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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

Team@MOPG.com



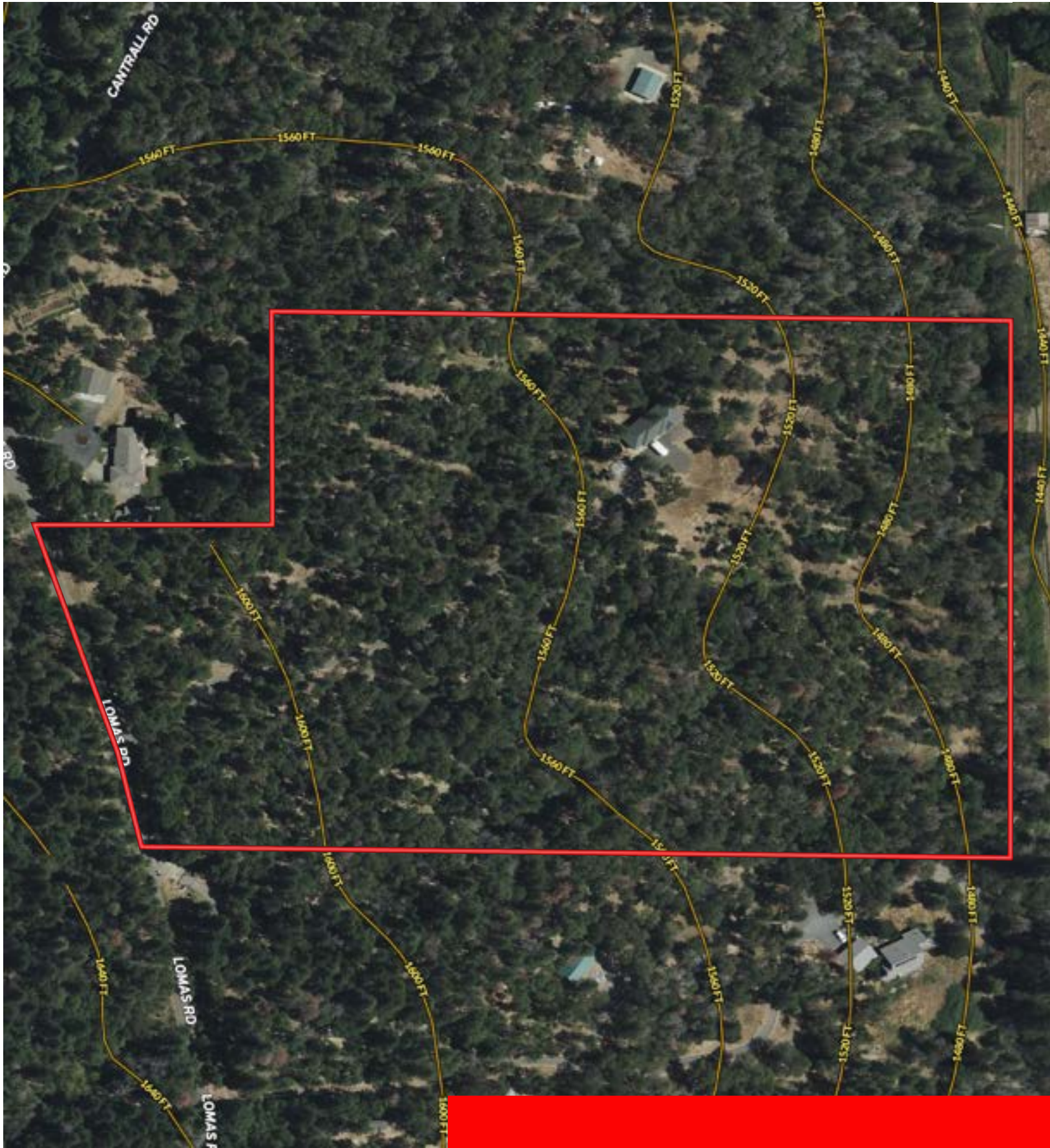
Mapping

145 Lomas Road
Oregon, AC +/-



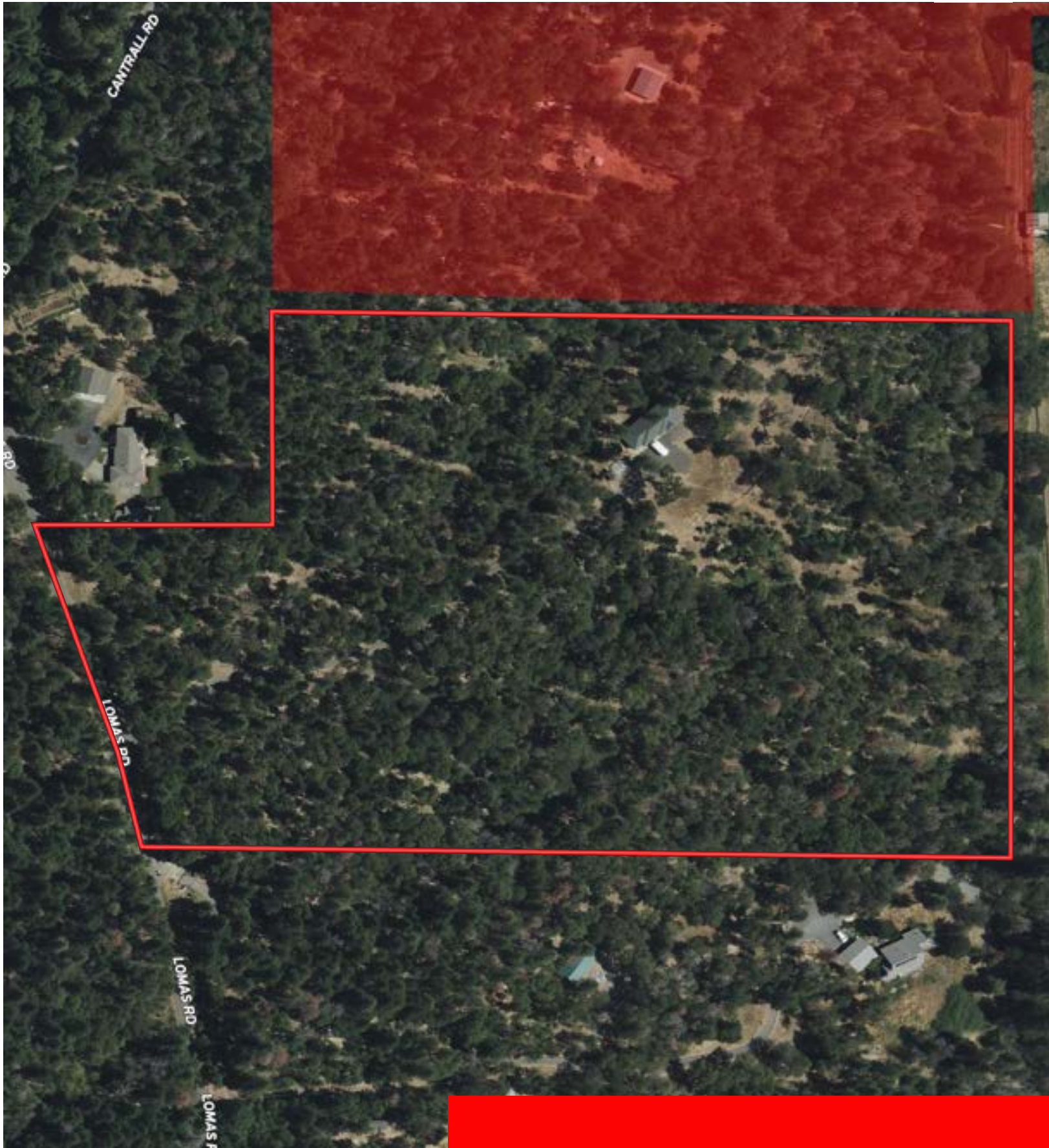
 Boundary

145 Lomas Road
Oregon, AC +/-



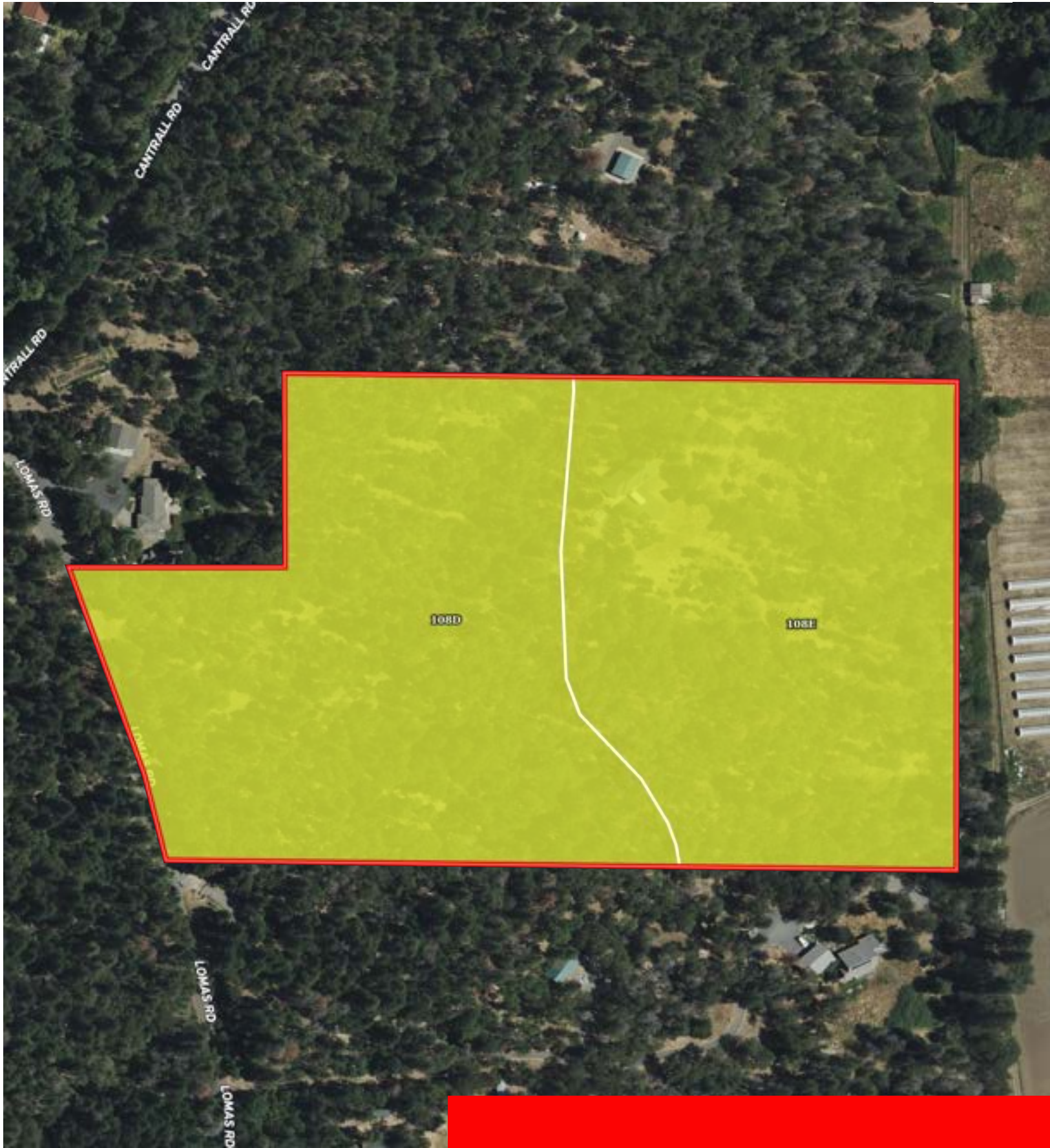
 Boundary

145 Lomas Road
Oregon, AC +/-



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

145 Lomas Road
Oregon, AC +/-



 Boundary

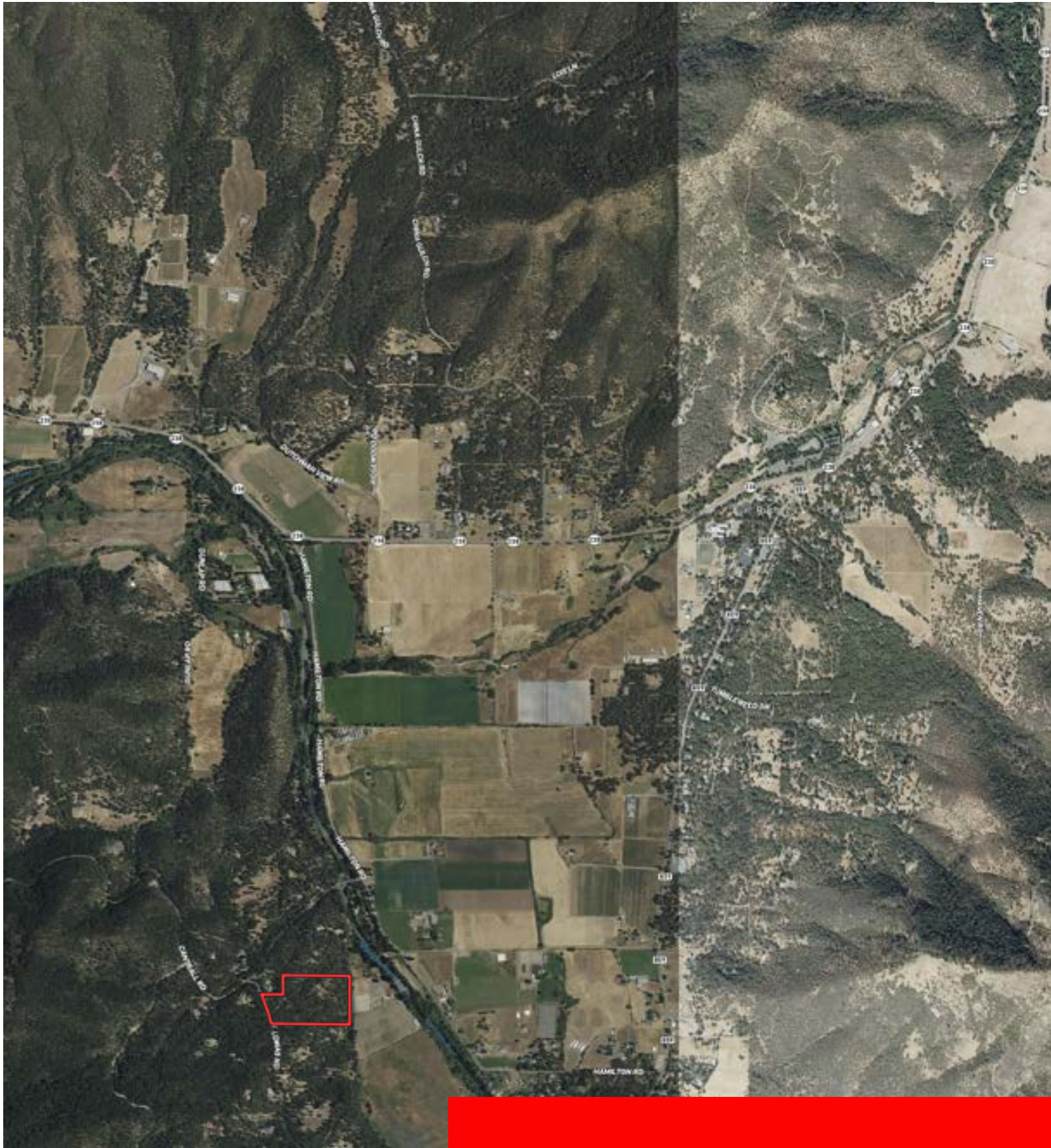
| Boundary 17.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
108D	Manita loam, 7 to 20 percent slopes	9.12	52.41	0	64	4e
108E	Manita loam, 20 to 35 percent slopes, MLRA 5	8.28	47.59	0	62	4e
TOTALS		17.4(*)	100%	-	63.05	4.0

