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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

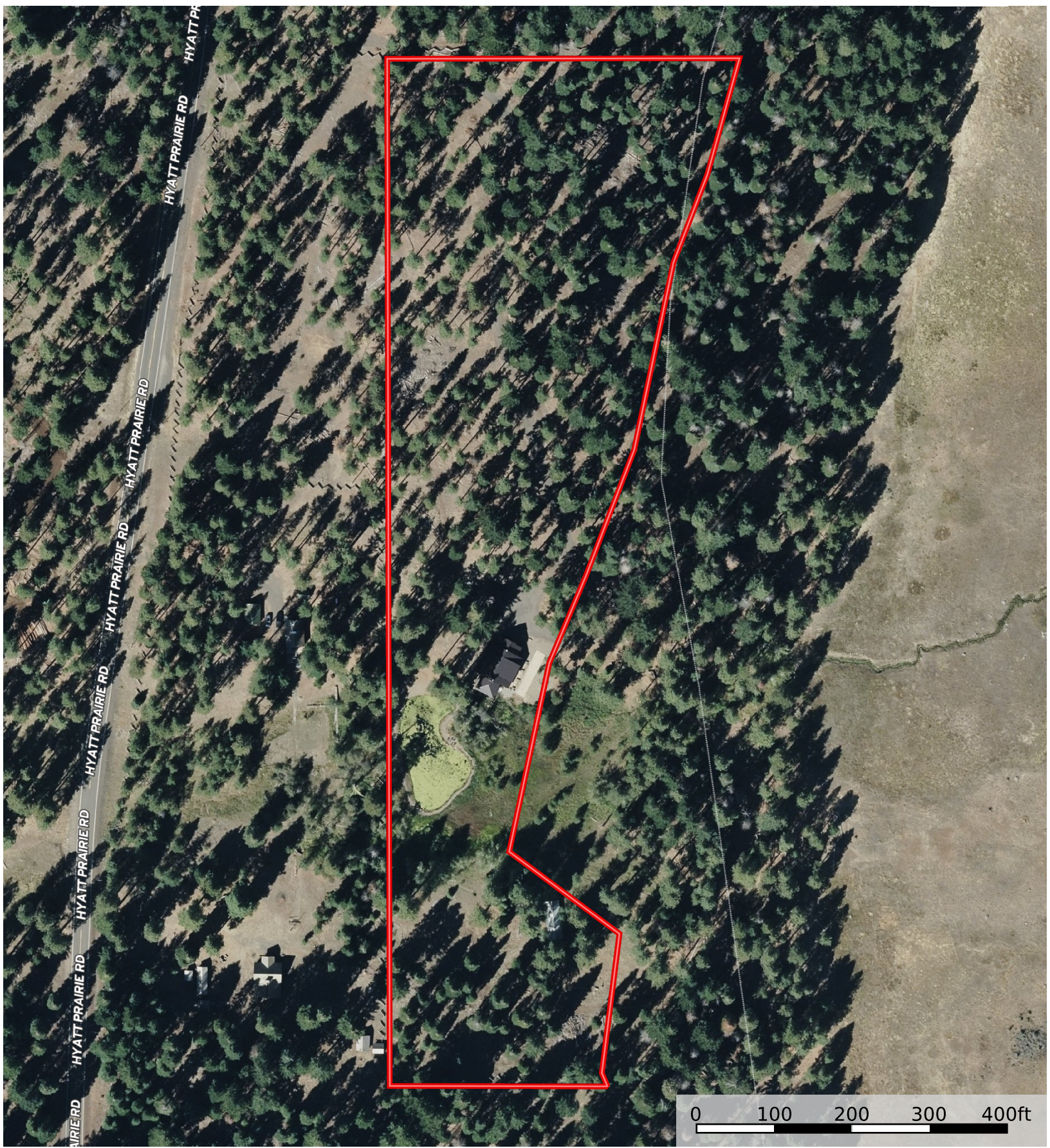
541.660.5111

Team@MOPG.com



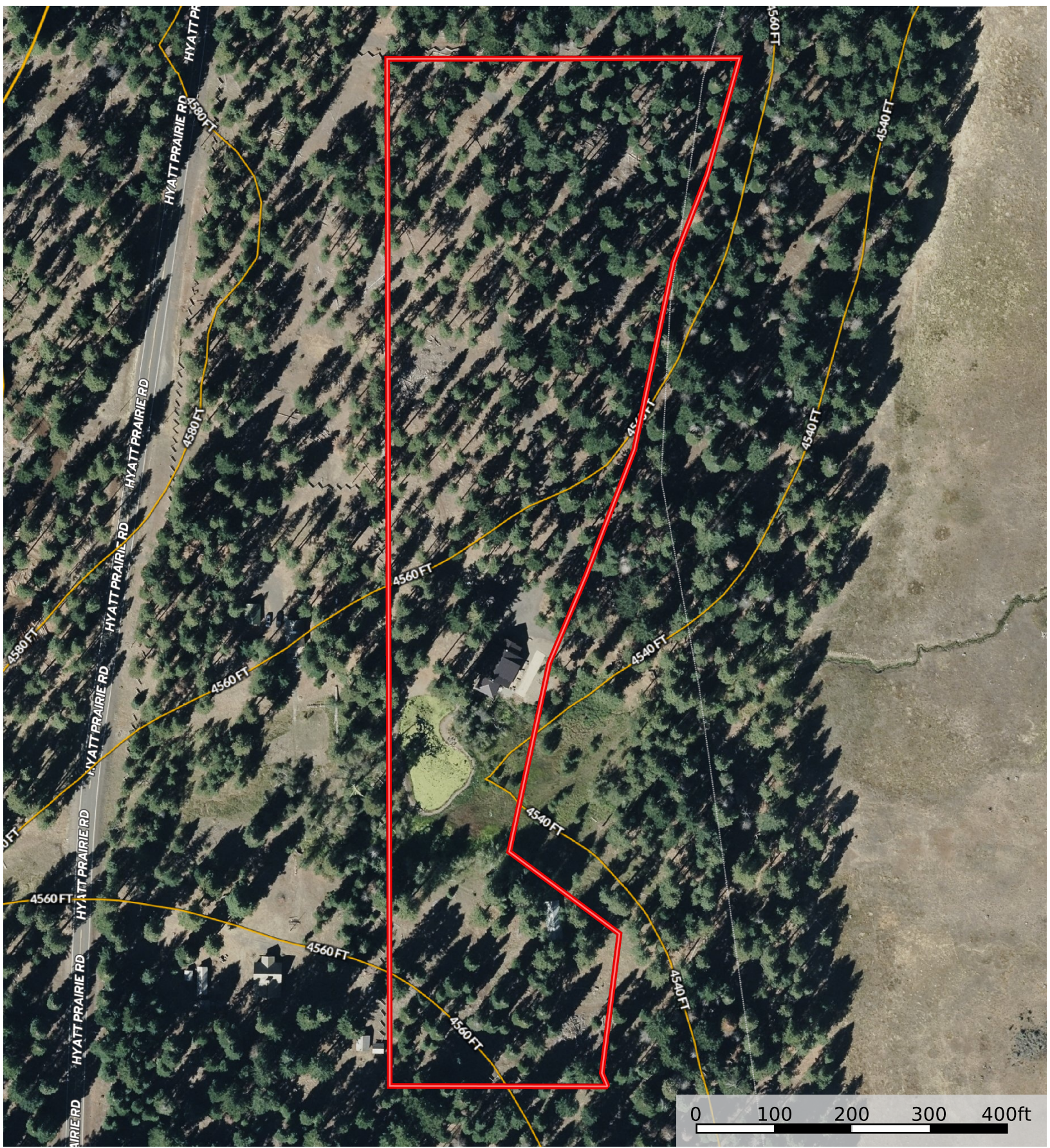
Mapping

3665 Hyatt Prairie Rd
Oregon, AC +/-



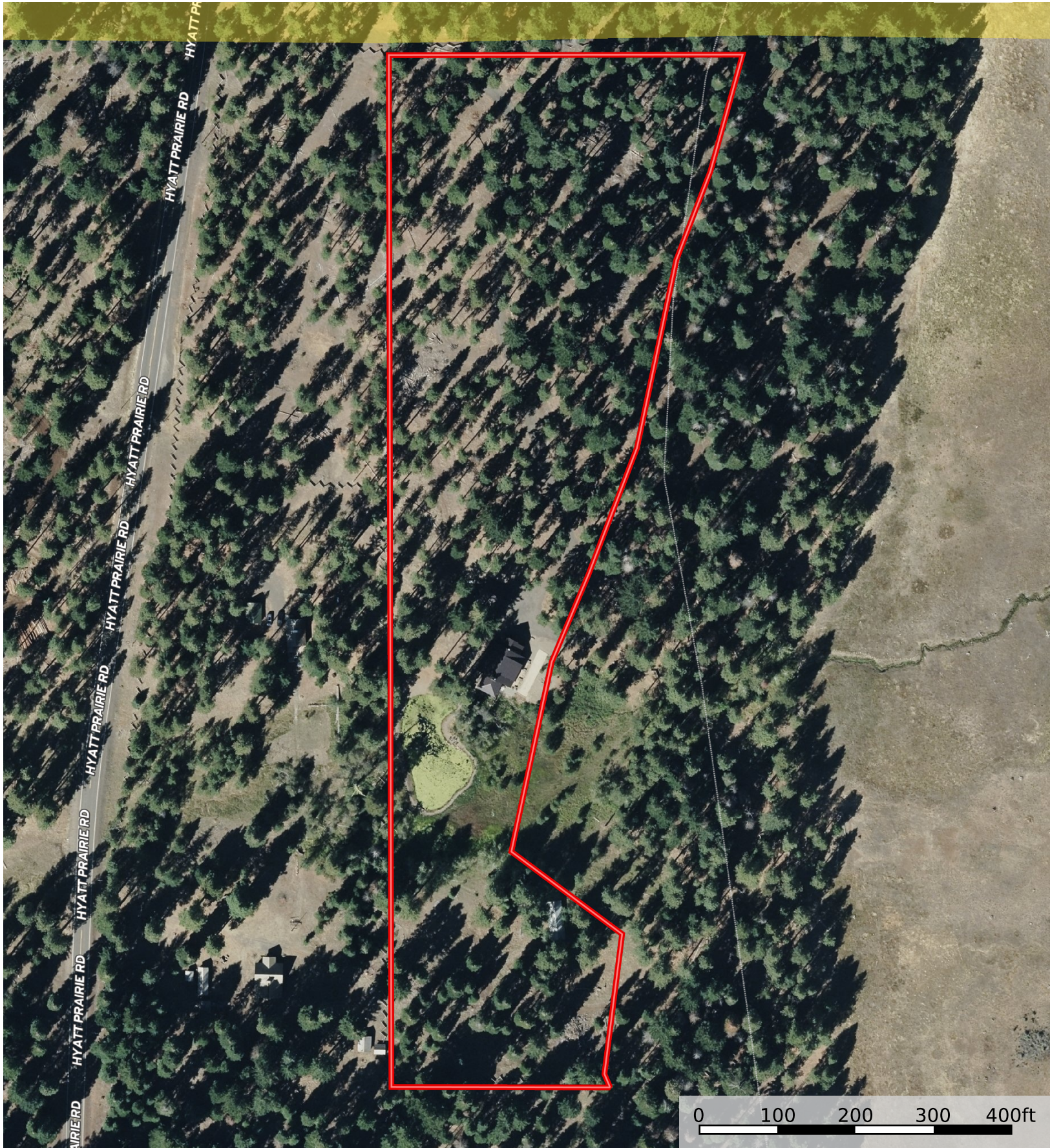
 Boundary

3665 Hyatt Prairie Rd
Oregon, AC +/-



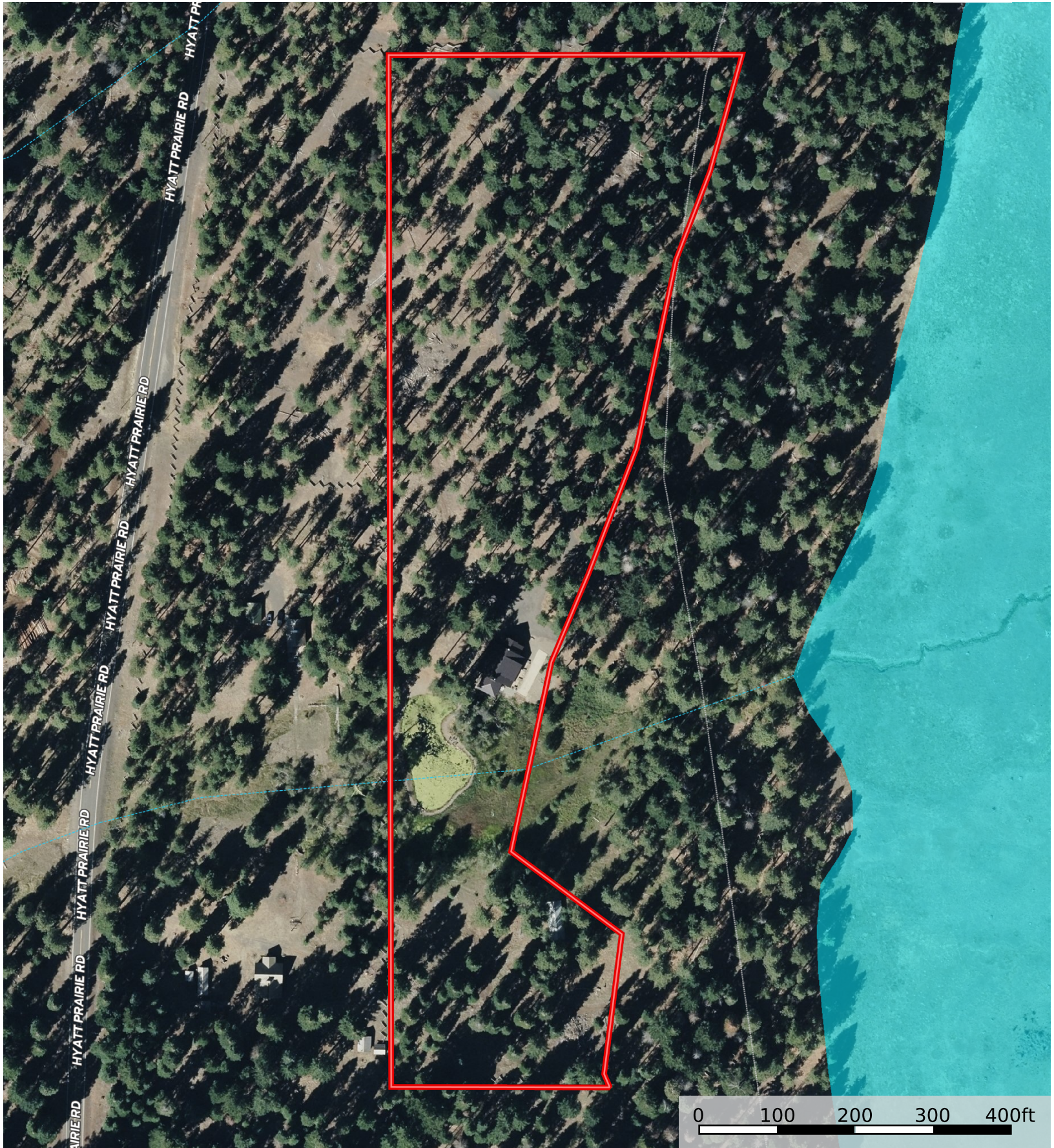
 Boundary

3665 Hyatt Prairie Rd
Oregon, AC +/-



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

