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

MOPG
by John L. Scott

# Mapping

# 7949 ROGUE RIVER HWY

Oregon,  AC +/-




Boundary

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

# 7949 ROGUE RIVER HWY

Oregon,  AC +/-




Boundary

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# 7949 ROGUE RIVER HWY

Oregon,  AC +/-




Boundary

100 Year Floodplain

500 Year Floodplain

Floodway

Special

Unmapped/ Not Included

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# 7949 ROGUE RIVER HWY

Oregon,  AC +/-




Boundary

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| Boundary 0.21 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|---|---|---|---|---|---|---|
| 133A | Newberg fine sandy loam, 0 to 3 percent slopes | 0.13 | 61.9 | 0 | 63 | 3w |
| 158D | Ruch gravelly silt loam, 7 to 20 percent slopes | 0.08 | 38.1 | 0 | 63 | 4e |
| TOTALS | | 0.21(*) | 100% | - | 63.0 | 3.38 |

(*) 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.



# 7949 ROGUE RIVER HWY

Oregon,  AC +/-

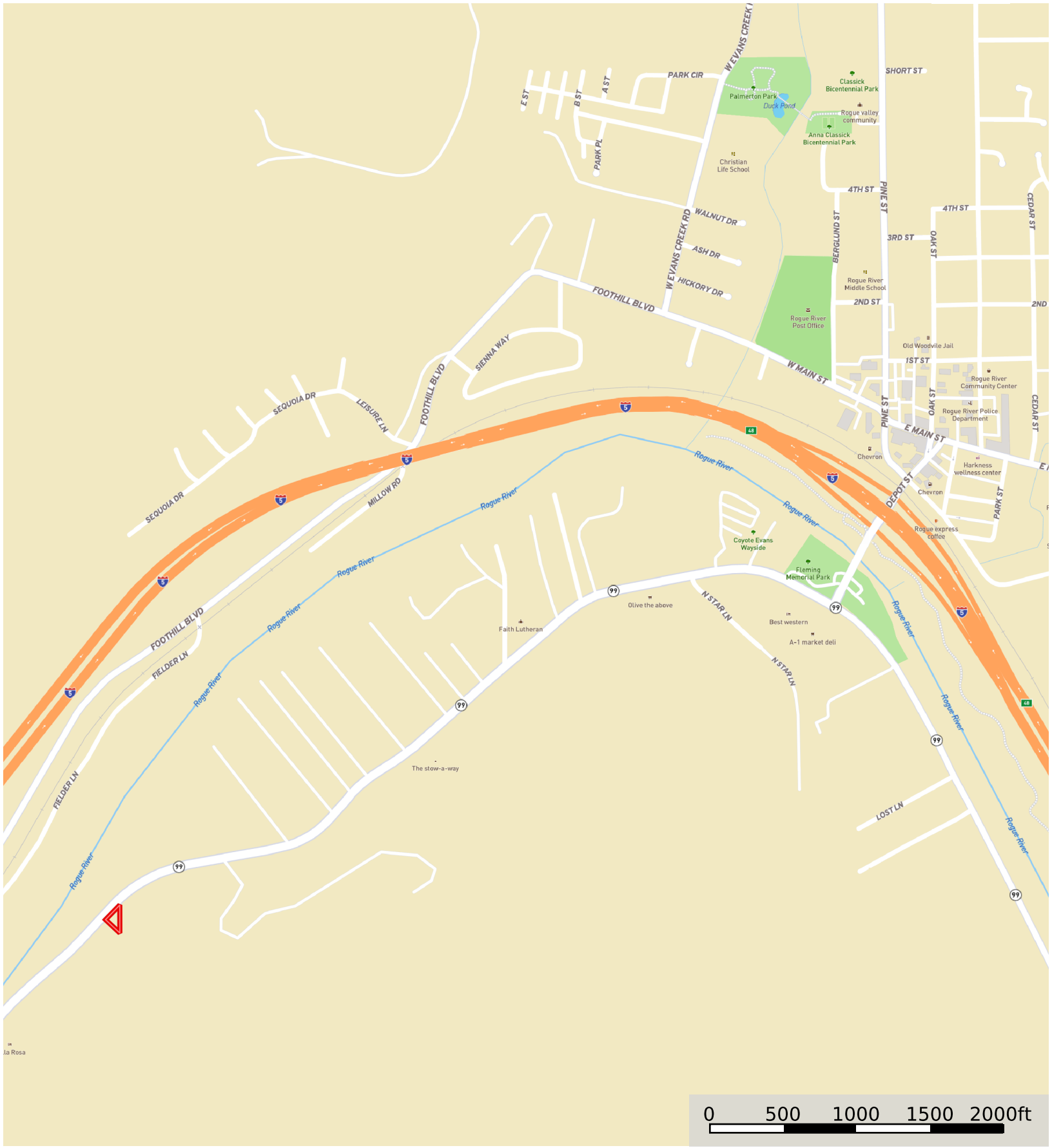



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# 7949 ROGUE RIVER HWY

Oregon,  AC +/-




Boundary

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# Tax Records

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

# Assessment Info for Account 1-029935-0 Map 364W20D Taxlot 3500

Report For Assessment Purposes Only Created September 25, 2026

## Account Info

| | |
|---|---|
| Account | 1-029935-0 |
| Map Taxlot | 364W20D 3500 |
| Owner | D'HONDT GABRIELLE TRUSTEE |
| | D'HONDT CHARLES L TRUSTEE |
| | D'HONDT LIVING TRUST |
| | RICO-RAMOS NOE |
| Situs Address | |
| 7949 ROGUE RIVER HWY ROGUE RIVER/COUNTY MS | |
| Mailing Address | RICO-RAMOS NOE ET AL<br>7915 ROGUE RIVER HWY<br><br>GRANTS PASS OR, 97527-4362 |