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

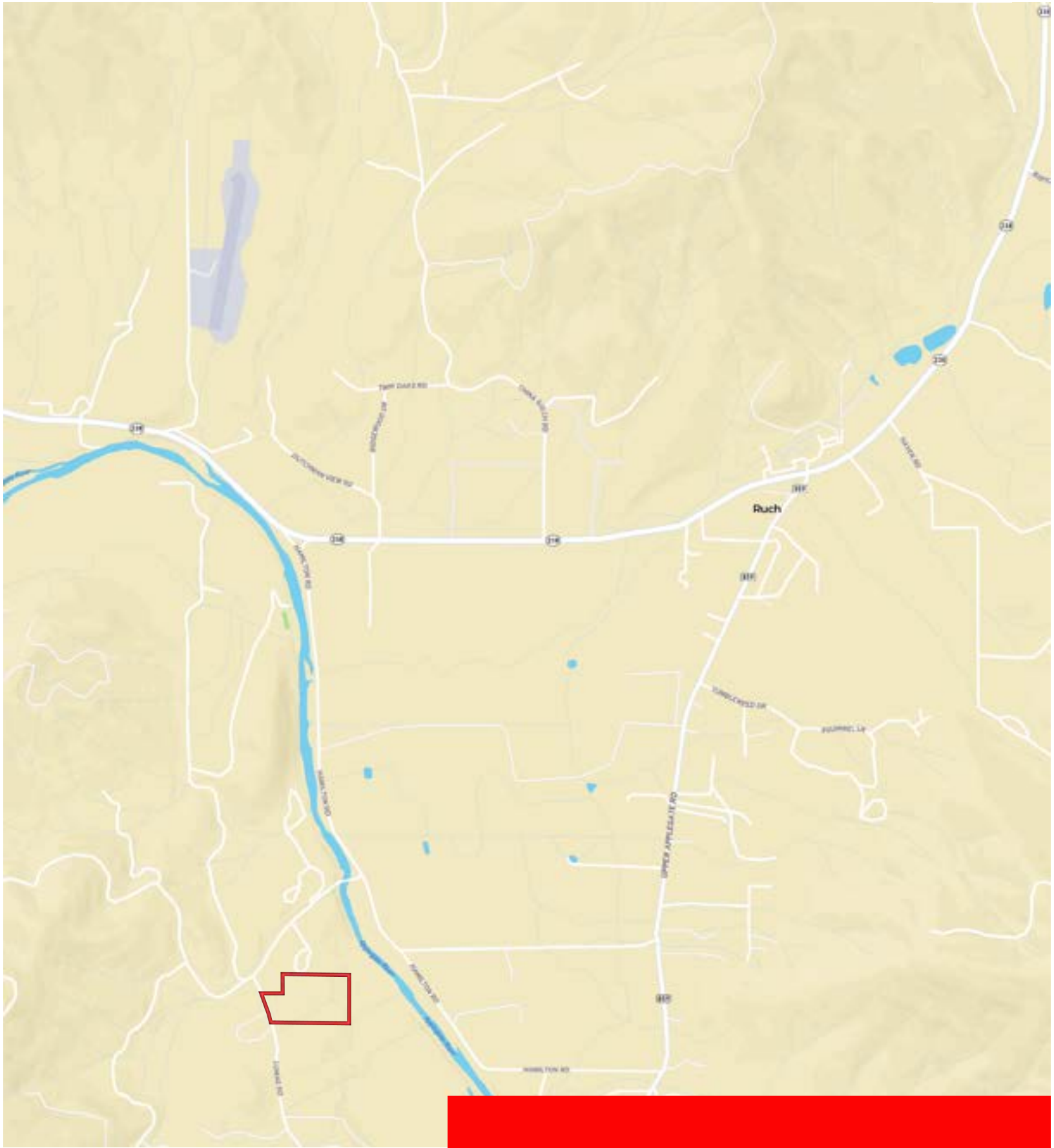


145 Lomas Road
Oregon, AC +/-



 Boundary

145 Lomas Road
Oregon, AC +/-



 Boundary

Tax Records

Account Sequence

Map TL Sequence

Assessment Year2026

Print Window

Close Window

Assessment Info for Account 1-055104-8 Map 383W33 Taxlot 1307

Report For Assessment Purposes Only Created August 27, 2026

Account Info

Tax Year 2025 Info

Land Info

Account1-055104-8

Map383W33 1307

OwnerMOLLAHAN DANIEL TRUSTEE

MOLLAHAN TAMERA TRUSTEE

MOLLAHAN DANIEL & TAMERA REV TRUST

Situs Address145 LOMAS RD MEDFORD/COUNTY R

Mailing AddressMOLLAHAN DANIEL TRUSTEE ET AL

PO B OX 1538

JACKSONVILLE OR, 97530

± Tax Accounts1 Acct

Appraiser209

Pay Taxes Online

Tax ReportDetails

TAX StatementDetails

Tax HistoryDetails

Tax DetailsDetails

Tax RatesDetails

Tax Code49-46

Acreage17.44

Zoning

WR

Land Class

FG 16.44 Ac

OD 0.00 Ac

RT 1.00 Ac

Property Class

641

Unit ID193128-1

Maintenance Area5

Neighborhood000

Study Area60

Account StatusACTIVE

Tax StatusAssessable

Sub TypeNORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)

\$ 0

Sale DateMar 20, 2024

Instrument Number2024-5380

Sales HistoryDetails

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

ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
3	DESIGNATED FOREST LAND	49-46	1	000	R	9.00	A
1	DESIGNATED FOREST LAND	49-46	1	000	F	7.44	A
1	FOREST SITE	49-46	1	000	R		
1	MARKET OSD	49-46	0	000	R		
2	RURAL TRACT	49-46	0	000	R	1.00	A
1	SING FAMILY RES	49-46	0	151	R		

ID	Value Source	RMV	M5	Exception Value
3	DESIGNATED FOREST LAND	\$ 51,720	\$ 1,896	\$ 0
1	DESIGNATED FOREST LAND	\$ 42,750	\$ 1,567	\$ 0
1	FOREST SITE	\$ 158,400	\$ 4,000	\$ 0
1	MARKET OSD	\$ 38,400	\$ 0	\$ 0
2	RURAL TRACT	\$ 5,750	\$ 5,750	\$ 0
1	SING FAMILY RES	\$ 492,980	\$ 492,980	\$ 0

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

Code Area	Type	Acreage	RMV	M5	MAV	AV
49-46	LAND	1.00	\$ 44,150	\$ 5,750		
49-46	LAND	16.44	\$ 252,870	\$ 7,463		
49-46	IMPR	0.00	\$ 492,980	\$ 492,980		
PSO Value History	Details	Total:	\$ 790,000	\$ 506,193	\$ 256,100	\$ 256,100

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

Code Area	Type	Acreage	SAV	MSAV	AV
49-46	LAND	16.44	\$ 7,463		
Total:			\$ 7,463	\$ 5,701	\$ 5,651

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

Code Area	RMV	M5	MAV	AV
49-46	\$ 790,000	\$ 506,193	\$ 256,100	\$ 261,751

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete
1	49-46	2000	2014	151	One story	RESIDENCE	2743	100 %

Photos and Scanned Documents

Type

ACCOUNT PHOTO

SCANNED ASSESSOR DOCUMENTS

Files

10

(See new portal)

PDF

Portal

Improvement Comments

Building #1 Comments

04/25/01 ADDED HOUSE @ 100% COMPLETE #96>>> 05/31/07 NO CHANGE TO IMP #96>>> 04/29/08 ORIG GAR CONVERTED TO LIVING-- ADDED NEW ATT GAR #96>>> 4/29/09 ADDED DECK #96>>> 2/1/24 UPDT INV AND ACC PKG, NO EXC. MAKE NEW SEGMENT 65% COMPL FOR 1/1/24, UPDT SQFT D/T ADDITION, EYB, CLS, INV AND ACC PKG, EXC. #199 >> 05/13/25 MAKE ADD'N 100% FOR 1/1/25, AS EXC. #209 >>>

Account Comments

02/01/99 ADDED WELL #58>>> 05/09/00 5-5-00 ADDED SEPTIC>>> 04/25/01 CHANGED BS TO HS #96>>> TRC 98-03 YRS #99>>> 02/10/04 DISQUALIFIED 1.00 AC FROM SA FARM USE FOR HS. ADJ MAV TO REFLECT THE DQ #74>>> 02/11/04 REQUESTED SPLIT CODE FOR 2004-05 TAX YR #88>>> 08/03/04 CREATED SPLIT CODE #124>>> 05/05/06 CONVERSION TO 2005 FACTOR BK. POTENTIAL RMV CHANGE ONLY--NO EXC. BEGINNING YR VALUE ADJ TO REFLECT 2005 FACTOR BK>>> 05/31/07 NO CHANGES TO ACCT #96>>> 04/29/08 NO LAND CHANGES #96>>>4/29/09 NLC #96>>> 2/1/24 NLC #199 >> 05/13/25 NLC. #209 >> 5/12/2026 GRANTING OD HOMESITE PER QUESTIONNAIRE RESPONSE AND ORS 308A.253 # 196>>>

Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments

Tax Year Applied

Code

Description

Amount

Acres

2026

40

FIRE PATROL TIMBER

\$47.26

17.44

2026

39

FIRE IMPROVEMENT SURCHARGE

\$60.32

0.00

Notations

Description

Tax Amount

Year Added

Value Amount

CLERICAL ERROR 311.205(1)(a) - DECREASE

2003

CARTOGRAPHIC ACTIVITY

2006

STATE FIRE PROTECTION

2006

CARTOGRAPHIC ACTIVITY

2007

DESIGNATED FORESTLAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362

Location Map



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

Close Window

Print Window

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

27-Aug-2026

MOLLAHAN DANIEL TRUSTEE ET AL
PO B OX 1538
JACKSONVILLE OR 97530

Tax Account #	10551048	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4946
Situs Address	145 LOMAS RD MEDFORD/COUNTY OR 97530	Interest To	Aug 27, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,194.54	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,341.84	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,174.23	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,110.63	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,056.05	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,007.48	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,959.50	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,893.44	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,868.22	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,833.81	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,774.42	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,748.88	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,628.25	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,575.52	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,547.83	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,523.60	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,484.14	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,483.85	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,068.64	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$914.93	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$27.44	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$384.61	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$698.19	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$588.93	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$570.95	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.21	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.76	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.75	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.74	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.76	Nov 15, 1996
1994	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	Nov 15, 1994
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID 10551048

Map 383W33-00-01307

Situs 145 LOMAS RD MEDFORD/COUNTY OR 97530

Mailing MOLLAHAN DANIEL TRUSTEE ET AL
PO B OX 1538
JACKSONVILLE OR 97530

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	4946	151	2000	100	151 - One story	2,743

Rooms: 3 - BD, 3 - FB, 1 - FP

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	5 -	100		2743
Garage	5 -	100		960

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
SFR-INVENTORY	2743		

Accessories

Description	Size	Qty
COMPLEX ACC PKG		1

Total RMV \$492,980



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: 10551048

10551048

MOLLAHAN DANIEL TRUSTEE ET AL
PO BOX 1538
JACKSONVILLE OR 97530

CODE: 4946 **MAP:** 383W33-00-01307 **ACRES:** 17.44
SITUS: 145 LOMAS RD MEDFORD/COUNTY

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	360,820	338,370
STRUCTURES	401,470	454,460
TOTAL RMV	762,290	792,830
SPECIALLY ASSESSED VALUE	2,785	3,174
ASSESSED VALUE	270,397	334,964

TOTAL PROPERTY TAX: **3,341.84** **4,194.54**

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

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

EDUCATION SERVICE DISTRICT	118.04
RCC	171.77
MEDFORD SD 549C	1,477.96
EDUCATION TOTAL:	1,767.77

JACKSON COUNTY	673.24
4-H EXTENSION SERVICE DISTRICT	14.27
VECTOR CONTROL	14.37
JACKSON SOIL & WATER CONSERVATION	16.75
JACKSON COUNTY LIBRARY DISTRICT	200.98
APPLEGATE V RFPD #9	560.27
APPLEGATE V RFPD #9 LOCAL LIBRARY	417.19
GENERAL GOVT TOTAL:	1,897.07

JACKSON COUNTY BONDS ECSC	21.81
RCC BONDS	0.00
RCC SHARED BONDS	14.67
MEDFORD SD 549C BONDS-2007	361.39
OR FORESTRY FIRE SURCHARGE	58.00
OR FORESTRY FIRE, TIMBER	73.83
BONDS - OTHER TOTAL:	529.70

TOTAL TAXES DUE (Includes discount) **4,068.70**

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

Due November 17th, 2025

3% Discount..... ☐ **4,068.70**
2% Discount..... ☐ **2,740.43** **Next Payment** 05/15/2026
Trimester Option ☐ **1,398.18** **Next Payment** 02/17/2026

MOLLAHAN DANIEL TRUSTEE ET AL
PO BOX 1538
JACKSONVILLE OR 97530

☐ Mailing address change on back



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

ACCOUNT NO.

10551048

AMOUNT ENCLOSED

\$

15100105510480000139818000027404300004068706

AFTER RECORDING RETURN TO:

Mark Y. Tuai, Attorney at Law

P.O. Box 128

Medford, OR 97501

Jackson County Official Records **2024-005380**

R-WD

Stn=3 SIMPSOHP

03/20/2024 12:56:02 PM

\$20.00 \$10.00 \$13.00 \$11.00 \$60.00

\$114.00

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

Christine Walker - County Clerk

SEND TAX STATEMENTS TO:

Daniel & Tamera Mollahan, Trustees

Daniel & Tamera Mollahan Revocable Trust

P.O. Box 1538

Jacksonville, OR 97530

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Daniel Mollahan and Tamera Mollahan, husband and wife**, Grantors, convey and warrant to **Daniel Mollahan and Tamera Mollahan, Trustees of the DANIEL & TAMERA MOLLAHAN REVOCABLE TRUST**, dated September 22, 2004, Grantees, that certain real property free of encumbrances except as specifically set forth herein, situated in Jackson County, Oregon, legally described as follows, to-wit:

See Legal Description attached hereto as "Exhibit A" and by this reference incorporated herein.

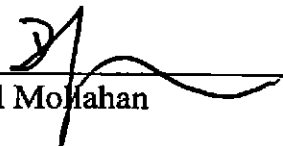
Known Commonly as: 145 Lomas Road, Jacksonville, Oregon 97530

There is no monetary consideration for this transfer. The transfer is made for estate planning purposes.

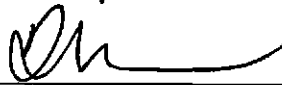
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS

AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: March 20, 2024

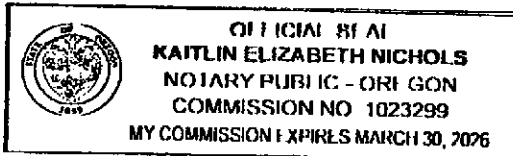

Daniel Mollahan

Dated: March 20, 2024


Tamera Mollahan

STATE OF OREGON)
) ss
County of Jackson)

On 20th day of March 2024 personally appeared before me **DANIEL MOLLAHAN** and **TAMERA MOLLAHAN** and acknowledged the foregoing instrument to be their voluntary act and deed.



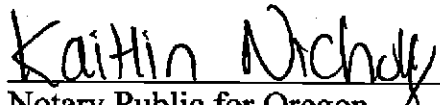

Notary Public for Oregon
My Commission expires: 3/30/2026

Exhibit "A"

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

COMMENCING AT A 5/8 INCH IRON PIN WITNESS CORNER ON THE SOUTHERLY BOUNDARY OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, WHICH BEARS SOUTH 89° 16' 20" EAST 1196.33 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE CONTINUE SOUTH 89° 16' 20" EAST ALONG SAID SOUTHERLY BOUNDARY 30.125 FEET TO THE CENTER OF LOMAS ROAD; THENCE NORTH 5° 56' 10" EAST ALONG SAID ROAD CENTER 261.75 FEET; THENCE NORTH 14° 12' 35" WEST ALONG SAID ROAD CENTER 71.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVE SAID ROAD CENTER AND RUN SOUTH 89° 16' 20" EAST 31.05 FEET TO A 5/8 INCH IRON PIN WITNESS CORNER, THENCE CONTINUE SOUTH 89° 16' 20" EAST TO THE WESTERLY BOUNDARY OF DONATION LAND CLAIM NO. 41, SIAD TOWNSHIP AND RANGE, SAID POINT BEING WITNESSED BY A 5/8 INCH IRON PIN WHICH BEARS SOUTH 89° 16' 20" EAST 1005.55 FEET FROM THE WITNESS CORNER HEREINABOVE LAST MENTIONED; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID DONATION LAND CLAIM TO A POINT BEING WITNESSED BY A 5/8 INCH IRON PIN WHICH BEARS SOUTH 0° 32' 45" WEST 994.96 FEET AND BEING THE WITNESSED CORNER HEREIN ABOVE MENTIONED; THENCE NORTH 89° 16' 20" WEST ALONG BOUNDARY LINE AGREEMENT DESCRIBED IN DOCUMENT NO. 70-10010, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, 34.41 FEET TO A 1 INCH IRON PIPE WITNESS CORNER; THENCE CONTINUE NORTH 89° 16' 40" WEST ALONG SAID LINE 920.08 FEET (RECORD NORTH 89° 16' 40" WEST ALONG SAID LINE 920.00 FEET) TO A 1 INCH IRON PIPE; THENCE LEAVE SAID LINE AND RUN SOUTH 0° 13' 05" EAST 276.08 FEET TO A 5/8 INCH IRON PIN; THENCE WEST 275.14 FEET TO A 5/8 INCH IRON PIN WITNESS CORNER, THENCE CONTINUE WEST 31.93 FEET TO THE CENTER OF LOMAS ROAD; THENCE SOUTH 20° 00' 45" EAST ALONG SAID ROAD CENTER 313.49 FEET; THENCE CONTINUE ALONG SAID ROAD CENTER SOUTH 14° 12' 35" EAST 436.48 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT A 5/8 INCH IRON PIN WITNESS CORNER, ON THE SOUTHERLY BOUNDARY OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, WHICH BEARS 89° 16' 20" EAST, 1196.33 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE CONTINUE SOUTH 89° 16' 20" EAST, ALONG SAID SOUTHERLY BOUNDARY, 30.125 FEET, TO THE

CENTER OF LOMAS ROAD; THENCE NORTH 5° 56' 10" EAST, ALONG SAID ROAD CENTER, 261.75 FEET; THENCE NORTH 14° 12' 35" WEST, ALONG SAID ROAD CENTER, 71.75 FEET, TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID ROAD CENTER, SOUTH 89° 16' 20" EAST, 31.05 FEET, TO A 5/8 INCH IRON PIN WITNESS CORNER; THENCE CONTINUE SOUTH 89° 16' 20" EAST, TO THE WESTERLY BOUNDARY OF DONATION LAND CLAIM NO. 41, SAID TOWNSHIP AND RANGE, SAID POINT BEING WITNESSED BY A 5/8 INCH IRON PIN, WHICH BEARS SOUTH 89° 16' 20" EAST, 1005.55 FEET, FROM THE WITNESS CORNER HEREIN ABOVE LAST MENTIONED; THENCE NORTHERLY, ALONG THE WESTERLY BOUNDARY OF SAID DONATION LAND CLAIM, TO A 5/8 INCH IRON PIN WITNESS CORNER WHICH BEARS NORTH 0° 31' EAST, 300.00 FEET, FROM THE WITNESS CORNER HEREIN ABOVE LAST MENTIONED; THENCE NORTH 89° 16' 20" WEST, 1084.48 FEET, TO A 5/8 INCH IRON PIN WITNESS CORNER, THENCE CONTINUE NORTH 89° 16' 20" WEST, 31.05 FEET, TO A POINT ON THE CENTER OF LOMAS ROAD, SAID POINT ALSO BEING ON THE EAST LINE OF PROPERTY DESCRIBED IN INSTRUMENT RECORDED AS DOCUMENT NO, 76-00562, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 14° 12' 35" EAST, ALONG SAID ROAD CENTER, AND SAID EAST LINE, 310.49 FEET, TO THE TRUE POINT OF BEGINNING.

