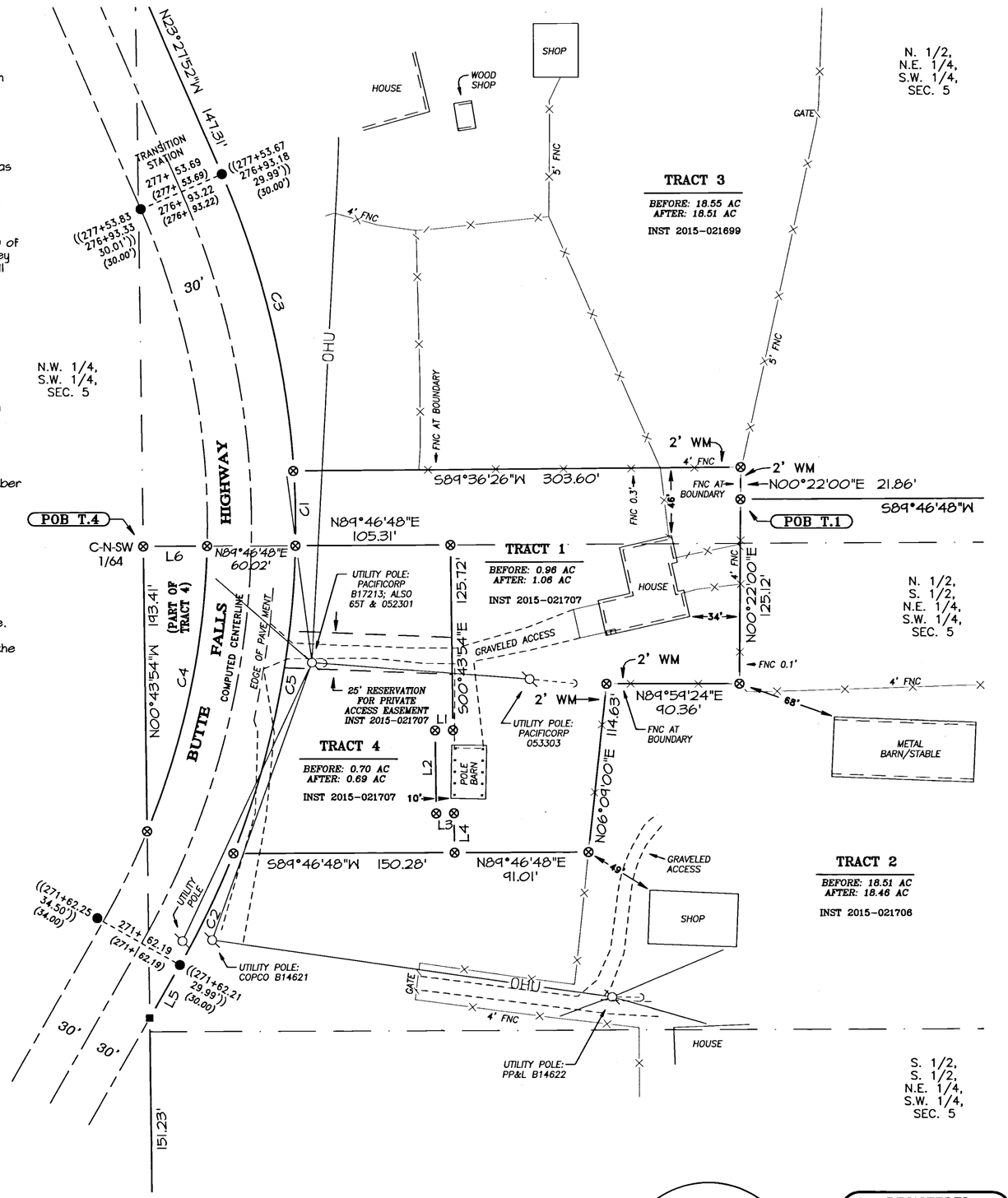
Drawing N:\Wsl Projects\Sims, Cecil and Shannon\14025_Bdy Survey\14025_MS.pro

21753

21753

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ● Indicates a found 5/8-inch diameter iron pin per SN 6725.
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LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°16'06"W	12.10'
L2	S00°43'54"E	56.27'
L3	N89°16'06"E	12.10'
L4	S00°43'54"E	26.73'
L5	N29°38'08"E	41.63'
L6	N89°46'48"E	43.38'

CURVE TABLE

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

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

APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES FILE NUMBER: 434-15-00011-SUB.

Jessica M Duncan July 2, 2015
APPROVAL SIGNATURE DATE SIGNED

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

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

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

PROPERTY LINE ADJUSTMENT
MAP OF SURVEY

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

PREPARED FOR:

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

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

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

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

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

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

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

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

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

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

Utilizing the herein and described resolutions, and said Instruments Numbered 2002-022072, 2004-013396, 2004-006494 and 2010-036710, computed the boundaries thereof. From which, utilized aforesaid Staff Report and Instruments Numbered 2015-021699, 2015-021706 and 2015-021707, to compute the boundaries and corners of the adjusted tracts as depicted.

Established monuments as depicted on June 24, 2015.

BASIS OF BEARINGS:

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

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

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

21753

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OREF
OREGON REAL ESTATE FORMS

EQUAL HOUSING OPPORTUNITY

RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

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

INSTRUCTIONS TO THE SELLER

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

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

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

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

Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:

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

Initial only the exclusion you wish to claim.

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

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

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

_____ This sale or transfer is by a governmental agency.

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

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

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

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

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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

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

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

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

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

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

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

I. SELLER'S REPRESENTATIONS

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

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

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

1. TITLE

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

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

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

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

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

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

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

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

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

Buyer Initials _____ / _____ / _____ / _____

Seller Initials CGS / SS / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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

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

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

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

2. WATER

A. Household water

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

(2) Water source information:

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

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

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

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

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

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

B. Irrigation CS SS

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

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

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

C. Outdoor sprinkler system

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

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

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

3. SEWAGE SYSTEM

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

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

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

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

Buyer Initials _____ / _____ / _____ / _____

Seller Initials CGS / SS / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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

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

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

4. DWELLING INSULATION

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

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

5. DWELLING STRUCTURE

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

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

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

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

Buyer Initials _____ / _____ / _____ / _____
Seller Initials CGS / SS / _____ / _____

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10237548 (the "Property")

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

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

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

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

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

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

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

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

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

6. DWELLING SYSTEMS AND FIXTURES

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

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

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

C. Water heater tank ☑ Yes ☐ No ☐ Unknown

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

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

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

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

H. Heating and cooling systems

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

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

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

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

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

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

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

Buyer Initials _____ / _____ / _____ / _____

Seller Initials CGS / SS / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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

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

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

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

7. COMMON INTEREST

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

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

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

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

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

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

8. SEISMIC

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

9. GENERAL

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

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

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

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

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

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

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

Buyer Initials _____ / _____ / _____ / _____

Seller Initials CGS / SS / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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

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

10. FULL DISCLOSURE BY SELLER(S)

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

VERIFICATION

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

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

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

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

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

II. BUYER'S ACKNOWLEDGMENT

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

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

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

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

Buyer Initials _____ / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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

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

Buyer _____ Date/Time _____ ←
Print Leonard G Scharf

Buyer _____ Date/Time _____ ←
Print Kimberly C Scharf

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

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

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

Date received by Agent _____

Seller Initials CGS / SS / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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OREF OREGON REAL ESTATE FORMS

EQUAL HOUSING OPPORTUNITY

RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

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

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

Question # Lines 111-113

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

CS SS

Attachment Identified as:

Question # Line 224

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

CS SS

Attachment Identified as:

Question # **Line 75**

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

CS SS

Attachment Identified as:

Question #

Details:

Attachment Identified as:

Question #

Details:

Attachment Identified as:

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

Print **Cecil G. Sims**

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

Print **Shannon Sims**

Seller Date/Time ←

Print

Seller Date/Time ←

Print

Buyer Initials ____ / ____ / ____ / ____

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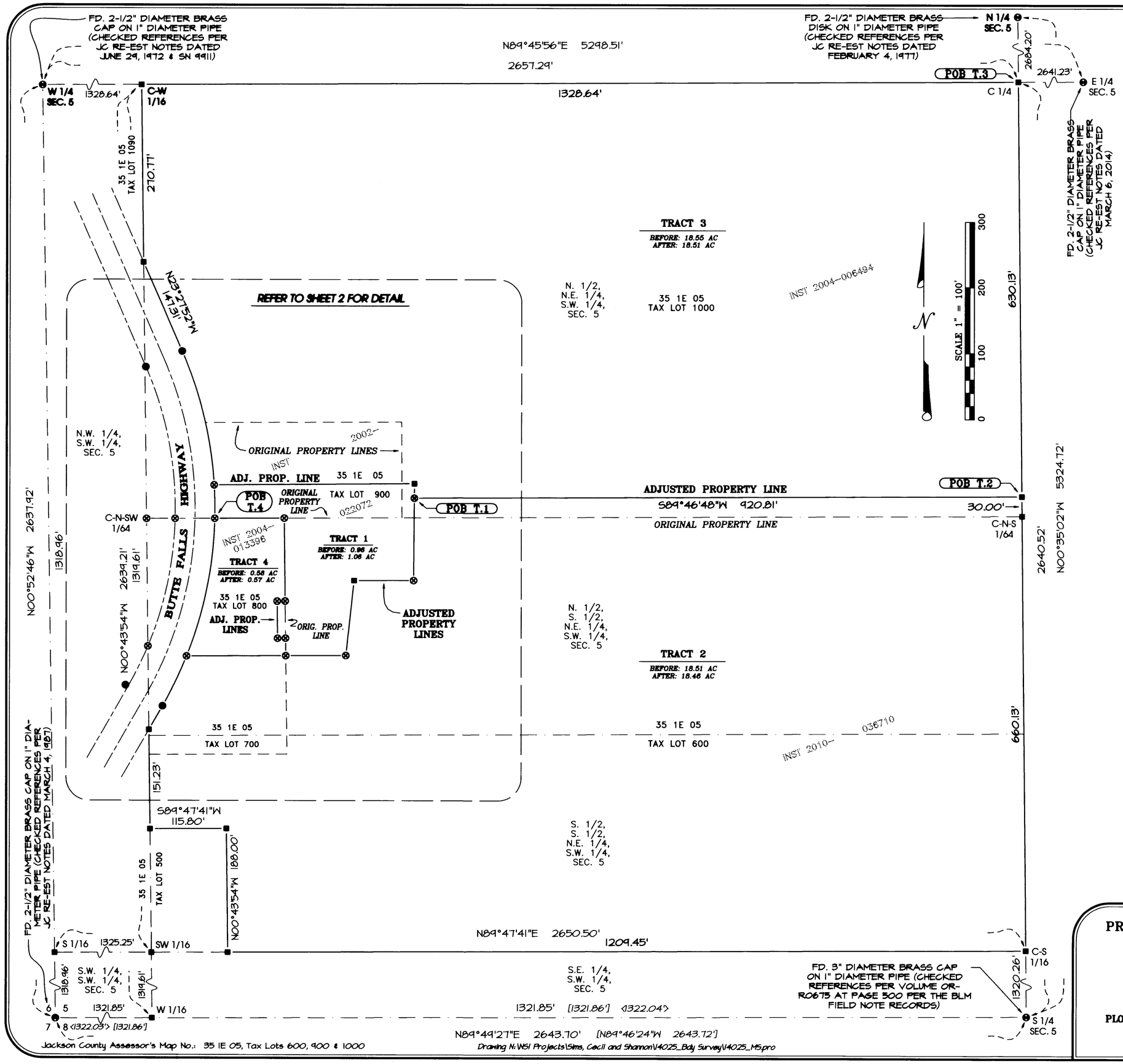
21791

AMENDED PROPERTY LINE ADJUSTMENT
MAP OF SURVEY

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

PREPARED FOR:

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



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

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

LEGEND:

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

REFER TO SHEET 2 FOR NARRATIVE & BASIS OF BEARINGS

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

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

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

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

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21791

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21791

AMENDED PROPERTY LINE ADJUSTMENT
MAP OF SURVEY

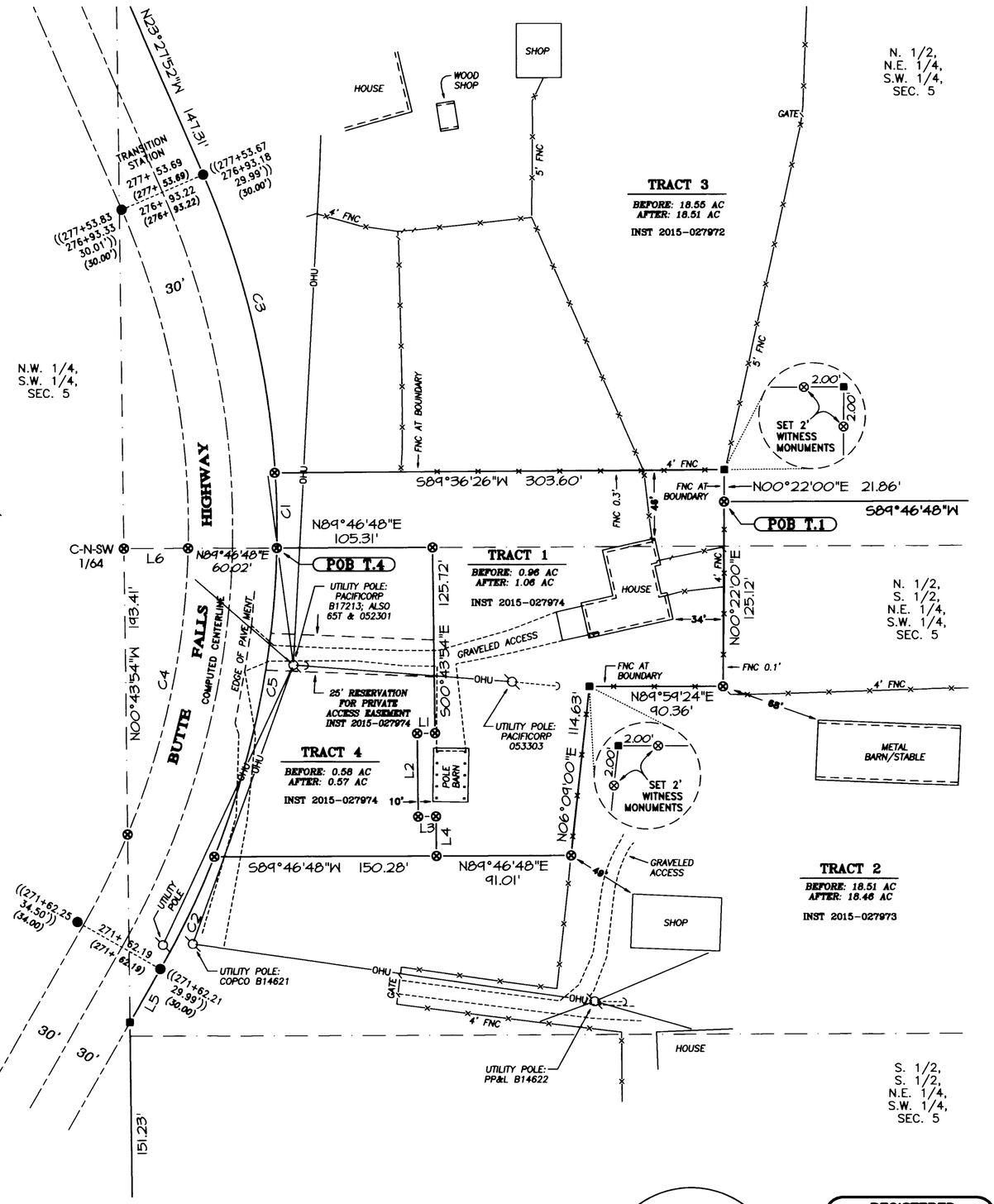
Located in the Northeast One-quarter of the Southwest One-quarter of Section 5, Township 35 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

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

LEGEND:

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LINE TABLE

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

CURVE TABLE

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

BASIS OF BEARINGS:

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

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

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

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

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

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

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

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

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

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

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

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

Established monuments as depicted on June 24, 2015.