Associated Taxlots 1 Acct

| | | |
|---|---|---|
| 35-03 | MS | 3-097791-9 364W20D 3500 ACTIVE |

Tax Accounts 2 Acct

| Code Area | Tax Account | Asmt Account |
|---|---|---|
| 35-03 | 1-029935-0 | 1-029935-0 |
| 35-03 | 3-097791-9 | 3-097791-9 |

Appraiser

## Tax Year 2026 Info

Pay Taxes Online

| | |
|---|---|
| Tax Report | Details |
| Tax History | Details |
| Tax Details | Details |
| Tax Rates | Details |

## Land Info

| | |
|---|---|
| Tax Code | 35-03 |
| Acreage | 0.21 |
| Zoning | |
| RR-5 | |
| Land Class | |
| HS 0.00 Ac | |
| RT 0.21 Ac | |
| Property Class | 409 |
| Unit ID | 141538-1 |
| Maintenance Area | 7 |
| Neighborhood | 401 |
| Study Area | 40 |
| Account Status | ACTIVE |
| Tax Status | Assessable |
| Sub Type | NORMAL |
| MS Park ID | |

## Sales Data (ORCATS)

| Last Sale (consideration > 0) | Sale Date | Instrument Number | Sales History |
|---|---|---|---|
| $ 0 | Dec 23, 2024 | 2024-26394 | Details |

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

| ID | Value Source | Code Area | SA | Stat Class | Rural Fire Dist. | Size | Size Type |
|---|---|---|---|---|---|---|---|
| 1 | HOME SITE | 35-03 | 0 | 000 | R | | |
| 1 | MARKET OSD | 35-03 | 0 | 000 | R | | |
| 1 | RURAL TRACT | 35-03 | 0 | 000 | R | 0.21 | A |
| ID | Value Source | RMV | M5 | Exception Value | | | |
| 1 | HOME SITE | $ 84,050 | $ 84,050 | $ 0 | | | |
| 1 | MARKET OSD | $ 46,000 | $ 46,000 | $ 0 | | | |
| 1 | RURAL TRACT | $ 5,160 | $ 5,160 | $ 0 | | | |

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

| Code Area | Type | Acreage | RMV | M5 | MAV | AV |
|---|---|---|---|---|---|---|
| 35-03 | LAND | 0.21 | $ 135,210 | $ 135,210 | | |
| PSO Value History Details | Total: | | $ 135,210 | $ 135,210 | $ 36,020 | $ 36,020 |