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

27-Aug-2026

MOLLAHAN DANIEL TRUSTEE ET AL
PO B OX 1538
JACKSONVILLE OR 97530

Tax Account #	10551048	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4946
Situs Address	145 LOMAS RD MEDFORD/COUNTY OR 97530	Interest To	Sep 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,341.84	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,174.23	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,110.63	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,056.05	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,007.48	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,959.50	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,893.44	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,868.22	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,833.81	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,774.42	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,748.88	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,628.25	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,575.52	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,547.83	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,523.60	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,484.14	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,483.85	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,068.64	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$914.93	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$27.44	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$384.61	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$698.19	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$588.93	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$570.95	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.21	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.76	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.75	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.74	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.76	Nov 15, 1996
1994	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	Nov 15, 1994
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Title Report



First American Title™

First American Title Insurance Company

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

Order No.: 7161-4416936

September 10, 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:

Mark Fliegel, Title Officer

Phone: (541)779-7250 - Email: mfliegel@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:

145 Lomas Road, Medford, OR 97530

2021 ALTA Owners Standard Coverage	Liability \$	1,050,000.00	Premium \$	1,631.00 STR
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	
Other			Cost \$	

Proposed Insured Lender: Lender To Be Determined 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 27, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Daniel Mollahan and Tamera Mollahan, Trustees of the Daniel & Tamera Mollahan Revocable Trust, dated September 22, 2004

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

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

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

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

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
 8. Taxes for the fiscal year 2026-2027 a lien due, but not yet payable

9. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land pursuant to O.R.S. 321.358 to 321.372. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land assessment.
10. The effect of the herein described property being within the boundaries of the Applegate Valley Irrigation District, organized pursuant to and with the powers vested in such irrigation district by virtue of the laws of the State of Oregon, as proclaimed and declared by Proclamation of the County Court of the State of Oregon, for the County of Josephine, recorded as Document No. [68-12013](#), Official Records of Jackson County, Oregon.
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. Perpetual easements and rights of way for access roadways, and rights in connection therewith, granted the United States of America, by instruments recorded as [Volume 470, Page 406](#); [Volume 473, Page 137](#) and [Volume 474, Page 108](#), Jackson County, Oregon, Deed Records and Document No. [69-00272](#) and as corrected by Document No. [70-04764](#), Official Records of Jackson County, Oregon
13. Easement, including terms and provisions contained therein:
Recording Information: December 12, 1980 as Document No. [80-25336](#)
In Favor of: Pacific Power and Light Company
For: transmission and distribution of electricity
14. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: July 02, 1991 as Document No. [91-15220](#)
15. Easement, including terms and provisions contained therein:
Recording Information: May 18, 2000 as Document No. [00-20873](#)
In Favor of: PacifiCorp dba Pacific Power and Light Company
For: transmission and distribution of electricity
16. Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded August 11, 2006 as Document No. [2006-040759](#), Official Records of Jackson County, Oregon.
17. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Daniel Mollahan and Tamera Mollahan, Trustees of the Daniel & Tamera Mollahan Revocable Trust, dated September 22, 2004
Grantee/Beneficiary: Rogue Credit Union, a State Chartered Credit Union
Trustee: First American Title
Amount: \$600,000.00
Recorded: April 14, 2025
Recording Information: Document No. [2025-007408](#)

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

18. The Company will require a Certification of Trust from the vestees named herein, providing information about the Daniel Mollahan and Tamera Mollahan, Trustees of the Daniel & Tamera Mollahan Revocable Trust, dated September 22, 2004 and confirming the powers of the trustees and the continuing existence of the trust.
19. Unrecorded leases or periodic tenancies, if any.

- END OF EXCEPTIONS -

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

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

Tax Amount:	\$4,194.54
Map No.:	383W33 1307
Property ID:	1-055104-8
Tax Code No.:	4946

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

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

None

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

MARK FLIEGEL
TITLE OFFICER
mfliegel@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:

Commencing at a 5/8 inch IRON PIN WITNESS CORNER on the Southerly boundary of Section 33, Township 38 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon, which bears South 89° 16' 20" East 1196.33 feet from the Southwest corner of said Section 33; thence continue South 89° 16' 20" East along said Southerly boundary 30.125 feet to the center of Lomas Road; thence North 5° 56' 10" East along said road center 261.75 feet; thence North 14° 12' 35" West along said road center 71.75 feet to the true Point of Beginning; thence leave said road center and run South 89° 16' 20" East 31.05 feet to a 5/8 inch IRON PIN WITNESS CORNER, thence continue South 89° 16' 20" East to the Westerly boundary of Donation Land Claim No. 41, said township and range, said point being witnessed by a 5/8 inch IRON pin which bears South 89° 16' 20" East 1005.55 feet from the witness corner hereinabove last mentioned; thence Northerly along the Westerly boundary of said Donation Land Claim to a point being witnessed by a 5/8 inch IRON pin which bears South 0° 32' 45" West 994.96 feet and being the witnessed corner herein above mentioned; thence North 89° 16' 20" West along boundary line agreement described in Document No. 70-10010, Official Records of Jackson County, Oregon, 34.41 feet to a 1 inch IRON pipe witness corner; thence continue North 89° 16' 40" West along said line 920.08 feet (record North 89° 16' 40" West along said line 920.00 feet) to a 1 inch IRON pipe; thence leave said line and run South 0° 13' 05" East 276.08 feet to a 5/8 inch IRON pin; thence West 275.14 feet to a 5/8 inch IRON PIN WITNESS CORNER, thence continue West 31.93 feet to the center of Lomas Road; thence South 20° 00' 45" East along said road center 313.49 feet; thence continue along said road center South 14° 12' 35" East 436.48 feet to the true Point of Beginning.

EXCEPTING THEREFROM the following:

Commencing at a 5/8 inch IRON PIN WITNESS CORNER, on the Southerly boundary of Section 33, Township 38 South, Range 3 West, Willamette Meridian, Jackson County, Oregon, which bears 89° 16' 20" East, 1196.33 feet, from the Southwest corner of said Section 33; thence continue South 89° 16' 20" East, along said Southerly boundary, 30.125 feet, to the center of Lomas Road; thence North 5° 56' 10" East, along said road center, 261.75 feet; thence North 14° 12' 35" West, along said road center, 71.75 feet, to the true Point of Beginning; thence leaving said road center, South 89° 16' 20" East, 31.05 feet, to a 5/8 inch IRON PIN WITNESS CORNER; thence continue South 89° 16' 20" East, to the Westerly boundary of Donation Land Claim No. 41, said township and range, said point being witnessed by a 5/8 inch IRON pin, which bears South 89° 16' 20" East, 1005.55 feet, from the witness corner herein above last mentioned; thence Northerly, along the Westerly boundary of said Donation Land Claim, to a 5/8 inch IRON PIN WITNESS CORNER which bears North 0° 31' East, 300.00 feet, from the witness corner hereinabove last mentioned; thence North 89° 16' 20" West, 1084.48 feet, to a 5/8 inch IRON PIN WITNESS CORNER, thence continue North 89° 16' 20" West, 31.05 feet, to a point on the center of Lomas Road, said point also being on the East line of property described in instrument recorded as Document No. 76-00562, Official Records of Jackson County, Oregon; thence South 14° 12' 35" East, along said road center, and said East line, 310.49 feet, to the true Point of Beginning.

NOTE: This Legal Description was created prior to January 01, 2008.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2025

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

TOWNSHIP 38 RANGE 3W SECTION 33

THIS MAP IS FOR LOCATION PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR VARIATIONS
DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE



CS 2640

1102
27.99 Ac

CS 13628

LOT 7

CS 4338

902
1.27 Ac

1401
4.95 Ac



CS 6331

LOT 8

NW COR.
DLC 41
HENRY H. BROWN

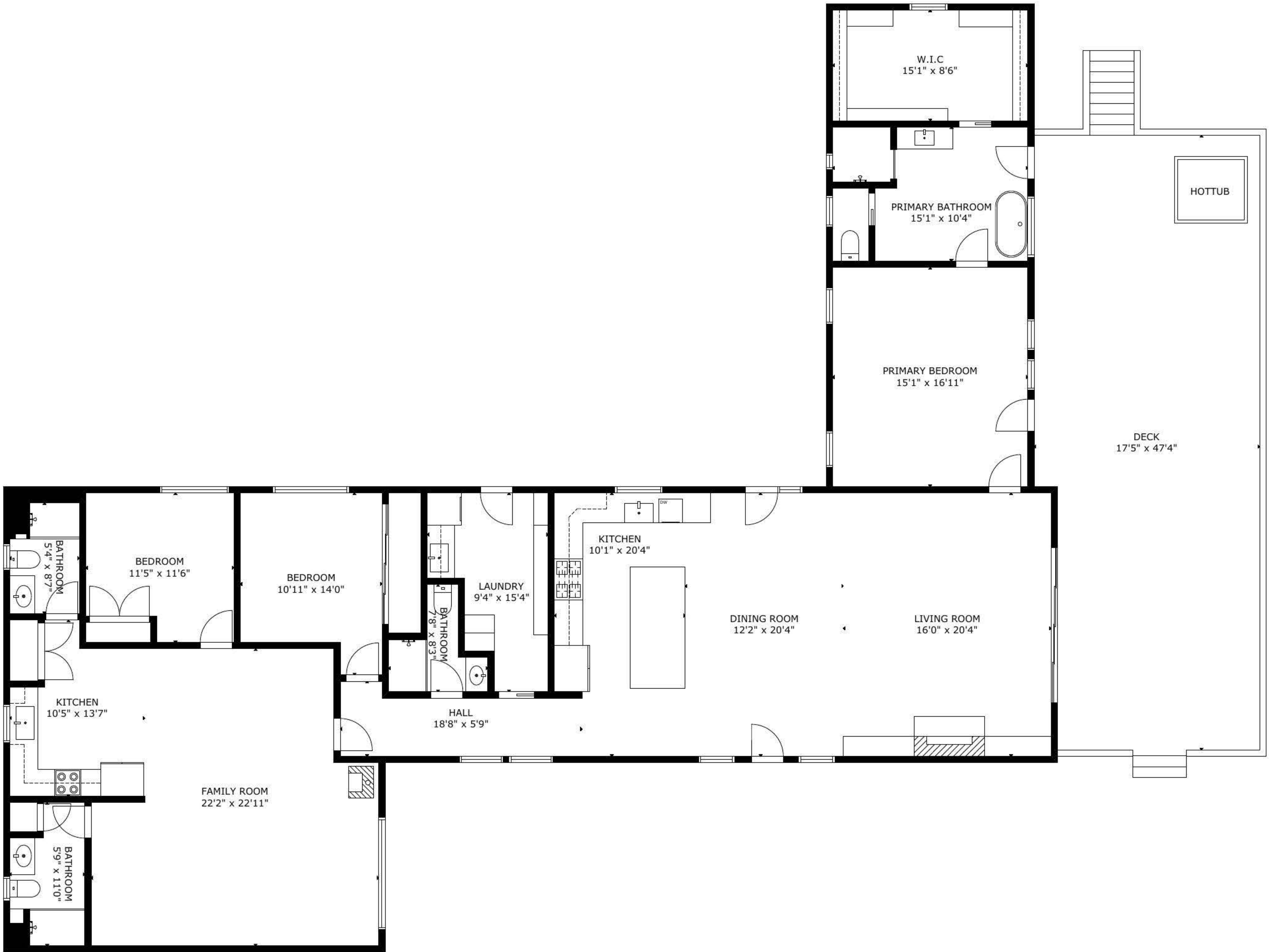
1500
26.76 Ac

CS 6381

1306
7.87 Ac

2008

Floor Plans



GROSS INTERNAL AREA
TOTAL: 2,600 sq.ft
MAIN FLOOR: 2,600 sq.ft
EXCLUDED AREAS: DECK: 786 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Seller's Property Disclosures

145 Lomas Rd
Jacksonville, OR 97530
Features & Amenities

From the property you can access thousands of acres of BLM for hiking, biking or ATV's.
Applegate Valley experiences the best weather patterns of Southern Oregon.
Only minutes to several High Quality Vineyards & Wineries.
3 Bedrooms & 4 full bathrooms
Heated primary bathroom floors
9" + ceilings & Vaulted family room.
High tech a/c system in new addition with Air scrubber, UV light (kills bacteria) & conditioned crawlspace which helps control/maintain inside house temp.
Circulating Hot water system.
High efficiency wood fireplace with "green start" which starts the fire without lighting it.
Endless supply of firewood too :-)
Fresh air exchange venting. Brings fresh air into the house when desired.
Great well with 1,500 gallon holding tank
Well house & Main house wired for generator use.
17 wooded acres with approx. 2 acres fenced around the house with electric gate.
Totally private & secure. Can not see any neighbors or cars on Lomas.
Hi quality GE Cafe' Appliances.
¼ sawn white oak cabinets
Engineered "Euro Oak Gareth" flooring, Tile flooring, carpet in 2nd & 3rd bedrooms.
Grove Fireclay Apron Farm Kitchen Sink
2 laundry areas (Newer Stacked W/D)
2 full kitchens
2 HVAC systems
Ideal set up for Multi-Generational/Mother in-law suite
2nd wood burning stove in 2nd family room.
Oversized 3 car garage.
Huge Newer composite Deck -½ covered to enjoy the amazing SE views.
Hot tub on Deck 110 or 220
Amazing Valley Views from Primary bedroom & bathroom, Family room.
2 ½ year old roof & septic tank.
Great 20' storage container.
Covered 40' RV parking pad. With 220 power
Starlink internet system
Chicken coop & fenced yard
Low taxes due to WR (Woodland Resource) zoning.
Approx. 1 min to the Applegate River & Cantrel Buckly Park.
Approx. 14 min from Historic downtown Jacksonville.