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

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

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

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

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

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

 © NR

21791

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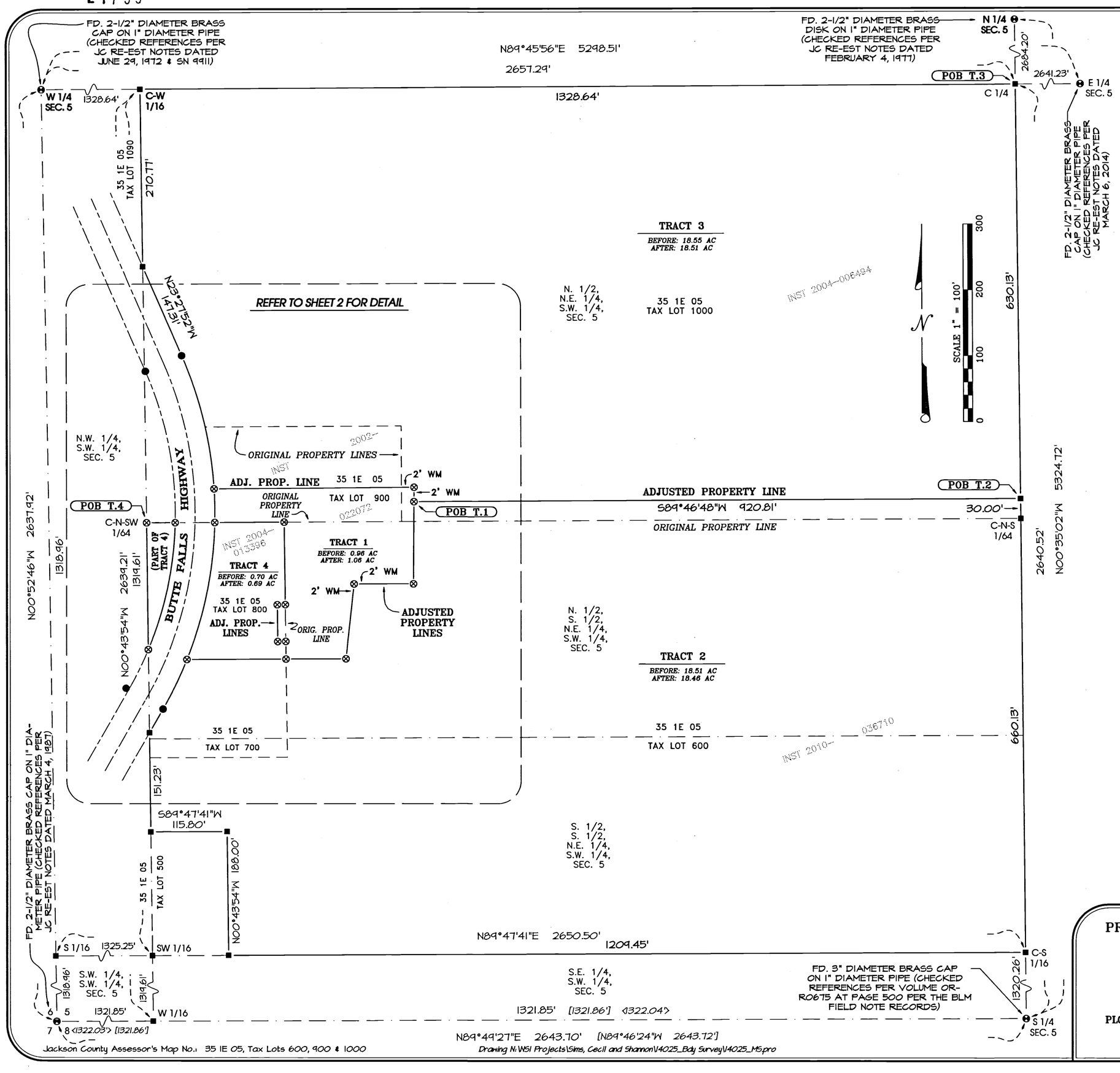
21753

PROPERTY LINE ADJUSTMENT
MAP OF SURVEY

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

PREPARED FOR:

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



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

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

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ● Indicates a found 5/8-inch diameter iron pin per SN 6725.
- ⊖ Indicates a found brass cap or brass disc, as noted hereon.
- ■ Indicates a computed position, nothing found or set.
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- [ ] Indicates record information per SN 19278.
- (( )) Indicates measured centerline station and offset at a found monument.
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- PAE Indicates a reservation for a private access easement.
- POB T. 1 Indicates the Point of Beginning and the number of the corresponding tract.
- 2' WM Indicates a set 2' Witness Monuments 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates an existing utility pole.
- —OHU— Indicates an existing aerial utility line(s).
- —x— Indicates the centerline of an existing fence.
- FNC 1.8'— Indicates the distance and which side from the boundary line a fence line is located.

REFER TO SHEET 2 FOR NARRATIVE & BASIS OF BEARINGS

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

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

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

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

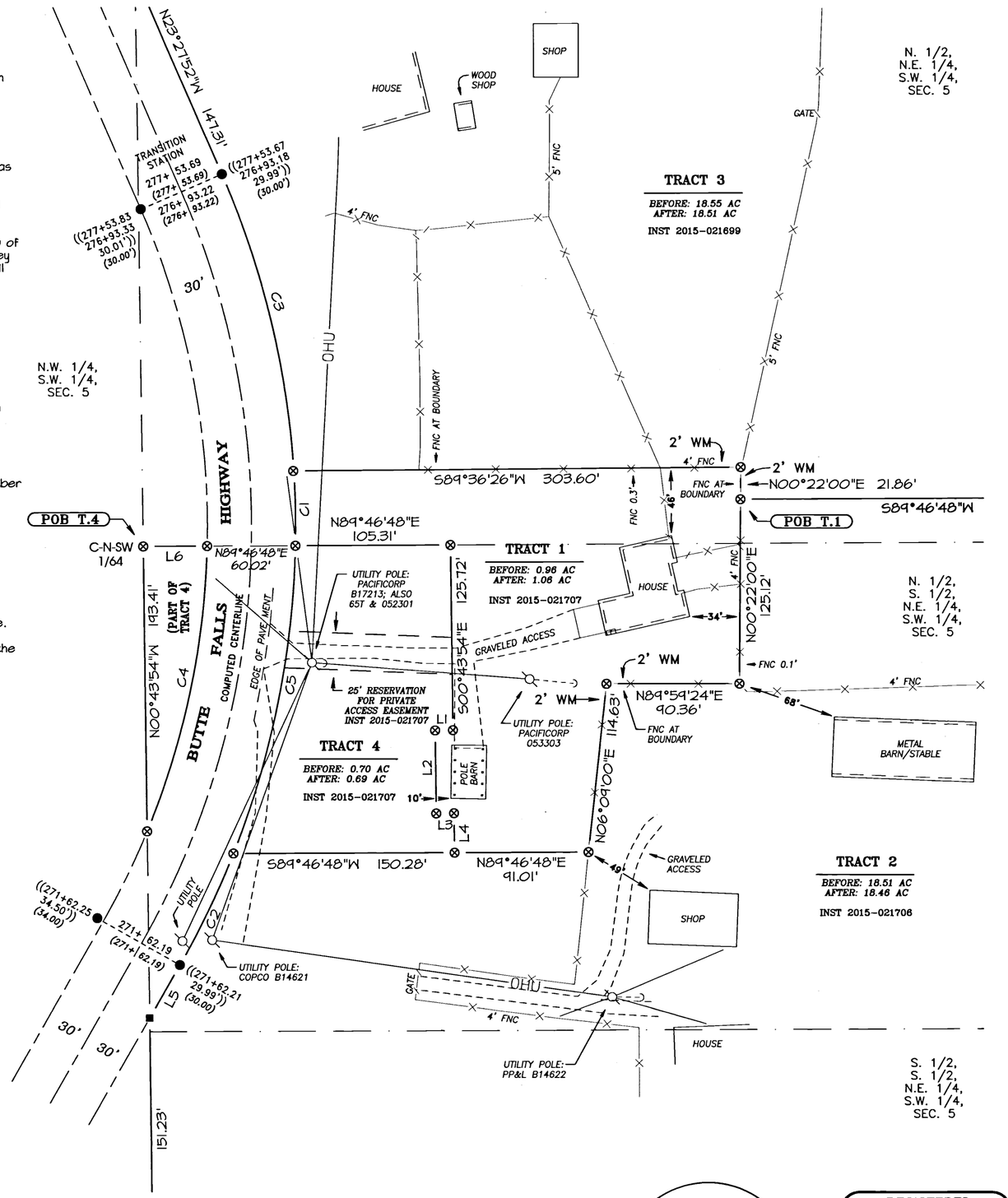
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21753

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L4	S00°43'54"E	26.73'
L5	N29°38'08"E	41.63'
L6	N89°46'48"E	43.38'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
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C2	08°00'21"	602.96'	84.25'	N25°37'57"E	84.18'
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C4	20°54'38"	542.96'	198.95'	S11°56'03"W	197.84'
C5	20°21'27"	602.96'	214.23'	N11°27'04"E	213.11'

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

APPROVALS:

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

APPROVAL SIGNATURE — DATE SIGNED July 2, 2015

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

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

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

PROPERTY LINE ADJUSTMENT
MAP OF SURVEY

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

PREPARED FOR:

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

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

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

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

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

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

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

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

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

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

Utilizing the herein and described resolutions, and said Instruments Numbered 2002-022072, 2004-013396, 2004-006494 and 2010-036710, computed the boundaries thereof. From which, utilized aforesaid Staff Report and Instruments Numbered 2015-021699, 2015-021706 and 2015-021707, to compute the boundaries and corners of the adjusted tracts as depicted.

Established monuments as depicted on June 24, 2015.

BASIS OF BEARINGS:

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

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

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

 © NR

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JACKSON COUNTY
Oregon

CERTIFICATE OF SATISFACTORY COMPLETION

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

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

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

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

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

June 25, 2002
Date

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

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

RECEIVED
JUN 25 2002
(Date Received)
JACKSON COUNTY
PLANNING

FINAL INSPECTION REQUEST AND NOTICE

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

SECTION 1: **BASIC INFORMATION.**

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

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

Job Location 5498 Butte Falls Hwy

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

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

Angelos 1500 2/c Tank — Sent I alarm

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

2" sch 40 Tank & Filter

1¼ class 200 Manifold

4" 2729 Perf in Bo Hom of Filter

4" 3034 Filter to In Filtrators

2" Insp Port in 1st chamber

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

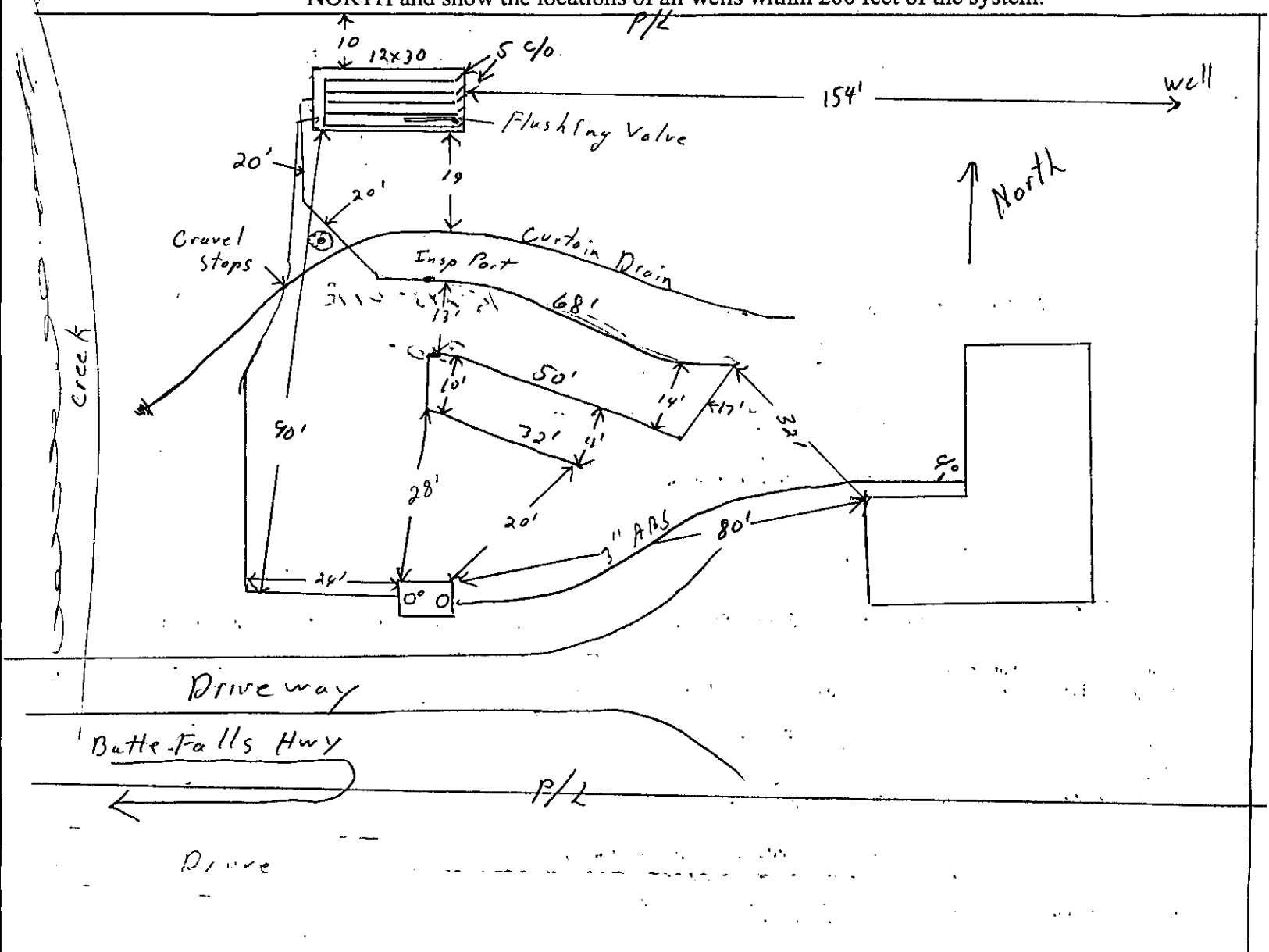
Rock & Ready Sand

LTM Pea gravel

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

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



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

___ Property Owner (Permittee)

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

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

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

[finalfrm.deq]

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

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

Sieve Analysis

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

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

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

Company Name: RNR Signature: Dick Dicky CAT #2276 Date: 5/1/02

15-245-01R 6/16/02

35-1E05 900 Lee Brown

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

ROGUE AGGREGATE SIEVE ANALYSIS REPORT

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

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

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

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

PROJECT:

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

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

COMMENTS:

15-245-01R

35 1E 05 900

6/16/02

Lee Braun

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PHONE #

OWNER/CONTRACTOR: Lee Brayer

LOCATION: 5498 Butte Falls Hwy

LEGAL DESCRIPTION: 35 1E 5 900

PERMIT: 15-245-01R

DATE RCD: 6/24

TIME RCD: R

READY: AM ( ) ANYTIME ( )

PM ( ) ASAP ( )

DAY: M T W T F

INSPECTED: TIME _____

DATE _____

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

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

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

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

WS REVIEW MHSI MH SOLAR CORR _____

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

COV F CAP CORR _____

REMARKS:

INSPECTOR:

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

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

Address (location) _____ System Type . _____ PERMIT# _____

TANKS AND SEWER LINES

Date _____ Effl Sewer to DF _____
Press Trans Pipe to DF/SP 1½ 2" Sch 40
Septic Tank Size 1500 Dbl ✓ Sgl ___
Material & Manuf. Conc. Angelos
Dosing Tank Size _____
Material & Manuf. _____
Fittings, Connections O.K. Riser(s) 2 TT
Water Test: Marked _____ Passed 6-18-02
Tank to Foundation 75'

DRAINFIELD

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

PUMP/SIPHON SYSTEMS

Date 6-18-02
~~Siphon~~ # _____ Other Meyers
Pump Model # _____
Floats: Sgl B Dbl ___ Alarm A
Set: On 22" Off ___ Alarm 28" RO ___
Valves: Check X Gate X
~~Anti-Siphon~~ _____
Safety Line X Screen ~~S~~ "
Union X Block 4" Vault _____
Alarm/Panel SENT. I

Counter ____ Timer __ Motor __

ETA

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

LOW PRESSURE DISTRIB.