## Photos and Scanned Documents

| Type | | Files | |
|---|---|---|---|
| ACCOUNT PHOTO | | 4 | PDF |
| SCANNED ASSESSOR DOCUMENTS | (See new portal) | (See new portal) | Portal |

## Account Comments

UNBUILDABLE HILLSIDE WOODED PARCEL. ACREAGE CORRECTION +.10 ACRE>>> 07/21/06 NO MS ON SITE #147>>> 3/1/07 NLC #147>>> 3/18/11 REMOVED RURAL TRACT, ADDED MS & MD AS EXC. REMOVED ACRES IN COMMON W/364W20D 3200#161>>> 09/13/12 CHANGED SA FROM 5 TO 3 AND PROP CLS FROM 408 TO 409 - NOT A RIVER PROPERTY #145 >>>10/15/18 NLC. MISC IMP & ASSOC MAV MOVED TO TL 2200 #155>> 2025-03-05 Updated MA-SA-NH>>>.

## Exemptions / Special Assessments / Notations / Potential Liability

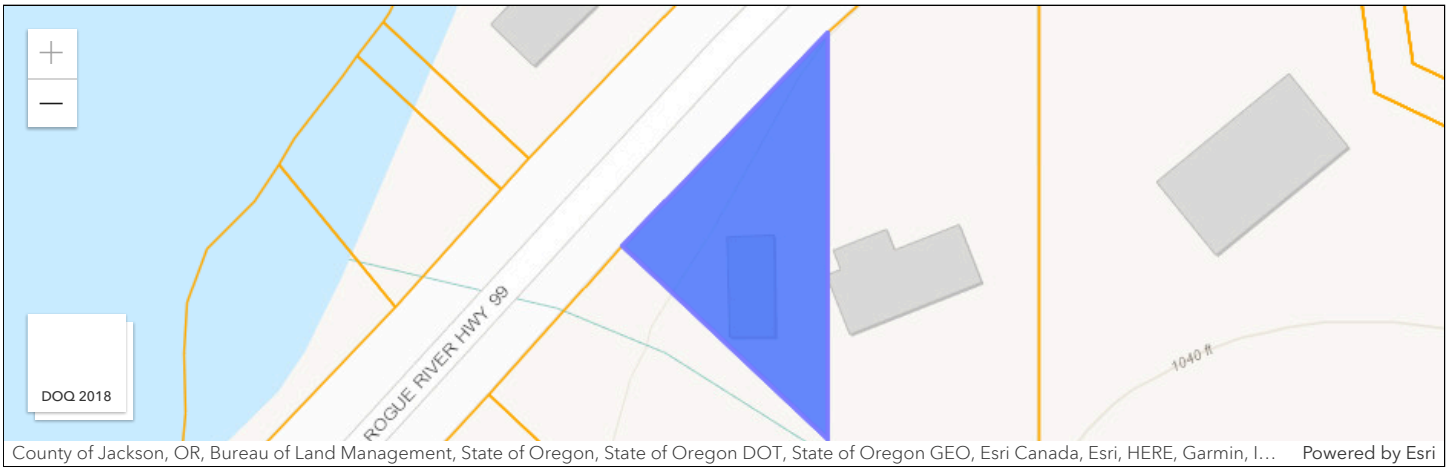
Real Property Special Assessments

| Tax Year Applied | Code | Description | Amount | Acres |
|---|---|---|---|---|
| 2026 | 40 | FIRE PATROL TIMBER | $20.80 | 0.21 |

Notations

| Description | Tax Amount | Year Added | Value Amount |
|---|---|---|---|
| CARTOGRAPHIC ACTIVITY | | 2008 | |
| CARTOGRAPHIC ACTIVITY | | 2009 | |
| STATE FIRE PROTECTION | | 2023 | |

## Location Map




Close Window | Print Window

# STATEMENT OF TAX ACCOUNT

## JACKSON COUNTY TAX COLLECTOR
## JACKSON COUNTY COURTHOUSE
## MEDFORD, OR 97501
**(541) 774-6541**

25-Sep-2026

RICO-RAMOS NOE ET AL
7915 ROGUE RIVER HWY
GRANTS PASS OR 97527-4362

| | | | |
|---|---|---|---|
| Tax Account # | 10299350 | Lender Name | |
| Account Status | A | Loan Number | |
| Roll Type | Real | Property ID | 3503 |
| Situs Address | 7949 ROGUE RIVER HWY ROGUE RIVER/COUNTY OR 97525 | Interest To | Sep 25, 2026 |