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # **145 Lomas Rd, Jacksonville, OR 97530**

(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 # 145 Lomas Rd, Jacksonville, OR 97530
(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 145 Lomas Rd, Jacksonville, OR 97530 (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 DM / TM / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

73 Property Address or Tax ID # 145 Lomas Rd, Jacksonville, OR 97530
 74 _____ (the "Property")

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

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

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

80 2. WATER

81 A. Household water

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

83 (2) Water source information:

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

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

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

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

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

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

96 B. Irrigation

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

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

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

100 C. Outdoor sprinkler system

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

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

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

104 3. SEWAGE SYSTEM

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

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

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

108 (1) If yes, when was the system installed? 2023 ☐ Unknown ☐ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials DM / TM / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

109 Property Address or Tax ID # 145 Lomas Rd, Jacksonville, OR 97530
 110 _____ (the "Property")

- 111 (2) **If yes, was the system installed by permit?* ☒ Yes* ☐ No ☐ Unknown ☐ N/A
- 112 (3) **Has the system been repaired or altered?* ☐ Yes* ☐ No ☒ Unknown ☐ N/A
- 113 (4) **Has the condition of the system been evaluated and a report issued?* ☒ Yes* ☐ No ☐ Unknown ☐ N/A
- 114 (5) Has the septic tank ever been pumped? ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 115 If yes, when? 2026 ☐ N/A
- 116 (6) Does the system have a pump? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 117 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 118 (8) **Is a service contract for routine maintenance required for the system?* ☐ Yes* ☒ No ☐ Unknown ☐ N/A
- 119 (9) Are all components of the system located on the Property? ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 120 D. **Are there any sewage system problems or needed repairs?* ☐ Yes* ☒ No ☐ Unknown
- 121 E. Does your sewage system require on-site pumping to another level? ☐ Yes ☒ No ☐ Unknown

122 4. DWELLING INSULATION

- 123 A. Is there insulation in the:
- 124 (1) Ceiling? ☒ Yes ☐ No ☐ Unknown
- 125 (2) Exterior walls? ☒ Yes ☐ No ☐ Unknown
- 126 (3) Floors? ☒ Yes ☐ No ☐ Unknown
- 127 B. Are there any defective insulated doors or windows? ☐ Yes ☒ No ☐ Unknown

128 5. DWELLING STRUCTURE

- 129 A. **Has the roof leaked?* ☐ Yes* ☒ No ☐ Unknown
- 130 If yes, has it been repaired? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 131 B. Are there any additions, conversions or remodeling? ☒ Yes ☐ No ☐ Unknown
- 132 If yes, was a building permit required? ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 133 If yes, was a building permit obtained? ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 134 If yes, was final inspection obtained? ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 135 C. Are there smoke alarms or detectors? ☒ Yes ☐ No ☐ Unknown
- 136 D. Are there carbon monoxide alarms? ☒ Yes ☐ No ☐ Unknown
- 137 E. Is there a woodstove or fireplace insert included in the sale? ☒ Yes ☐ No ☐ Unknown
- 138 **If yes, what is the make?* na
- 139 **If yes, was it installed with a permit?* ☒ Yes* ☐ No ☐ Unknown ☐ N/A
- 140 **If yes, is a certification label issued by the United States Environmental Protection*
- 141 *Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?* ☒ Yes* ☐ No ☐ Unknown ☐ N/A
- 142 F. **Has pest and dry rot, structural or "whole house" inspection been done within the*
- 143 *last three years?* ☒ Yes* ☐ No ☐ Unknown

Buyer Initials _____ / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

144 Property Address or Tax ID # 145 Lomas Rd, Jacksonville, OR 97530
 145 _____ (the "Property")

- 146 G. **Are there any moisture problems, areas of water penetration, mildew odors or*
 147 *other moisture conditions (especially in the basement)?* ☐ Yes* ☒ No ☐ Unknown
 148 **If yes, explain on attached sheet the frequency and extent of problem and any insurance*
 149 *claims, repairs or remediation done.*
- 150 H. Is there a sump pump on the Property? ☐ Yes ☒ No ☐ Unknown
- 151 I. Are there any materials used in the construction of the structure that are or have been
 152 the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☒ No ☐ Unknown
 153 If yes, what are the materials? _____
- 154 (1) Are there problems with the materials? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 155 (2) Are the materials covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 156 (3) Have the materials been inspected? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 157 (4) Have there ever been claims filed for these materials by you or by previous owners? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 158 If yes, when? ☒ N/A
 159 (5) Was money received? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 160 (6) Were any of the materials repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☒ N/A

161 6. DWELLING SYSTEMS AND FIXTURES

- 162 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?
- 163 A. Electrical system, including wiring, switches, outlets and service ☒ Yes ☐ No ☐ Unknown
- 164 B. Plumbing system, including pipes, faucets, fixtures and toilets ☒ Yes ☐ No ☐ Unknown
- 165 C. Water heater tank ☒ Yes ☐ No ☐ Unknown
- 166 D. Garbage disposal ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 167 E. Built-in range and oven ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 168 F. Built-in dishwasher ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 169 G. Sump pump ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 170 H. Heating and cooling systems
- 171 (1) Heating systems ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 172 (2) Cooling systems ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 173 I. Security system ☐ Owned ☐ Leased ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 174 J. Are there any materials or products used in the systems and fixtures that are or have
 175 been the subject of a recall, class action suit settlement or litigation? ☐ Yes ☒ No ☐ Unknown
 176 If yes, what product? _____
- 177 (1) Are there problems with the product? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 178 (2) Is the product covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 179 (3) Has the product been inspected? ☐ Yes ☐ No ☐ Unknown ☒ N/A

Buyer Initials _____ / _____ / _____ / _____

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RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

180 Property Address or Tax ID # 145 Lomas Rd, Jacksonville, OR 97530
 181 _____ (the "Property")

- 182 (4) Have claims been filed for this product by you or by previous owners? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 183 If yes, when? _____
- 184 (5) Was money received? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 185 (6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☒ N/A

186 7. COMMON INTEREST

- 187 A. Is there a Home Owners' Association or other governing entity? ☐ Yes ☒ No ☐ Unknown
 188 Name of Association or Other Governing Entity: _____
 189 Contact Person: _____
 190 Address: _____
 191 Phone Number: _____
- 192 B. Regular periodic assessments: \$ _____ per ☐ Month ☐ Year ☐ Other _____
- 193 C. **Are there any pending or proposed special assessments?* ☐ Yes* ☒ No ☐ Unknown
- 194 D. Are there shared "common areas" or joint maintenance agreements for facilities
 195 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
 196 undivided interest with others? ☐ Yes ☒ No ☐ Unknown
- 197 E. Is the Home Owners' Association or other governing entity a party to pending
 198 litigation or subject to an unsatisfied judgment? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 199 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
 200 violation of other bylaws or governing rules, whether recorded or not? ☐ Yes ☐ No ☐ Unknown ☒ N/A

201 8. SEISMIC

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

204 9. GENERAL

- 205 A. Are there problems with settling, soil, standing water or drainage on the Property
 206 or in the immediate area? ☐ Yes ☒ No ☐ Unknown
- 207 B. Does the Property contain fill? ☐ Yes ☒ No ☐ Unknown
- 208 C. Is there any material damage to the Property or any of the structure(s) from fire,
 209 wind, floods, beach movements, earthquake, expansive soils or landslides? ☐ Yes ☒ No ☐ Unknown
- 210 D. Is the Property in a designated floodplain? ☐ Yes ☒ No ☐ Unknown
 211 Note: Flood insurance may be required for homes in a floodplain.
- 212 E. Is the Property in a designated slide or other geologic hazard zone? ☐ Yes ☒ No ☐ Unknown
- 213 F. **Has any portion of the Property been tested or treated for asbestos, formaldehyde,
 214 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
 215 soil or water?* ☐ Yes* ☒ No ☐ Unknown
- 216 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
 217 etc.) on the Property? ☒ Yes ☐ No ☐ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials DM / TM / _____ / _____

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RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

218 Property Address or Tax ID # 145 Lomas Rd, Jacksonville, OR 97530
 219 _____ (the "Property")

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

222 10. FULL DISCLOSURE BY SELLER(S)

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

VERIFICATION

227 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
 228 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
 229 their agents.

230 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero) 1

231 Seller Daniel Mollahan Date/Time 09/08/2026, 02:25:52 PM PDT ←
 232 Print Daniel Mollahan

233 Seller Tamera Mollahan Date/Time 09/15/2026, 06:36:38 PM PDT ←
 234 Print Tamera Mollahan

235 Seller _____ Date/Time _____ ←
 236 Print _____

237 Seller _____ Date/Time _____ ←
 238 Print _____

II. BUYER'S ACKNOWLEDGMENT

239 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
 240 utilizing diligent attention and observation.

241 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
 242 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
 243 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
 244 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
 245 another party's disclosure statement required by this section or any amendment to the disclosure statement.

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

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

Buyer Initials _____ / _____ / _____ / _____

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RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

253 Property Address or Tax ID # 145 Lomas Rd, Jacksonville, OR 97530
 254 _____ (the "Property")

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

256 Buyer _____ Date/Time _____ ←
 257 Print _____

258 Buyer _____ Date/Time _____ ←
 259 Print _____

260 Buyer _____ Date/Time _____ ←
 261 Print _____

262 Buyer _____ Date/Time _____ ←
 263 Print _____

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

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

266 Date received by Agent _____

Seller Initials DM / TM / _____ / _____

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**OREF**
OREGON REAL ESTATE FORMS

RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # 145 Lomas Rd, Jacksonville, OR 97530

2 _____ (the "Property")

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

4 Question # _____

5 Details: _____

6 _____

7 _____

8 _____

9 Attachment Identified as: _____

10 Question # _____

11 Details: _____

12 _____

13 _____

14 _____

15 Attachment Identified as: _____

16 Question # _____

17 Details: _____

18 _____

19 _____

20 _____

21 Attachment Identified as: _____

22 Question # _____

23 Details: _____

24 _____

25 _____

26 _____

27 Attachment Identified as: _____

28 Question # _____

29 Details: _____

30 _____

31 _____

32 _____

33 Attachment Identified as: _____

34 Seller *Daniel Mollahan* Date/Time 09/08/2026, 02:25:52 PM PDT ←

35 Print Daniel Mollahan

36 Seller *Tamera Mollahan* Date/Time 09/15/2026, 06:36:38 PM PDT ←

37 Print Tamera Mollahan

38 Seller _____ Date/Time _____ ←

39 Print _____

40 Seller _____ Date/Time _____ ←

41 Print _____

Buyer Initials _____ / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**OREF 028 | Released 01/2026 | Page 1 of 1**

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Inspection Report

Inspection Report



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

July 23, 2026
Prepared for:
Brad Berry & Melanie Hedd
Property Inspected:
145 Lomas Rd
Jacksonville, OR 97530
Client's Realtor:
Doug Morse of John L. Scott Real Estate



Cornerstone Inspections
4557 Pleasant Creek Rd. Rogue River, OR 97537
541-941-1066
CCB# 123990 OCHI# 888 All Pest # 6253
www.cornerstoneinspections.us

UNDERSTRUCTURE WOOD DESTROYING ORGANISM INSPECTION REPORT

ADDRESS OF
PROPERTY
INSPECTED

145 Lomas Rd.
Jacksonville, OR 97530

DATE OF INSPECTION
July 23, 2026

Report sent to

Melanie Hedd & Brad Berry
Doug Morse of John L. Scott Real Estate

☒ Original Report ☐ Supplemental Report ☐ Re-inspection Report Other ☐

YES	CODE (SEE DIAGRAM BELOW)	YES	CODE (SEE DIAGRAM BELOW)	YES	CODE (SEE DIAGRAM BELOW)
	F - Fungus		FG - Faulty Grade Levels		FI - Further Inspection Recommended
	L - Water Leaks (supply & waste pipes)		EW - Earth-wood Contacts		CD - Cellulose Debris
	WP - Structural Wood Pests		IA - Inaccessible Areas		EM - Excessive Moisture

1. SUBSTRUCTURE AREA (soil conditions, accessibility)

A vapor barrier is installed. There is no sign of standing water in the crawl space. The entire understructure was accessible. This is a sealed and conditioned crawl space.

2. Was the plumbing tested? Yes Were any leaks found? No
3. FOUNDATIONS (type, relation to grade, etc.) Concrete - No evidence of pooling water along the foundation.
4. PORCHES, STEPS, PATIOS Good
5. VENTILATION (amount, relation to grade) The crawl space is not ventilated as it is sealed from outside air.
6. GARAGES (type, accessibility) Slab - No visible adverse conditions were noted.
7. WEATHER/SOIL/TEMP Clear skies with dry soil and temperatures from 70 to 80 degrees.
8. OTHER Decks, siding, and roofing are not included with this understructure inspection.

FINDINGS & RECOMMENDATIONS:

1. There were no wood destroying organisms found in the understructure of the home.
2. There were no conditions conducive to wood destroying organisms in the crawl space.
3. Periodically monitor the understructure of the home for plumbing leaks and signs of excessive moisture.

Please feel free to call if there are any questions.

Thank you for your business.

Sincerely,

Ronald F. Regan
Ronald F. Regan



Report Table of Contents

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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.



INSPECTION REPORT

INSPECTION INFORMATION:

STREET ADDRESS:
145 Lomas Rd.
CITY OR TOWN:
Jacksonville, OR 97530
CLIENT'S NAME:
Brad Berry & Melanie Hedd
DATE OF INSPECTION:
July 23, 2026
TIME OF INSPECTION:
9:00 am
CLIENT'S REALTOR:
Doug Morse of John L. Scott Real Estate

INSPECTION CONDITIONS

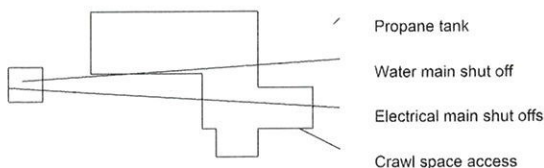
CLIMATIC CONDITIONS

WEATHER:
Clear
APPROXIMATE TEMPERATURE:
74 degrees at the beginning of the inspection.
SOIL CONDITIONS:
Dry

ORIENTATION

THE MAIN ENTRY FACES MOSTLY:
South West

DIAGRAM OF THE STRUCTURE



GENERAL INFORMATION

TYPE OF BUILDING:
A single family dwelling built on site with stick framing.
ESTIMATED YEAR OF CONSTRUCTION:
2000 according to county records
ESTIMATED SQUARE FOOTAGE:
2743 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?**

Yes

CLIENT PRESENT:

No

PEOPLE PRESENT:

The current owners

GROUNDS**DRIVEWAY****TYPE:**

Gravel with concrete near the garage.

**CONDITION:**

In good condition.

**WALKWAYS****TYPE & CONDITION:**

Stone - In good condition.



Concrete at the left side of the garage shows some cracking and deflection. I recommend that the condition be monitored and remedied if needed. The rear walkway was good.



STAIRWAYS/RAILINGS

CONDITION:

Current construction practices require a hand rail at any stairway with four or more risers. It is not a required upgrade but consider installing a hand rail at the steps to the well house.



LANDSCAPING

CONDITION:

No adverse conditions were noted regarding the landscaping in relation to the structure. I did see a dead tree behind the garage though. It will eventually need to be removed.



RETAINING WALLS

TYPE:

Concrete block & Timber



CONDITION:

Properly installed and good condition.

GRADING

CONDITION:

The site slopes from front to rear and away at the sides. - 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. The support framing is in good condition



PATIO

TYPE:

There is a concrete patio in the rear.



CONDITION:

In good condition.

PATIO COVER

TYPE:

None at this time.

DECK

TYPE:

A synthetic material is used for the decking material. Wood is used for the framing.



CONDITION:

The overall condition of the deck is good.



RAILINGS:

The railings are secure and in good condition.



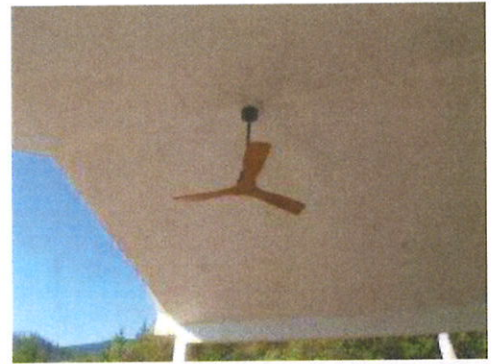
STAIRS

They are properly installed and in good condition.



COVER:

The cover is the same as the roof structure. Please see the roofing section for information. The framing is in good condition.



EXTERIOR

SIDING

SIDING MATERIAL:

Cement lap and Plywood



SIDING CONDITION:

The siding is properly installed and is in good condition with no defects or unsealed penetrations. There is a pet door installed into the laundry room. If it will not be used consider replacing the door or having a permanent cover installed.



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 - There are two of them. - A wood chase is installed around the one from the living room wood stove.



CONDITION:

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



EXTERIOR LIGHTING

The exterior lighting was operational.

EXTERIOR MISCELLANEOUS

CONDITION:

Outbuildings are outside the scope of a home inspection.
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. Please see the
electrical section 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. There was a little bit of debris at a roof vent near the skylight and at the skylight. I recommend that it be removed.



FASCIA CONDITION:

Good

THROUGH ROOF

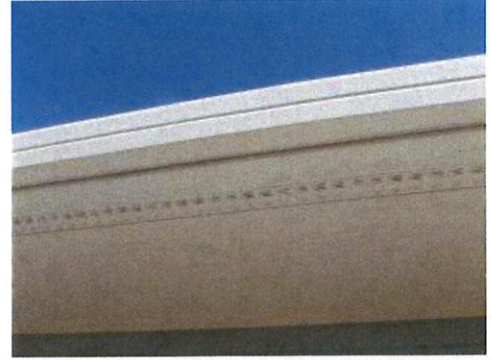
PENETRATIONS:

Good - With no gaps or improper flashing.



**VENTILATION - TYPE &
CONDITION:**

Roof vents & soffit vents - The venting of the attic is adequate.



SKYLIGHTS

There are no signs of leaks at this time. A Solatube (tubular skylight) product looks to be properly installed.



GUTTERS & DOWNSPOUTS

TYPE & CONDITION:

A complete set of metal gutters is installed. They are clean and in good condition.

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 are 4 access points, garage, laundry, master closet, and apartment bedroom.

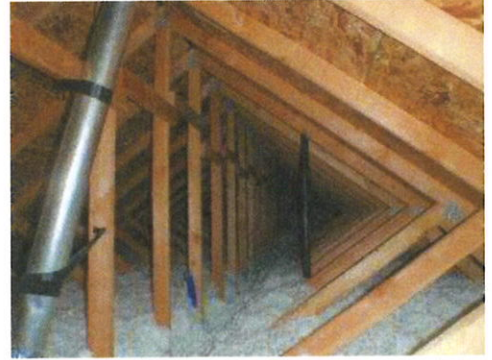
ACCESS CONDITION:

In good condition.

FRAMING TYPE AND

CONDITION:

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

**ROOF SHEATHING:**

Plywood - In good condition.

**THROUGH ATTIC VENTING:**

Good

**INSULATION TYPE AND CONDITION:**

Blown in fiberglass - In good condition. Fiberglass batts - In good condition.

**APPROXIMATE R-VALUE:**

R-38 over the newer section of the home with R-19 over the apartment - R-19 - Consider adding insulation here to increase the energy efficiency of the home.



GARAGE

GENERAL

LOCATION & SIZE:

Attached two car three car plus



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. Minor cracking was noted.



ATTIC

CONDITION:

No adverse conditions were noted.

FIRE BARRIER

CONDITION:

The fire barrier is complete.

GARAGE DOOR(S)

CONDITION:

Both of the garage doors are in good condition.