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

CAPPING FILL

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

SAND FILTER/TRENCH

Trench: Date _____ Width ___ Depth ___
Box Inspect Date 6-17-02 Size 12x30x1.25"
Underdrain: PERFORATED Dir. Holes/Slots 120 4" Rock
Pres. Date 6-18-02 Generator ___ Power X
Discharge: Squirt 32" Clear Tube 78"
Sand 21" Sieve Analysis ___ Btm FFabric NO
Pea Gravel: Top ✓ Btm ✓ Analysis ___
Effl. Sewer or Press. Pipe to DF 42" D3026
Cover Depth 10-11" Date 6-25-02

FILTER PUMP SYSTEM

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

TILE DEWATERING

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

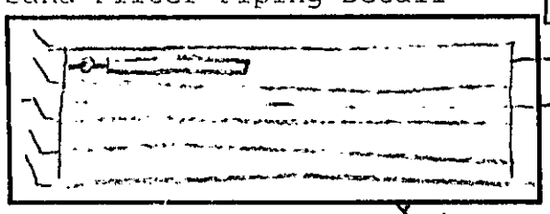
CURTAIN DRAIN

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

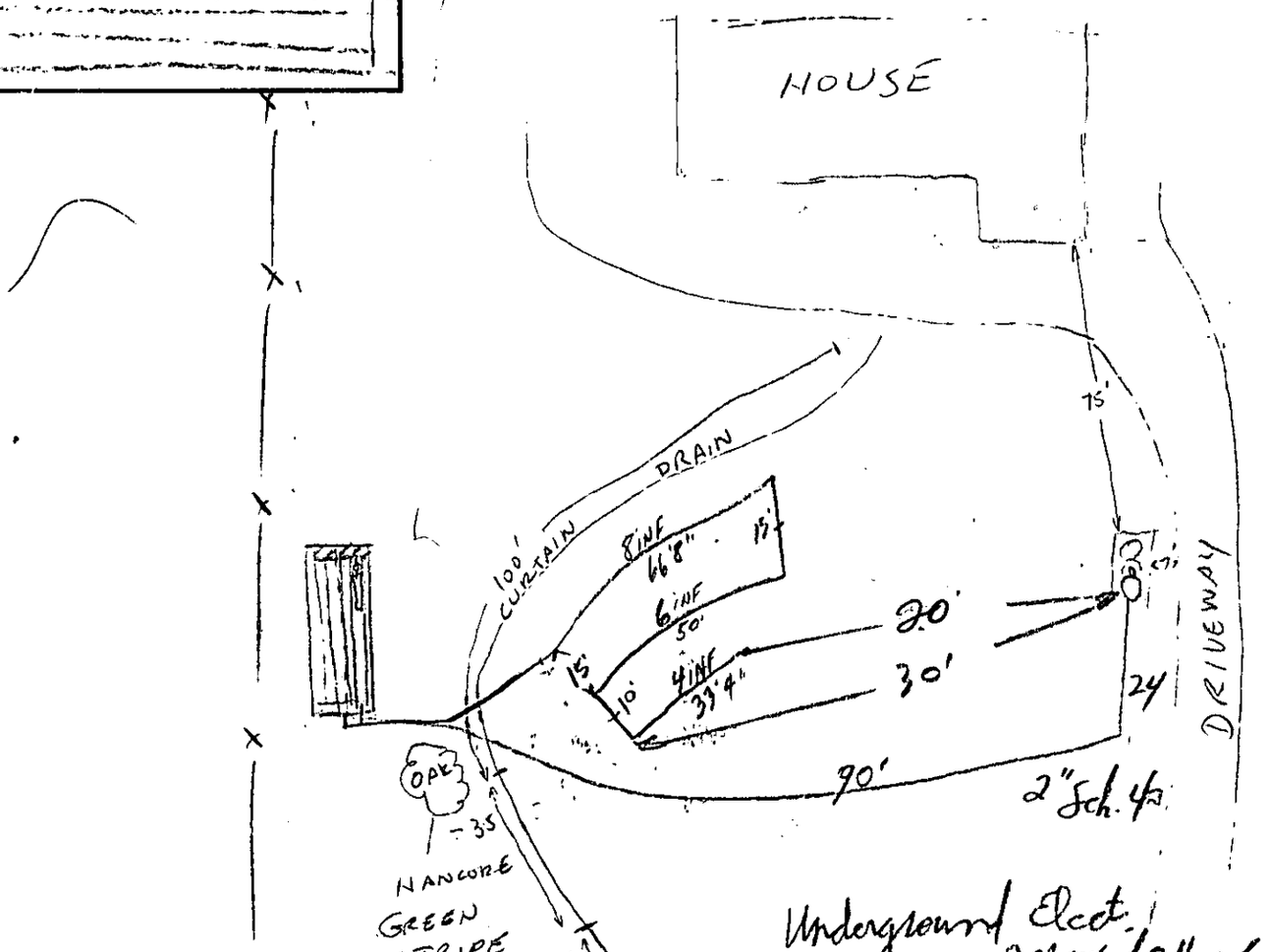
FINAL INSPECTION REQUEST AND NOTICE form received _____ **INSPECTION DATES:** _____

INSTALLER: _____

Sand Filter Piping Detail



SYSTEM CONSTRUCTION DIAGRAM



☐ SYSTEM NOT COMPLETED - Items needed: PENDING S.F. Cover To Inspector w/ 9/1/02 Full Date Off

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

JACKSON COUNTY
Oregon

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

Applicant: Cecil Sims Jr.

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

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

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

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

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

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

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

Sand Filter Soil Crown: Approved Imported Soil

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

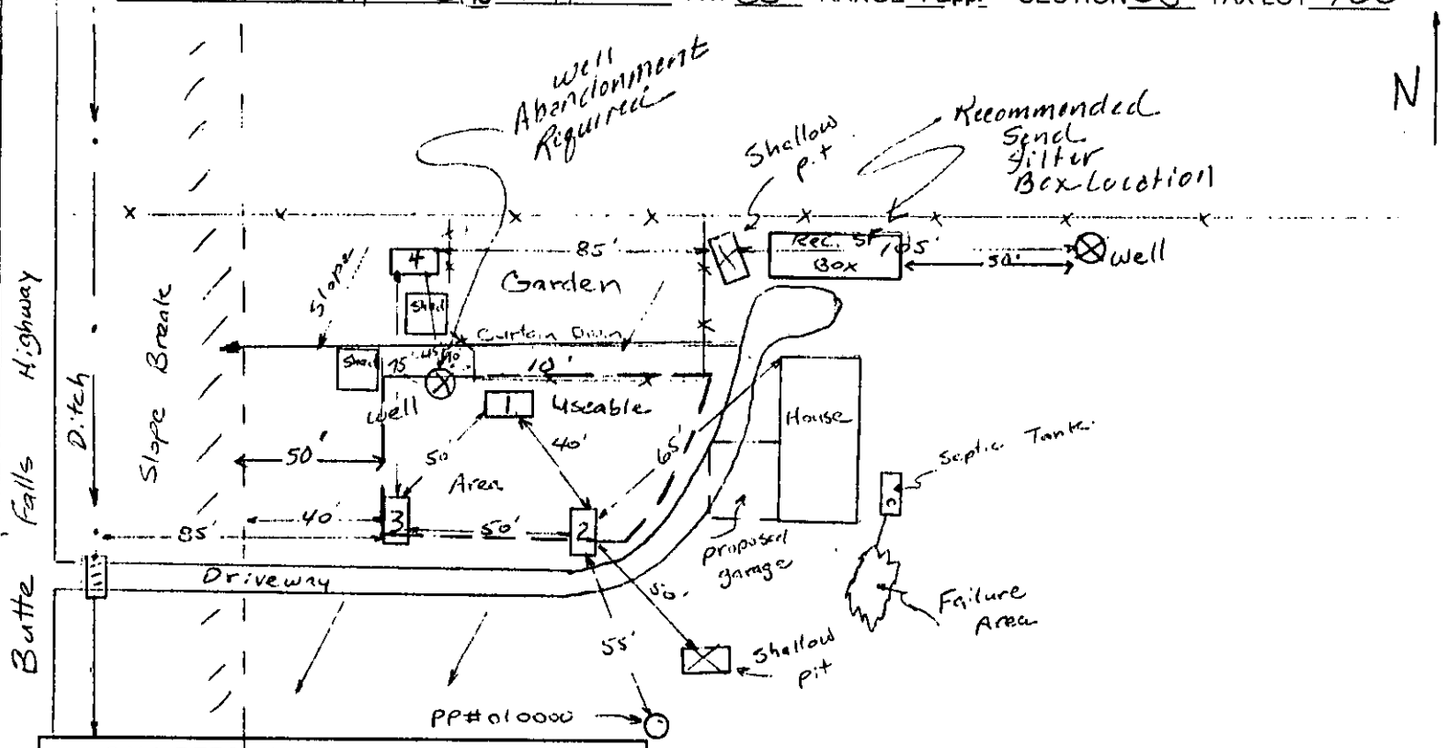
A complete set of design plans must be submitted and approved prior to beginning installation.

Install as per submitted design plans.

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

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

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



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

Potential Permit Recommendations:
(See Permit For Specifics)

Scale: 1 inch = 50 feet

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

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

PIT #	Depth	Texture	Structure	Pores	REDOX		Water Table
1	0-7	L	sa Wk Mod Str SG / a Bk (Gr) Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis (Pro) ___	Matrix: 7.5YR 3/2 Feature: 7.5YR 4/6	at ___ Slope Up 2 % Down 2 % Limiting Layer at 20
	7-20	CL	sa Wk (Mod) Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis Pro ___	Matrix: 7.5YR 3/3 Feature: 7.5YR 4/6	
	20-37	C/sub	sa Wk Mod Str SG / a Bk Pri Ply (Mas)	Few Com Mny disc / F Med Co con	Faint Dis Pro ___	Matrix: 2.5Y 4/1 Feature: 10YR 4/4	
		Hd sub	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis Pro ___	Matrix: Feature:	

Pit #1 Notes: wet 31" +

PIT							
P	0-7	L	sa Wk Mod Str SG / a Bk (Gr) Ply Mas	Few Com Mny disc / (F)	Fai[illegible] Dis	Matrix: 7.5YR 3/2	Water Table

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

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

PHONE # [redacted]

PERMIT # 15-245-01R

OWNER/CONTRACTOR: Lee Braun

LOCATION: 5498 Butte Falls Hwy

LEGAL DESCRIPTION: 35 1E 35 900

DATE RCD: 6/18

TIME RCD: R

2pm

READY: AM ( ) ANYTIME ( )

PM (PM)) ASAP ( )

DAY: M (T) W T F

INSPECTED: TIME _____

DATE _____

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

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

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

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

WS REVIEW MHSI MH SOLAR CORR _____

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

COV F CAP CORR _____

REMARKS:

INSPECTOR:

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

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

C.

PHONE #

OWNER/CONTRACTOR: Lee Braun

PERMIT # 15-245-01R

LOCATION: 5498 Butte Falls Hwy

LEGAL DESCRIPTION: 35 1E 5 900

DATE RCD: 6/17

TIME RCD: R

READY: AM ( ) ANYTIME ( )

PM ( ) ASAP ( )

DAY: (M) T W T F

1pm

INSPECTED: TIME

DATE

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR

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

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

WS REVIEW MHSI MH SOLAR CORR

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

COV F CAP CORR

REMARKS:

INSPECTOR:

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

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

PHONE #

OWNER/CONTRACTOR Lee Brown

LOCATION: 5498 Butte Falls Hwy

LEGAL DESCRIPTION: 35 1E 5 900

PERMIT # 15-245-01R

DATE RCD: 6/11

TIME RCD: R

READY: AM ( ) ANYTIME (/)

PM ( ) ASAP ( )

DAY: M (T) W T F

INSPECTED: TIME _____

DATE _____

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

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

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

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

WS REVIEW MHSI MH SOLAR CORR _____

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

COV F CAP CORR _____

REMARKS:

INSPECTOR:

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

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

PHONE #

PERM 15-245-01R

OWNER/CONTRACTOR: Lee Brayer

LOCATION: 5498 Butte Falls Hwy

DATE RCD: 5/30

TIME RCD: R

LEGAL DESCRIPTION: 35 1E 5 900

READY: AM ( ) ANYTIME (✓)

PM ( ) ASAP ( )

DAY: M T W (T) F

INSPECTED: TIME

DATE

APPROVED ( )

DISAPPROVED - Call for reinspection ( )

INSPECTION TYPE:

P: R C TOP F SEW WAT SOLAR PMP CORR

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

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

WS REVIEW MHSI MH SOLAR CORR

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

COV F CAP CORR

REMARKS:

INSPECTOR:

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

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

JACKSON COUNTY Oregon

SEPTIC PERMIT APPLICATION

FIELD COPY

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

9/25/2001 14:48:31 PLSW200R

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

PROPERTY ADDRESS: 5498 BUTTE FALLS HWY ACRES: 1.00

DIRECTIONS TO PROPERTY:EAGLE POINT

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

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

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

OC-LHL

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

COMPLETED APPLICATION DATE: 9/11/2001

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

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

Robin Davis 9/25/01
INSPECTOR SIGNATURE DATE

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

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

JACKSON COUNTY Oregon

SEPTIC PERMIT APPLICATION

APPLICATION

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

9/11/2001 10:52:05 PLSW200R

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

PROPERTY ADDRESS: 5498 BUTTE FALLS HWY ACRES: 1.00

DIRECTIONS TO PROPERTY:EAGLE POINT

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

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

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

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

(2)

SIGNATURE: _____ DATE: _____

COMPLETED APPLICATION DATE: (9/11/2001)

---

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

Works in Afternoon

Placed in area box 9-11-01

Robin

Cy

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

JACKSON COUNTY
Oregon

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

Applicant: Cecil Sims Jr.

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

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

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

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

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

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

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

Sand Filter Soil Crown: Approved Imported Soil

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

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

Install as per submitted design plans.

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

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

GENERAL PERMIT CONDITIONS:

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

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

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

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

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

INSPECTIONS ARE REQUIRED AT THE FOLLOWING POINTS:

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

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

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

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

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

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

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

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

Robin Davis
Environmental Health Specialist

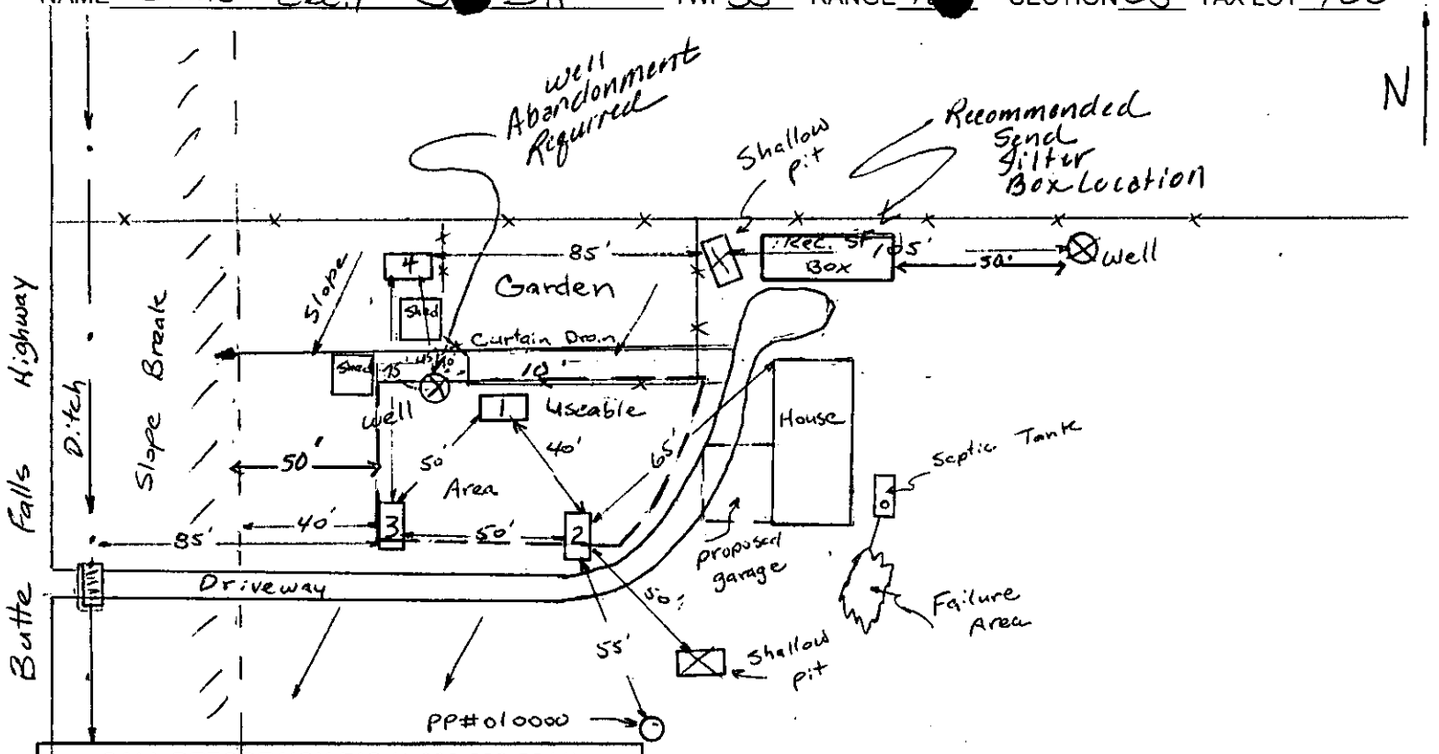
Permit #15-0245-2001-R
Issued: 10-29-01 Expires: 10-29-02

Inspected and approved by _____ Date _____

Correction Notice issued on _____ _____ _____

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



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

Potential Permit Recommendations:
(See Permit For Specifics)

Scale: 1 inch = 50 feet

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

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

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

Pit #1 Notes: wet 31" +

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

Pit #2 Notes:

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

Pit #3 Notes: multiple colors

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

Pit #4 Notes: wet at 44"

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

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

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

Abbreviations:

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

I:\sani\sewk40-3.vsd

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SEPTIC ENGINEERING PROFILE

SEPTIC INSTALLER:

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

PROPERTY OWNERS:

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

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

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

2002-1194-EL

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SAND FILTER

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

PIPE SIZES AND SPECIFICATIONS:

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

DISPOSAL FIELD

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

CONNECTING COMPONENTS:

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

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SEPTIC TANK PUMP SET-UP

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

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

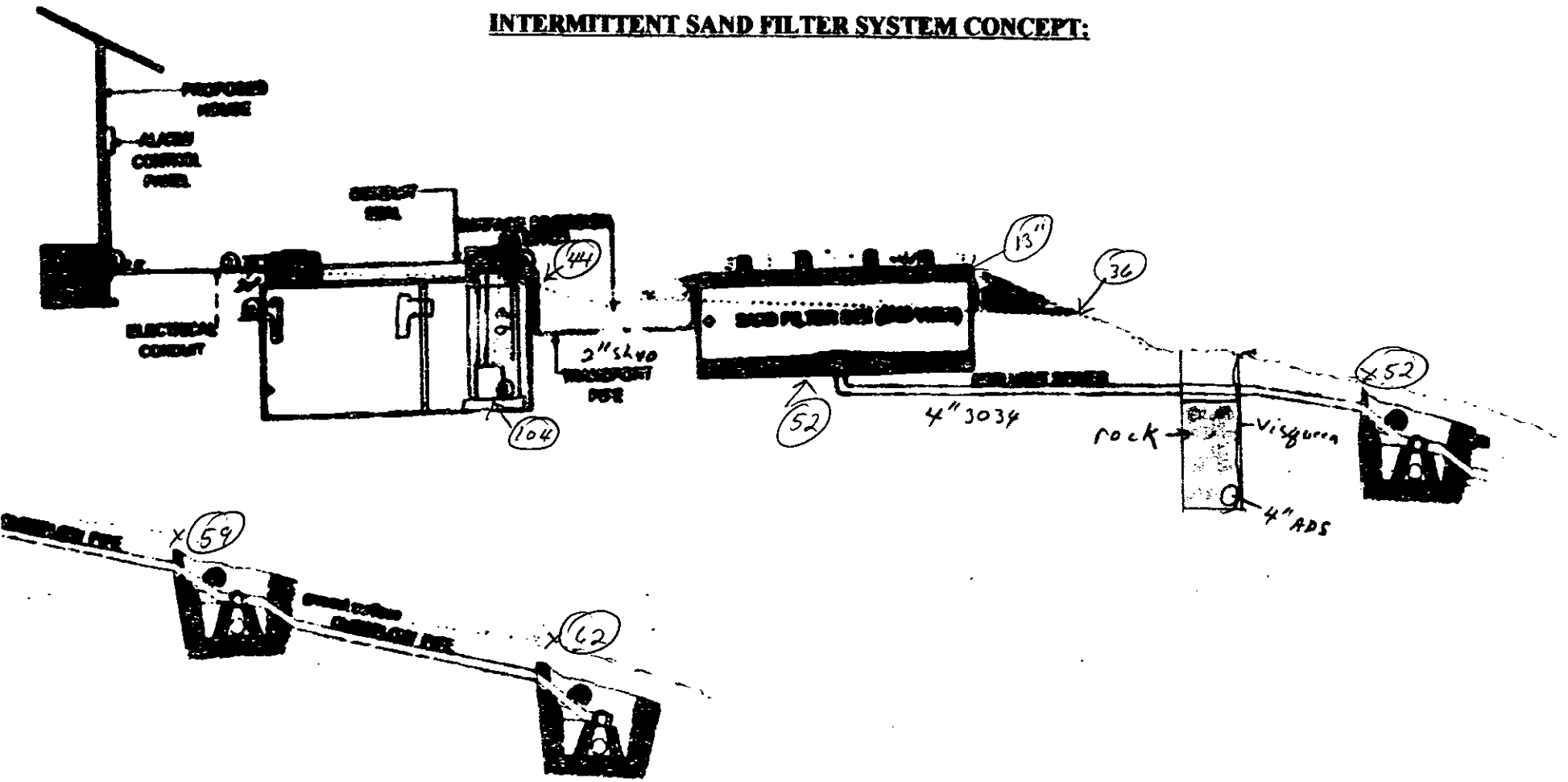
FLOAT SWITCHES:

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

CURTAIN DRAIN:

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

INTERMITTENT SAND FILTER SYSTEM CONCEPT:

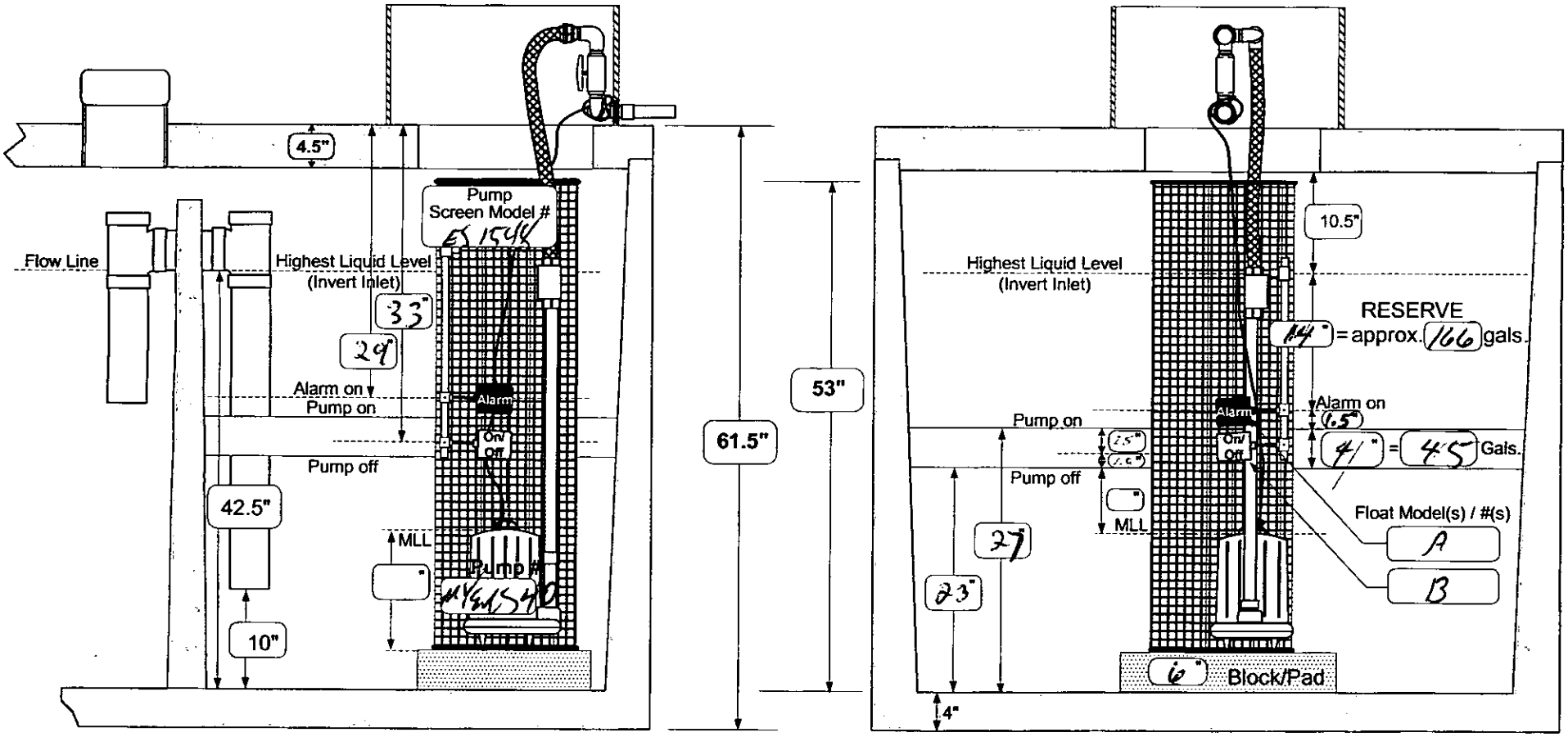


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RIVERSIDE READY MIX
1500 GALLON TWO COMPARTMENT

On-Demand dosing
WORKSHEET



SIDE VIEW

END VIEW

Approx. 11.9 gallons per inch

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

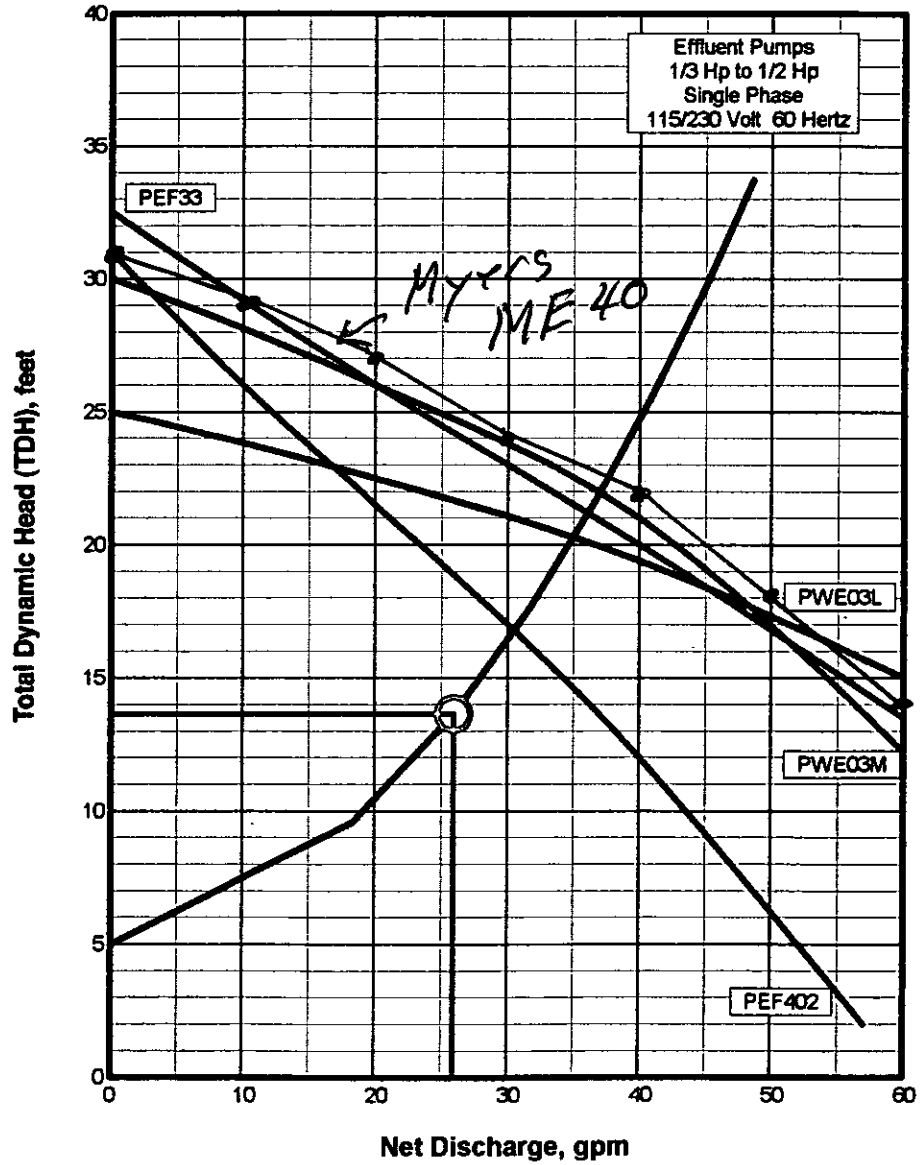
Pump Selection for a Pressurized System

Input Parameters

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

Calculations

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



Orenco Systems® Incorporated

814 AIRWAY AVENUE

SUTHERLIN, OREGON

97479-9012

TELEPHONE:

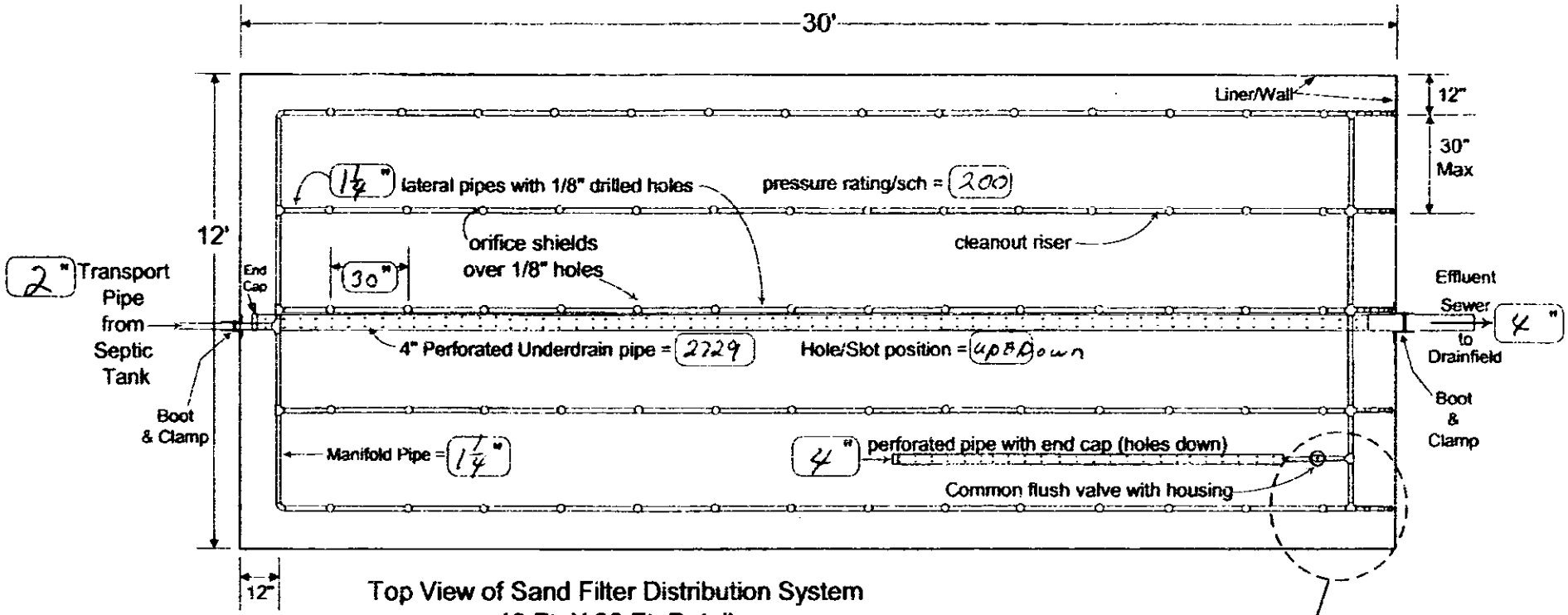
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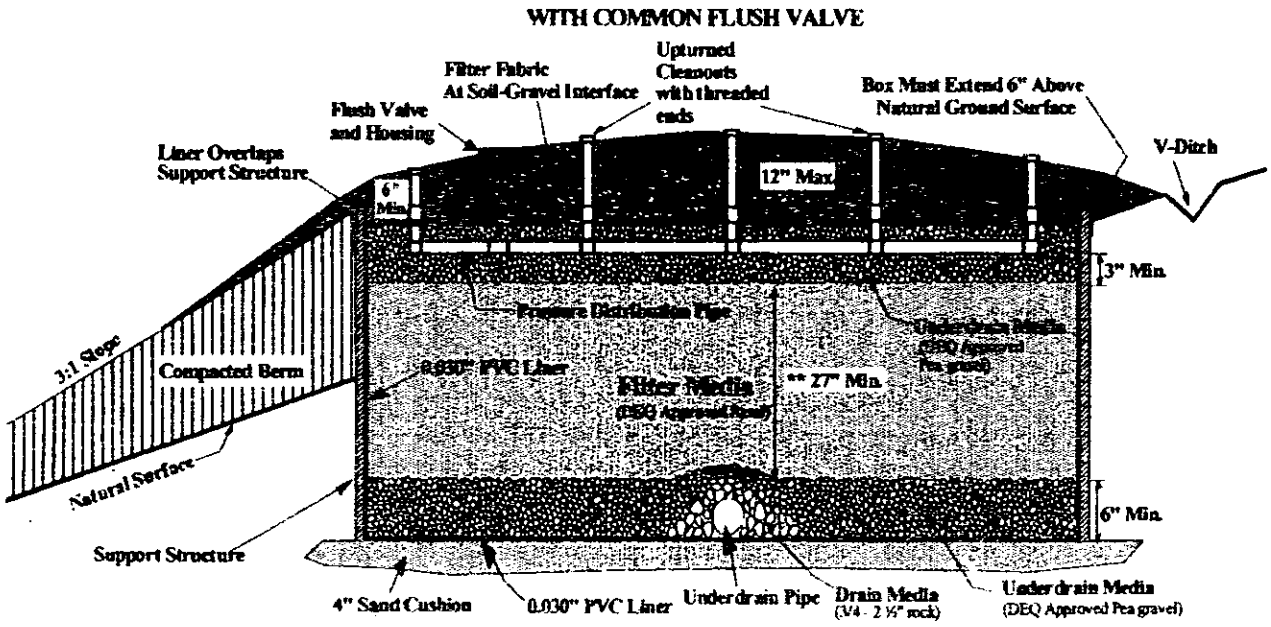
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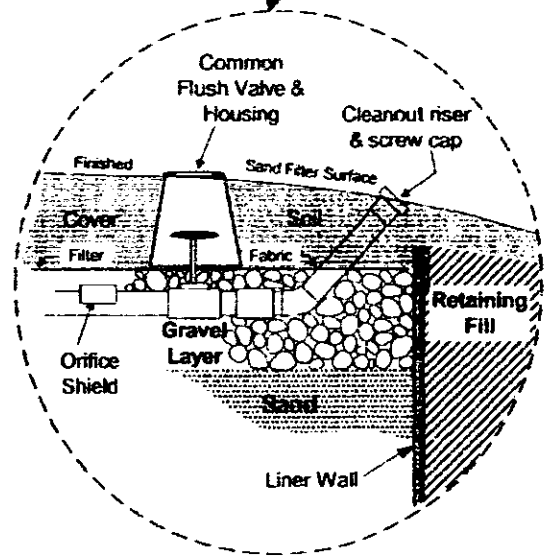
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Top View of Sand Filter Distribution System
12 Ft. X 30 Ft. Detail
Holes Each Lateral = 12 Total Holes = 60