### Tax Summary

| Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date |
|---|---|---|---|---|---|---|---|
| 2025 | ADVALOREM | $447.60 | $406.09 | $41.51 | $0.00 | $406.09 | Nov 15, 2025 |
| 2024 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $396.54 | Nov 15, 2024 |
| 2023 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $384.00 | Nov 15, 2023 |
| 2022 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $356.98 | Nov 15, 2022 |
| 2021 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $346.32 | Nov 15, 2021 |
| 2020 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $337.71 | Nov 15, 2020 |
| 2019 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $329.19 | Nov 15, 2019 |
| 2018 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $351.43 | Nov 15, 2018 |
| 2017 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $342.96 | Nov 15, 2017 |
| 2016 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $334.08 | Nov 15, 2016 |
| 2015 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $323.59 | Nov 15, 2015 |
| 2014 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $312.66 | Nov 15, 2014 |
| 2013 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $293.34 | Nov 15, 2013 |
| 2012 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $279.05 | Nov 15, 2012 |
| 2011 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $278.65 | Nov 15, 2011 |
| 2010 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $120.30 | Nov 15, 2010 |
| 2009 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $117.11 | Nov 15, 2009 |
| 2008 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $113.06 | Nov 15, 2008 |
| 2007 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $103.31 | Nov 15, 2007 |
| 2006 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $26.39 | Nov 15, 2006 |
| 2005 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $26.28 | Nov 15, 2005 |
| 2004 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $26.19 | Nov 15, 2004 |
| 2003 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $26.05 | Nov 15, 2003 |
| 2002 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $25.78 | Nov 15, 2002 |
| 2001 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $25.76 | Nov 15, 2001 |
| 2000 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $21.84 | Nov 15, 2000 |
| 1999 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $24.58 | Nov 15, 1999 |
| 1998 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $24.47 | Nov 15, 1998 |
| 1997 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $24.52 | Dec 15, 1997 |
| 1996 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $25.07 | Nov 15, 1996 |
| | **Total** | $447.60 | $406.09 | $41.51 | $0.00 | | |

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

# Assessment Info for Account 3-097791-9 Map 364W20D Taxlot 3500

Report For Assessment Purposes Only Created September 25, 2026

## Account Info

| | |
|---|---|
| Account | 3-097791-9 |
| Map Taxlot | 364W20D 3500 |
| Owner | D'HONDT DANIEL L TRUSTEE |
| | D'HONDT LIVING TRUST DATED 9/28/1992 |
| Situs Address | |
| 7949 ROGUE RIVER HWY ROGUE RIVER/COUNTY MS | |
| Mailing Address | D'HONDT DANIEL L TRUSTEE<br>7915 ROGUE RIVER HWY<br><br>GRANTS PASS OR, 97527-4362 |

Associated Taxlots 1 Acct

| | | |
|---|---|---|
| 35-03 | R | 1-029935-0 364W20D 3500 ACTIVE |

Tax Accounts 2 Acct

| Code Area | Tax Account | Asmt Account |
|---|---|---|
| 35-03 | 1-029935-0 | 1-029935-0 |
| 35-03 | 3-097791-9 | 3-097791-9 |

Appraiser

## Tax Year 2026 Info

Pay Taxes Online

| | |
|---|---|
| Tax Report | Details |
| Tax History | Details |
| Tax Details | Details |
| Tax Rates | Details |

## MS Info

| | |
|---|---|
| Tax Code | 35-03 |
| Acreage | 0.00 |
| Property Class | 409 |
| Unit ID | 141538-1 |
| X Number | X120399 |
| Maintenance Area | 7 |
| Neighborhood | 401 |
| Study Area | 40 |
| Account Status | ACTIVE |
| Tax Status | Assessable |
| Sub Type | PERSONAL |
| MS Park ID | |