GARAGE DOOR OPENER:

The automatic garage door openers were functioning as intended. The safety features responded appropriately to the tests.

OTHER OBSERVATIONS

CONDITION:

There is a functional sink installed in this garage.



PLUMBING

MAIN LINE

MATERIAL:

Plastic

CONDITION:

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

WATER FLOW:

The water flow at the plumbing fixtures appeared adequate.

WATER PRESSURE:

55 psi - good - At the pressure tank

SUPPLY LINES

MATERIAL:

PEX was viewed in the crawl space beneath the main living area. The supply lines of the original construction are not visible in the slab. Given when it was built I suspect that copper was used.



CONDITION:

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

INSULATION:

The supply lines are in the slab or in the conditioned crawl space.

WASTE LINES

MATERIAL:

Plastic



CONDITION:

There are no signs of any leaking in the waste lines at this time. Drainage appeared adequate. I did see a clean out at the rear of the home.



Cleanout

HOSE FAUCETS

OPERATION:

The hose faucets were tested and functioned as intended. Two rear faucets have hot water. Cool!



MAIN HOUSE WATER HEATER

TYPE & APPROXIMATE

DATE:

The main house unit is an electric model manufactured in 2023.



APPROXIMATE AGE:

3 years - The average life of a water heater is 12 to 14 years.

SIZE:

50 Gallons

LOCATION:

In the left rear bedroom closet near the laundry room.

CONDITION:

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

INSTALLATION:

The water heater was properly installed and in compliance with safety requirements at the time of the installation.

CONDITION:

There is a circulating pump installed on the water heater to provide faster hot water to the fixtures. It looked to be in good condition and providing rapid hot water to the fixtures.



APARTMENT WATER HEATER

TYPE & APPROXIMATE

DATE:

The unit is an electric model manufactured in 2000.



APPROXIMATE AGE:

26 years - The average life expectancy of a water heater nationwide is 12 to 14 years. Depending on the quality of the component parts and the water quality it is not uncommon for them to last much longer. This one, although beyond the end of its statistical life appears to still be in good condition with no signs of leaking or rust. It should be monitored for leaking particularly around the base.

SIZE:

50 Gallons

LOCATION:

In the left side bathroom closet.

CONDITION:

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

INSTALLATION:

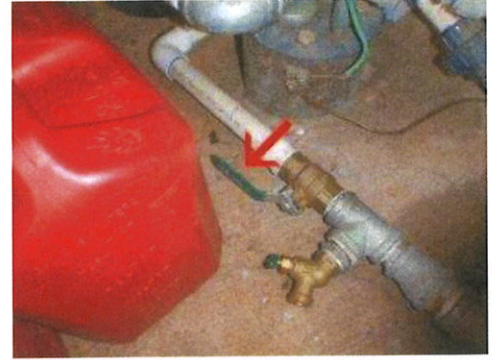
The TPRV drain line should be extended to terminate in a downward orientation no more than 6" from the ground. It should be of a qualified material such as copper, galvanized pipe or CPVC. This one sticks straight out of the exterior wall.



WATER MAIN SHUT OFF

LOCATION:

There is a shut off at the pressure tank in the well house.



CONDITION:

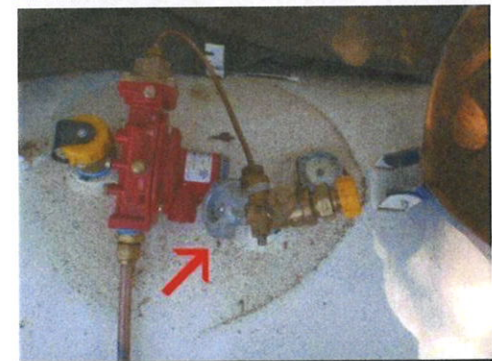
The water main looked to be in good condition. The valve was not operated.

FUEL SYSTEM

METER/TANK

LOCATION-CONDITION:

The propane tank is located at the rear of the house.



Main shut off valve

FUEL LINES:

No adverse conditions were noted.



PLUMBING SYSTEM OBSERVATION

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

MAIN HOUSE HEATING - AIR CONDITIONING**SYSTEM DESCRIPTION****SYSTEM TYPE:**

The heating system is a heat pump.

FUEL TYPE:

Electricity

CAPACITY OF UNIT:

3 ton

APPROXIMATE AGE IN YEARS:

Manufactured in 2022 = 4 years - The statistical life of this heating system is 18 years.

SECONDARY HEATING SYSTEM:

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

Radiant floor heating is installed in the master bathroom. It was said to be functioning properly. It was not tested due to temperatures on the day of the inspection and the amount of time needed for the system to reach a detectable temperature.



Radiant floor heat thermostat

HEATING SYSTEM CONDITION**PRIMARY UNIT:**

Good - Appears to be properly installed and was operating as intended.

**LOCATION:**

In the crawl space

PUMP/BLOWER FAN:

The blower runs good with no significant vibrations or noises.

SERVICE DISCONNECT:

On board the unit.

TEMPERATURE RISE:

The normal heating cycle utilizes the same equipment as the cooling cycle. I opted to test the cooling cycle.

AIR CONDITIONING*TYPE:*

Central air conditioning - Part of the heat pump system.

CONDENSING UNIT AGE:

Manufactured in 2022 = 4 years - The statistical life of an A/C compressor is 15 years.

CAPACITY OF UNIT:

3 Ton

AIR TEMPERATURE DROP:

19 degrees - This falls within the acceptable range of from 14 to 22 degrees.

SYSTEM CONDITION:

The unit looks to be in good condition.

*REFRIGERANT LINE:*

The refrigerant line is properly installed and has good insulation.

*CONDENSATION REMOVAL
SYSTEM:*

The condensation drainage system looks to be properly installed.

NORMAL CONTROLS:

The system responded as it should to the normal operating controls.

SERVICE DISCONNECT:

The service disconnect is a "pull out" type. It looks to be in good condition.

HVAC DUCTWORK*DUCT TYPE:*

Sheet metal & Flexible Round

*DUCT CONDITION:*

The ductwork is good with no adverse conditions noted. All of the registers were receiving conditioned air.

AIR FILTER(S):

An air scrubber is installed near the main unit.

APARTMENT HEATING - AIR CONDITIONING

SYSTEM DESCRIPTION

SYSTEM TYPE:

The heating system is a heat pump.

FUEL TYPE:

Electricity

CAPACITY OF UNIT:

I was unable to determine the tonnage of the air handler.

APPROXIMATE AGE IN YEARS:

Manufactured in 1999 = 27 years - The average life of this heating system is 18 years. This one is beyond that age and is not performing as designed. Please see the A/C section below.

SECONDARY HEATING SYSTEM:

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

HEATING SYSTEM CONDITION

LOCATION:

In the attic



PUMP/BLOWER FAN:

The blower runs good with no significant vibrations or noises.

SERVICE DISCONNECT:

On board the unit.

TEMPERATURE RISE:

The normal heating cycle utilizes the same equipment as the cooling cycle. I opted to test the cooling cycle.

AIR CONDITIONING

TYPE:

Central air conditioning - Part of the heat pump system



CONDENSING UNIT AGE:

Manufactured in 2000 = 26 years - The statistical life of an A/C compressor is 15 years. Many last much longer depending on original quality, use, and maintenance. This unit is beyond the end of its statistical life and is not functioning as designed. Please see below.

AIR TEMPERATURE DROP:

The temperature drop for this system was well below normal. I recommend further evaluation by an HVAC technician.

SYSTEM CONDITION:

The main housing in the attic has a loose cover.



REFRIGERANT LINE:

The refrigerant line is properly installed and has good insulation.

CONDENSATION REMOVAL SYSTEM:

There was a little bit of water in the pan beneath the unit. I recommend further evaluation by an HVAC technician.



NORMAL CONTROLS:

The system responded as it should to the normal operating controls.

SERVICE DISCONNECT:

The service disconnect is a "pull out" type. It looks to be in good condition.

HVAC DUCTWORK

DUCT TYPE:

Flexible Round

DUCT CONDITION:

The ductwork is good with no adverse conditions noted. All of the registers were receiving conditioned air.

AIR FILTER(S):

The filter was clean and in good condition.

HEATING & COOLING SYSTEM RECOMMENDATIONS

I recommend an HVAC technician be brought in to further evaluate and service the system. Noted items include: The temperature drop was below what is considered adequate. The system is from 2000 and is in place well beyond its expected life. There was a little bit of water in the catch pan beneath the attic installed equipment. One of the main housing covers is loose.

ELECTRICAL SYSTEM

SERVICE ENTRANCE

TYPE AND CONDITION:

The service lateral is an underground, 320 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 & CONDITION:

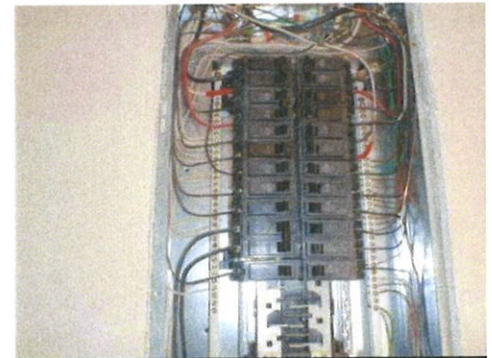
There are two main shut offs with one serving each branch circuit panel. They are located at the side of the well house near the meter. They are properly installed and in good condition.



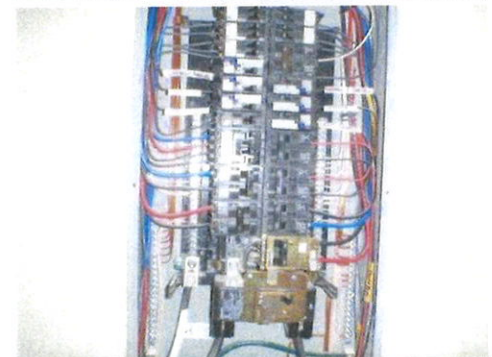
BRANCH CIRCUIT BREAKER

PANEL LOCATION:

In the garage and in the laundry room. The electrical panels are set up to put generators into use if the power goes out. Generators are currently not in place.



Garage panel



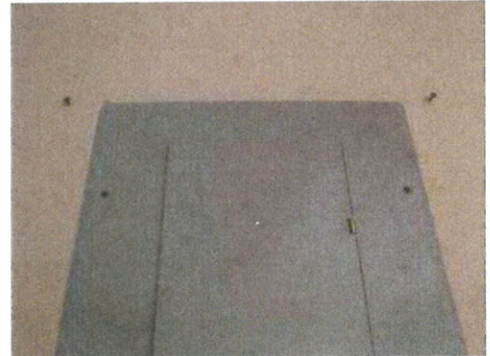
Laundry room panel



Generator input

CONDITION:

The panels are in good condition with the right sized wiring for the breakers and no adverse conditions noted. The garage panel is missing two cover screws. I recommend that they be present and installed.



**GROUND AND/OR BONDING
PRESENT?:**

Yes

**SPACE FOR MORE
BREAKERS?**

Yes

LEGEND:

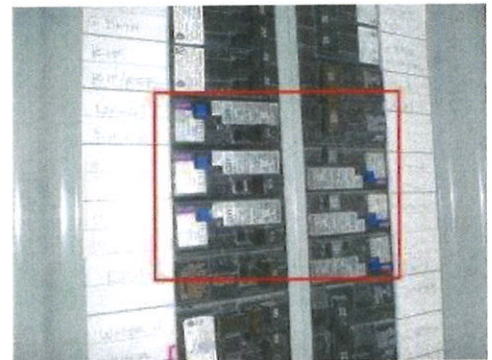
The breakers are labeled. The accuracy of the labeling was not verified.





AFCI BREAKERS

Six arc fault circuit interrupt devices were noted in the laundry room panel. I recommend testing them when closing is complete. This can be done by simply pressing the button and then resetting the breaker.



CONDUCTORS

ENTRANCE CABLES:

The entrance cables were not visible behind the utility company's access cover.

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. There is aluminum wire used for some 220 volt circuits. - In good condition with anti-oxidant paste noted.

CONDITION:

An extension cord is being used to provide power to the hot tub. Extension cords are not rated for permanent installations. If power is required to this location on a permanent basis I recommend that it be installed by an electrician using acceptable materials.



SWITCHES & OUTLETS

OUTLETS CONDITION:

A representative number of outlets were tested and all appeared to be operating as intended.

SWITCHES:

The switches were tested and are in good condition.

CONDITION:

Ground Fault Circuit Interrupt (GFCI) devices are installed and are believed to be operational at all of the required locations. The protection was only verified at outlets where the actual device was installed.

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.

MAIN HOUSE KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK

TYPE & CONDITION:

Porcelain or porcelain like - In good condition with no chips, scratches, or cracks noted.



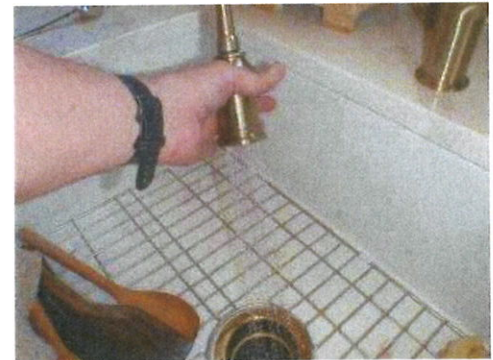
FAUCET:

The faucet is functional and without leaks.



SPRAYER:

Good



RANGE/COOK TOP AND OVEN

TYPE/CONDITION:

Propane burning - a double oven - The burners were tested for operation and they all responded to the manual controls. The convection fan was functional.



OVEN LIGHT:

Functional

VENTILATION/HOOD

TYPE AND CONDITION:

External - The fan and light operated as expected.



REFRIGERATOR

CONDITION:

There was power to the unit and the lights were working. The appliance looked to be in good condition.



DISHWASHER

CONDITION:

The dishwasher responded to the normal operating controls.
The installation appeared correct.



GARBAGE DISPOSAL

CONDITION:

The garbage disposal is properly installed and functioned as intended.



OTHER BUILT IN UNITS

MICROWAVE:

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



REVERSE OSMOSIS WATER DISPENSER:

Good - Properly installed and dispensing water.

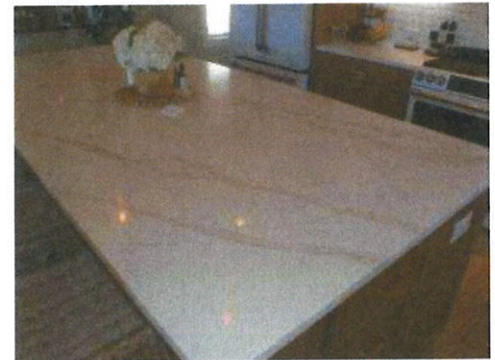




INTERIOR COMPONENTS

COUNTERS CONDITION:

Quartz or a quartz like material



CABINETS CONDITION:

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



LAUNDRY

LOCATION:

Off the hallway



CONDITION:

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

OTHER OBSERVATIONS:

There is a sink in the laundry room. It is functioning as intended and no leaks were noted.



CENTRAL VACUUM SYSTEM

The central vacuum system was tested for power to the unit, and to see if the vacuum head powered on. These both responded as expected. I only tested the power heat and hose at one port.



APARTMENT KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK

TYPE & CONDITION:

Stainless steel - The sink is in good condition with no dents or scratches.



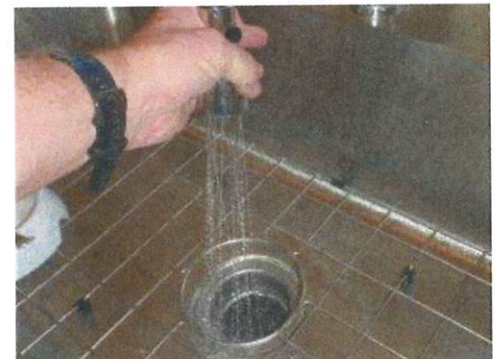
FAUCET:

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.



OVEN LIGHT:

Functional

VENTILATION/HOOD

TYPE AND CONDITION:

The hood unit has a re-circulating design. The fan and the light were tested and are operating.



REFRIGERATOR

CONDITION:

There was power to the unit and the lights were working. The appliance looked to be in good condition.



DISHWASHER

CONDITION:

None installed

GARBAGE DISPOSAL

CONDITION:

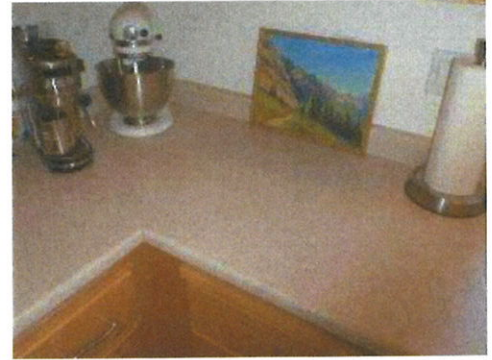
The garbage disposal is properly installed and functioned as intended.



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:

Off the kitchen



CONDITION:

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

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: The front door to the garage has a latch that sticks in the door and a misaligned dead bolt. The apartment bedroom door is missing a strike plate.



WINDOWS

TYPE:

The windows in the home are vinyl, double insulated, sliding, casement, and single hung.

CONDITION:

The windows were inspected for operation and for any evidence of blown seals. The windows are in good condition.

SCREENS:

There is a damaged screen at the left bedroom of the main house. I recommend repairs as needed.