3665 Hyatt Prairie Rd
Oregon, AC +/-



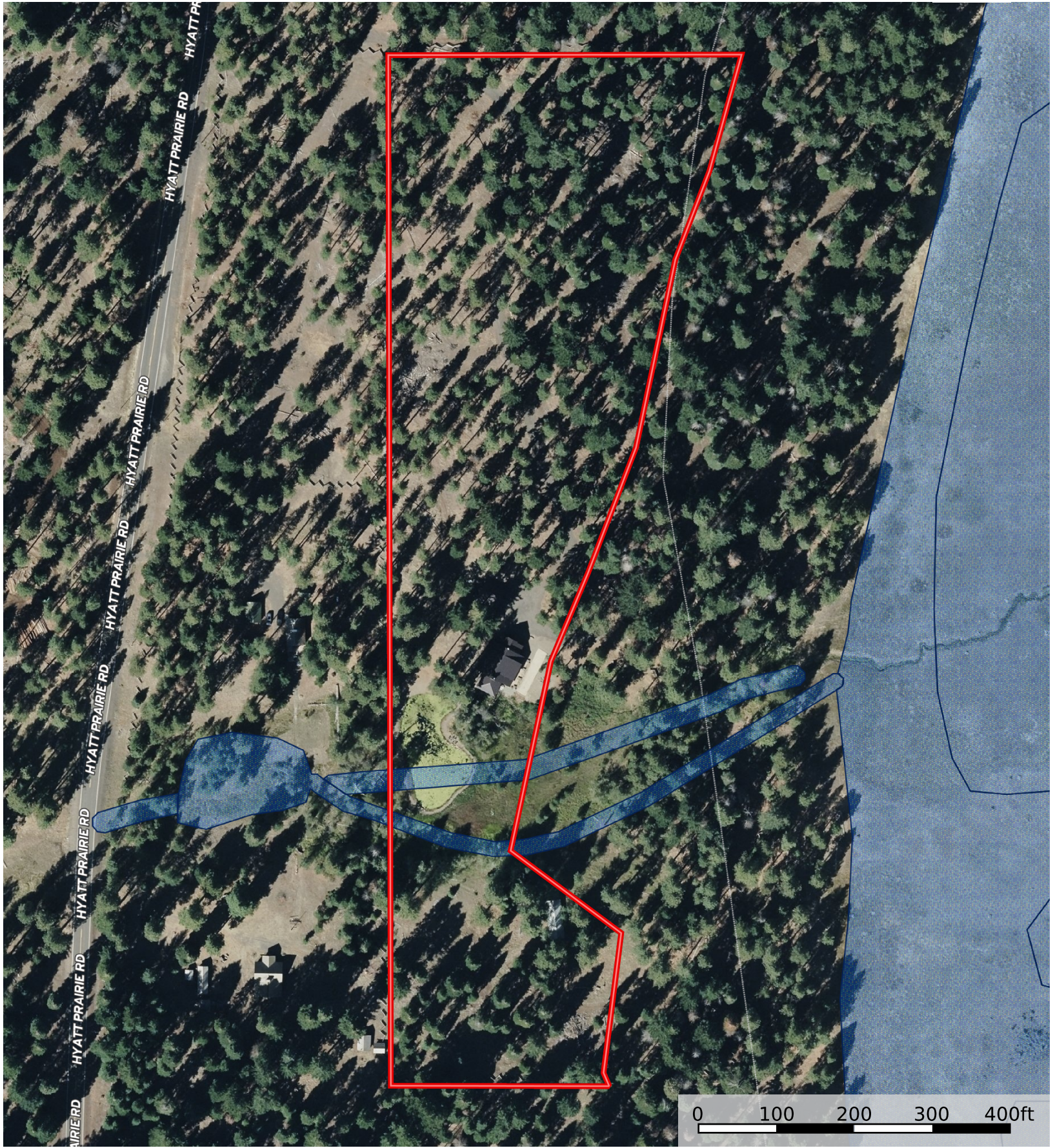
Boundary

Stream, Intermittent

River/Creek

Water Body

3665 Hyatt Prairie Rd
Oregon, AC +/-



 Boundary

 Wetlands

 Riparian

3665 Hyatt Prairie Rd
Oregon, AC +/-



 Boundary

| Boundary 8.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
142C	Pinehurst loam, 3 to 12 percent slopes	8.85	100	0	43	6e
TOTALS		8.85(*)	100%	-	43.0	6

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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