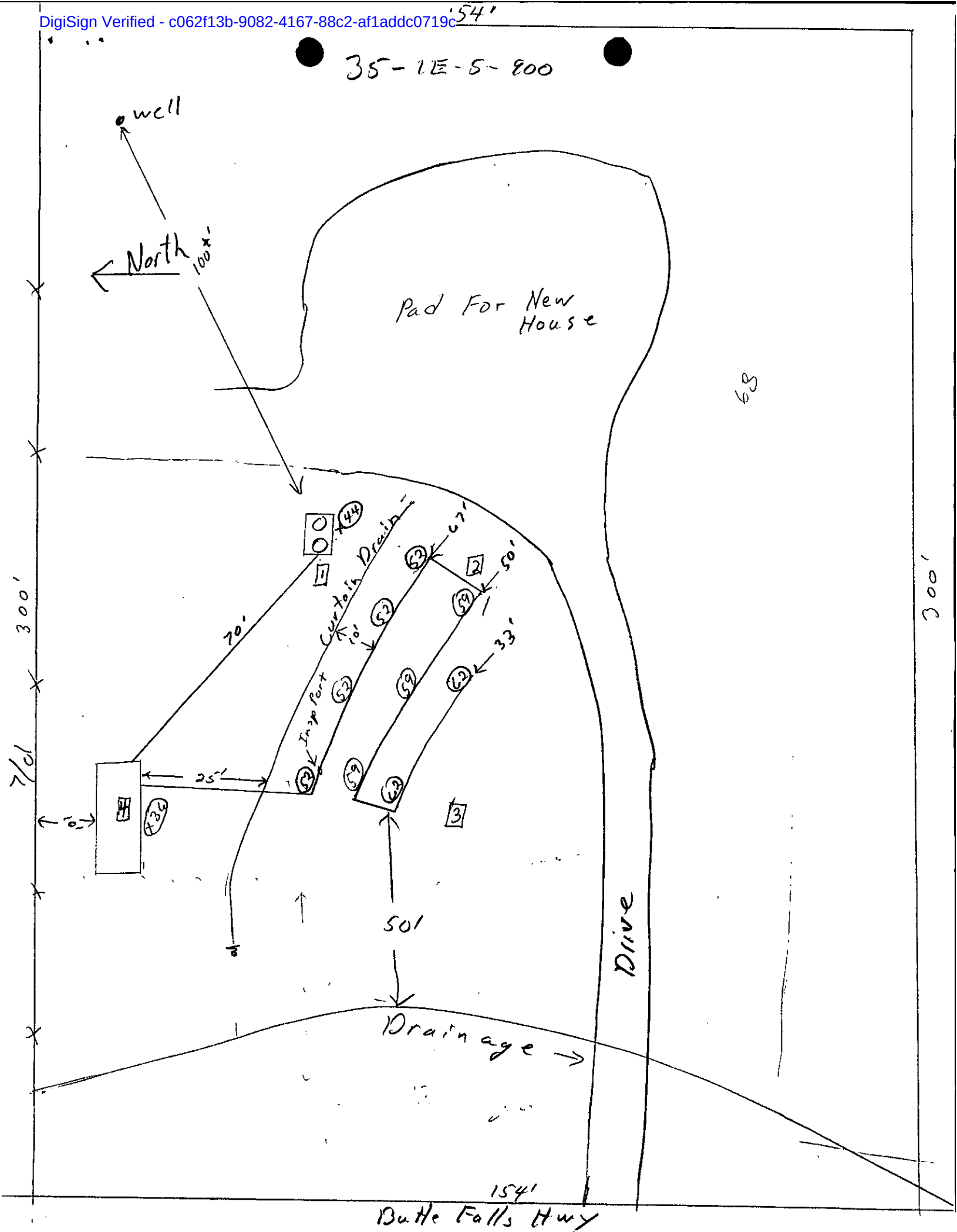


Side View - Enlargement

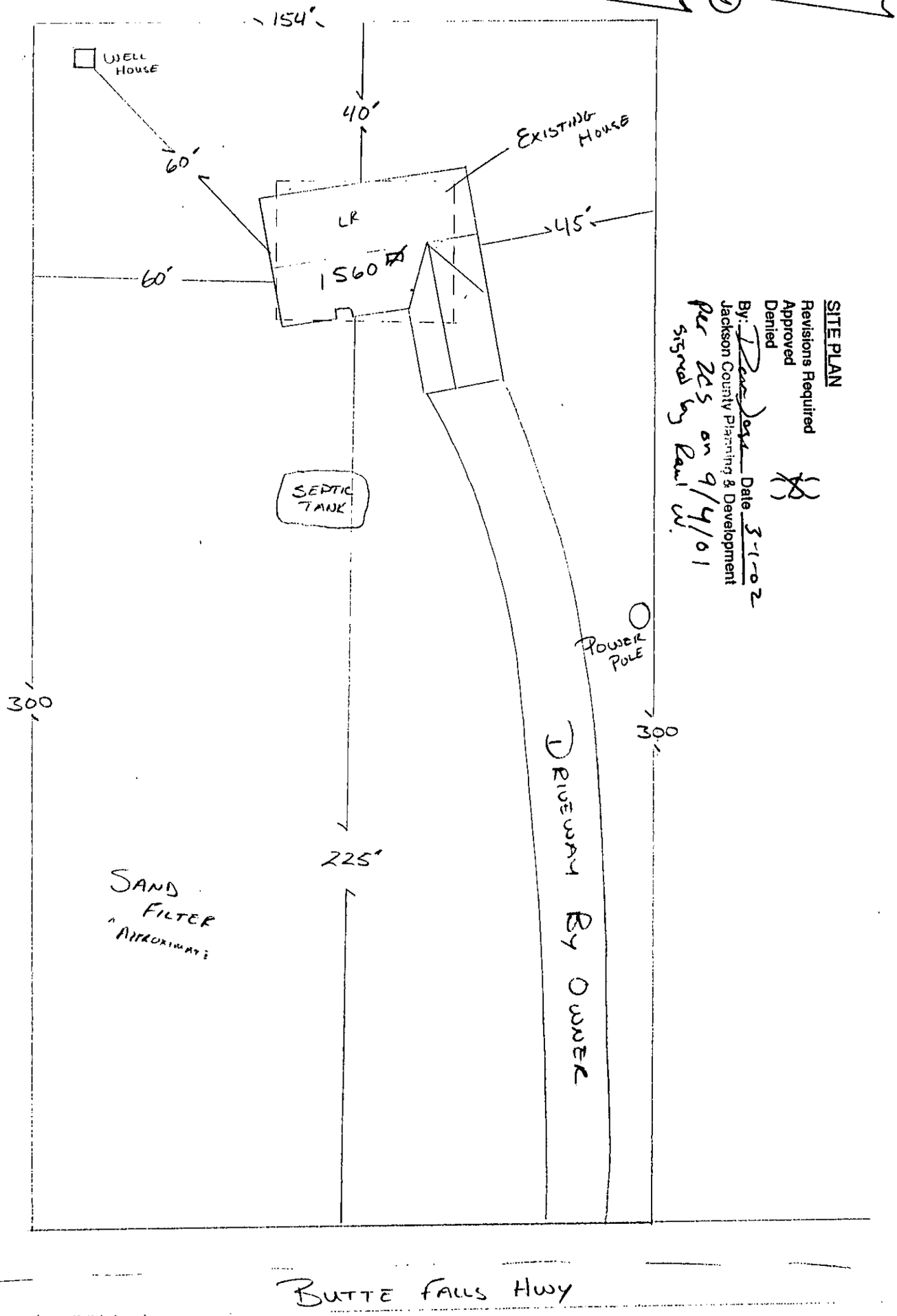
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SITE PLAN
Revisions Required
Approved
Denied
By: [signature] Date 3-1-02
Jackson County Planning & Development
per ZCS on 9/4/01
signed by Paul W.

BUTTE FALLS HWY

PLOT PLAN 1"=30'

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

T 35 R 1E S 05
Tax Lot 900

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

OWNER 2-28-02 DATE

OWNER 2-28-02 DATE

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5-1E-5-900

Oregon Water Resources Department

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

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

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

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

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

(2) Start Card Number(s): _____

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

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

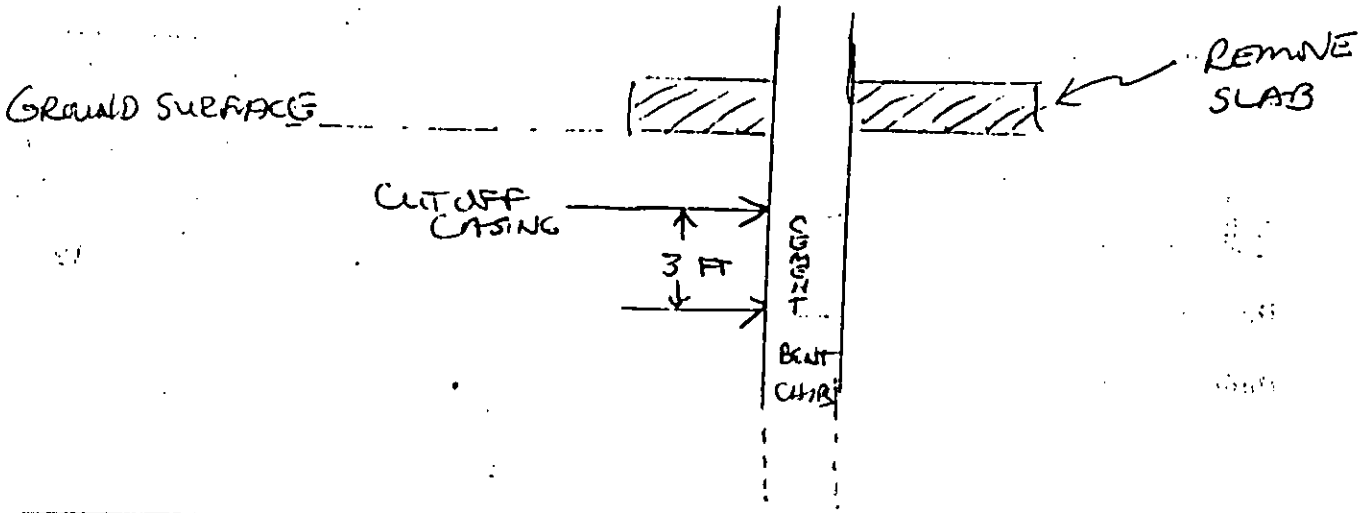
(5) The unusual conditions which necessitate this request: ANTIQUATED WELL 35 FOOT WITH 5" I.D CASING THAT IS MISSHAPENED / OUT OF ROUND.

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

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

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



PLEASE NOTE:

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

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

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

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

Bonded Constructor Signature: _____

For Water Resources Department Use Only

Date: _____

Approved by: _____ Denied by: _____

Remarks: _____

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FOR WATER RESOURCES DEPARTMENT USE ONLY

Date Postmarked_____
Date Hand-Delivered_____
Watermaster Initials_____

W 142470
WRD Receipt_____
Date Fee Received_____
Check No._____

START CARD

NOTICE OF BEGINNING OF WELL CONSTRUCTION

(as required by ORS 537.762)

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

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

Home Phone:_____
Work Phone:_____

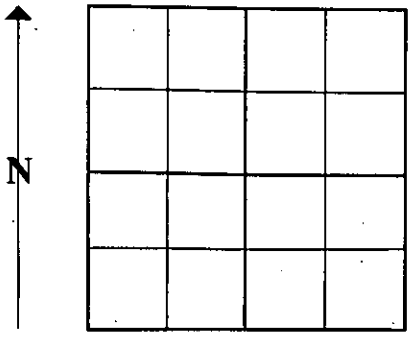
Check type of work: Fee Required: ☐ New Construction ☐ Conversion — No Fee Required: ☐ Alteration (Repair/Recondition) ☐ Deepening ☒ Abandonment — Original Start Card Number_____

Proposed Commencement Date: 10-4-01

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

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

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



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

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

Owner/Agent

Date Signed

Bonded Water/Monitor Well Constructor — License No. 796

PIONEER DRILLING — Company

9-24-01 — Date Signed

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

ADDITIONAL IMPORTANT INFORMATION ON BACK.

THIS COPY TO CUSTOMER

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

STATE OF OREGON

WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

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

WELL I.D. # L _____

START CARD # 142470

(1) LAND OWNER

Well Number _____

Name C.J. SIMS

Address 5498 BUTTE FALLS HWY

City EAGLE POINT State OR Zip 97524

(2) TYPE OF WORK

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

(3) DRILL METHOD:

☐ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger

☒ Other MANUAL

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation

☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

(5) BORE HOLE CONSTRUCTION:

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

Explosives used ☐ Yes ☐ No Type _____ Amount _____

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

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

☐ Other _____

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

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

(6) CASING/LINER:

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

Drive Shoe used ☐ Inside ☐ Outside ☐ None

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

☐ Perforations Method _____

☐ Screens Type _____ Material _____

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

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

☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

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

Temperature of water _____ Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom _____

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

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____

Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County JACKSON Latitude _____ Longitude _____

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

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

Tax Lot 900 Lot _____ Block _____ Subdivision _____

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

(10) STATIC WATER LEVEL:

_____ ft. below land surface. Date _____

Artesian pressure _____ lb. per square inch Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found _____

From	To	Estimated Flow Rate	SWL

(12) WELL LOG:

Ground Elevation _____

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

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

(unbonded) Water Well Constructor Certification:

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

WWC Number _____

Signed _____ Date _____

(bonded) Water Well Constructor Certification:

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

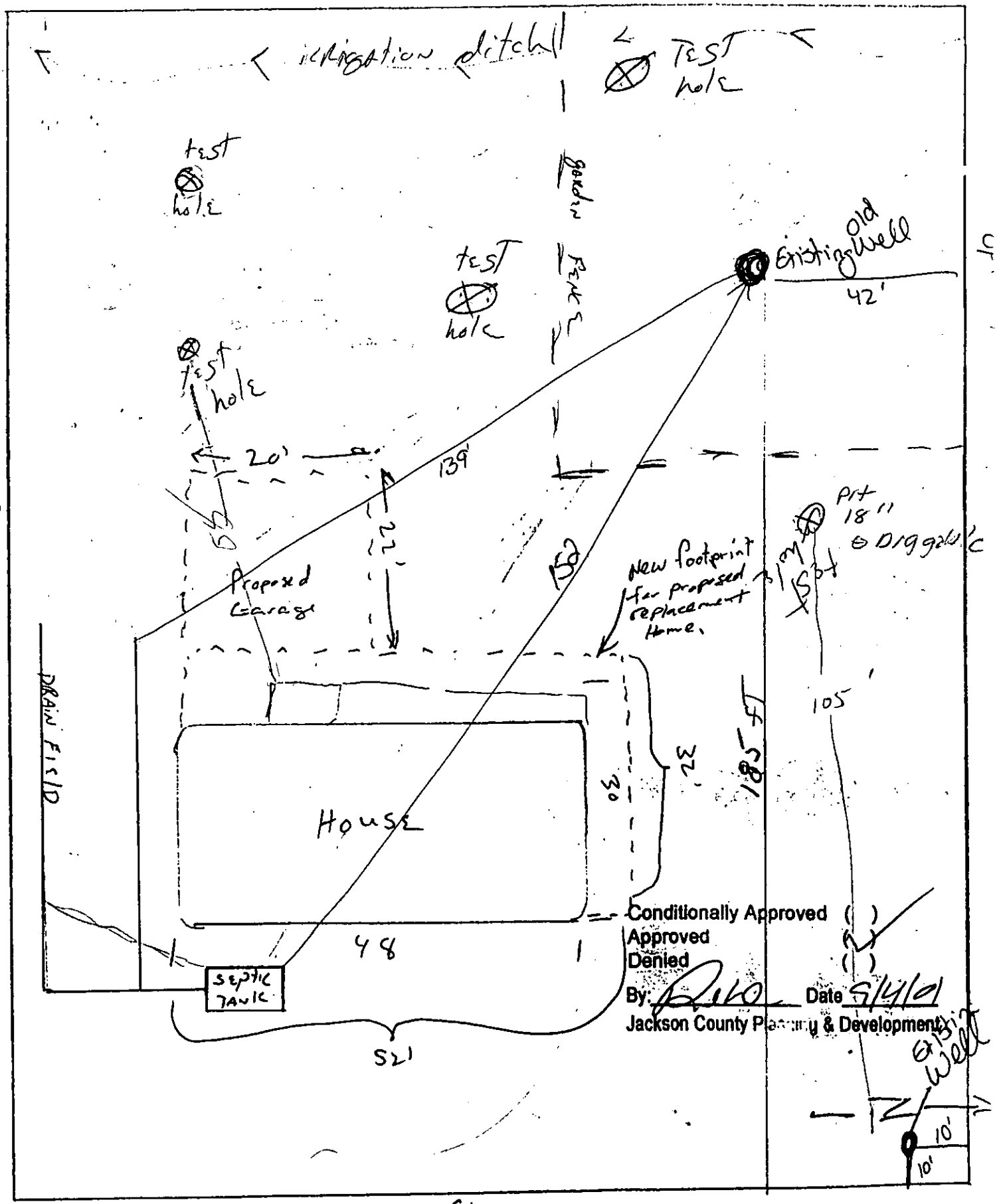
Signed PIONEER DRILLING WWC Number 196 Date 10-4-01

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

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35 1E 5 900

B.T. Hwy more than 100 ft to septic



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

ZONING CLEARANCE SHEET

JACKSON COUNTY Oregon

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

9/04/01 8:44:33 PLZN200R

File Number: 2001 1308 ZCS

Current Owner: SIMS CECIL G JR

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

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

Proposal: New Permit

To Serve: Replacement Dwelling

****

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

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

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

Comments:

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

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

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

****

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

Signature of owner/applicant: _____ Date: _____

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

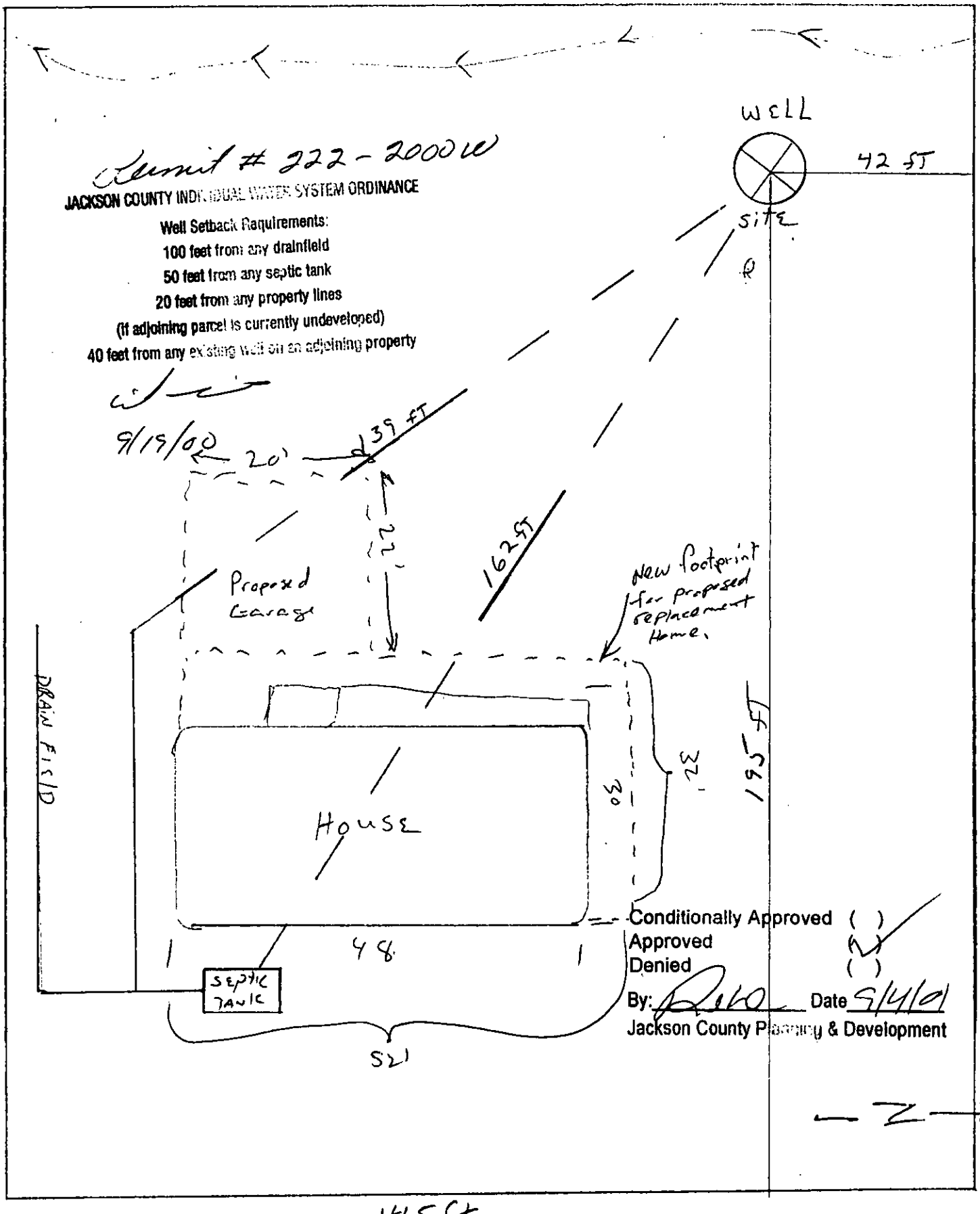
4/10/02 - Property is also within Sensitive Wildlife overlay. Plot Plan is within 300' of Road, so wild life siting criteria OK. - JAH

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

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35 1E 5 900

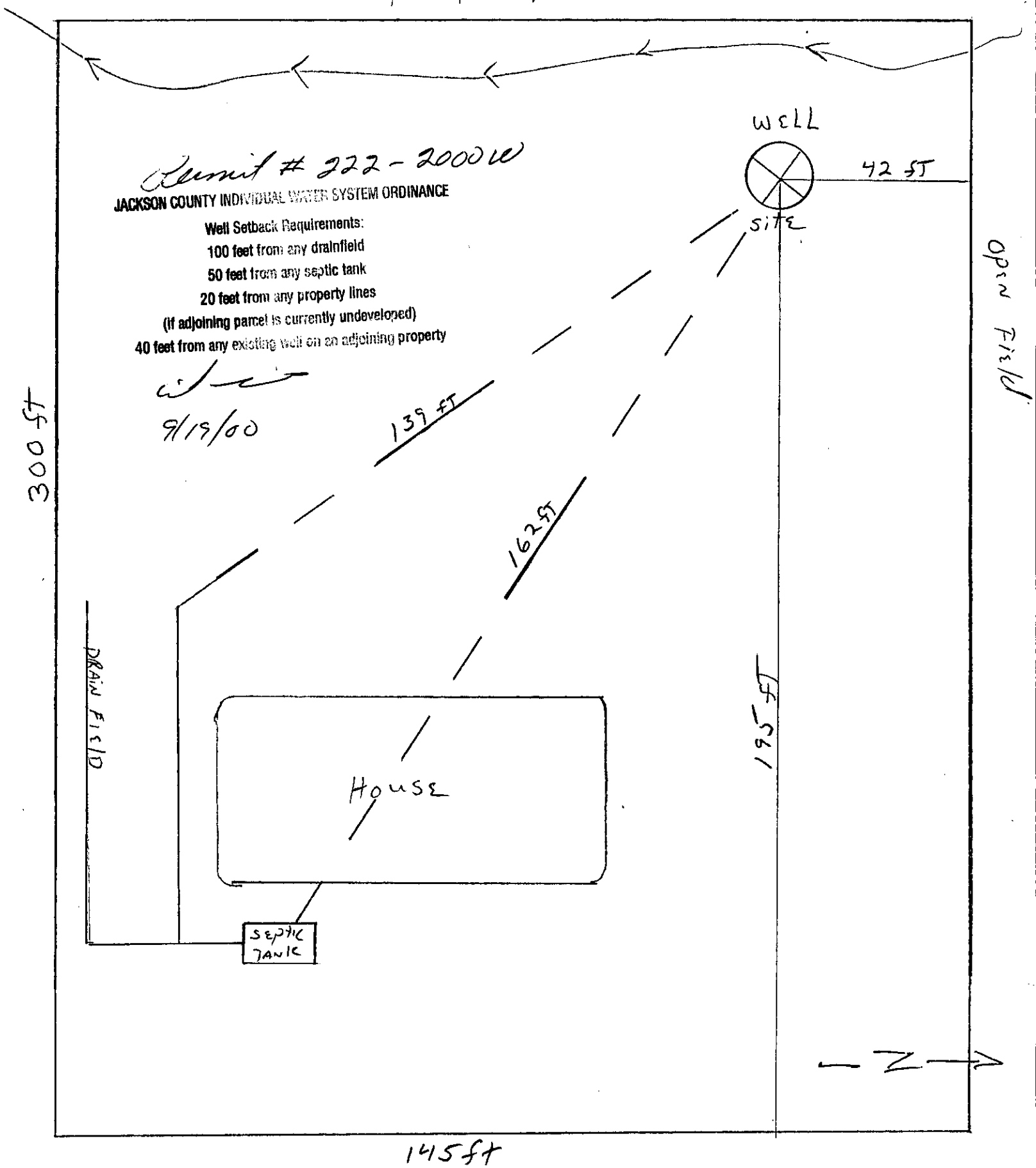
B.T. Hwy more than 100 ft to septic



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

35 1E 5 900

B.T. HWY more than 100 ft to septic



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

JACKSON COUNTY
oregon

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

WELL PERMIT

FIELD COPY

9/19/2000 11:55:13 PLSW200R

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

PROPERTY ADDRESS: 5498 BUTTE FALLS HWY ACRES: 1.00

DIRECTIONS TO PROPERTY:

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

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

COMMENTS: EXISTING SEPTIC FIELD OC/PG

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

Completed Application Date: 9/19/2000

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

JACKSON COUNTY INDIVIDUAL WATER SYSTEM ORDINANCE
WELL SETBACK REQUIREMENTS:

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

NOTICE
THIS PERMIT DOES NOT INCLUDE ELECTRICAL OR PLUMBING PERMITS

Phil Gresham 9-19-00

INSPECTOR SIGNATURE DATE

Well Information

RECEIVED
AUG 07 2001
WATER RESOURCES DEPT

APR 06 2001
WATER RESOURCES DEPT
SALEM, OREGON

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

Instructions for completing this report are on the reverse side of this form.

Jack (7427)

WELL I.D. # L 45722

START CARD # 135949

(1) OWNER: Well Number

Name C.J. SIMS

Address 5498 BUTTE FALLS HWY

City EAGLE POINT State OR Zip 97524

(2) TYPE OF WORK

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

(3) DRILL METHOD:

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

[ ] Other

(4) PROPOSED USE:

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

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

(5) BORE HOLE CONSTRUCTION:

Special Construction approval [ ] Yes [X] No Depth of Completed Well 162 ft.

Explosives used [ ] Yes [X] No Type Amount

HOLE Diameter	From	To	Material	SEAL From	To	Sacks or pounds
10"	0	39	BENT CHIPS	0	39	15 1/4 SACKS
6"	39	162				

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

[X] Other POURED DRY

Backfill placed from ft. to ft. Material

Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6"	+1	29	.280	[X]	[ ]	[X]	[ ]
					[ ]	[ ]	[ ]	[ ]
					[ ]	[ ]	[ ]	[ ]
					[ ]	[ ]	[ ]	[ ]
Liner:	4"	-2	162	160	[ ]	[X]	[X]	[ ]
					[ ]	[ ]	[ ]	[ ]

Final location of shoe(s) 39 FT 2 RIVETS

(7) PERFORATIONS/SCREENS:

[X] Perforations Method SAW

[ ] Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
122	162	6"	72	1/8		[ ]	[X]
62	82	6"	36	1/8		[ ]	[X]
						[ ]	[ ]
						[ ]	[ ]
						[ ]	[ ]

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

[ ] Pump [ ] Bailer [X] Air [ ] Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
10		162	1 hr.

Temperature of water 56° 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 35 S N or S Range 1E E or W WM

Section 5 NW ¼ NE ¼ SW ¼

Tax Lot 900 Lot Block Subdivision

Street Address of Well (or nearest 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 3/3	13
142	162	2	13

(12) WELL LOG:

Ground Elevation

Material	From	To	SWL
CLAY RED/BROWN	0	1	
VOLCANIC RED/BROWN FRACT'D	1	3	
VOLCANIC GREY W/SILTS	3	20	
VOLCANIC ORANGE/BROWN W/CLAY	20	26	
VOLCANIC RED/BROWN CINDERS	26	32	
VOLCANIC GREY W/DARK	32		
BROWN SILT FROM 54		65	
VOLCANIC RED/BROWN CLAYEY	65	72	
VOLCANIC GREY W/DARK BRN SILT	72	80	
VOLCANIC GREY W/BRN SILT	80	109	
VOLCANIC DARK GREY & BROWN	109	127	
VOLCANIC MED. GREY W/	127		
FRACTURED BLUE SANDSTONE		132	
VOLCANIC DARK GREY/BLACK	132	154	
VOLCANIC MED. GREY 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.

WWC Number

Signed Date

(bonded) Water Well Constructor Certification:

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

Signed PIONEER DRILLING WWC Number 796

Date 3-10-01

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

JACK 55096

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)
Instructions for completing this report are on the last page of this form.

WELL I.D. # L _____
START CARD # 142470

(1) LAND OWNER Well Number _____
Name C.J. SIMS
Address 5498 BUTTE FALLS HWY
City EAGLE POINT State OR Zip 97524

(2) TYPE OF WORK
☐ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☒ Abandonment

(3) DRILL METHOD:
☐ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☒ Other MANUAL

(4) PROPOSED USE:
☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

(5) BORE HOLE CONSTRUCTION:
Special Construction approval ☒ Yes ☐ No Depth of Completed Well _____ ft.
Explosives used ☐ Yes ☐ No Type _____ Amount _____

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

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☐ Other _____
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

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

Drive Shoe used ☐ Inside ☐ Outside ☐ None
Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:
☐ Perforations Method _____
☐ Screens Type _____ Material _____

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

(8) WELL TESTS: Minimum testing time is 1 hour
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

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

Temperature of water _____ Depth Artesian Flow Found _____
Was a water analysis done? ☐ Yes By whom _____
Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County JACKSON Latitude _____ Longitude _____
Township 36S N or S Range 1E E or W. WM.
Section 5 NW & NE 1/4 SW 1/4
Tax Lot 900 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 5498 BUTTE FALLS HWY

(10) STATIC WATER LEVEL:
_____ ft. below land surface. Date _____
Artesian pressure _____ lb. per square inch Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found _____

From	To	Estimated Flow Rate	SWL

(12) WELL LOG:
Ground Elevation _____

Material	From	To	SWL
WELL CASING IS 5" I.D AND OUT OF ROUND			
POURED DRY 7 SACKS 3/8" BENTONITE CHIPS FROM -5 TO 35 FT. CAPPED WITH NEAT CEMENT FROM -1 TO -5 FT. CUT OFF CASING 1 FOOT BELOW G.S.			
INSP. DAVID COWGILL PRESENT WHILE WORK WAS DONE.			
RECEIVED NOV 0 1 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.
WWC Number _____
Signed _____ Date _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
Signed PIONEER DRILLING WWC Number 796
Date 10-4-01

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

Grants Pass Water Lab
"Fast & Reliable Water Testing Since 1978"
964 SE M Street · Grants Pass, OR 97526 · 541-476-0733 · www.gpwaterlab.com · ORELAP# OR100033

Mail To:

Lehi Pump Service
Attn: Ron Hill
14998 Hwy 238
Grants Pass, OR 97527

Date:	October 14, 2026
Address of Source:	5498 Butte Falls Hwy
Sample ID #:	22603340
Project Name:	None Provided

Analysis Report

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

This report shall not be reproduced, except in full, without written approval of the laboratory.

The following accredited results meet all requirements of ISO/IEC17025:2005 unless otherwise noted by data flag indicators or comments.

The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

Doree Schaafsma
Laboratory Director

Sample Information

Sample ID:	**22603340**	Collectors Name:	Ron Hill
Address of Source:	5498 Butte Falls Hwy	Sample Point:	Outside Faucet
Project Name:	None Provided	Source:	Well
Received Date:	10/08/2026	Treatment System:	None

Microbiological (Bacteria) Results

Sample Notes: Collection Date: **10/08/26 11:15 AM**

Contaminate	Method	RESULTS	Units	Date Analyzed	Analyst	ID	Data Flags
Total Coliform	COLILERT	**Absent**	100ml	10/8/2026 4:06:02 PM	EM	AA	A
E. Coli	COLILERT	**Absent**	100ml	10/8/2026 4:06:02 PM	EM		

This Sample DOES Conform

For samples which do not conform the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and resample in 7 days.

See chlorination instructions on the web at: http://www.gpwaterlab.com/well-chlorination.asp.

The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only; therefore, no definite conclusions should be drawn from a single test.

Results of Chemical Analysis

Sample Notes: Collection Date: **10/08/26 11:15 AM**

Contaminant	Method	LOQ	RESULTS	Units	EPA Limit	Date Analyzed	Analyst	ID	Data Flags
Arsenic	SM 3113 B	0.005	**0.0083**	mg/L	0.01	10/13/26 4:52 pm	JTZ	AE	A
Nitrate	EPA 300.0	0.5	**ND**	mg/L	10	10/08/26 5:37 pm	PVS	BA	A

DEFINITIONS AND DATA FLAGS

A	Analysis is covered under ORELAP scope of Accreditation	E	Estimated Value
AA	Analysis is covered under ISO scope of Accreditation	LOQ	Reporting Limit
C	Sample did not meet acceptance criteria	N/A	Not Applicable
H	Analysis performed outside method hold time	ND	None Detected
ID	Subsample identifier for each Sample number	S	Sample Outsourced
M	Matrix Spike recovery is out of control limits due to matrix interference The LCS was in acceptance limits showing the analysis is in control and the data is acceptable		

Results Color Key

- White - No EPA Limit
- **Low Risk within EPA Limit**
- **Medium Risk**
- **High Risk Exceeds EPA Limit**
- **Call the Lab to Discuss**

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/SP 1¼ 2" Sch 40
Septic Tank Size 1500 Dbl ✓ Sgl ___
Material & Manuf. Conc. Angelos
Dosing Tank Size _____
Material & Manuf. _____
Fittings, Connections O.K. Riser(s) 2 TT
Water Test: Marked _____ Passed 6-18-02
Tank to Foundation 75'

DRAINFIELD

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

PUMP/SIPHON SYSTEMS

Date 6-18-02
~~Siphon~~ # _____ Other
Pump Model # _____ Meyo
Floats: Sgl B Dbl ___ Alarm A
Set: On 22" Off ___ Alarm 28" RO ___
Valves: Check X Gate X
~~Anti-Siphon~~
Safety Line X Screen ~~18~~ "
Union X Block 4" Vault ___
Alarm/Panel SENT. I

Counter ____ Timer ___ Motor ___

ETA

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

LOW PRESSURE DISTRIB.