INTERIOR WALLS/CEILINGS

MATERIAL & CONDITION:

Drywall - In good condition.

TRIM:

No adverse conditions were noted with the trim.

FLOORS

TYPE & CONDITION:

Carpet - The condition is good.



The hardwood (or hybrid) flooring is in good condition.



The tile appears to be in good condition over most of it. I did see two cracked tiles by the door to the garage. This condition is cosmetic in nature.



OBSERVATION:



LIGHTING

OBSERVATION:

Some of the light fixtures are not functioning and are presumed to have burned out bulbs. This was true at the apartment bathroom. I recommend that all of the lights in the home be functional. The cause is usually the bulbs but could also be the switching or wiring.

CEILING FANS

The ceiling fans operated properly.

MAIN HOUSE WOOD STOVE

CONDITION:

The wood stove is in good condition with a good rope seal and no cracked firebrick. 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. This one has an automatic ignition and a blower.



EPA CERTIFICATION TAG?

The presence of an EPA or Oregon DEQ tag is not verified on this wood stove. It will likely require removal of the unit from the firebox to locate the information tag. It is most definitely certified though.

APARTMENT WOOD STOVE

CONDITION:

The wood stove is in good condition with a good rope seal and no cracked firebrick. 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

Carbon monoxide alarms(s) are installed in the home in compliance with current requirements. The unit(s) responded to the test button being pressed.

SMOKE ALARM

CONDITION:

The location of the smoke alarms is in compliance with real estate transaction requirements and the test features operated as designed.

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

MASTER BATHROOM

CONDITION OF SINK/FAUCET:

Both were good - The faucets and drain lines show no signs of leaking and the stoppers are 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 heads are functional.



TUB - PLUMBING FIXTURES

The tub and faucet were properly installed and in good condition.



WALLS/FLOORS/CEILING:
Good

CABINETRY:
Good

BATH VENTILATION:
The fan was functional.

LEFT SIDE MAIN HOUSE BATHROOM

BATH LOCATION:
Off the front hallway

**CONDITION OF
SINK/FAUCET:**

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



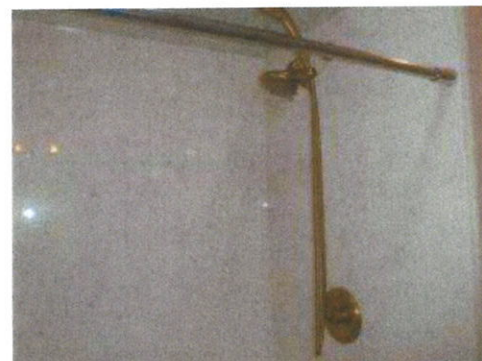
CONDITION OF TOILET:

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

SHOWER - PLUMBING

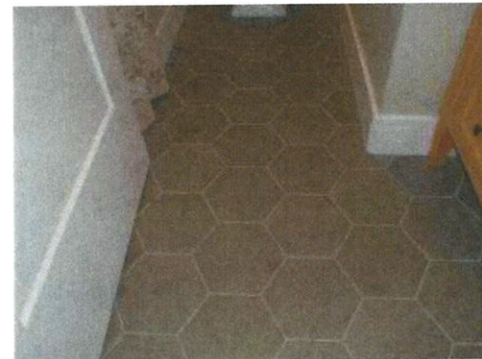
FIXTURES:

The shower had no damage and the faucet and shower heads are functional.



WALLS/FLOORS/CEILING:

Good



CABINETRY:

Good

BATH VENTILATION:

The fan was functional.

LEFT SIDE APARTMENT 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.



WALLS/FLOORS/CEILING:

Good

CABINETRY:

Good

BATH VENTILATION:

The fan was functional.

RIGHT SIDE APARTMENT BATHROOM

**CONDITION OF
SINK/FAUCET:**

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



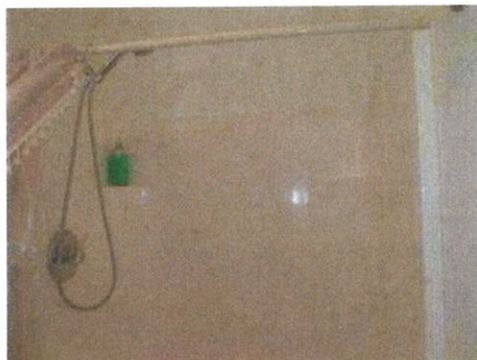
CONDITION OF TOILET:

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.



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.

SLAB ON GRADE

CONDITION:

The left side of the structure is built using a slab on grade construction technique. Most of the slab is not visible due to floor coverings. I checked for unevenness while walking around and did not find anything to indicate adverse conditions exist.

BASEMENT/CRAWL SPACE

ACCESSIBILITY:

The crawl space and understructure are fully accessible and were inspected.

ACCESS LOCATION:

At the right exterior of the home. There is also an access in the master closet. They go to the same crawl space.

ACCESS CONDITION:

The access is in good condition.

FOUNDATION WALLS -

TYPE & CONDITION:

Poured concrete - In good condition with no significant cracks. The crawl space side is not visible due to insulation.





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.



**CRAWLSPACE FLOOR AND
DRAINAGE:**

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

**CRAWL SPACE
VENTILATION:**

No ventilation is provided into the conditioned crawl space.

INSULATION:

There is no insulation in the floors. It is installed on the foundation. Good

APARTMENT KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK

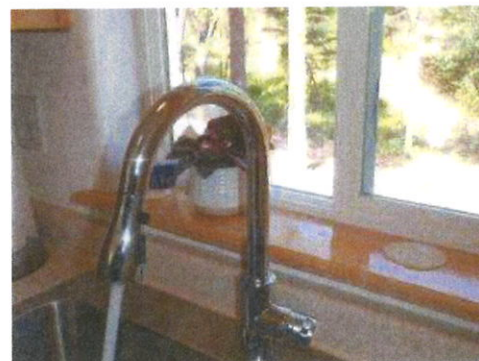
TYPE & CONDITION:

Stainless steel - The sink is in good condition with no dents or scratches.



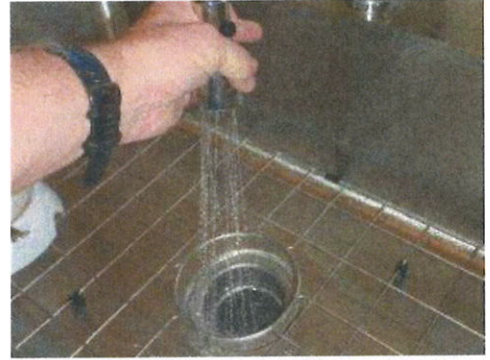
FAUCET:

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.



OVEN LIGHT:

Functional

VENTILATION/HOOD

TYPE AND CONDITION:

The hood unit has a re-circulating design. The fan and the light were tested and are operating.



REFRIGERATOR

CONDITION:

There was power to the unit and the lights were working.
The appliance looked to be in good condition.



DISHWASHER

CONDITION:

None installed

GARBAGE DISPOSAL

CONDITION:

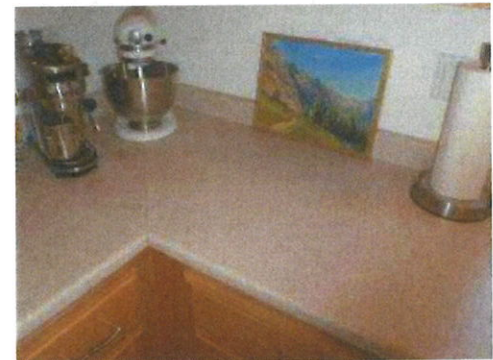
The garbage disposal is properly installed and functioned as intended.



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:

Off the kitchen



CONDITION:

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



REPORT SUMMARY

July 23, 2026

Brad Berry & Melanie Hedd

Property Inspected:

145 Lomas Rd
Jacksonville, OR 97530

Dear Brad & Melanie,

At your request a visual inspection of the above referenced property was conducted on July 23, 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

APARTMENT WATER HEATER

INSTALLATION:

1. The TPRV drain line should be extended to terminate in a downward orientation no more than 6" from the ground. It should be of a qualified material such as copper, galvanized pipe or CPVC. This one sticks straight out of the exterior wall.

NOT
DONE

ELECTRICAL SYSTEM

CONDUCTORS

CONDITION:

2. An extension cord is being used to provide power to the hot tub. Extension cords are not rated for permanent installations. If power is required to this location on a permanent basis I recommend that it be installed by an electrician using acceptable materials.

NOT DONE

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.

APARTMENT HEATING - AIR CONDITIONING

HEATING & COOLING SYSTEM RECOMMENDATIONS

DONE

1. I recommend an HVAC technician be brought in to further evaluate and service the system. Noted items include: The

7/31/26 - Bauwers Heating & Air



Cornerstone Inspections

4557 Pleasant Creek Rd. - Rogue River, OR 97537

541-941-1066

CCB# 123990 cornerstoneinspections.us OCHI# 888

temperature drop was below what is considered adequate. The system is from 2000 and is in place well beyond its expected life. There was a little bit of water in the catch pan beneath the attic installed equipment. One of the main housing covers is loose.

ELECTRICAL SYSTEM

ELECTRICAL PANELS

CONDITION:

2. The panels are in good condition with the right sized wiring for the breakers and no adverse conditions noted. The garage panel is missing two cover screws. I recommend that they be present and installed. **NOT DONE**

INTERIOR

DOORS

DOORS:

3. The following items were noted at the doors and require adjustments, repairs, or replacement: The front door to the garage has a latch that sticks in the door and a misaligned dead bolt. The apartment bedroom door is missing a strike plate. **DONE**

WINDOWS

SCREENS:

4. There is a damaged screen at the left bedroom of the main house. I recommend repairs as needed. **NOT DONE**

LIGHTING

OBSERVATION:

5. Some of the light fixtures are not functioning and are presumed to have burned out bulbs. This was true at the apartment bathroom. I recommend that all of the lights in the home be functional. The cause is usually the bulbs but could also be the switching or wiring. **DONE**

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

GROUND

LANDSCAPING

CONDITION:

1. No adverse conditions were noted regarding the landscaping in relation to the structure. I did see a dead tree behind the garage though. It will eventually need to be removed. **DONE**

ROOF SYSTEM

ROOF

ROOF COVERING STATUS:

2. The roofing is properly installed and in good condition. There was a little bit of debris at a roof vent near the skylight and at the skylight. I recommend that it be removed. **DONE**

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

Well Information

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

WATER RESOURCES DEPT.

Instructions for completing this report are on the back of this form.

AUG 31 1998

JACK
52446

L-26979

(START CARD) # 116324

(1) OWNER:

Name Grey Hollister Well Number _____
Address 525 Judge Lane
City Central Point State Or. Zip 97502

(2) TYPE OF WORK

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

(3) DRILL METHOD:

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

(4) PROPOSED USE:

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

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well 315 ft.
Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE

SEAL

Diameter	From	To	Material	From	To	Sacks or pounds
10"	0	34	Bentonite	0	34	12 sacks
6"	34	35				

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

☒ Other powder 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"	0	34	25	☒	☐	☒	☐
Liner: 4"	5	35	16	☐	☒	☒	☐

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

☒ Perforations Method Skil saw
☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
255	315	1/8 x 1/16	104			☐	☒

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

☐ Pump ☐ Bailer ☒ Air ☐ Flowing
Yield gal/min _____ Drawdown _____ Drill stem at _____ Time _____
9 315 315 1 hr.

Temperature of water 58° 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 Tuolumne Latitude _____ Longitude _____
Township 38S N or S Range 3W E or W. WM. _____
Section 33 SW 1/4 SW 1/4 _____
Tax Lot 1307 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) Lomas Rd.

(10) STATIC WATER LEVEL:

18 ft. below land surface. Date 8-5-98
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found _____

From	To	Estimated Flow Rate	SWL
297	315	9 gpm	18

(12) WELL LOG:

Ground Elevation _____

Material	From	To	SWL
Tan Clay w/ boulders	0	26	
gray-green granite	26	58	
Basalt-gray	58	176	
granite	176	211	
Black Shale	211	256	
granite	256	297	
granite w/ qtz fractures	297	315	18

WATER WELL CONSTRUCTOR CERTIFICATION
I, Voluntarily,
State of Ore.,
Phone 530-2337 772-1903

Date started 8-3-98 Completed 8-5-98

(unbonded) Water Well Constructor Certification:

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

Signed Voluntarily WWC Number 11657
Date 8/28/98

(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 [Signature] WWC Number 1478
Date 8-28-98

Well Flow Test



Test ID: 10108
Street Address: 145 LOMAS RD
JACKSONVILLE, OR 97530

Test Date: Jul 27, 2026
Service Tech: ROBERT KARBOWSKI
Name: BUYER; BRAD BERRY & MELENIE HEDDI
Billing Address: , OR
Telephone: 909.225.1735

Test Requirements: 4 HOUR FLOW TEST

Remarks: Lost static water level aft 22' due to system design.

Equipment Used: 1HP
Source: WELL
Well Depth: UNK **Pumping Level:** UNK **Diameter:** 6
Water Color: CLEAR **Odor:** NONE
Seal: Yes **Vent:** Yes **Pop Off Valve:** Yes

Flow Data:

Time	Flow	Level	Meter
09:00 AM	10 GPM	22 feet	150.00
09:15 AM	10 GPM	- feet	300.00
09:30 AM	10 GPM	- feet	450.00
09:45 AM	10 GPM	- feet	600.00
10:00 AM	9 GPM	- feet	735.00
10:15 AM	9 GPM	- feet	870.00
10:30 AM	9 GPM	- feet	1005.00
10:45 AM	9 GPM	- feet	1140.00
11:00 AM	9 GPM	- feet	1275.00
11:15 AM	9 GPM	- feet	1410.00
11:30 AM	9 GPM	- feet	1545.00
11:45 AM	9 GPM	- feet	1680.00
12:00 PM	9 GPM	- feet	1815.00
12:15 PM	9 GPM	- feet	1950.00
12:30 PM	9 GPM	- feet	2085.00
12:45 PM	9 GPM	- feet	2220.00
01:00 PM	9 GPM	- feet	2355.00



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

August 04, 2026

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

RE: 145 Lomas Rd

Order No.: 26071146

Dear Tami Hollenbeck:

Neilson Research Corporation received 1 sample(s) on 7/27/2026 for the analyses presented in the following report.

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

Sincerely,
Neilson Research Corporation

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





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

Case Narrative

WO#: 26071146
Date: 8/4/2026

CLIENT: Quinns Pump Service
Project: 145 Lomas Rd

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

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

Original



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

Analytical Report

WO#: 26071146
Date Reported: 8/4/2026

Quinns Pump Service
6811 Williams Hwy
Grants Pass, OR 97527

Lab ID: 26071146-01
Collection Date: 7/27/2026 9:48:00 AM
Received Date: 7/27/2026 4:20:00 PM

Sample Information:

145 Lomas Rd
Jacksonville, OR 97530

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

Top 35 Analysis™

Analyses	Method	NELAP Status	Result	Qual	DF	RL	Units	EPA Limit	Date Analyzed	Analyst
Aluminum	E200.7	A	ND		1	0.0200	mg/L	0.200	07/30/26 18:47	MDS
Antimony	E200.8	A	ND		1	0.000500	mg/L	0.00600	07/31/26 19:56	MDS
Arsenic	E200.8	A	ND		1	0.00100	mg/L	0.0100	07/31/26 19:56	MDS
Barium	E200.8	A	0.00488		1	0.00200	mg/L	2.00	07/31/26 19:56	MDS
Beryllium	E200.7	A	ND		1	0.00200	mg/L	0.00400	07/30/26 18:47	MDS
Boron	E200.7	A	0.409		1	0.0500	mg/L		07/30/26 18:47	MDS
Cadmium	E200.8	A	ND		1	0.000500	mg/L	0.00500	07/31/26 19:56	MDS
Calcium	E200.7	A	46.4		1	1.00	mg/L		07/30/26 18:47	MDS
Chloride	E300.0	A	2.52		1	0.500	mg/L	250	07/27/26 23:12	VES
Chromium	E200.8	A	ND		1	0.00200	mg/L	0.100	07/31/26 19:56	MDS
Copper	E200.8	A	ND		1	0.00200	mg/L	1.30	07/31/26 19:56	MDS
Fluoride	E300.0	A	0.447		1	0.200	mg/L	4.00	07/27/26 23:12	VES
Hardness, Total (As CaCO3)	A2340B	A	168		1	6.62	mg/L	250	07/30/26 18:47	MDS
Iron	E200.7	A	0.115		1	0.0150	mg/L	0.300	07/30/26 18:47	MDS
Lead	E200.8	A	ND		1	0.000500	mg/L	0.0150	07/31/26 19:56	MDS
Lithium	E200.7	A	ND		1	0.100	mg/L		07/30/26 18:47	MDS
Magnesium	E200.7	A	12.6		1	1.00	mg/L		07/30/26 18:47	MDS
Manganese	E200.8	A	0.0614	*	1	0.00500	mg/L	0.0500	07/31/26 19:56	MDS
Molybdenum	E200.8	A	ND		1	0.00100	mg/L		07/31/26 19:56	MDS
Nickel	E200.8	A	ND		1	0.00100	mg/L	0.100	07/31/26 19:56	MDS

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

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

Results are out of the EPA limits

Original



Neilson Research Corporation
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Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
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Analytical Report