## Sales Data (ORCATS)

| Last Sale (consideration > 0) | Sale Date | Instrument Number | Sales History |
|---|---|---|---|
| $ 0 | Mar 28, 2011 | 2011-27668 | Details |

## Manufactured Structure Value Summary ( For Assessment Year 2026 - Subject To Change )

| RMV | M5 | MAV | AV |
|---|---|---|---|
| $ 49,610 | $ 49,610 | $ 10,820 | $ 10,820 |
| PSO Value History Details | | | |

## Improvements

| Building # | Code Area | Year Built | Eff Year Built | Stat Class | Description | Type | SqFt | % Complete | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 35-03 | 1975 | 1975 | 942 | Double wide | MANF STRCT | 1152 | 100 % | Details |

## Photos and Scanned Documents

| Type | | Files | |
|---|---|---|---|
| ACCOUNT PHOTO | | 6 | PDF |
| SCANNED ASSESSOR DOCUMENTS | (See new portal) | (See new portal) | Portal |

## Improvement Comments

Building #1 Comments

1/31/06: MS LOCATED AT 361W20B-1000 (FOXX'S LOT) FOR 2006, NO SKIRTING, DECKS, AWNINGS, NOT SET UP PER #74.>>>1/10/08: MS STILL LOCATED AT FOXX'S LOT FOR 2008, NO CHANGE #74>>>8/27/06: AS DI FOR 2008 #100>>>2/20/09 AS DI FOR 2009 #74>>>1/19/10 NOT AT 7700 CRATER LAKE HWY FOR 2010, MOVED MS TO 10 S OAKDALE #74>>>3/31/11 REMOVED VALUE, NO TAXES DUE, CANCEL ACCT FOR 2011 #100>>> 3/18/11 LOCATED AT 364W20D-3500 SINCE SUMMER OF 2010 APPROX. REMOVED NO SET-UP, ADDED DECK & SKIRTING & CHGD COND TO AVG #161>>>

## Account Comments

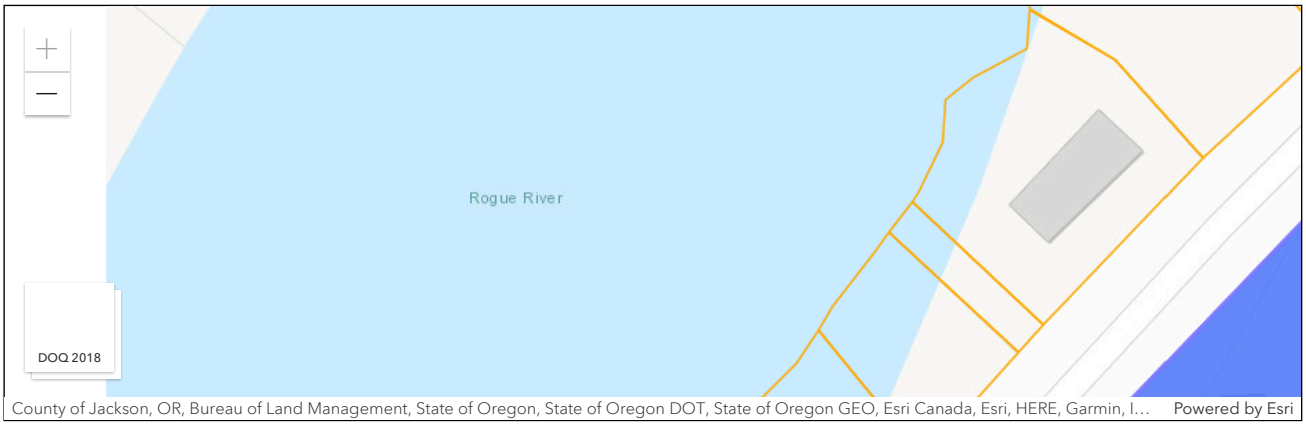
1/31/06: MS LOCATED AT 361W20B-1000 (FOXX'S LOT) FOR 2006, NO SKIRTING, DECKS, AWNINGS, NOT SET UP PER #74.>>>1/10/08: MS STILL LOCATED AT FOXX'S LOT FOR 2008, NO CHANGE #74>>>8/27/06: AS DI FOR 2008 #100>>>2/20/09 AS DI FOR 2009 #74>>>1/19/10 NOT AT 7700 CRATER LAKE HWY FOR 2010, MOVED MS TO 10 S OAKDALE #74>>>3/31/11 REMOVED VALUE, NO TAXES DUE, CANCEL ACCT FOR 2011 #100>>> 3/18/11 LOCATED AT 364W20D-3500 SINCE SUMMER OF 2010 APPROX. REMOVED NO SET-UP, ADDED DECK & SKIRTING & CHGD COND TO AVG #161>>>