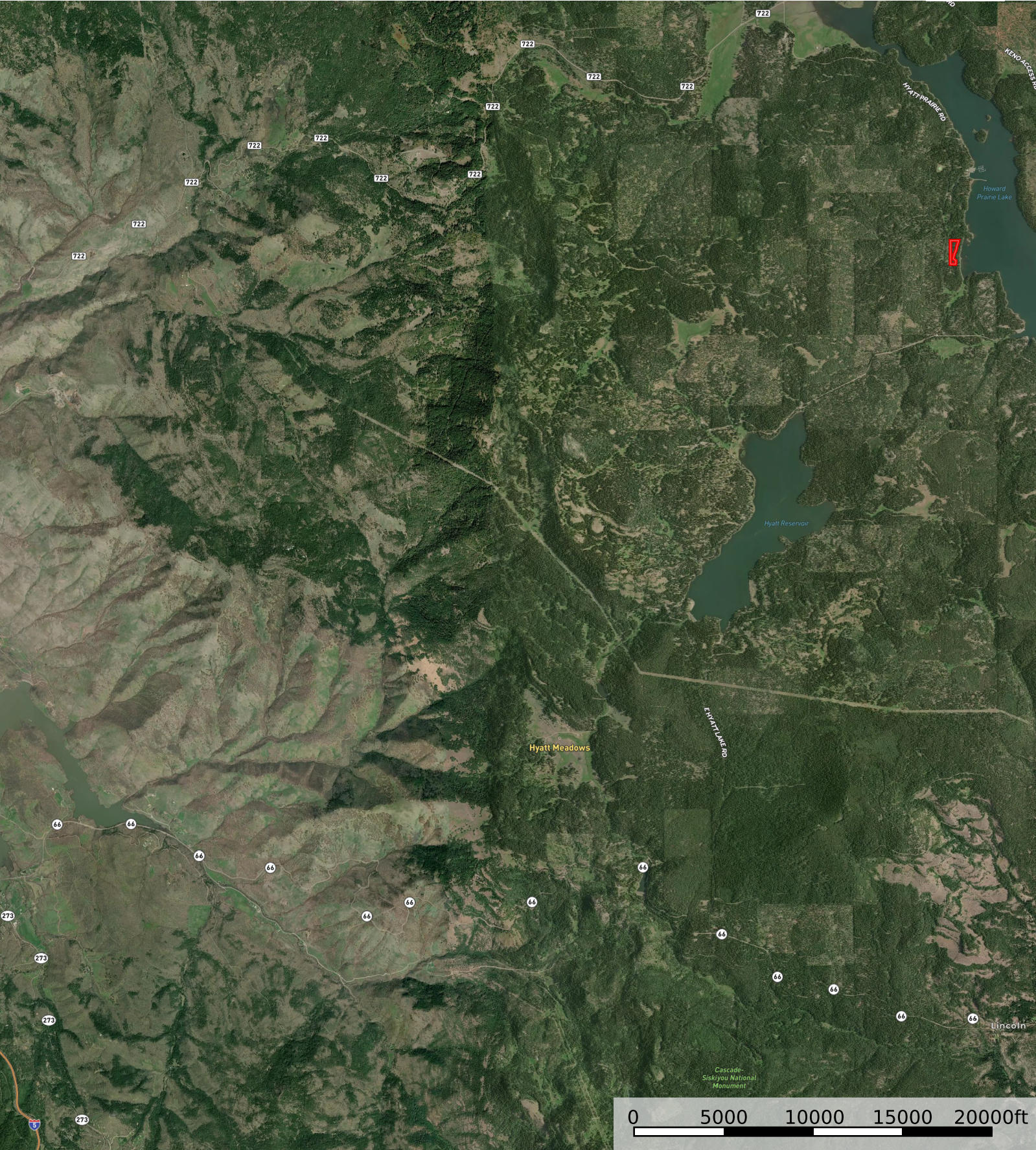
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

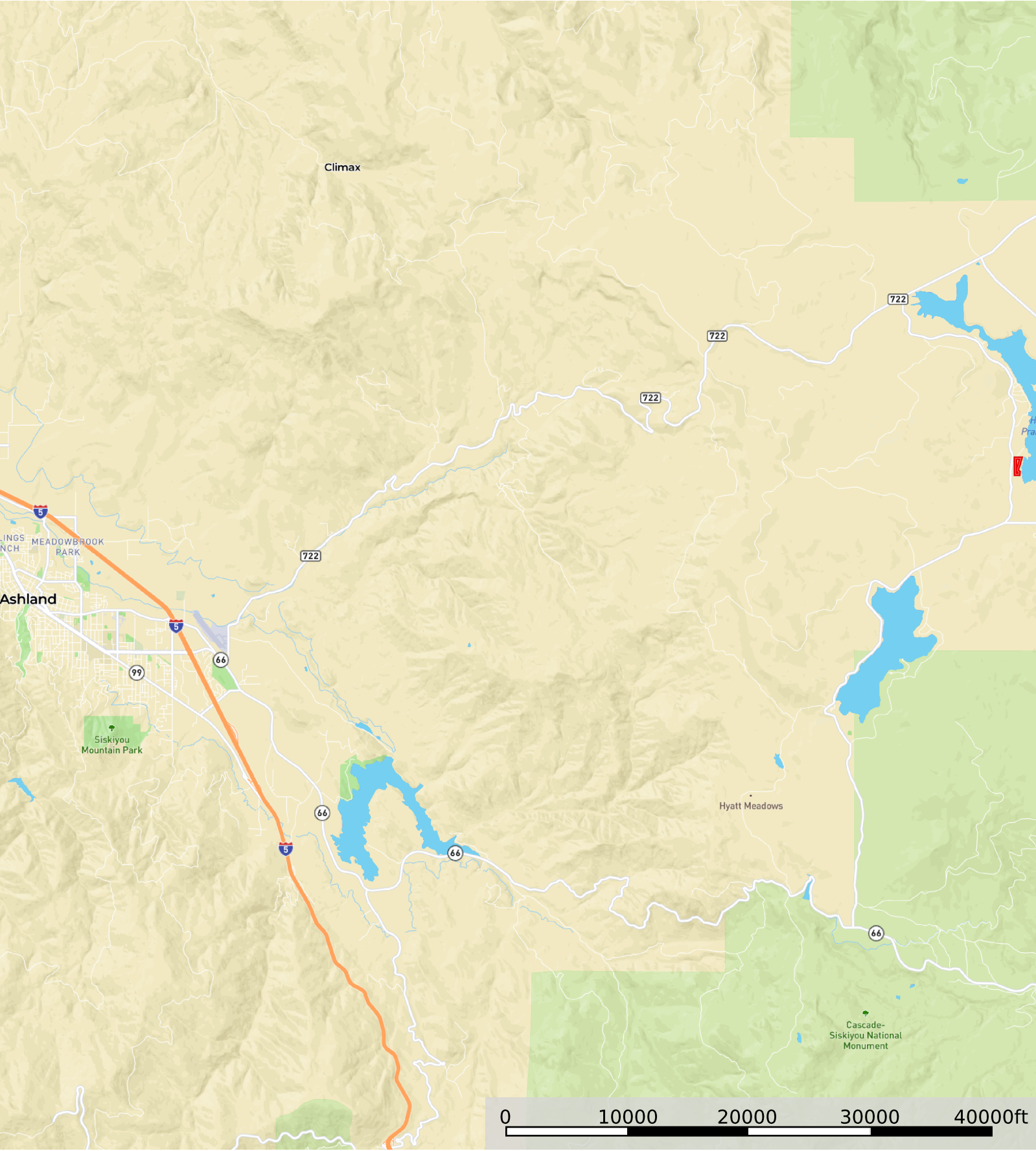
(s) soil limitations within the rooting zone (w) excess of water

3665 Hyatt Prairie Rd
Oregon, AC +/-



Boundary

3665 Hyatt Prairie Rd
Oregon, AC +/-



 Boundary

Tax Records

Assessment Info for Account 1-009877-8 Map 383E Taxlot 8200

Report For Assessment Purposes Only Created July 09, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-009877-8	Pay Taxes Online		Tax Code	5-02
Map	383E 8200			Acreage	9.12
Taxlot				Zoning	
Owner	REDS CABIN LLC	Tax Report	Details	FR	
Situs Address		TAX Statement	Details	Land Class	
3665 HYATT PRAIRIE RD ASHLAND/COUNTY R		Tax History	Details	FG 8.12 Ac	
Mailing Address	REDS CABIN LLC	Tax Details	Details	HS 0.00 Ac	
	3500 WESTCLIFF DR	Tax Rates	Details	RT 1.00 Ac	
HOOD RIVER OR, 97031-9732				Property Class	641
+ Tax Accounts 1 Acct				Unit ID	192066-1
Appraiser				Maintenance Area	2
151				Neighborhood	000
				Study Area	60
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 0	Apr 26, 2010	2010-13067	Details

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

ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
3	DESIGNATED FOREST LAND	5-02	1		F	8.12	A
1	HOME SITE	5-02	0		F		
1	MARKET OSD	5-02	0		R		
1	MARKET OSD	5-02	0		R		
1	MISC STRUCTURE	5-02	0	300	R		
2	RURAL TRACT	5-02	0		F	1.00	A
2	SING FAMILY RES	5-02	0	162	R		
ID	Value Source	RMV	M5	Exception Value			
3	DESIGNATED FOREST LAND	\$ 80,410	\$ 1,710	\$ 0			
1	HOME SITE	\$ 90,900	\$ 90,900	\$ 0			
1	MARKET OSD	\$ 40,400	\$ 40,400	\$ 0			
1	MARKET OSD	\$ 10,100	\$ 10,100	\$ 0			
1	MISC STRUCTURE	\$ 2,670	\$ 2,670	\$ 0			
2	RURAL TRACT	\$ 9,900	\$ 9,900	\$ 0			
2	SING FAMILY RES	\$ 715,260	\$ 715,260	\$ 0			

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

Code Area	Type	Acreage	RMV	M5	MAV	AV
5-02	LAND	1.00	\$ 151,300	\$ 151,300		
5-02	LAND	8.12	\$ 80,410	\$ 0		
5-02	IMPR	0.00	\$ 717,930	\$ 717,930		
PSO Value History			Total: \$ 949,640	\$ 869,230	\$ 596,270	\$ 596,270

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

Code Area	Type	Acreage	SAV	MSAV	AV
5-02	LAND	8.12	\$ 1,710		
Total:			\$ 1,710	\$ 816	\$ 816

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

Code Area	RMV	M5	MAV	AV
5-02	\$ 949,640	\$ 870,940	\$ 597,086	\$ 597,086

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	5-02	0	1900	300	Residential Other Improvements	RESIDENCE	0	100 %	Details
2	5-02	2008	2008	162	Two story	RESIDENCE	2907	100 %	Details

Photos and Scanned Documents

Type	Files	
ACCOUNT PHOTO	17	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal) Portal

Improvement Comments

Building #1 Comments

7/22/08 EXT INSPECTION ONLY. OLD CABIN, ROLL ROOFING - NC #151>>>4/29/09 NO CHANGE #69>>>5/26/10 NC TO THIS IMP #151>0>>>4/12/2011 NC TO THIS IMP #151>>>

Building #2 Comments

4/29/09 ADD NEW SFR @ 63% COMPLETE #69>>>5/26/10 CHANGE TO CL 6 MINUS MAKE 100% COMPLETE. 1033 AREA OVER GARAGE ON OTHER SHEET #151>>>4/12/2011 MAKE ENCL PORCH/UPPER LEVEL 100% #151>>>