WO#: 26071146
Date Reported: 8/4/2026

Quinns Pump Service
6811 Williams Hwy
Grants Pass, OR 97527

Lab ID: 26071146-01
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Sample Information:

145 Lomas Rd
Jacksonville, OR 97530

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

Top 35 Analysis™

Analyses	Method	NELAP Status	Result	Qual	DF	RL	Units	EPA Limit	Date Analyzed	Analyst
Nitrogen, Nitrate	E300.0	A	ND		1	0.200	mg/L	10.0	07/27/26 23:12	VES
Nitrogen, Nitrite	E300.0	A	ND		1	0.0500	mg/L	1.00	07/27/26 23:12	VES
pH	A4500-H+B	A	7.63		1	0.10	pH Units	6.50-8.50	07/27/26 18:19	GCL
Potassium	E200.7	A	ND		1	1.00	mg/L		07/30/26 18:47	MDS
Selenium	E200.8	A	ND		1	0.00100	mg/L	0.0500	07/31/26 19:56	MDS
Silica	E200.7	A	27.1		1	2.14	mg/L		07/30/26 18:47	MDS
Silver	E200.8	A	ND		1	0.00100	mg/L	0.100	07/31/26 19:56	MDS
Sodium	E200.7	A	23.5		1	1.00	mg/L	200	07/31/26 16:44	MDS
Specific Conductance	A2510B	A	389		1	1.00	µmhos/cm		07/27/26 18:19	GCL
Sulfate	E300.0	A	6.95		1	0.500	mg/L	250	07/27/26 23:12	VES
Thallium	E200.8	A	ND		1	0.000500	mg/L	0.00200	07/31/26 19:56	MDS
Turbidity	A2130	A	0.674		1	0.100	NTU	5.00	07/27/26 18:19	GCL
Uranium	E200.8	A	ND		1	0.000100	mg/L	0.0300	07/31/26 19:56	MDS
Vanadium	E200.8	A	ND		1	0.00500	mg/L		07/31/26 19:56	MDS
Zinc	E200.7	A	ND		1	0.0500	mg/L	5.00	07/30/26 18:47	MDS

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

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

Original

Results are out of the EPA limits



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

Sample Log-In Check List

Client Name: QuinnsPump

Work Order Number: 26071146

RcptNo: 1

Logged by: Ahlia Brown 7/27/2026 4:20:00 PM

Ahlia Brown

Completed By: Kyler Woolsey 7/28/2026 12:16:20 PM

Kyler Woolsey

Reviewed By: Tamra Schmedemann 8/4/2026 7:59:52 AM

Tamra Schmedemann

Chain of Custody

1. Is Chain of Custody complete? Yes ☒ No ☐ Not Present ☐
2. How was the sample delivered? NRC Staff

Log In

3. Coolers are present? Yes ☒ No ☐ NA ☐
4. Shipping container/cooler in good condition? Yes ☒ No ☐
Custody seals intact on shipping container/cooler? Yes ☐ No ☐ Not Present ☒ NA ☐
No. Seal Date: Signed By:
5. Was an attempt made to cool the samples? Yes ☒ No ☐ NA ☐
6. Were all samples received at a temperature of $>0^{\circ}\text{C}$ to 6.0°C ? Yes ☒ No ☐ NA ☐
7. Sample(s) in proper container(s)? Yes ☒ No ☐
8. Sufficient sample volume for indicated test(s)? Yes ☒ No ☐
9. Are samples (except VOA and ONG) properly preserved? Yes ☒ No ☐
10. Was preservative added to bottles? Yes ☐ No ☒ NA ☐
11. Is the headspace in the VOA vials less than 1/4 inch or 6 mm? Yes ☐ No ☐ No VOA Vials ☒
12. Were any sample containers received broken? Yes ☐ No ☒
13. Does paperwork match bottle labels?
(Note discrepancies on chain of custody) Yes ☒ No ☐
14. Are matrices correctly identified on Chain of Custody? Yes ☒ No ☐
15. Is it clear what analyses were requested? Yes ☒ No ☐
16. Were all holding times able to be met?
(If no, notify customer for authorization.) Yes ☒ No ☐

Special Handling (if applicable)

17. Was client notified of all discrepancies with this order? Yes ☐ No ☐ NA ☒

Person Notified: Date
By Whom: Via: ☐ eMail ☐ Phone ☐ Fax ☐ In Person
Regarding:
Client Instructions:

18. Additional remarks:

Cooler Information

Cooler No	Temp $^{\circ}\text{C}$	Condition	Seal Intact	Seal No	Seal Date	Signed By
1	2.4	Good				AS

- A Total Alkalinity and Bicarbonate Alkalinity results are to a pH endpoint of 4.5. Carbonate Alkalinity result is to a pH endpoint of 8.3.
- A-LL The total low level alkalinity results are to a pH endpoint of 4.3-4.7 pH units per SM 2320 B.
- B Analyte detected in the associated method blank.
- C Sample(s) does not meet NELAP/ORELAP sample acceptance criteria. See Case Narrative.
- C1 Sample(s) does not meet NELAP/ORELAP sample acceptance criteria for temperature.
- CF Results confirmed by re-analysis.
- CU Cleanup performed as specified by method.
- E Estimated value.
- ER Elevated reporting limit due to matrix. Report limits (MDLs, MRLs & PQLs) are adjusted based on variations in sample preparation amounts, analytical dilutions, and percent solids, where applicable.
- FC Fecal Coliforms: Sample(s) received past 40 CFR Part 136 specified holding time. Results reported as estimated values.
- HP Sample re-analysis performed outside of method specified holding time.
- HR Sample received outside of method specified holding time.
- HS Sample analyzed for volatile organics contained headspace.
- HT At the client's request, the sample was analyzed outside of method specified holding time.
- H Analysis performed outside of method specified holding time.
- J Analyte detected below the Minimum Reporting Limit (MRL) and above the Method Detection Limit (MDL). The J flag result is an estimated value and the user should be aware that this data is of limited reliability.
- L Dissolved metals were not filtered within 15 minutes of collection per 40 CFR Part 136.
- MI Surrogate, Duplicate Sample (DUP) or Matrix Spikes recoveries are out of control limits due to matrix interference. Sample results may be biased.
- N See Case Narrative on page 2 of report.
- Q Initial calibration verification (ICV), continuing calibration verification (CCV) or laboratory control sample (LCS), and/or matrix spikes exceeded high recovery limits, but associated samples are non-detect and the sample results are not affected. Data meets EPA/NELAP requirements.
- R Relative percent difference (RPD) is outside of the accepted recovery limits.
- R1 The numerical difference between the parent sample and the duplicate (DUP) is outside of the accepted recovery limits. Greater than 5 degrees for Flashpoint, or greater than 0.1 pH units for pH.
- R3 The relative percent difference (RPD) and/or percent recovery for the duplicate (DUP) or matrix spike (MS)/matrix spike duplicate (MSD) cannot be accurately calculated due to the concentration of analyte already present in the sample.
- R4 The Relative percent difference (RPD) is not within control limits because the concentration of the sample result is too low to represent proper statistical error.
- R5 The difference between the BOD/CBOD results for the highest and lowest dilution used for the calculation is >30% because the results are too low to represent proper statistical error. The BOD/CBOD sample result is an average of all qualified bottles for each dilution series. The sample results are not affected.
- R6 The difference between the BOD/CBOD results for the highest and lowest dilution used for the calculation is >30%. This may indicate a possible matrix interference. The BOD/CBOD sample result is an average of all qualified bottles for each dilution series.
- S Surrogate and/or matrix spike recovery is outside of the accepted recovery limits. Sample results may be biased.
- S1 Surrogate or matrix spike recovery is outside of control limits due to dilution necessary for analysis.
- SC Sub-contracted to another laboratory for analysis.
- SP Sample(s) were not collected per EPA Method 5035A protocols. The results are considered minimum values.
- * Value exceeds Maximum Contaminant Level or is outside the acceptable range.<<>>
- 1 Value exceeds one half of the Maximum Contaminant Level.

Septic Information



SYSTEM CONSTRUCTION REPORT

SANITATION DIVISION

PERMIT # 15-286-91W

DEPARTMENT OF PLANNING & DEVELOPMENT • 10 SOUTH OAKDALE • MEDFORD, OREGON 97501 • (503) 776-7554

Name BRIAN L. / BUFF E. MILLER Twp. 385 R. 3W S. 33 Tax Lot 1307

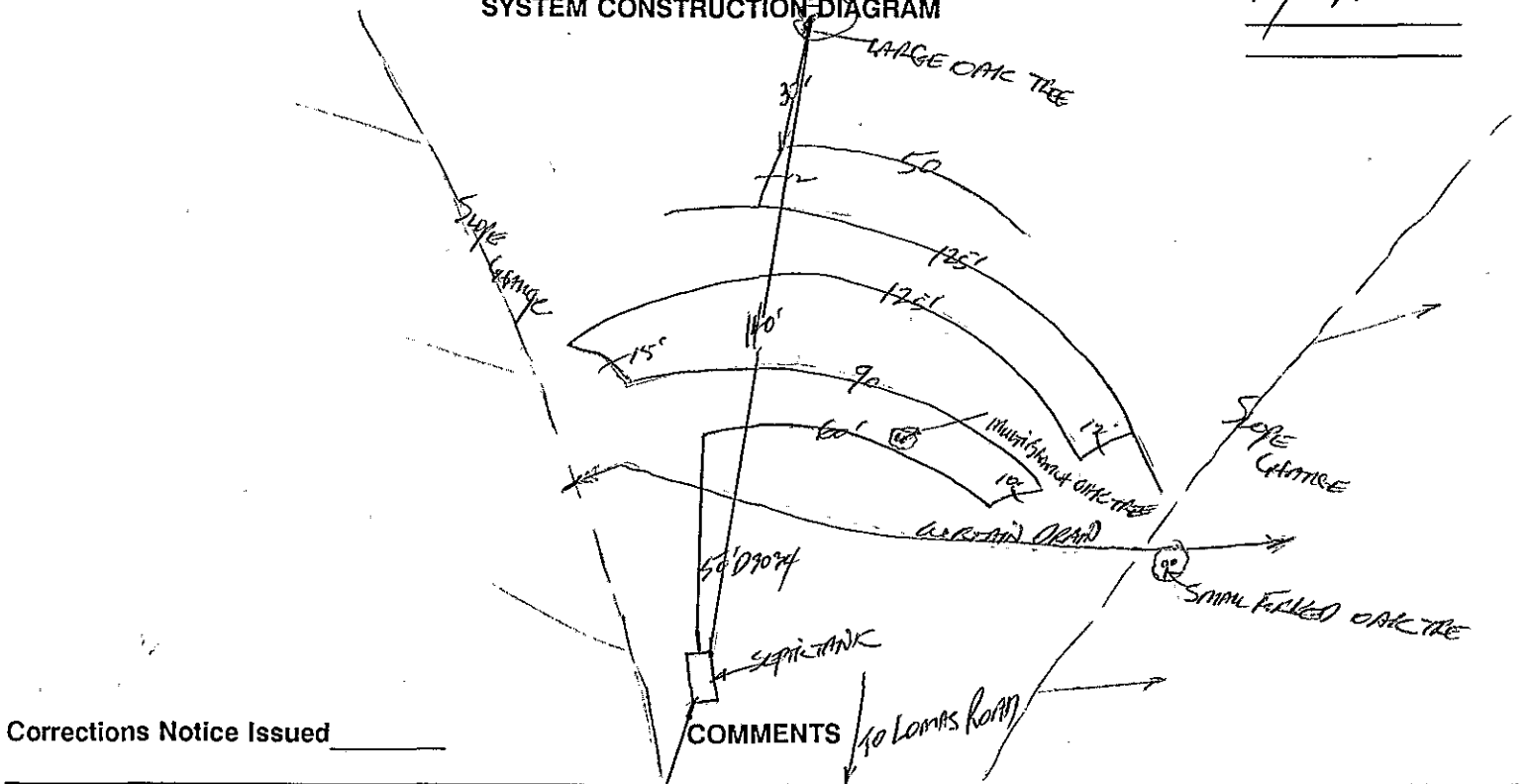
Address (location) LOMAS ROAD, JACKSONVILLE, OR System Type STANDARD

TANKS AND SEWER LINES Effluent Sewer <u>50' D7074</u> COMPARTMENTS Pressure Transport Pipe <u>N/A</u> Single Septic Tank Size <u>1500</u> Double ☒ Material & Manuf. <u>CEMENT</u> <u>DMISON</u> Dosing Tank Size _____ Material & Manuf. _____ Fittings, Material & Connections <u>O.K.</u> Tank to House <u>N/A</u> Riser(s) <u>NONE</u>	DRAINFIELD Trench Width <u>30"±</u> Staking _____ Trench Depth <u>24-34"</u> Gravel Depth <u>12"</u> Distance Between Lines <u>10-20'</u> Line Level <u>yes</u> End Caps <u>yes</u> Overflows <u>O.K.</u> Undisturbed Earth <u>O.K.</u> Total Lineal Feet <u>150</u> Distance to Well <u>NO WELL</u>	DATE <u>MAY 6, 1992</u> CURTAIN DRAIN Total Depth <u>41-42"</u> Rock Depth <u>20"</u> Visqueen <u>yes</u> Screen <u>yes</u> Sch. 40 End(s) <u>yes</u> <u>V-DITCH</u> V-Ditch _____ Berm _____
---	---	--

ETA Bed Depth _____ Bed Dimensions _____ Bed Check _____ Gravel & Pipe _____ Cap _____ Depth _____ LOW PRESSURE DISTRIB. Staking _____ Pressure Test _____ Discharge Height _____ Filter Fabric _____	SAND FILTER/TRENCH Staking _____ Trench Width _____ Trench Depth _____ Box Size _____ Box Inspection Date _____ Pressure Test Date _____ Discharge Height _____ Filter Fabric _____ Sand Depth _____ Backfill _____ Sieve Analysis _____	TILE DEWATERING Staking Check _____ TDW. (Trench) Check _____ Rock & Pipe in Drain _____ Trench _____ Silt Trap Dia. _____ Flapgate _____ Sch 80 Outlet Pipe _____ Backfill _____ CAPPING FILL Scarified Surface _____ Staking _____ Cap _____ Depth _____	PUMP/SIPHON SYSTEMS Type & H.P. _____ Floats: _____ Single _____ Double _____ Check Valve _____ Antisiphon _____ Safety Line _____ Quick Disconnect _____ Pump Off Floor _____ Alarm _____ Alarm Float _____ Gate Valve _____ Screened Enclosure _____ Siphon Manuf. _____ Siphon Model# _____
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INSTALLER MIKE OPENBACHER INSPECTION DATES: MAY 6, 1992

SYSTEM CONSTRUCTION DIAGRAM



Corrections Notice Issued _____

CERTIFICATE OF SATISFACTORY COMPLETION

In accordance with Oregon Revised Statute 454.665, this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

June 8, 1992
Date

FORKED OAK TREE

Charles S. Henke
Jackson County Environmental Health Specialist



Septic Authorization Approval

248-23-000243-AUTH

Residential Authorization

DEQ Medford Office

221 Stewart Avenue

Suite 201

Medford, OR 97501

541-776-6010

OnsiteMedford@deq.state.or.us

Website: oregon.gov/deq

Date Issued: 7/20/23 **Date Expiring:** 7/19/24
Work Description: Mollahan - Authorization Notice

Applicant: Daniel J Mollahan
Phone: 541-890-8714
Email: danmollahan@gmail.com

Owner: DANIEL J & TAMERA L MOLLAHAN **Property Address:** 145 Lomas Rd, Jacksonville, OR 97530
Address: PO BOX 1538
JACKSONVILLE OR 97530

Parcel: 383W331307 - Primary **Township:** 38S **Range:** 3W **Section:** 33

Authorization Notice for: Addition of One or More Bedrooms

Lot Size: 17.44 **Water Supply:** Well

County: Jackson

Directions to Property: HWY 238 to Hamilton Rd. To Cantrall Rd, to Lomas Rd, to 145 Lomas Rd.

Category of Construction: Single Family Dwelling

	Existing	Proposed
Use of Structure:	SFD	SFD
Number of Bedrooms:	2	3
System Specifications:		
Max Peak Design Flow:	450 gpd	Proposed Gallons per Day: 375 gpd

Conditions of Approval:

This notice establishes that the onsite wastewater treatment system located on the property identified above appears adequate by field inspection/record review to serve a 3 bedroom SFR with a peak sewage flow of 375 gallons per day. Type of System: standard w/ curtain drain

Linear feet of drainfield: 450

Permit #: 15-286-91N

Original CSC Date: 06-08-1992

Tank Size: 1500

Original Design Flow: 450 GPD Maintain all required setbacks. Vehicular traffic and livestock must be restricted from the system area. All roof drains must be directed away from the system. A full system replacement area must be maintained and meet all required setbacks.

Note: This Notice does not guarantee satisfactory or continuous operation of the sewage system. Should the system fail, a repair permit from DEQ is required.