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

CAPPING FILL

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

SAND FILTER/TRENCH

Trench: Date _____ Width ___ Depth ___
Box Inspect Date 6-17-02 Size 12x30x42"
Underdrain: PERFORATED Dir. Holes/Slots 120 4" Rock
Pres. Date 6-18-02 Generator ___ Power X
Discharge: Squirt 32" Clear Tube 78"
Sand 21" Sieve Analysis ___ Btm FFabric NO
Pea Gravel: Top ✓ Btm ✓ Analysis ___
Effl. Sewer or Press. Pipe to DF 42" D2321
Cover Depth 10-11" Date 6-25-02

FILTER PUMP SYSTEM

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

TILE DEWATERING

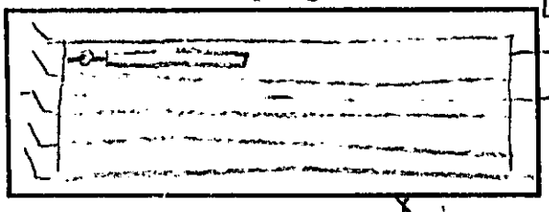
Staking Ck Date _____
Trench Ck Date _____
Rock & Pipe Date _____
Silt Trap Dia. _____
Outlet Pipe _____ Flapgate ___
Backfill Date _____

CURTAIN DRAIN

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

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

Sand Filter Piping Detail



SYSTEM CONSTRUCTION DIAGRAM

Underground Elect. Approved Off 6/15/02

☐ SYSTEM NOT COMPLETED - Items needed: _____
Pending S.F. Cover To Inspector w/ 9/1/02 Fall Date Off

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

JACKSON COUNTY
Oregon

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

Applicant: Cecil Sims Jr.

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

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

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

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

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

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

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

Sand Filter Soil Crown: Approved Imported Soil

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

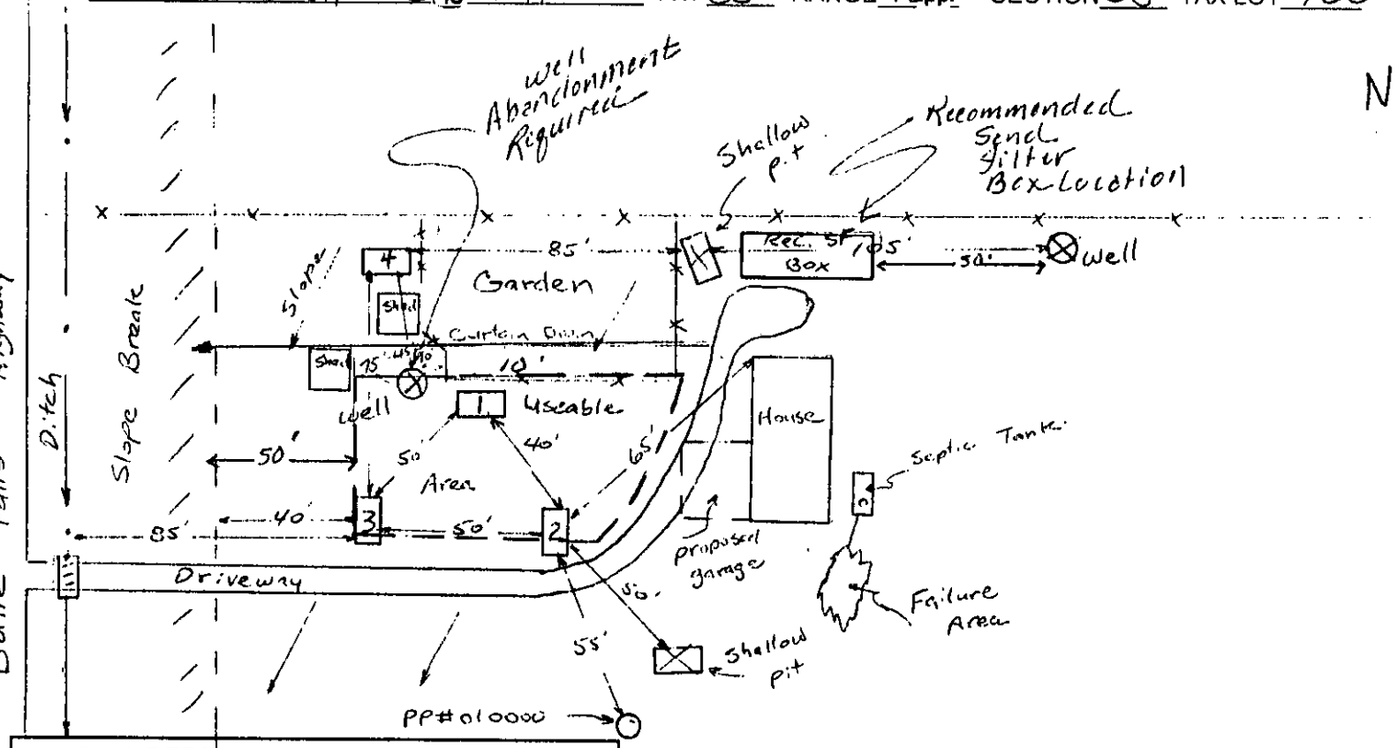
A complete set of design plans must be submitted and approved prior to beginning installation.

Install as per submitted design plans.

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

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

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



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

Potential Permit Recommendations:
(See Permit For Specifics)

Scale: 1 inch = 50 feet

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

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

PIT # 1	Depth	Texture	Structure	Pores	REDOX		Water Table
	0-7	L	sa Wk Mod Str SG / a Bk (Gr) Ply Mas	Few Com Mny disc / (F) Med Co con	(Faint) Dis (Pro)	Matrix: 7.5YR 3/2 Feature: 7.5YR 4/6	at ___
	7-20	CL	sa Wk (Mod) Str SG / a (Bk) Pri Ply Mas	Few Com Mny disc / (F) Med Co con	Faint Dis Pro ___	Matrix: 7.5YR 3/3 Feature: 7.5YR 4/6	Slope Up 2 % Down 2 %
	20-37	C/sub	sa Wk Mod Str SG / a Bk Pri Ply (Mas)	Few Com Mny disc / F Med Co con	Faint Dis Pro ___	Matrix: 2.5Y 4/1 Feature: 10YR 4/4	Limiting Layer at 20
		Hd sub	sa Wk Mod Str SG / a Bk Pri Ply Mas	Few Com Mny disc / F Med Co con	Faint Dis Pro ___	Matrix: Feature:	

Pit #1 Notes: wet 31" +

PIT							
	0-7	L	sa Wk Mod Str SG / a Bk (Gr) Ply Mas	Few Com Mny disc / (F) Med Co con	Faint Dis Pro ___	Matrix: 7.5YR 3/2 Feature:	Water Table at ___

Home Inspection

Cornerstone Inspections
4557 Pleasant Creek Rd. - Rogue River, OR 97537
541-941-1066
CCB# 123990 cornerstoneinspections.us OCHI# 888

Inspection Report



Prepared by: Cornerstone Inspections
4557 Pleasant Creek Rd.
Rogue River, OR 97537
541-664-1947

September 30, 2026
Prepared for:
Leonard & Kim Scharf
Property Inspected:
5498 Butte Falls Hwy
Eagle Point, OR 97524
Client's Realtor:
Todd Couch of Todd Couch Real Estate

Cornerstone Inspections
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SUMMARY	

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

Cornerstone Inspections
4557 Pleasant Creek Rd. - Rogue River, OR 97537
541-941-1066
CCB# 123990 cornerstoneinspections.us OCHI# 888

INSPECTION REPORT

INSPECTION INFORMATION:

STREET ADDRESS:
5498 Butte Falls Hwy.

CITY OR TOWN:
Eagle Point, OR 97524

CLIENT'S NAME:
Leonard & Kim Scharf

DATE OF INSPECTION:
September 30, 2026

TIME OF INSPECTION:
10:00 am

CLIENT'S REALTOR:
Todd Couch of Todd Couch Real Estate

INSPECTION CONDITIONS

CLIMATIC CONDITIONS

WEATHER:
Clear

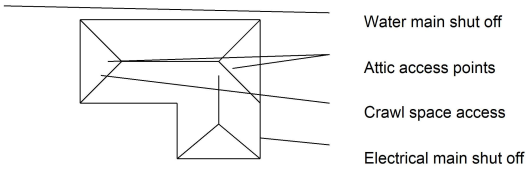
APPROXIMATE TEMPERATURE:
62 degrees at the beginning of the inspection.

SOIL CONDITIONS:
Dry

ORIENTATION

THE MAIN ENTRY FACES MOSTLY:
West

DIAGRAM OF THE STRUCTURE



GENERAL INFORMATION

TYPE OF BUILDING:
A single family dwelling built on site with stick framing.

ESTIMATED YEAR OF CONSTRUCTION:
2002 according to county records

ESTIMATED SQUARE FOOTAGE:
1560 Square feet according to county records.

UTILITY SERVICES

WATER SOURCE:

Private - Wells, water quality, and well/pump equipment and associated electrical systems are beyond the scope of the home inspection. Consider having a well flow test, water analysis test, and equipment inspection performed.

SEWAGE DISPOSAL:

Private - Septic systems are beyond the scope of the home inspection. Consider having the sewage disposal system inspected by someone specializing in that field.

UTILITIES STATUS:

All of the utilities were on.

OTHER INFORMATION

BUILDING OCCUPIED?

No - But the home was staged with furnishings.

CLIENT PRESENT:

The client was present for a walk through.

PEOPLE PRESENT:

The buyer's Realtor

GROUNDS

DRIVEWAY

TYPE:

Concrete & Gravel





CONDITION:

Generally good with some minor cracking and a broken corner of the concrete slab.



WALKWAYS

TYPE & CONDITION:

Concrete - In good condition.



LANDSCAPING

CONDITION:

No adverse conditions were noted regarding the landscaping in relation to the structure.

RECOMMENDATIONS:

Keep all vegetation cleared back from the roof and siding.

GRADING

CONDITION:

The overall terrain slopes from left to right. The home in mainly on a flat site with drainage away from the home. - There is no evidence of adverse conditions caused by standing water or erosion.

FRONT PORCH

CONDITION:

The front porch is in good condition.

PORCH COVER:

The roofing material at the front porch is the same as the house. Please see the roofing section of the report.



PATIO

TYPE:

There is a concrete patio in the rear.



CONDITION:

In good condition.

PATIO COVER

TYPE:

Same as the main structure - Please see the roof inspection section of this report. The supports are in good condition.



FENCES & GATES

TYPE:

Chain link & Wire



CONDITION:

The chain link near the house was good and has functional gates. I did not inspect the outlying fences.

EXTERIOR

SIDING

SIDING MATERIAL:

Oriented Strand board (OSB) panels



SIDING CONDITION:

The siding is properly installed and is in good condition with no defects or unsealed penetrations.

TRIM

MATERIAL:

Wood & A manufactured wood based material



CONDITION:

The material looks to be properly installed and in good condition overall.

EXTERIOR PAINT

The paint is in good condition.

EAVES

CONDITION:

No adverse conditions are noted.

CHIMNEY

MATERIAL:

Metal



CONDITION:

The visible portions of the chimney are properly installed and in good condition.

EXTERIOR LIGHTING

The exterior lighting was operational.

EXTERIOR MISCELLANEOUS

CONDITION:

The spa/hot tub was not inspected. It is outside the scope of a home inspection. Consider having a Pool/Spa expert inspect it for proper installation and function. I did inspect the shop though.

ROOF SYSTEM

ROOF

STYLE:

Gable

TYPE:

Composition shingles



ROOF ACCESS:

I walked on the roof.

ROOF COVERING STATUS:

The roofing is properly installed and in good condition.



FASCIA CONDITION:

Good



THROUGH ROOF PENETRATIONS:

Good - With no gaps or improper flashing.



VENTILATION - TYPE & CONDITION:

Roof vents & eave vents - The venting of the attic is adequate. A power vent is also installed. It is functional but is not properly installed. Please see the electrical section for more information.





EXPOSED FLASHINGS

TYPE AND CONDITION:

Metal I recommend flashings be installed in the gables where the roof overhang is not enough to protect the edges of the roof sheathing.



GUTTERS & DOWNSPOUTS

TYPE & CONDITION:

Gutter guards obstruct visibility into the gutters. Areas that were inspected looked good.



ATTIC AND INSULATION

ACCESSIBILITY:

I entered the roof attic access. The area was fully accessible but only partially visible due to insulation.

ACCESS LOCATION:

There is an access in each bathroom

ACCESS CONDITION:

In good condition.

FRAMING TYPE AND CONDITION:

Manufactured truss framing using 2X4 lumber. No adverse conditions were sighted.



ROOF SHEATHING:

Oriented strand board (OSB). In good condition.



THROUGH ATTIC VENTING:

The left side bathroom exhaust vent should be better directed and secured into the nearby roof vent. It is currently jammed along side it and is partially obstructed.



INSULATION TYPE AND CONDITION:

Blown in fiberglass is installed on the horizontal surfaces and fiberglass bats are installed on the vertical surfaces. The batts are in good condition. The blown in fiberglass is in fair condition with some compaction and displacement caused by rodent activity. I did see one rodent poison packet. I recommend that the condition be monitored and remedied if needed.





APPROXIMATE R-VALUE:

R-38 - This is in line with current requirements.

GARAGE

GENERAL

LOCATION & SIZE:

Attached two car



ROOF

TYPE & CONDITION:

The garage roof is the same as the house. Please see the house roof report.



SIDING

The garage siding is the same as the house. Please see the house siding section.

FLOOR

CONDITION:

Good - With no significant cracks. Stains were noted but are cosmetic in nature.



ATTIC

CONDITION:

No adverse conditions were noted.



INSULATION:

Fiberglass batts - In good condition.

FIRE BARRIER

CONDITION:

The fire barrier is complete.

GARAGE DOOR(S)

CONDITION:

Good - The door is not damaged and it rolls up and down as it should.



GARAGE DOOR OPENER:

The automatic garage door opener is functioning as intended. The safety features responded as designed to the tests.

PLUMBING

MAIN LINE

CONDITION:

There are no signs of any problems with the main line.

WATER FLOW:

The water flow at the plumbing fixtures appeared adequate.

SUPPLY LINES

MATERIAL:

Copper



CONDITION:

The supply lines appear to be in good condition with no signs of leaking.

INSULATION:

Yes - there is insulation installed on the pipes.

WASTE LINES

MATERIAL:

Plastic



CONDITION:

There are no signs of any leaking in the waste lines at this time. Drainage appeared adequate.

HOSE FAUCETS

OPERATION:

There is water leaking out of the shaft at the left side faucet. This is very common. I recommend repairs as needed. Tightening the nut or replacing the packing will probably correct the condition.



WATER HEATER

TYPE & APPROXIMATE DATE:

The unit is an electric model manufactured in 2018.



APPROXIMATE AGE:

8 years - The average life expectancy is 12 to 14 years.

SIZE:

50 Gallons

LOCATION:

In the laundry room

CONDITION:

The unit is delivering hot water to the fixtures in the home.

INSTALLATION:

The temperature/pressure relief valve (TPRV) drain line runs uphill. This is not allowed. I recommend further evaluation and repairs by a licensed plumbing contractor.



WATER MAIN SHUT OFF

LOCATION:

There is a shut off at the pressure tank.



CONDITION:

The water main looked to be in good condition. The valve was not operated.

FUEL SYSTEM

METER/TANK
LOCATION-CONDITION:

The is no fuel at this house.

PLUMBING SYSTEM OBSERVATION

Irrigation systems are outside the scope of this inspection. This includes any outlying hose faucets.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION

SYSTEM TYPE:

The home is heated with wall heaters installed in each bedroom, each bathroom, and the main living areas. There were all tested and functioned properly in response to their thermostats.





SECONDARY HEATING SYSTEM:

There is a wood stove installed. Please see the interior section of the report below.

AIR CONDITIONING

TYPE:

There is no air conditioning in this home.

ELECTRICAL SYSTEM

SERVICE ENTRANCE

TYPE AND CONDITION:

The service lateral is an underground, 200 amp, 120/240 volt system with breakers at the main panel. There is no indication of any adverse conditions noted with the service equipment.

ELECTRICAL PANELS

MAIN BREAKER PANEL LOCATION:

In the garage.

CONDITION:

The panel is in good condition with the right sized wiring for the breakers and no adverse conditions noted.



GROUND AND/OR BONDING PRESENT?:

Yes



SPACE FOR MORE BREAKERS?

No. There are no spaces for additional breakers. Breakers with two circuits may be an option. There was an empty 240v breaker too.

LEGEND:

The breakers are labeled. The accuracy of the labeling was not verified.



SUB-PANEL CONDITION:

There is a sub-panel at the shop exterior. It was properly installed and in good condition



CONDUCTORS

ENTRANCE CABLES:

Aluminum 4/0 - Good



PANEL WIRING TYPE & CONDITION:

Copper has been used for the branch wiring. The wiring appears to be in good condition and the appropriate wire sizes have been used.

CONDITION:

The attic fan is improperly wired with an unsecured junction box, missing clamp, and open splices. I recommend further evaluation and repairs by a licensed electrical contractor.



SWITCHES & OUTLETS

OUTLETS CONDITION:

A representative number of outlets were tested and most appeared to be operating as intended. Ground Fault Circuit Interrupt (GFCI) is missing at two garage outlets. It was required at all garage outlets when the home was built. I recommend that this condition be corrected.

SWITCHES:

The switches were tested and are in good condition.

ELECTRICAL SYSTEM RECOMMENDATIONS

CONDITION:

Conditions regarding the electrical system compel me to recommend that it be further evaluated and repaired as needed by a licensed electrical contractor. They are: The attic fan is improperly wired with an unsecured junction box, missing clamp, and open splices. Ground Fault Circuit Interrupt (GFCI) protection is missing at two garage outlets. It was required at all garage outlets when the home was built. I recommend that this condition be corrected.

Oregon State Law requires that any electrical work performed on a home that is involved in a real estate transaction be performed by a licensed electrical contractor.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK

TYPE & CONDITION:

Synthetic - In good condition with no chips, scratches, or cracks noted.



FAUCET:

The faucet is functional and without leaks.



SPRAYER:

Good



RANGE/COOK TOP AND OVEN

TYPE/CONDITION:

Electric - The burners and the elements were tested for operation and they all responded to the manual controls. The convection fan was functional. The warming zone was functional. The glass cook top and range control panel are functional but show wear.