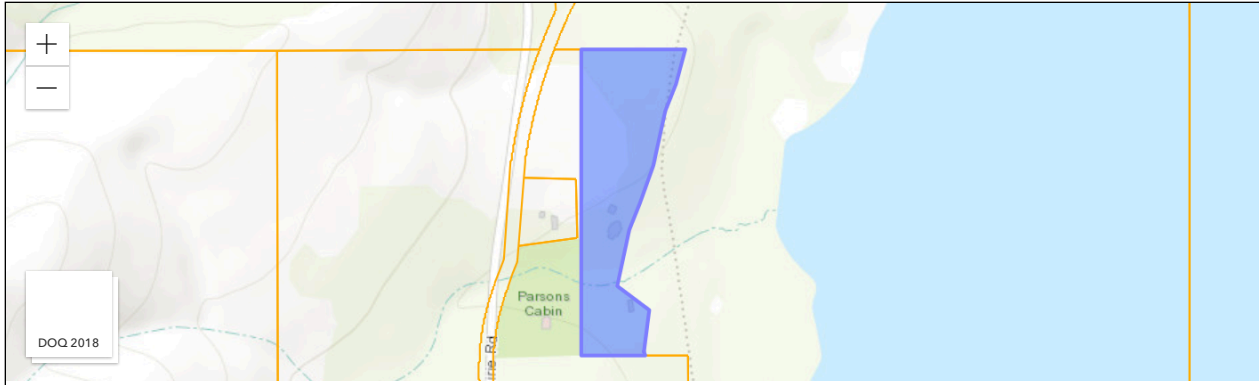
Account Comments

09/16/05 CORRECTED RMV ON FORESTLAND #74>>> 02/11/08 UPDATED THE LAND INV TO MATCH THE 2006 LAND INV; NO CHANGE TO AV--RMV CORRECTION ONLY--NO TRC #23>>> 7/22/08 NLC #151>>>4/29/09 ADD NEW HOMESITE WITH WELL AS SEPTIC. ADJUST LAND RATINGS FOR NEW HS #69>>>5/26/10 ADD LS 4, FOR POND/ CREEK/ WATER FALL & STONE WORK #151>>>4/12/2011 NLC #151>>>

Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments				
Tax Year Applied	Code	Description	Amount	Acres
2026	40	FIRE PATROL TIMBER	\$24.71	9.12
2026	39	FIRE IMPROVEMENT SURCHARGE	\$60.32	0.00
Notations				
Description	Tax Amount	Year Added	Value Amount	
DESIGNATED FORESTLAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362				
STATE FIRE PROTECTION		2006		
X		2010		

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

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID

Map

Mailing

10098778
383E00-00-08200
REDS CABIN LLC
3500 WESTCLIFF DR
HOOD RIVER OR 97031-9732

Situs

3665 HYATT PRAIRIE RD ASHLAND/COUNTY OR 97520

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0502	300	0	100	300 - Residential Other Improvements	0

Rooms:

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size

Accessories			
Description			
CABIN			816

Total RMV

\$2,670

Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID 10098778

Map 383E00-00-08200

Situs 3665 HYATT PRAIRIE RD ASHLAND/COUNTY OR 97520

Mailing REDS CABIN LLC
3500 WESTCLIFF DR
HOOD RIVER OR 97031-9732

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	0502	162	2008	100	162 - Two story	2,907

Rooms: 2 - BD, 3 - FB, 2 - FP

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	6 -	100		1884
Second Floor	6 -	100		1023
Garage	5 -	100		600

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
DISHWASHER	1	METAL	600
DISPOSAL	1	MICROWAVE	1
HEAT PUMP	1884	PRE FAB MTL FP	2
HEAT PUMP	512	SFR-INVENTORY	1884
LAUNDRY TUB	1	SHOWER	1
LAVATORY	2	TOILET	2
LAVATORY	1	TOILET	1
METAL	1884	TUB/SHOWER	2

Accessories

Description	Size	Qty
DECK-RW/TREX-NO COVER	154	
ENCLOSED PORCH, PATIO, DECK	324	
PATIO-METAL COVER	324	
SECOND FLOOR	336	

Total RMV \$715,260

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

9-Jul-2026

REDS CABIN LLC
3500 WESTCLIFF DR
HOOD RIVER OR 97031-9732

Tax Account #	10098778	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0502
Situs Address	3665 HYATT PRAIRIE RD ASHLAND/COUNTY OR 97520	Interest To	Jul 9, 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	\$6,578.67	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,446.69	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,232.79	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,017.47	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,798.47	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,637.36	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,526.22	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,114.25	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,188.44	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,057.55	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,916.36	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,748.37	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,387.30	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,235.56	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,162.56	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,105.94	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,373.81	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$483.55	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$393.40	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$362.42	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$351.40	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$349.75	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$340.10	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$330.07	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$330.70	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.78	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$311.68	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$302.25	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$295.83	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$330.89	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

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

TAX ACCOUNT: 10098778

10098778

REDS CABIN LLC
3500 WESTCLIFF DR
HOOD RIVER OR 97031-9732

CODE: 0502 **MAP:** 383E00-00-08200 **ACRES:** 9.12
SITUS: 3665 HYATT PRAIRIE RD ASHLAND/COUN

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	245,170	252,980
STRUCTURES	673,520	655,400
TOTAL RMV	918,690	908,380
SPECIALLY ASSESSED VALUE	1,376	1,567
ASSESSED VALUE	562,819	579,702
TOTAL PROPERTY TAX:	6,446.69	6,578.67

EDUCATION SERVICE DISTRICT	204.29
RCC	297.27
ASHLAND SD 5	2,411.62
ASHLAND SD 5 LOCAL OPTION	747.82
EDUCATION TOTAL:	3,661.00

JACKSON COUNTY	1,165.14
4-H EXTENSION SERVICE DISTRI	24.70
VECTOR CONTROL	24.87
JACKSON SOIL & WATER CONS	28.99
JACKSON COUNTY LIBRARY DIS	347.82
GENERAL GOVT TOTAL:	1,591.52

JACKSON COUNTY BONDS ECSC	37.74
RCC BONDS	0.00
RCC SHARED BONDS	25.39
ASHLAND SD 5 BONDS	1,166.42
OR FORESTRY FIRE SURCHARGE	58.00
OR FORESTRY FIRE, TIMBER	38.60
BONDS - OTHER TOTAL:	1,326.15

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

POTENTIAL ADDITIONAL TAX LIABILITY

IMPORTANT INFORMATION ON BACK

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

TOTAL TAXES DUE (Includes discount) **6,381.31**

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

Due November 17th, 2025

3% Discount..... ☐ **6,381.31**
2% Discount..... ☐ **4,298.06** **Next Payment** 05/15/2026
Trimester Option ☐ **2,192.89** **Next Payment** 02/17/2026

REDS CABIN LLC
3500 WESTCLIFF DR
HOOD RIVER OR 97031-9732

☐ Mailing address change on back



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

ACCOUNT NO.

10098778

AMOUNT ENCLOSED

\$

15100100987780000219289000042980600006381316

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Reds Cabin, LLC
Dan Boyden, Manager
1430 East Side Road
Hood River, OR 97031

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

Jackson County Official Records 2010-013067

R-PRD

Cnt=1 ALONZOKM

04/26/2010 03:50:13 PM

\$10.00 \$10.00 \$5.00 \$11.00 \$15.00 Total:\$51.00



01423551201000130670020025

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

PERSONAL REPRESENTATIVE'S DEED

MARK E. BOYDEN, Personal Representative of the ESTATE OF JOAN NEIL BOYDEN, deceased, Grantor, conveys to REDS CABIN, LLC, an Oregon limited liability company, Grantee, in the real property located in Jackson County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is other value given.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

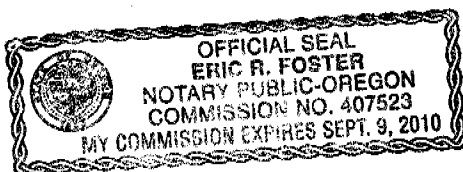
Dated this 22nd day of April, 2010.

ESTATE OF JOAN NEIL BOYDEN

By: Mark E. Boyden
MARK E. BOYDEN, Personal Representative

STATE OF OREGON)
) ss.
County of Jackson)

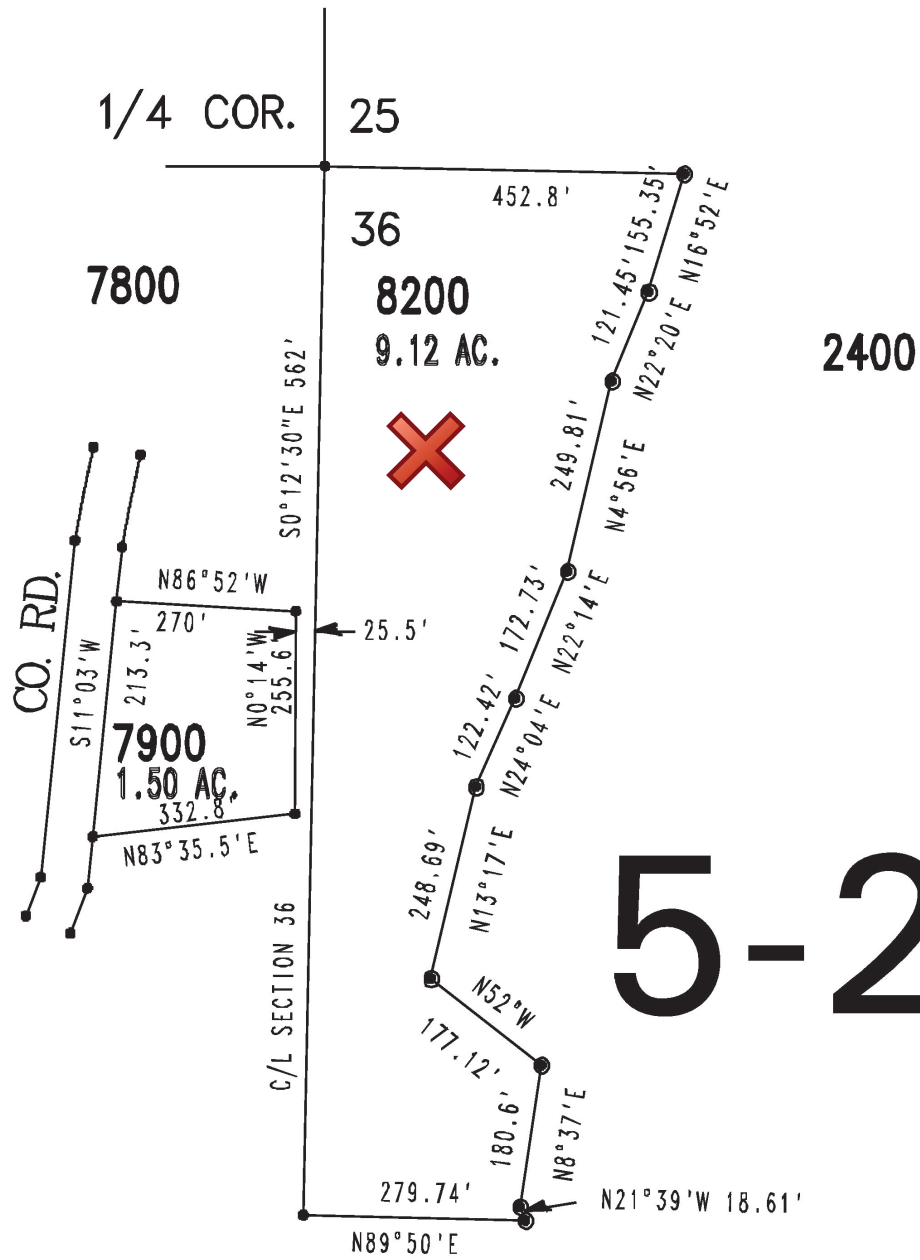
On this 26 day of April, 2010, personally appeared the above named MARK E. BOYDEN and stated that he is the duly appointed and acting personal representative of the Estate of Joan Neil Boyden, deceased, and acknowledged the foregoing instrument to be his voluntary act and deed for the estate.