If you disagree with this report, you have the right to apply for an authorization notice denial review. The application for review must be submitted in writing within 45 days of the report issuance and be accompanied by the review fee in OAR 340-071-0140(3), Table 9C and any additional information DEQ needs to complete the review.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

7/20/23: 8:54:16AM

Page 1 of 2

ONS_OnsiteAuthorization_pr

Date Issued: 7/20/23	Date Expiring: 7/19/24
Work Description: Mollahan - Authorization Notice	

David Hurley

Onsite Wastewater Specialist

7/20/23

Existing System Evaluation Report for Onsite Wastewater Systems



State of Oregon
Department of
Environmental
Quality

State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit: <http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): Dan Mollahan Telephone: _____

Site Address: 145 Lomas Rd City: Jacksonville Zip Code: 97530

County: Jackson Lot Size: 17.44 Acres/Square Feet (circle units)

Legal Description: TWN:38 RNG:3W SEC:33 Tax Lot:1307

Age of wastewater treatment system 34 (years) Is there a service contract for system components? no

Date the septic tank was last pumped 11/6/2023 (please attach receipt if available)

Number of people occupying dwelling _____ If unoccupied, for how long has it been vacant? _____

Was this section completed by the evaluator because owner or agent was unavailable? Evaluator

The above information is true and to the best of my knowledge.

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): _____

Certification:

- | | |
|---|--|
| ☒ Installer | ☐ Professional Engineer |
| ☒ Maintenance Provider | ☐ Environmental Health Specialist |
| ☐ National Association of Wastewater Technicians | ☐ Waste Water Specialist |
| ☐ Other: DEQ approved in writing (please describe) _____ | |

Certification Number: 36391

Business name A-Affordable Royal Flush Email aaroyalflush7@gmail.com

Business address P.O. Box 2868 White City, OR 97503 Phone 541-772-3389

Date of Evaluation: 7-22-26 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

07/22/2026

Date (MM/DD/YYYY)

Signature of Qualified Septic System Evaluator

1. **General System Information**

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

- | | |
|--|--|
| ☒ Septic Tank | ☐ Cesspool |
| ☐ Dosing Tank | ☒ Disposal Trenches/ Leach Lines |
| ☒ Multi-compartment Tank | ☐ Capping Fill |
| ☐ Seepage Bed | ☐ Sand Filter |
| ☒ Other <u>curtain drain</u> | |

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system ☒ Yes ☐ No ☐ Unknown

- Permit Number(s) 15-286-91N
- Year original septic system installed: 1991 (YYYY) ☐ No record of installation date
- Dates of subsequent repairs or alterations: _____ (YYYY)
- All plumbing fixtures are connected to the septic system ☐ Yes ☐ No ☒ Unknown

If you answered "No" or "unknown," please describe below:

Flush test was good, unknown if all fixtures are connected to the septic system.

- Additional Comments:
Septic tank is located 10ft off back middle of home, risers 5in deep in yard

2. **Overall Septic System Status**

- Discharge of sewage to the ground surface ☐ Yes ☐ No ☒ None observed
- Discharge of sewage to surface waters ☐ Yes ☐ No ☒ None observed
- Sewage backup into plumbing fixtures ☐ Yes ☒ No ☐ Unknown
- Additional Comments:

3. **Septic tank**

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation ☒ Yes ☐ No
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

- The septic tank material is:

- ☒ Concrete
- ☐ Steel
- ☐ Plastic
- ☐ Fiberglass
- ☐ Other (explain) _____
- ☐ Unknown

- Is the septic tank accessible? ☐ Yes ☒ No
- Septic tank volume in gallons 1500
- Tank volume determined by: Check all that apply, add comments below as needed
☒ Permit Records ☐ Measured ☐ Stamped on Tank ☐ Other
- Septic tank risers are at ground level ☐ Yes ☒ No
- Tank appears to be free from defects, leaking and signs of deterioration ☒ Yes ☐ No
If you answered "No," please describe the condition of the septic tank below. For example,
evidence of gas corrosion, cracks, leaks, etc.

- Septic tank lid(s) is intact ☒ Yes ☐ No
- Septic tank baffles are intact: Inlet ☒ Yes ☐ No Outlet ☒ Yes ☐ No
- Baffle material - Inlet ☒ Plastic ☐ Concrete ☐ Metal Outlet ☒ Plastic ☐ Concrete ☐ Metal
Effluent filter is present ☐ Yes ☒ No
- Effluent filter is free of debris ☐ Yes ☐ No ☒ Not Applicable
- Liquid level in tank relative to invert of outlet ☒ At ☐ Above ☐ Below
If above or below invert outlet, please explain: _____
- **Scum** layer 6 (inches) **Sludge** layer 3 (inches)
- **Scum** and **Sludge** layer more than 35% of the *total* tank volume ☐ Yes ☒ No
Indicate where sludge measured from: ☒ Inlet ☐ Middle ☐ Outlet
- Additional Comments:

4. Dosing tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank ☐ Yes ☒ No
(If "No," skip the rest of section 4)
- At the time of this evaluation the power was on to test the pump(s): ☐ Yes ☐ No

- Dosing tank capacity _____(gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
☐ Permit Records ☐ Measured ☐ Stamped on Tank ☐ Other
- Dosing tank material _____
- Dosing tank appears to be watertight and in good condition ☐ Yes ☐ No
- Dosing tank lid is intact ☐ Yes ☐ No
- Electrical components are sealed and watertight ☐ Yes ☐ No
- Pump/ siphon is functional ☐ Yes ☐ No
- Type of Pump ☐ Demand dose ☐ Time dose
- Pump control mechanism is functional (floats, pressure transducer) ☐ Yes ☐ No
- There is a high water alarm ☐ Yes ☐ No
- The high water alarm (audible and visual) is working ☐ Yes ☐ No ☐ Not Applicable
- Type of screen _____
- Screen is clean and free of debris ☐ Yes ☐ No - Screen cleaned for this evaluation ☐ Yes ☐ No
- Scum/ sludge present in Dosing tank ☐ Yes ☐ No
- Scum layer _____(inches) Sludge layer _____(inches)
- Additional Comments:

5. **Soil absorption system**

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system ☒ Yes ☐ No ☐ Unknown
- Was the soil absorption system part of the evaluation? ☐ Yes ☐ No ☒ See note below

If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

Visual Evaluation Only:

- Absorption distribution ☐ Equal ☒ Serial ☐ Pressure ☐ Equal via pressure
- Absorption lines construction material:
☒ Gravel and pipe ☐ Chamber ☐ Tile ☐ Polystyrene foam and pipe ☐ Other _____
- Absorption distribution unit(s): ☐ dropbox ☐ hydrosplitter ☐ equal distribution box
- ☐ Intact ☐ Damaged ☒ N/A
- Absorption distribution unit(s) are free of debris or solids ☐ Yes ☐ No ☒ N/A

- Locate all drain lines in soil absorption system ☐ Yes ☒ No

Total length of drain lines 450 (ft)

Lengths determined by ☐ Physically uncovering portions of system/probing ☒ Written records

☐ Fish tape ☐ Electronic locator ☐ camera

- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

☐ Yes ☒ No

If you answered "No," please describe below:

Possible deep rooted trees, chicken coop and garden on drain field area.

- Absorption area appears to be **free** from surface water runoff and down spouts ☒ Yes ☐ No
- Evidence of ponding in absorption area or distribution unit(s) ☐ Yes ☒ No
- The soil absorption system replacement area assigned in the permit record appears to be intact:
☐ Yes ☐ No ☒ Replacement area not identified in permit record

If you answered "No," please explain below:

- Additional Comments:

Recommend camra internal ines of drain field to determine condition. We may need to dig to gain access. Written prmission from property owner is required. see estimate

6. Sand Filter System

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014 must** maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter ☐ Yes ☒ No

(If "No," skip the rest of section 6)

- Type of sand filter

☐ Intermittent
☐ Recirculating
☐ Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: ☐ Yes ☐ No

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

☐ Yes ☐ No

If you answered "No," please describe below:

- Sand filter appears to be **free** from surface water runoff and down spouts ☐ Yes ☐ No
- Evidence of ponding in/ on sand filter media surface ☐ Yes ☐ No
- Surface access to manifold and valves ☐ Yes ☐ No
- Monitoring ports are present ☐ Yes ☐ No
- Lateral lines flushed and equal distribution verified ☐ Yes ☐ No
- The sand filter has a pump ☐ Yes ☐ No
(If "No", skip the rest of section 6)
- Pump vault appears to be watertight and in good condition ☐ Yes ☐ No ☐ N/A
- Pump is functional ☐ Yes ☐ No
- Pump control mechanism is functional (floats, pressure transducer) ☐ Yes ☐ No
- High water alarm in pump vault (audible and visual) is working ☐ Yes ☐ No
- Pump electrical components are sealed and watertight ☐ Yes ☐ No
- Additional Comments:

7. **Alternative Treatment Technology System**

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)** ☐ Yes ☒ No
(If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name

System ID number

Manufacturer name

- Previous two years of maintenance records are available ☐ Yes ☐ No
If you answered "No," please explain below:

- Previous two years of maintenance records are attached to this form ☐ Yes ☐ No
If you answered "No," please explain below:

- Additional Comments:

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

9. **Provide a Site Plan**

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:

10. **Disclaimer:**

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

07/22/2026
Date

Signature of Qualified Septic System Evaluator

Provide a Site Plan in the space below: Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**

See
maps

A Royal Flush Beats



A Full House Anytime

A-Affordable Royal Flush

PO Box 2868
White City, OR 97503
(541) 772-3389/ (541) 479-6935
Fax: (541) 830-0617
DEQ #36391

Estimate

Name / Address

Dan Mollahan
145 Lomas Rd
Jacksonville, Oregon 97530

Date

Estimate #

7/22/2026

145 Lomas R

Service Address:

145 Lomas Rd

Description	Qty	Rate	Total
Dig to Camera Internal Lines of Drain Field We hereby give permission for A-Affordable Royal Flush to dig to gain access so the camera/scope of internal lines of the drainfield/leach lines can be performed. A-Affordable Royal Flush is not responsible for any landscaping, sprinkler lines or any other buried utilities unknown to A-Affordable Royal Flush. All access points/lines will be recovered unless otherwise stated by the property owners.		650.00	650.00

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices.

Any alteration or deviation from the above specifications involving extra costs will be done only upon customers written approval. The cost will become an extra charge over and above the estimate. This is to include, but not limited to: hidden damages that are uncovered during the course of the job and additional work required by local inspectors.

All elements of this agreement are contingent upon accidents or delays beyond our control. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems arise after the work has started.

Acceptance of Proposal: The above prices, specificatoin and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date _____

Technician _____
Date _____

Total \$650.00



SYSTEM CONSTRUCTION REPORT

SANITATION DIVISION

PERMIT # 15-286-9W

DEPARTMENT OF PLANNING & DEVELOPMENT • 10 SOUTH OAKDALE • MEDFORD, OREGON 97501 • (503) 776-7554

Name BRIAN L. / BUFF E. MILLER Twp. 385 R. 3W S. 33 TaxLot 1207

Address (location) LOMAS ROAD, JACKSONVILLE, OR system Type STANDARD

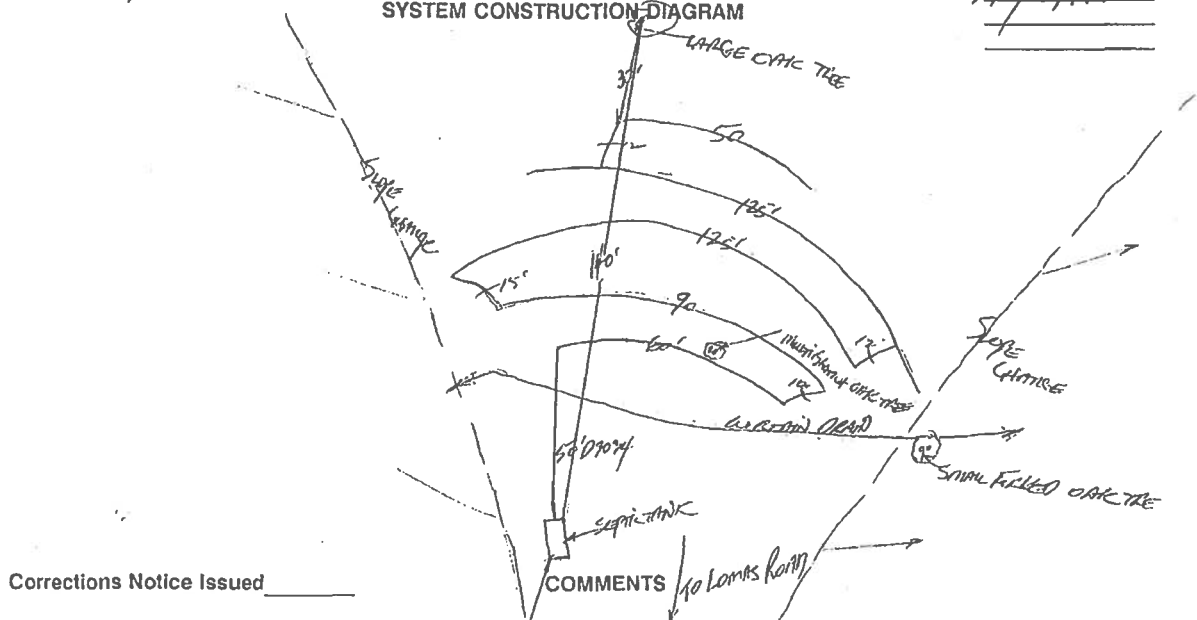
TANKS AND SEWER LINES	DRAINFIELD	DATE <u>MAY 6, 1992</u>	CURTAIN DRAIN
Effluent Sewer <u>50' DIA / COMPARTMENTS</u>	Trench Width <u>30"</u> Staking _____	Total Depth <u>41-1/2"</u>	Rock Depth <u>20"</u>
Pressure Transport Pipe <u>N/A Single</u>	Trench Depth <u>24-3/4"</u>	Visqueen <u>yes</u>	Screen <u>yes</u>
Septic Tank Size <u>1500</u> Double ☒	Gravel Depth <u>12"</u>	Sch. 40 End(s) <u>2 yes</u>	<u>V-DITCH</u>
Material & Manuf. <u>Concrete OAKION</u>	Distance Between Lines <u>10-20'</u>	V-Ditch _____	Berm _____
Dosing Tank Size _____	Line Level <u>N/A</u> End Caps <u>yes</u>		
Material & Manuf. _____	Overflows <u>O.K.</u> (Undisturbed Earth) <u>O.K.</u>		
Fittings, Material & Connections <u>O.K.</u>	Total Lineal Feet <u>450</u>		
Tank to House <u>N/A</u>	Distance to Well <u>NO WELL</u>		
Riser(s) <u>NONE</u>			

ETA	SAND FILTER/TRENCH	TILE DEWATERING	PUMP/SIPHON SYSTEMS
Bed Depth _____	Staking _____	Staking Check _____	Type & H.P. _____
Bed Dimensions _____	Trench Width _____	TDW (Trench) Check _____	Floats: _____
Bed Check _____	Trench Depth _____	Rock & Pipe In Drain _____	Single _____ Double _____
Gravel & Pipe _____	Box Size _____	Trench _____	Check Valve _____
Cap _____ Depth _____	Box Inspection Date _____	Silt Trap Dia. _____	Antisiphon _____
<u>LOW PRESSURE DISTRIB.</u>	Pressure Test Date _____	Flapgate _____	Safety Line _____
Staking _____	Discharge Height _____	Sch 80 Outlet Pipe _____	Quick Disconnect _____
Pressure Test _____	Filter Fabric _____	Backfill _____	Pump Off Floor _____
Discharge Height _____	Sand Depth _____	<u>CAPPING FILL</u>	Alarm _____
Filter Fabric _____	Backfill _____	Scarified Surface _____	Alarm Float _____
	Sieve Analysis _____	Staking _____	Gate Valve _____
		Cap _____ Depth _____	Screened Enclosure _____

INSTALLER MIKE OFFENBACHER

INSPECTION DATES: MAY 6, 1992

SYSTEM CONSTRUCTION DIAGRAM





SEPTIC SYSTEM INSTALLATION REQUIREMENTS
THIS PERMIT MUST BE POSTED ON SITE

Applicant: Brian/Buf Miller

Twp. 38 Range 3W Section 33 Tax Lot 1307

TYPE OF SYSTEM: Standard

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

Septic Tank Size: 1,000 gallons.

Drainfield Requirements: Serial design; 450 lineal feet; Trench Depth 24-30 inches; Gravel Depth 12 inches.

Curtain Drain: Trench depth 42 inches; Gravel Depth 30 inches; A visqueen liner is required.

GENERAL PERMIT CONDITIONS:

This system may be installed only by the property owner or a licensed installer. Be sure to use approved materials in all construction. A list is available at this office.

If problems are anticipated during system layout or are encountered at any stage of installation, please call Jackson County Planning Department, Sanitation Division (776-7554), for assistance on how to proceed. Office hours for counter staff are 8:00 am to 4:00 pm. Office hours for field staff are 8:00 am to 9:30 am. Additional installation details and diagrams are available on request.

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

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

INSPECTIONS ARE REQUIRED AT THE FOLLOWING POINTS:

After the septic tank and effluent sewer have been installed but before backfilling.

After the drainfield trenches have been excavated and the gravel and distribution piping have been installed and the gravel has been covered with paper or filter fabric.

After the curtain drain trench has been excavated and the pipe and rock have been installed but before backfilling.

Bradley W. H. Prior, R.S.
Bradley W. H. Prior, R.S.
Environmental Quality Supervisor

Permit #15-286-91N
Issued: 7-11-91 Expires: 7-11-92

Inspected and approved by _____

Date _____

Correction Notice Issued on _____