OVEN LIGHT:

Functional

VENTILATION/HOOD

TYPE AND CONDITION:

External - The fan and light operated as expected. Please see the microwave section below.

REFRIGERATOR

CONDITION:

The refrigerator was unplugged when I arrived. I plugged it in and it came on with functional lights. I did not verify if the ice maker was functional.



DISHWASHER

CONDITION:

The dishwasher responded to the normal operating controls. The unit is not secured in place. I recommend that this unit be secured. I recommend that the drain line be installed so that it loops as high as possible in the sink cabinet. This will help prevent water from flowing into the dishwasher if the sink drain becomes obstructed. The soap dispenser door lock is missing. I recommend repairs as needed.



GARBAGE DISPOSAL

CONDITION:

None installed

OTHER BUILT IN UNITS

MICROWAVE:

Good - The microwave is only tested for power to the unit. It powered on as expected.



INTERIOR COMPONENTS

COUNTERS CONDITION:

Formica (plastic laminate) in good condition.



CABINETS CONDITION:

All of the doors and drawers were tested and were operational.





LAUNDRY

LOCATION:

The laundry hook ups are located near the exit to the garage.



CONDITION:

The laundry room hook-ups appear to be in good condition. The valves were not operated.

WASHER AND DRYER

CLOTHES DRYER:

The dryer was tested for a short duration. I inspect it for spinning and heat. It was functioning as intended.

CLOTHES WASHER:

The washer was tested for power and water only. It responded as expected to the normal controls.

INTERIOR

Cosmetic deficiencies are considered normal wear and are not reported. This includes minor damage to ceilings, walls, trim, and doors. The condition of walls behind wall coverings, paneling, and furnishings cannot be judged. Minor cracks are found on interior surfaces in almost all buildings and are also typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in the this inspection. Determining the condition of insulated glass windows is not always possible due to weather, temperature, lighting conditions, and items in the home. I attempt to find all windows with "blown seals" but this is not always possible. I am not responsible for any

missed blown seals but I do apologize for them. All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound. It is beyond the scope of this inspection to determine cracking or damage to the chimney interiors or flues. These items can only be determined by a chimney expert.

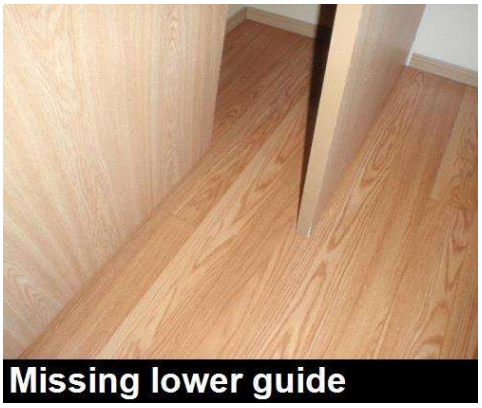
DOORS

MAIN ENTRY DOOR:

Good - The knobs and locks are functional, and the weather stripping is in good condition.

DOORS:

The following items were noted at the doors and require adjustments, repairs, or replacement: All five sets of bypass closet doors are missing their lower guides. The door to the garage does not latch. The sliding glass door is missing its screen door.


Missing lower guide

WINDOWS

TYPE:

The windows are vinyl, double glazed, sliding windows.

CONDITION:

A random sample were tested and they were operating as intended. There is a blown seal at the left front bedroom. Blown seals can be unsightly and may reduce energy efficiency. I recommend that it be repaired or replaced.


Hazy glass

SCREENS:

The screens are in good condition.

INTERIOR WALLS/CEILINGS

MATERIAL & CONDITION:

Drywall - In good condition.



TRIM:

No adverse conditions were noted with the trim.

FLOORS

TYPE & CONDITION:

The hardwood flooring is in good condition.



The tile flooring is in good condition with no cracks noted.



LIGHTING

OBSERVATION:

All of the interior lights were functional at the time of the inspection.

WOOD STOVE

CONDITION:

The wood stove is in fair condition with one cracked firebrick and a worn rope door seal. I recommend that the seal be replaced. The installation was proper. The stove was not tested for proper operation. Igniting solid fuels is outside the scope of a home inspection. Note: Some wood stove issues may only be detectable during operation.







EPA CERTIFICATION TAG?
Yes

CARBON MONOXIDE DETECTOR

CONDITION

All homes with a carbon monoxide source including homes with a connected garage are required to have functional carbon monoxide detectors within 15' of the sleeping areas. I recommend that carbon monoxide detectors be installed within 15' of the sleeping areas per the manufacturer's instructions to make the home safer and to bring it into compliance with this requirement.

SMOKE ALARM

CONDITION:

A currently approved smoke alarm needs to be installed outside the sleeping areas. The current installations are beyond 10 years old and according to the state fire marshall they should be replaced. Note: Hard wired units are required to be replaced with hard wired units. The current installations are hard wired.

Oregon state law requires that single family homes meet minimum requirements for smoke alarms prior to the closing of a real estate transaction. The minimum requirements are: 1. A smoke alarm must be installed "outside the sleeping areas" (within 12 feet is a rule of thumb). 2. A smoke alarm must be installed on each level of the home. 3. Smoke alarms must be installed on the ceilings at least 4" from the side wall or on a side wall between 4" and 12" from the ceiling. All ionization smoke alarms must have a hush/silence feature and if solely battery powered must have a 10 year battery. I do not remove the smoke alarms to inspect for the presence of a 10 year battery. Hard wired smoke alarms cannot be replaced with solely battery operated units. The state fire marshal also recommends that smoke alarms be installed inside the sleeping areas. The state fire marshal also requires replacing smoke alarms that are 10 years old or older. Smoke alarms should not be installed in kitchens, bathrooms, or garages.

BATHROOMS

LEFT SIDE HALL BATHROOM

CONDITION OF SINK/FAUCET:

Good - The faucet and drain line are functional and show no signs of leaking and the stopper is functioning.



CONDITION OF TOILET:

The toilet is functioning as intended. It is mounted firmly to the floor.

TUB/SHOWER PLUMBING FIXTURES:

The tub had no damage and the faucet and shower head are functional. There is a worn rubber cover at the shower head connection. I did not see any water leaking here though.



WALLS/FLOORS/CEILING:

The condition of the walls and floors is good. The caulking is adequate.

CABINETRY:

Good

BATH VENTILATION:

The fan was functional.

RIGHT SIDE BATHROOM

CONDITION OF SINK/FAUCET:

Good - The faucet and drain line show no signs of leaking and the stopper is functioning.



CONDITION OF TOILET:

The toilet is functioning as intended. It is mounted firmly to the floor.

SHOWER - PLUMBING FIXTURES:

The shower had no damage and the faucet and shower head are functional. The lower door guide is missing. This can allow the doors to come off the upper track. I recommend that the guide be replaced.





WALLS/FLOORS/CEILING:
Good

CABINETRY:
Good

BATH VENTILATION:
The fan was functional.

UNDERSTRUCTURE & FOUNDATION

Sections of foundations hidden from view by wall coverings, stored items, soil, ductwork, plumbing, insulation, etc. cannot be judged and are excluded from this inspection. Minor cracking is present in most foundations and is usually not an indication of a structural failure. If more significant cracking is present along with any crumbling, bowing, or leaning it is an inspection industry standard to recommend that a structural engineer or a foundation specialist be brought in to for a more thorough evaluation. Grading around the home should cause surface or roof water to move away from the structure. Most concrete slab floors develop some cracks during the drying process and over time. All but the most severe cracking is usually obscured by floor coverings and therefore outside the scope of this inspection.

BASEMENT/CRAWL SPACE

ACCESSIBILITY:
The crawl space and understructure are fully accessible and were inspected. Insulation and the vapor barrier obstructs subflooring and framing.

ACCESS LOCATION:
At the left front bedroom closet.

ACCESS CONDITION:
The access is in good condition.

FOUNDATION WALLS - TYPE & CONDITON:

Poured concrete - In good condition with no significant cracks.



BEAMS:

The understructure is supported by 2X4 pony walls on concrete footings that run the length of the building. In good condition.



FLOOR JOISTS:

Engineered floor joists are in use. There is no indication of any issues with the floor joists and they are in good condition where visible. Insulation covers most of the material.



SUB-FLOORING:

The sub-flooring is Oriented Strand Board (OSB) that is rated for use as a flooring material. Insulation and flooring material covers almost all of the sub-flooring. There is no indication of any adverse conditions.



SILL PLATES:

Pressure treated 2X4 & 2X6 lumber was used. What was visible was in good condition.



COLUMNS/SUPPORTS:

The front and rear supports are 2X4 lumber on the foundation footings. The vapor barrier is stapled to these which creates two issues. One is that the lower portion of the supports are not visible. The second issue is that if there is ever moisture in the soil it could cause water to condense on the covered framing. I recommend pulling the vapor barrier off the framing and securing it down along the foundation.



Framing not visible



Framing with the vapor barrier removed

CRAWLSPACE FLOOR AND DRAINAGE:

There is a vapor barrier installed and there are no signs of standing water.

CRAWL SPACE VENTILATION:

The understructure is adequately ventilated. The vents are above grade. Some of the vents are obstructed by optional covers and their effectiveness is limited. I recommend they be cleared. This can be done from the exterior of the structure. Note: In this climate vents should be kept open at all times.



INSULATION:

Fiberglass batts are installed against the sub flooring. In good condition.



SHOP

GENERAL

LOCATION & SIZE:

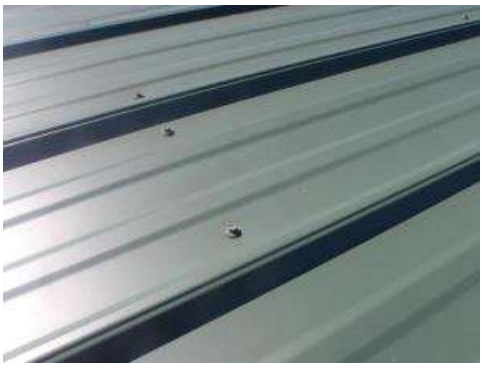
Detached 24'X32' shop

ROOF

TYPE & CONDITION:

Metal -





SIDING

Metal and fiberglass - It was properly installed and in good condition



FLOOR

CONDITION:

Good - With no significant cracks. Staining is noted.





ATTIC

CONDITION:

The garage attic is an open design with no adverse conditions noted.



INSULATION:

No insulation is installed in the attic - Okay - Insulation is not required over garages.

GARAGE DOOR(S)

CONDITION:

Both of the garage doors are in good condition.



OTHER OBSERVATIONS

CONDITION:

Pole barn construction has wood in direct contact with the soil. The areas are vulnerable to decay over time. I recommend that the condition be monitored and remedied if needed. Providing proper drainage of rain away from the structure will help. This building does not have rain gutters. Consider installing a set to help better manage water.



REPORT LIMITATIONS

PLEASE READ

REPORT LIMITATIONS

This report is intended only as a general guide to help the clients make their own evaluation of the overall condition of the building. It is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, insinuate that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to

inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold and mildew, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; playground equipment, efficiency measurements of insulation or heating and cooling equipment, humidifying equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; pest infestation; zoning ordinances; intercoms; security systems; phone, satellite, and cable systems; sprinklers (for fire suppression or landscaping); or heat sensors. Any general comments about these systems and conditions are informational only and do not represent an inspection. Deficiencies that are deemed to be cosmetic in nature are also not a part of this inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Should any disagreement or dispute arise as a result of this inspection or report the matter will be filed with the Oregon Construction Contractors Board in accordance with its dispute resolution procedures. In the event of a claim, the client will allow Cornerstone Inspections to inspect the claim prior to any repairs or waive the right to make the claim. The client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Cornerstone Inspections
4557 Pleasant Creek Rd. - Rogue River, OR 97537
541-941-1066
CCB# 123990 cornerstoneinspections.us OCHI# 888

REPORT SUMMARY

September 30, 2026

Leonard & Kim Scharf

Property Inspected:

5498 Butte Falls Hwy
Eagle Point, OR 97524

Dear Leonard & Kim,

At your request a visual inspection of the above referenced property was conducted on September 30, 2026. This inspection report reflects the visual conditions of the property at the time of the inspection. Hidden or concealed defects cannot be inspected and are not included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty. Defects may have been found that are not in the report summary. Please read through and understand the entire inspection report.

The recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present.

All repairs and any recommended further evaluations should be performed by licensed professionals and should be performed before the close of escrow.

If this report has been prepared in relation to a real estate transaction, it is not intended to suggest which parties involved should be responsible for repairs. All repairs no matter how big or how small must be performed by licensed contractors or specialists qualified to perform the repairs.

An earnest effort was made on your behalf to discover all visible defects.

The following items should be addressed:

SAFETY HAZARDS: Items that fall under this heading are considered safety hazards. I strongly recommend that they be corrected. Each of these items will likely require further evaluation and repair by licensed trades people.

PLUMBING

WATER HEATER
INSTALLATION:
1. The temperature/pressure relief valve (TPRV) drain line runs uphill. This is not allowed. I recommend further evaluation and repairs by a licensed plumbing contractor.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM RECOMMENDATIONS
CONDITION:
2. Conditions regarding the electrical system compel me to recommend that it be further evaluated and repaired as needed by a licensed electrical contractor. They are: The attic fan is improperly wired with an unsecured junction box, missing clamp, and open splices. Ground Fault Circuit Interrupt (GFCI) protection is missing at two garage outlets. It was required at all garage outlets when the home was built. I recommend that this condition be corrected.

INTERIOR

CARBON MONOXIDE DETECTOR
CONDITION
3. All homes with a carbon monoxide source including homes with a connected garage are required to have functional carbon monoxide detectors within 15' of the sleeping areas. I recommend that carbon monoxide detectors be installed within 15' of the

sleeping areas per the manufacturer's instructions to make the home safer and to bring it into compliance with this requirement.

SMOKE ALARM
CONDITION:
4. A currently approved smoke alarm needs to be installed outside the sleeping areas. The current installations are beyond 10 years old and according to the state fire marshall they should be replaced. Note: Hard wired units are required to be replaced with hard wired units. The current installations are hard wired.

BATHROOMS

RIGHT SIDE BATHROOM
SHOWER - PLUMBING FIXTURES:
5. The shower had no damage and the faucet and shower head are functional. The lower door guide is missing. This can allow the doors to come off the upper track. I recommend that the guide be replaced.

ITEMS NEEDING CORRECTION: Items that fall under this category are items that need to be repaired, replaced or corrected. Each of these items are also likely to require further evaluation and repair by licensed trades people.

KITCHEN - APPLIANCES - LAUNDRY

DISHWASHER
CONDITION:
1. The dishwasher responded to the normal operating controls. The unit is not secured in place. I recommend that this unit be secured. I recommend that the drain line be installed so that it loops as high as possible in the sink cabinet. This will help prevent water from flowing into the dishwasher if the sink drain becomes obstructed. The soap dispenser door lock is missing. I recommend repairs as needed.

INTERIOR

DOORS
DOORS:
2. The following items were noted at the doors and require adjustments, repairs, or replacement: All five sets of bypass closet doors are missing their lower guides. The door to the garage does not latch. The sliding glass door is missing its screen door.

WINDOWS
CONDITION:
3. A random sample were tested and they were operating as intended. There is a blown seal at the left front bedroom. Blown seals can be unsightly and may reduce energy efficiency. I recommend that it be repaired or replaced.

UNDERSTRUCTURE & FOUNDATION

BASEMENT/CRAWL SPACE
COLUMNS/SUPPORTS:
4. The front and rear supports are 2X4 lumber on the foundation footings. The vapor barrier is stapled to these which creates two issues. One is that the lower portion of the supports are not visible. The second issue is that if there is ever moisture in the soil it could cause water to condense on the covered framing. I recommend pulling the vapor barrier off the framing and securing it down along the foundation.

CRAWL SPACE VENTILATION:
5. The understructure is adequately ventilated. The vents are above grade. Some of the vents are obstructed by optional covers and their effectiveness is limited. I recommend they be cleared. This can be done from the exterior of the structure. Note: In this climate vents should be kept open at all times.

OTHER REPORTABLE ITEMS: Items that fall into this category are items that need to be noted. Many may need to receive eventual attention.

ROOF SYSTEM

ATTIC AND INSULATION

THROUGH ATTIC VENTING:

1. The left side bathroom exhaust vent should be better directed and secured into the nearby roof vent. It is currently jammed along side it and is partially obstructed.

INSULATION TYPE AND CONDITION:

2. Blown in fiberglass is installed on the horizontal surfaces and fiberglass bats are installed on the vertical surfaces. The batts are in good condition. The blown in fiberglass is in fair condition with some compaction and displacement caused by rodent activity. I did see one rodent poison packet. I recommend that the condition be monitored and remedied if needed.

PLUMBING

HOSE FAUCETS

OPERATION:

3. There is water leaking out of the shaft at the left side faucet. This is very common. I recommend repairs as needed. Tightening the nut or replacing the packing will probably correct the condition.

INTERIOR

WOOD STOVE

CONDITION:

4. The wood stove is in fair condition with one cracked firebrick and a worn rope door seal. I recommend that the seal be replaced. The installation was proper. The stove was not tested for proper operation. Igniting solid fuels is outside the scope of a home inspection. Note: Some wood stove issues may only be detectable during operation.

Thank you for selecting Cornerstone Inspections to perform this inspection. If you have any questions regarding the inspection report or the building, please feel free to call me.

Sincerely,

Ronald F. Regan

Ron Regan
CORNERSTONE INSPECTIONS