Eric R. Foster
Notary Public for Oregon

EXHIBIT "A"

That portion of the Northwest Quarter of the Northeast Quarter of Section 36, Township 38 South, Range 3 East of the Willamette Meridian, Jackson County, Oregon, described as follows: Beginning at the northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 36; thence South $0^{\circ}15'20''$ East along the west line of the Northwest Quarter of the Northeast Quarter a distance of 1329.10 feet to the southwest corner of the Northwest Quarter of the Northeast Quarter; thence North $89^{\circ}50'$ East along the south line of the Northwest Quarter of the Northeast Quarter a distance of 279.74 feet; thence North $21^{\circ}39'$ West a distance of 18.61 feet; thence North $8^{\circ}37'$ East a distance of 180.60 feet; thence North $52^{\circ}00'$ West a distance of 177.12 feet; thence North $13^{\circ}17'$ East a distance of 248.69 feet; thence North $24^{\circ}04'$ East a distance of 122.42 feet; thence North $22^{\circ}14'$ East a distance of 172.73 feet; thence North $4^{\circ}56'$ East a distance of 249.81 feet; thence North $22^{\circ}20'$ East a distance of 121.45 feet; thence North $16^{\circ}52'$ East a distance of 155.35 feet to a point on the north line of the Northwest Quarter of the Northeast Quarter; thence West along the north line of the Northwest Quarter of the Northeast Quarter, a distance of 452.8 feet to the point of beginning.



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.: 7161-4410932

August 18, 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:

Gary Laney, Title Officer

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

3665 Hyatt Prairie Road, Ashland, OR 97520

2021 ALTA Owners Standard Coverage	Liability \$	1,950,000.00	Premium \$	3,525.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	
Other			Cost \$	

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

Proposed Borrower: TBD

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

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

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

Reds Cabin, LLC, an Oregon Limited Liability Company

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 rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
11. Agreement, including terms and provisions thereof.
Recorded: Document No. [68-8405](#)
12. Agreement, including terms and provisions thereof.
Recorded: October 23, 1968 as Document No. [68-10662](#)
13. A 40 foot wide ingress, egress and utility easement is shown on Survey No. [15139](#), filed October 7, 1996 in the Office of the Jackson County Surveyor, Jackson County, Oregon; we fail to find a grant of said easement to the adjoining neighbor on the east. (Map 38-3E TL 8200)
14. Encroachment of a wooden building and eaves is shown on Survey No. [15139](#), filed October 7, 1996 in the Office of the Jackson County Surveyor, Jackson County, Oregon; we fail to find a grant of easement from the adjoining neighbor on the east. (Map 38-3E TL 8200) Note: If evidence is provided to show the building has been removed, this exception will be removed.
15. Easement, including terms and provisions contained therein:
Recording Information: October 13, 2008 as Document No. [2008-037933](#)
In Favor of: PacifiCorp, an Oregon corporation, its successors and assigns
For: Underground Right of Way
16. Loss or damage by reason that there appears to exist no insurable right of access to and from the land herein described to a public right-of-way. Unless this matter is solved to the satisfaction of the company, the forthcoming policy/endorsement will contain an exception to coverage for loss or damage by reason of **lack** of right of access to and from the land.
17. With respect to Reds Cabin LLC:
 - a. A copy of its operating agreement or similar document and any amendments thereto;
 - b. A official copy of its articles of organization or similar incorporation document and any corrections, amendments or restatements thereto;
 - c. Evidence that the limited liability company is properly formed and is in good standing in the state of its domicile;
 - d. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
18. 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:	\$6,578.67
Map No.:	383E 8200
Property ID:	1-009877-8
Tax Code No.:	5-02

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

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

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

TITLE OFFICER
glaney@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:

That portion of the Northwest Quarter of the Northeast Quarter of Section 36, Township 38 South, Range 3 East of the Willamette Meridian, Jackson County, Oregon, described as follows: Beginning at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 36; thence South $0^{\circ} 15' 20''$ East along the West line of the Northwest Quarter of the Northeast Quarter a distance of 1329.10 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter; thence North $89^{\circ} 50'$ East along the South line of the Northwest Quarter of the Northeast Quarter a distance of 279.74 feet; thence North $21^{\circ} 39'$ West a distance of 18.61 feet; thence North $8^{\circ} 37'$ East a distance of 180.60 feet; thence North $52^{\circ} 00'$ West a distance of 177.12 feet; thence North $13^{\circ} 17'$ East a distance of 248.69 feet; thence North $24^{\circ} 04'$ East a distance of 122.42 feet; thence North $22^{\circ} 14'$ East a distance of 172.73 feet; thence North $4^{\circ} 56'$ East a distance of 249.81 feet; thence North $22^{\circ} 20'$ East a distance of 121.45 feet; thence North $16^{\circ} 52'$ East a distance of 155.35 feet to a point on the North line of the Northwest Quarter of the Northeast Quarter; thence West along the North line of the Northwest Quarter of the Northeast Quarter, a distance of 452.8 feet to the 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.

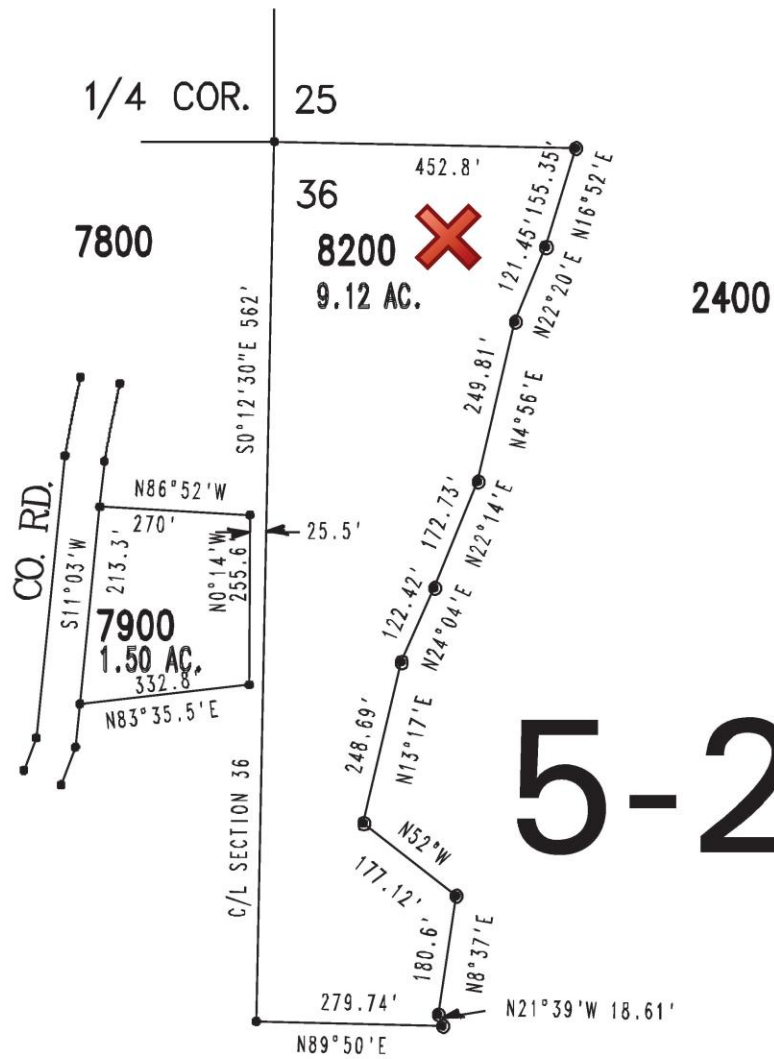
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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/>.

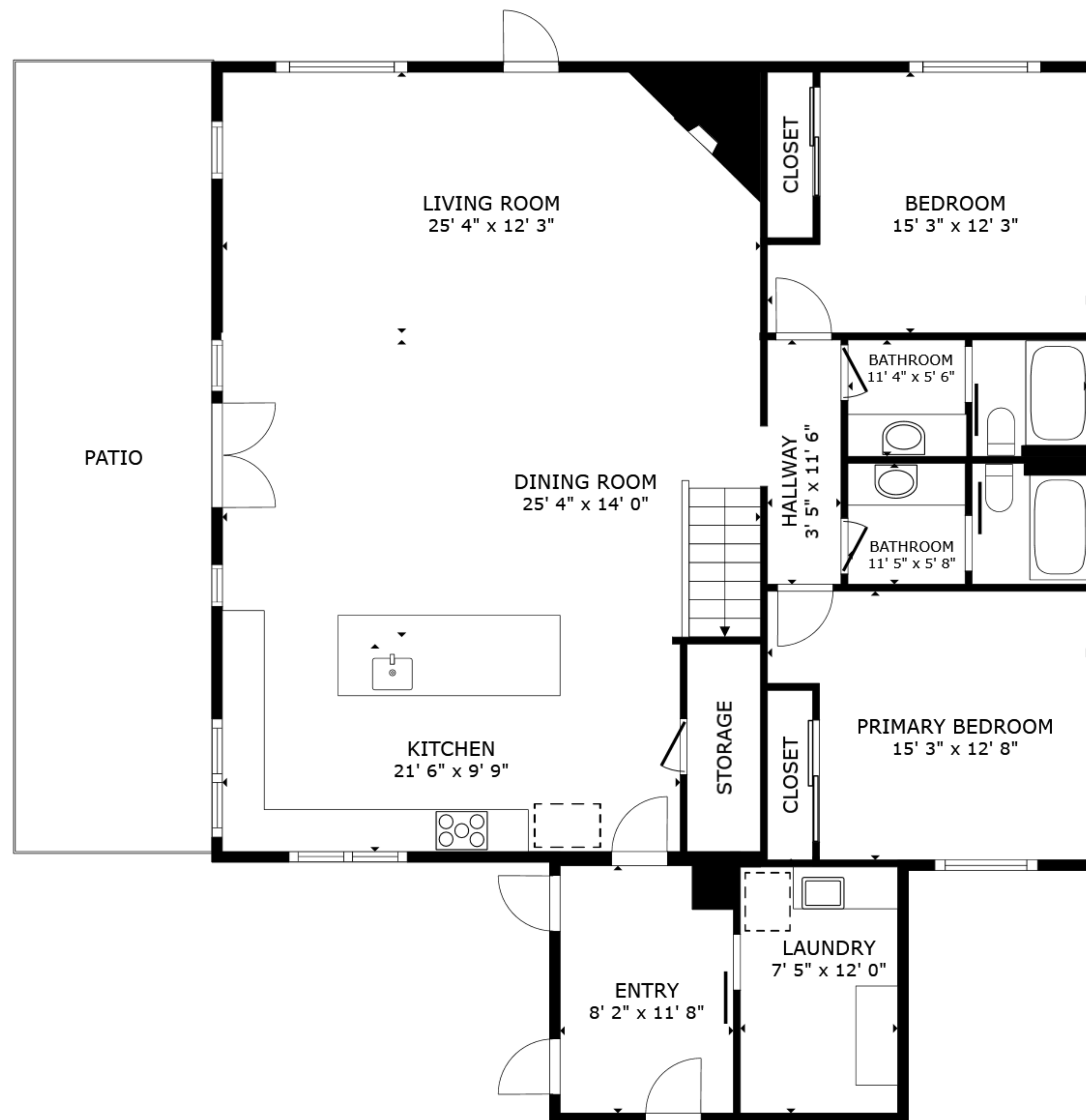
Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