## Exemptions / Special Assessments / Notations / Potential Liability

Manufactured Structure Special Assessments

| Correction Year | Tax Year Payable | Code | Description | Amount |
|---|---|---|---|---|
| 2026 | 2026 | 91 | MH OMBUDSMAN | $10.00 |

## Location Map




Close Window | Print Window

# STATEMENT OF TAX ACCOUNT

## JACKSON COUNTY TAX COLLECTOR
## JACKSON COUNTY COURTHOUSE
## MEDFORD, OR 97501
**(541) 774-6541**

25-Sep-2026

D'HONDT DANIEL L TRUSTEE
7915 ROGUE RIVER HWY
GRANTS PASS OR 97527-4362

| | | | |
|---|---|---|---|
| Tax Account # | 30977919 | Lender Name | |
| Account Status | A | Loan Number | |
| Roll Type | MS | Property ID | 3503 |
| Situs Address | 7949 ROGUE RIVER HWY ROGUE RIVER/COUNTY OR 97525 | Interest To | Sep 25, 2026 |

### Tax Summary

| Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date |
|---|---|---|---|---|---|---|---|
| 2025 | ADVALOREM | $138.89 | $126.01 | $12.88 | $0.00 | $126.01 | Nov 15, 2025 |
| 2024 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $123.54 | Nov 15, 2024 |
| 2023 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $119.84 | Nov 15, 2023 |
| 2022 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $117.43 | Nov 15, 2022 |
| 2021 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $110.46 | Nov 15, 2021 |
| 2020 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $106.96 | Nov 15, 2020 |
| 2019 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $98.78 | Nov 15, 2019 |
| 2018 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $110.60 | Nov 15, 2018 |
| 2017 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $107.15 | Nov 15, 2017 |
| 2016 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $114.48 | Nov 15, 2016 |
| 2015 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $111.91 | Nov 15, 2015 |
| 2014 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $108.80 | Nov 15, 2014 |
| 2013 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $102.50 | Nov 15, 2013 |
| 2012 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $97.85 | Nov 15, 2012 |
| 2012 | FEE | $0.00 | $0.00 | $0.00 | $0.00 | $124.00 | Nov 15, 2012 |
| 2011 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $6.00 | Nov 15, 2011 |
| 2010 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | Nov 15, 2010 |
| 2007 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | Nov 15, 2007 |
| 2006 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | Nov 15, 2006 |
| 2006 | FEE | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | Nov 15, 2006 |
| 2005 | ADVALOREM | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | Nov 15, 2005 |
| | **Total** | $138.89 | $126.01 | $12.88 | $0.00 | | |

### TAX NOTATION...

| NOTATION CODE | DATE ADDED | DESCRIPTION |
|---|---|---|
| HOME ID | 3-Nov-2011 | #194718 |

# Improvement Summary

*JACKSON County*

**For Assessment Year 2026**

**Account ID** 30977919

**Map** 364W20-D0-03500 P1

**Situs** 7949 ROGUE RIVER HWY ROGUE RIVER/COUNTY OR 97525

**Mailing** D'HONDT DANIEL L TRUSTEE
7915 ROGUE RIVER HWY
GRANTS PASS OR 97527-4362

| Bldg | Code Area | Stat Class | Year Built | Comp % | Description | Sqft |
|---|---|---|---|---|---|---|
| 1 | 3503 | 942 | 1975 | 100 | 942 - Double wide | 1,152 |

Rooms:

**Floors**

| Description | Class | Comp % | OR % | Sqft |
|---|---|---|---|---|
| First Floor | 4 | 100 | | 1152 |