TOWNSHIP 38 RANGE 3E SECTION _____

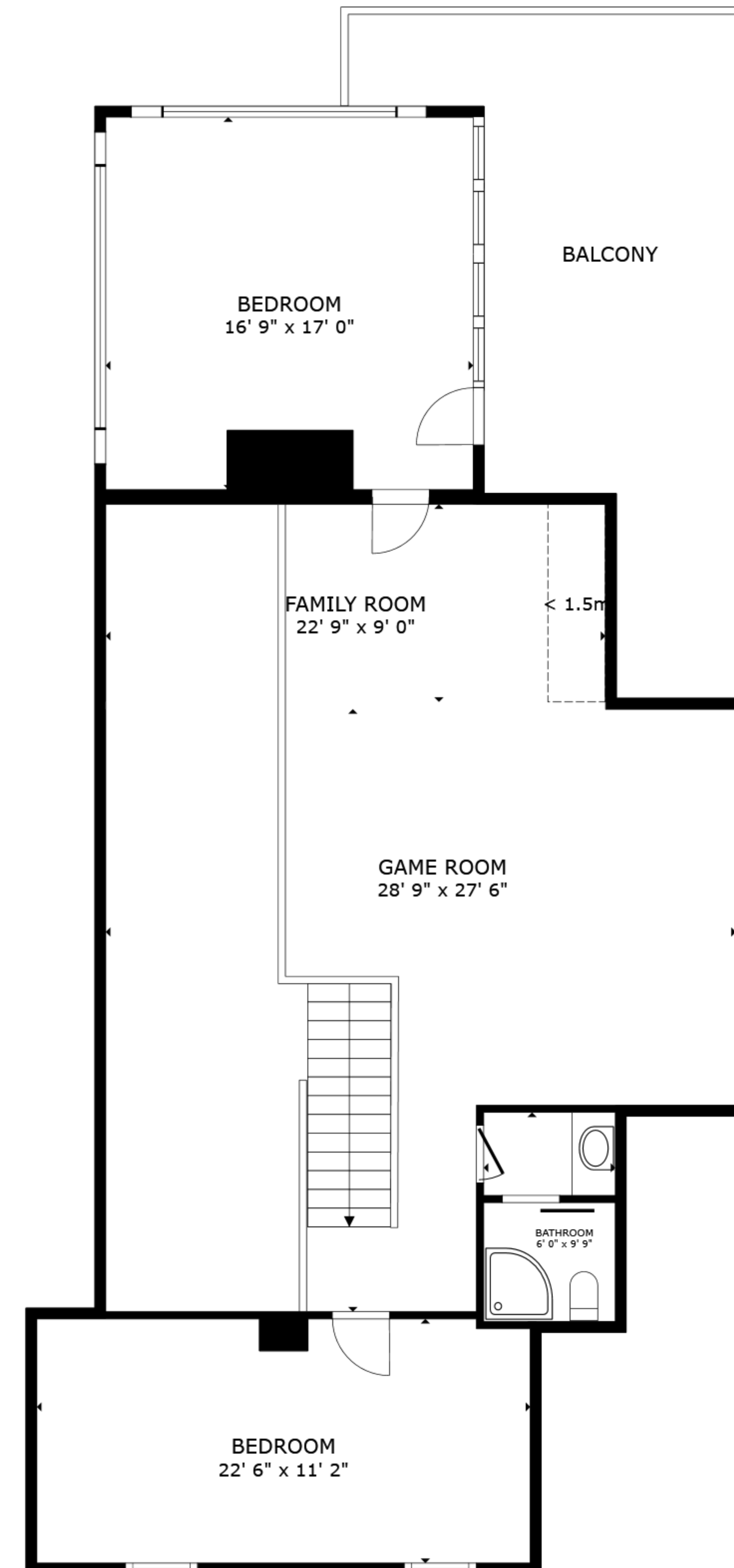
THIS MAP IS FOR LOCATION PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR VARIATIONS
DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE



Floor Plans



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,696 sq.ft. FLOOR 2 1,482 sq.ft.
 EXCLUDED AREAS : PATIO 343 sq.ft. BALCONY 328 sq.ft. REDUCED HEADROOM 24 sq.ft.
 TOTAL : 3,177 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Seller's Property Disclosures

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 3665 Hyatt Prairie Rd, Ashland, OR 97520
 2 10098778 (the "Property")

INSTRUCTIONS TO THE SELLER

- 3 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
 4 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
 5 this disclosure statement and each attachment.
- 6 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](#)
 7 [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)
 8 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.
- 9 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
 10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
 11 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

12 **Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:**

13 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
 14 of this form completely.

15 *Initial only the exclusion you wish to claim.*

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

18 _____ 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.

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

20 _____ This sale or transfer is by a governmental agency.

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

22 Seller _____ Date/Time _____ ←

23 Print _____

24 Seller _____ Date/Time _____ ←

25 Print _____

26 Seller _____ Date/Time _____ ←

27 Print _____

28 Seller _____ Date/Time _____ ←

29 Print _____

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

31 Buyer _____ Date/Time _____ ←

32 Print _____

33 Buyer _____ Date/Time _____ ←

34 Print _____

35 Buyer _____ Date/Time _____ ←

36 Print _____

37 Buyer _____ Date/Time _____ ←

38 Print _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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SELLER'S PROPERTY DISCLOSURE STATEMENT

39 Property Address or Tax ID # 3665 Hyatt Prairie Rd, Ashland, OR 97520
 40 10098778 (the "Property")

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

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

43 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
 44 PROPERTY LOCATED AT 3665 Hyatt Prairie Rd, Ashland, OR 97520 (THE "PROPERTY").

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

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

54 Seller (select one) ☐ is ☒ is not occupying the Property.

I. SELLER'S REPRESENTATIONS

55 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
 56 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.

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

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

59 1. TITLE

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

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

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

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

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

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

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

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

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

Buyer Initials _____ / _____ / _____ / _____

Seller Initials  _____ / _____ / _____

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

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<https://orefonline.com/oref-forms-license-terms-and-conditions>

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SELLER'S PROPERTY DISCLOSURE STATEMENT

73 Property Address or Tax ID # 3665 Hyatt Prairie Rd, Ashland, OR 97520
 74 10098778 (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? 2008 ☐ Unknown ☐ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials JS / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

109 Property Address or Tax ID # 3665 Hyatt Prairie Rd, Ashland, OR 97520
 110 10098778 (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? 2025 ☐ 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? _____
- 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 _____ / _____ / _____ / _____

Seller Initials *JS* / _____ / _____ / _____

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OREF 020 | Released 01/2026 | Page 4 of 8

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SELLER'S PROPERTY DISCLOSURE STATEMENT

144 Property Address or Tax ID # 3665 Hyatt Prairie Rd, Ashland, OR 97520
 145 10098778 (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 Tankless ☐ 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 _____ / _____ / _____ / _____

Seller Initials [Signature] / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

180 Property Address or Tax ID # 3665 Hyatt Prairie Rd, Ashland, OR 97520
 181 10098778 (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? PROPANE TANK ☒ Yes ☐ No ☐ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials [Signature] / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

218 Property Address or Tax ID # 3665 Hyatt Prairie Rd, Ashland, OR 97520
 219 10098778 (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 [Signature] Date/Time 8/13/26 4PM ←
 232 Print Reds Cabin, LLC
 233 Seller _____ Date/Time _____ ←
 234 Print _____
 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 _____ / _____ / _____ / _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

253 Property Address or Tax ID # 3665 Hyatt Prairie Rd, Ashland, OR 97520
254 10098778 (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 _____ / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # 3665 Hyatt Prairie Rd, Ashland, OR 97520
 2 10098778 (the "Property")

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

4 Question # 6H - 1

5 Details: There are two heating and cooling systems, the main heat pump and a mini split in the kitchen. The auxilliary heat in the main furnace
 6 may not be fully functional, but the additional heat from the mini split compensates.

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 Reeds Cabin, LLC Date/Time 9/13/20 4pm ←

35 Print Reeds Cabin, LLC

36 Seller _____ Date/Time _____ ←

37 Print _____

38 Seller _____ Date/Time _____ ←

39 Print _____

40 Seller _____ Date/Time _____ ←

41 Print _____

Buyer Initials _____ / _____ / _____ / _____

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Well Information

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

Septic Information

Certificate of Satisfactory Completion

Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the conditions of Permit OS407187 as follows:

PROPERTY INFORMATION

Property Owner: Joan Boyden Township 38, Range 3E, Section 36
Property Location: 3665 Hyatt Prairie Rd Tax Lot 0200
Facility Type: Single Family Dwelling County Jackson
3 Bedrooms County Worksheet # _____

SPECIFICATIONS AND REQUIREMENTS

System type: _____

Design Flow: 450 gals/day GWI Trench Depth: NA _____ inches
Minimum Septic Tank Size: 1500 gals (2 chambers) GWI Media Depth: _____ inches
Total Trench Length: 300 Linear feet
Trench Spacing: 8 feet*
Maximum Trench Depth: 30 inches
Minimum Trench Depth: 24 inches

*Minimum undisturbed soil between trenches

ADDITIONAL CONDITIONS

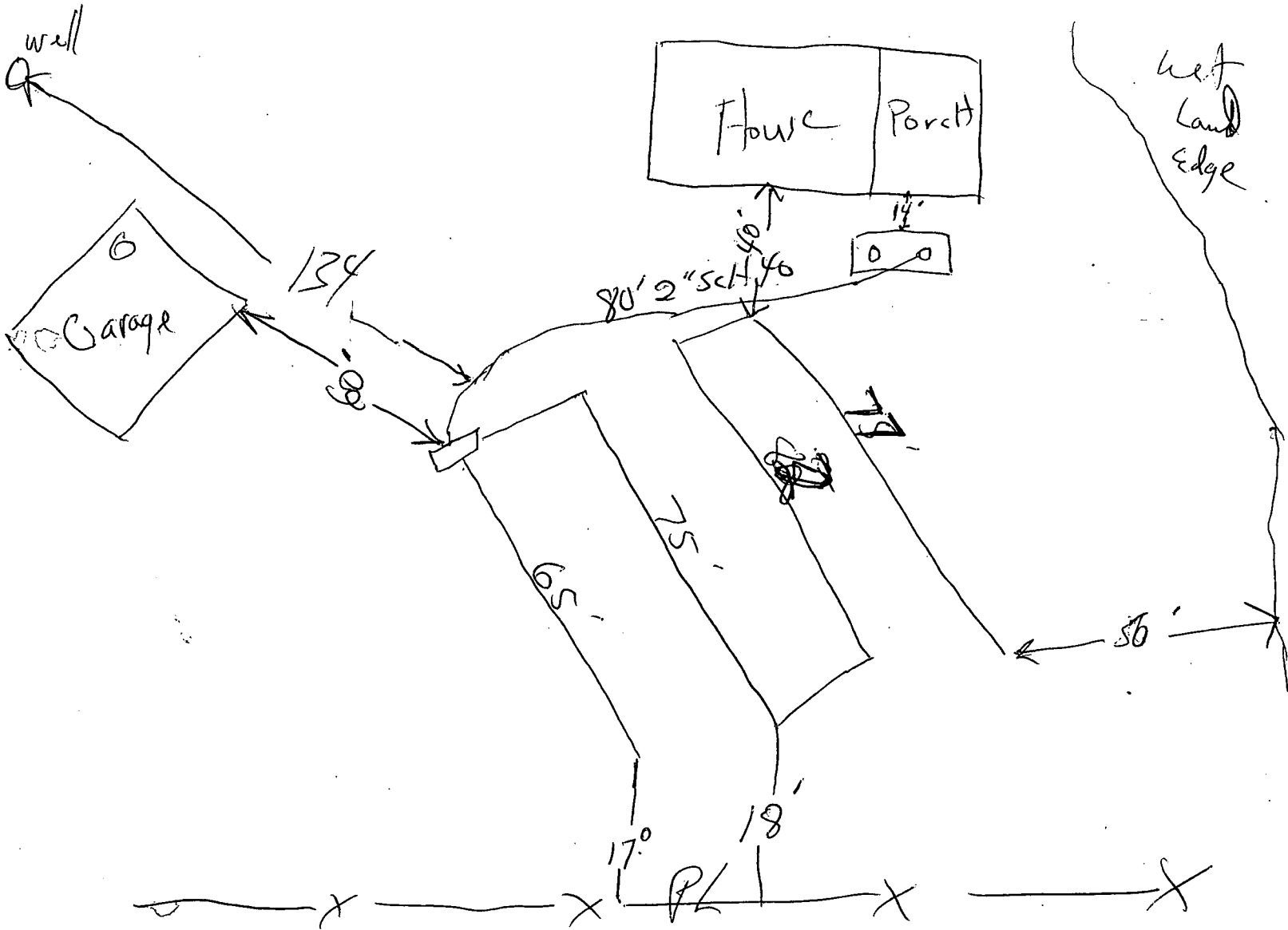
- 1 In accordance with Oregon Revised Statute 454.665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
- 2 Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
- 3 The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic; livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
- 4 This onsite wastewater treatment system must be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
- 5 This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.
- 6 Unless otherwise required by the agent, the system installer must backfill (cover) this system within 10 days after the issuance of this Certificate of Satisfactory Completion.

Property Owner Mark Boyden

Permit Number 200800257 County JACKSON

SECTION 3:

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



SECTION 4:

CONSTRUCTION WAS PERFORMED BY:

____ Property Owner (Permittee)

☒ Sewage Disposal Service Business: Robert Conley 385-63
(Print Full Business Name) (License Number)

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

Robert Conley Owner 10-31-08
(System Installer's Signature) (Title) (Date)

(Date Received

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

Property Owner Mark Baylen Permit Number SEP 2008 County JACKSON
Township 38; Range 38; Section 36; Tax Lot 8200; Tax Acct. #
Job Location 3665 Howard Park Rd as shown
Date System Construction Completed 10-31-08; Date Submitted to DEQ or Agent 10-31-08

mc 40 Pump
1500 gallon Riverside Tank
80' 1 1/4 Pressure Pipe
1 Drop Box
300 Linear Feet Drainsfield
40 yrd Drain Rock

Water Rights

STATE OF OREGON

COUNTY OF JACKSON

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

REDS CABIN LLC
C/O DANIEL BOYDEN
1430 EASTSIDE RD
HOOD RIVER OR 97031

confirms the right to store water perfected under the terms of Permit R-14873. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION NUMBER: R-87501

SOURCE: UNNAMED STREAM, TRIBUTARY OF SWINNING CREEK

STORAGE FACILITY: A RESERVOIR

PURPOSE or USE: MULTIPLE PURPOSE

MAXIMUM STORAGE VOLUME: 1.2 ACRE FEET

WATER MAY BE APPROPRIATED FOR STORAGE DURING THE PERIOD: OCTOBER 1 THROUGH JUNE 30

DATE OF PRIORITY: JULY 29, 2009

DAM LOCATION:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
38 S	3 E	WM	36	NW NE	1015 FEET SOUTH AND 10 FEET EAST FROM N1/4 CORNER, SECTION 36

The area submerged by this reservoir is as follows:

Twp	Rng	Mer	Sec	Q-Q
38 S	3 E	WM	36	NW NE

CONDITIONS OF USE

1. Measurement, recording and reporting:

A. The Director may require the permittee to install a staff gage or other suitable measuring device(s) as approved by the Department. If the Director notifies the permittee to install a measuring device(s), the permittee shall install such devices within the period stated in the notice. Such installation period shall not be less than 90 days unless special circumstances warrant a shorter installation period. Once installed, the permittee shall maintain the devices in good working order and shall allow the Watermaster access to the devices. The Director may provide an opportunity for the permittee to submit alternative measurement procedures for review and approval.

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

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

B. The Director may require the permittee to keep and maintain a record of the amount (volume) of water used, and may require the permittee to report water use on a periodic schedule as established by the Director. In addition, the Director may require the permittee to report general water-use information, the periods of water use and the place and nature of use of water under the permit. The Director may provide an opportunity for the permittee to submit alternative reporting procedures for review and approval.

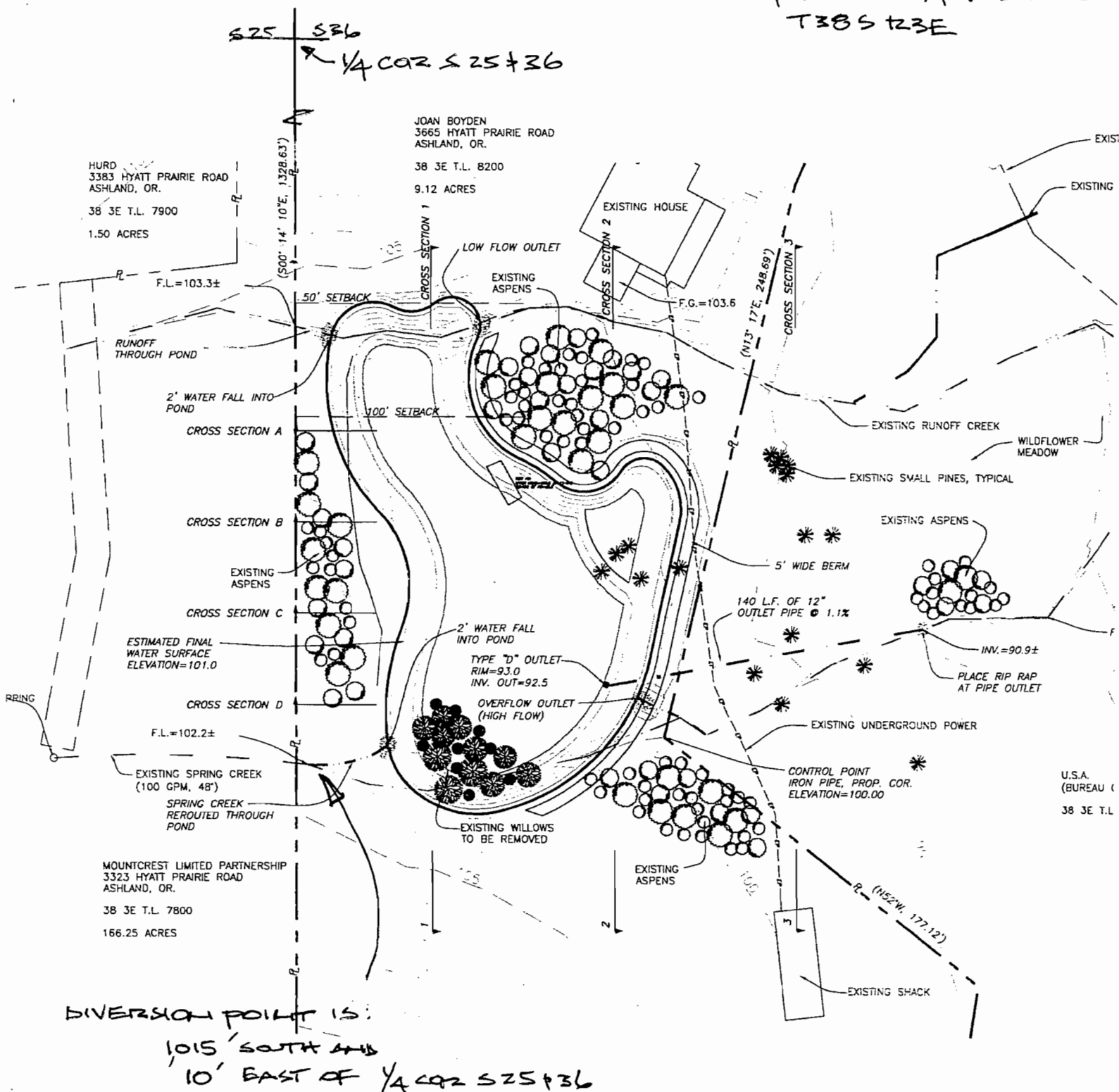
2. The storage of water allowed herein is subject to the maintenance of an outlet pipe, or the provision of other means to evacuate water when determined necessary by the Director to satisfy prior downstream rights.
3. The water user shall pass all live flow outside the storage season described above.
4. The Director may require the user to measure inflow and outflow, above and below the reservoir respectively, to ensure that live flow is not impeded outside the storage season. Measurement devices and their implementation must be acceptable to the Director, and the Director may require that data be recorded on a specified periodic basis and reported to the Department annually or more frequently.
5. The water user shall not construct, operate or maintain any dam or artificial obstruction to fish passage in the channel of the subject stream without providing a fishway to ensure adequate upstream and downstream passage for fish, unless the water user has requested and been granted a fish passage waiver by the Oregon Fish and Wildlife Commission.
6. This right does not provide for the appropriation of water for any out-of-reservoir uses, the maintenance of the water level, or maintaining a suitable freshwater condition. If any water is used for out-of-reservoir uses, or any live flow is appropriated to maintain either the water level or a suitable freshwater condition, a secondary water right is required.
7. Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.
8. This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.
9. By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.
10. The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.
11. This right does not authorize the water user to interfere with or affect adjacent property not under the ownership of the water user.

DEC 31 2013

Issued _____



Dwight W. French
Administrator Water Right Services, for
Phillip C. Ward, Director



contractor responsible for obtaining all applicable
jurisdictions including:

FOR UTILITY LOCATE 48 HOURS

1" = 60'

BOYDEN POND - 3665 HYATT PRAIRIE

RECEIVED

WATER RESOURCES DEPT
SALEM, OREGON

STATE OF OREGON
COUNTY OF JACKSON
PERMIT TO STORE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

MARK BOYDEN
2541 SANDY TERRACE
MEDFORD OR 97504

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

APPLICATION FILE NUMBER: R-87501

SOURCE OF WATER: UNNAMED STREAM, TRIBUTARY TO SWINNING CREEK

STORAGE FACILITY: A RESERVOIR

MAXIMUM VOLUME: 3.25 ACRE FEET

DATE OF PRIORITY: JULY 29, 2009

WATER MAY BE APPROPRIATED AS FOLLOWS: OCTOBER 1 THROUGH JUNE 30

USE: MULTIPLE PURPOSE

Dam Location/Authorized Point of Diversion:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
38 S	3 E	WM	36	NW NE	950 FEET SOUTH AND 106 FEET EAST FROM N1/4 CORNER, SECTION 36

The Area To Be Submerged:

Twp	Rng	Mer	Sec	Q-Q
38 S	3 E	WM	36	NW NE

Measurement, recording and reporting conditions:

- A. The Director may require the permittee to install a staff gage or other suitable measuring device(s) as approved by the Department. If the Director notifies the permittee to install a measuring device(s), the permittee shall install such devices within the period stated in the notice. Such installation period shall not be less than 90 days unless special circumstances warrant a shorter installation period. Once installed, the permittee shall maintain the devices in good working order and shall allow the Watermaster access to the devices. The Director may provide an opportunity for the permittee to submit alternative measurement procedures for review and approval.
- B. The Director may require the permittee to keep and maintain a record of the amount (volume) of water used, and may require the permittee to report water use on a periodic schedule as established by the Director. In addition, the Director may require the permittee to report general water-use information, the periods of water use and the place and nature of use of water under the permit. The Director may provide an opportunity for the permittee to submit alternative reporting procedures for review and approval.

The storage of water allowed herein is subject to the installation and maintenance of an outlet pipe (with a minimum diameter of 8" for any in-channel reservoir). This requirement may be waived if the Department determines other means have been provided to evacuate water when necessary.

The permittee shall pass all live flow outside the storage season described above.

The Director may require the user to measure inflow and outflow, above and below the reservoir respectively, to ensure that live flow is not impeded outside the storage season. Measurement devices and their implementation must be acceptable to the Director, and the Director may require that data be recorded on a specified periodic basis and reported to the Department annually or more frequently.

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

The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional, and approved in writing by ODFW prior to diversion of any water. The permittee may submit evidence in writing that ODFW has determined screens and/or by-pass devices are not necessary.

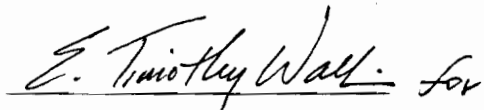
This permit allows an annual appropriation (not to exceed the specified volume). This permit does not provide for the appropriation of water for out-of-reservoir uses, the maintenance of the water level or maintaining a suitable freshwater condition. If any water is to be used for out-of-reservoir purposes, a secondary water right is required. If any additional live flow is to be appropriated to maintain either the water level or a suitable freshwater condition, an additional water right is required.

STANDARD CONDITIONS

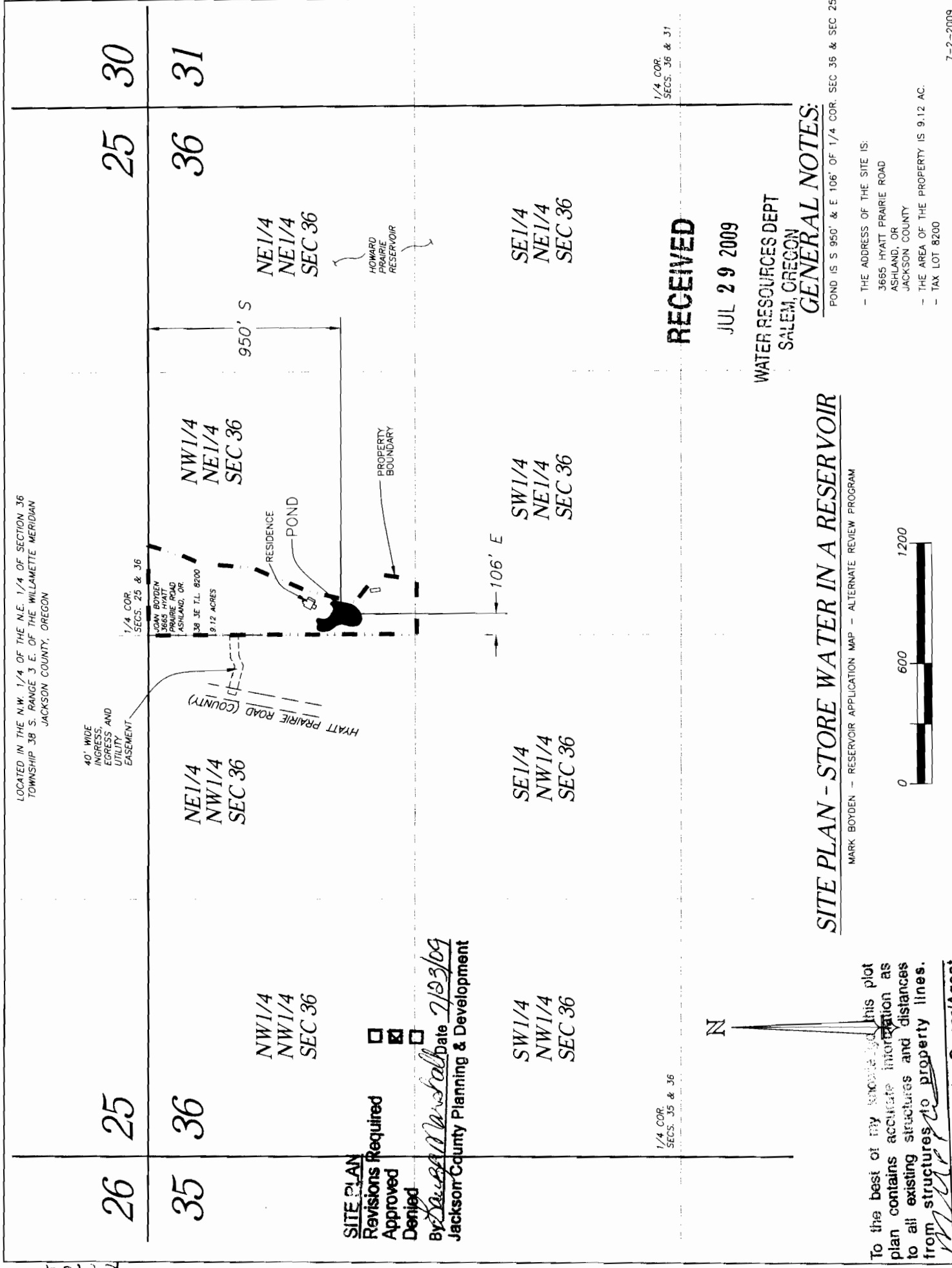
1. Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.
2. This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.
3. By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.
4. The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.
5. If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR Chapter 635, Division 415, shall be followed.
6. The use may be restricted if the quality of downstream waters decreases to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.

7. If the volume of the completed reservoir is 9.2 acre feet or more and a dam is used to impound the water, the height of the dam shall be less than 10.0 feet.
8. Construction shall be completed and up to the permitted annual volume of water shall be stored within five years of the date of permit issuance.
9. Within one year after storage of water, the permittee shall submit a claim of beneficial use to the Oregon Water Resources Department.
10. The claim of beneficial use shall be prepared by a Certified Water Right Examiner in conformance with the requirements of OAR 690-014 if an associated secondary permit exists for the use of stored water under this permit, or if the reservoir capacity is equal to or greater than 9.2 acre-feet.
11. If no secondary permit exists and the reservoir capacity is less than 9.2 acre-feet of water, the claim of beneficial use need not be prepared by a Certified Water Right Examiner. The information submitted to the Oregon Water Resources Department shall include:
 - a. the dimensions of the reservoir;
 - b. the maximum capacity of the reservoir in acre-feet; and
 - c. a map identifying the location of the reservoir prepared in compliance with Departmental standards.

Issued SEPTEMBER 3 2010.

 for

Phillip C. Ward, Director
Water Resources Department



RECEIVED

JUL 29 2009

WATER RESOURCES DEPT
SALEM, OREGON

GENERAL NOTES:

POND IS S 950' & E 106' OF 1/4 COR. SEC 36 & SEC 25

- THE ADDRESS OF THE SITE IS:
3655 HYATT PRAIRIE ROAD
ASHLAND, OR
JACKSON COUNTY
- THE AREA OF THE PROPERTY IS 9.12 AC.
- TAX LOT 8200

SITE PLAN - STORE WATER IN A RESERVOIR

MARK BOYDEN - RESERVOIR APPLICATION MAP - ALTERNATE REVIEW PROGRAM



SITE PLAN
Revisions Required
Approved
Denied

By Mark Boyden Date 7/23/09
Jackson County Planning & Development



To the best of my knowledge, this plot
plan contains accurate information as
to all existing structures and distances
from structures to property lines.

Signature of Property Owner/Agent
Date 7-23-09