**Improvement Inventory**

| Description | Qty/Size | Description | Qty/Size |
|---|---|---|---|
| MS BATH: FULL | 2 | MS SIDING: METAL | 1 |
| MS ROOF: METAL | 1152 | MS SKIRTING: AVERAGE | 1 |

**Accessories**

| Description | Size | Qty |
|---|---|---|
| MS DECK: 4 GOOD | 180 | |

**Total RMV** $49,610

5607

~~3607~~

# SURVEY SITUATE IN GOV'T. LOT 10
## SECTION 21, T. 36 S., R. 4 W., W.M.
## JACKSON COUNTY, OREGON

EXECUTED FOR

## MOUNTAIN FIR LUMBER COMPANY

*34.227 ACRES*

RECEIVED
MAR 18 1974
SURVEYOR

FD. 2" IRON PIPE

FD. SEC. COR.

FD. ACCEPTED 1/4 COR.

FD. "X" CHISELED ON TOP OF STONE AT BASE OF HWY. FILL
BR. CAP HWY. ℄ MON. 499+08.03 BRS. N 52°37'35"E 326.10'

3/4" IRON PIPE IN MON. CASE

ROGUE RIVER

DLC 40

RIVERDALE TRACTS

PP. 1/4 COR.

2862.66'
2648.06'

N 0°14'30" W

SET 1 3/4"x45" IRON PIPE IN ROAD 10" DEEP
20.7" DF BRS. N 2°15' W 33.24'
13.5" DF BRS. S 58°45' E 68.31'
11/2" IRON PIPE BRS. S 2°58'20" W 17.14'
(RIVERDALE TRACTS COR.)

FD. N.W. COR. DLC 39

BR. CAP MON.

N 0°02'50"E
2649.78'

N 0°07'35"E

D.L.C. 39

SET 3/4"x30" IRON PIN
15.6" P.P. BRS. N 24°30' E 93.18'
22.5" D.F. BRS. N 84°45' W 17.61'

LINE R.P. SET 5/8"x24" IRON PIN

SET 3/4" x 30" IRON PIN
12.5" FKD. B.O. BRS. S 6°30' E 30.97'
16.6" P.P. BRS. N 32°15' W 58.43'
(IRON PIPE BRS. N 2°06'50" W 2.11'

P.P. 1/4 COR.
SET 1"x 30" IRON PIPE
14.7" APPLE BRS. S 15°30' E 50.0'
13.3" APPLE BRS. S 12° W 63.4'
3/4" IRON PIPE ON E'LY BANK IRRIG. DITCH (NW. COR. DR. 282-314) BRS.
S 55°17'00" W 37.94'

N 89°49'50"W

1303.165

2606.33

489.00'
709.00'
220.00

594.165'

N 0°01'35"W
GOV'T. REC. NORTH 5280.00'

5296.12'

FD. WIT. COR. TO SW COR. DLC 40
1" IRON PIPE (PIPE BRS. E 0.07'
FROM PP. SEC. LINE)

C 1/4 COR.

CE 1/16 COR.

NE COR. GOV'T. LOT 10

A
① B ② H ③ ④
C
D
E
F
G ⑤

DR 282-314

206.085'

E'LY. BANK IRRIG. DITCH

N 0°02'50"E 5299.56'
GOV'T REC. NORTH 5280.00'
(DR 282-314)

1322.61

U.S.

N 0°05'50"W

1323.74'

FD. W 1/4 COR. SW COR. DLC 39
1 1/2" IRON PIPE

SET 3/4"x30" IRON PIN
21.8" DF BRS. N 26°30' W 48.43'
15.3" DF BRS. S 17°30' E 33.24'

GOV'T. LOT 10

LINE R.P. SET 5/8"x24" IRON PIN

SET 3/4"x30" IRON PIN
12.2" P.P. BRS. N 14°30' E 32.22'
22.7" P.P. BRS. N 3°45' W 47.35'

N 0°02'50"E
GOV'T REC. NORTH 5280.00'

444.46'

DLC 39

N 89°46'45"W

1299.83'

1299.83'

2645.22'

N 0°14'30" W

SE 1/16 COR.

S 1/16 COR.

2433.46'

SET 1"x48" IRON PIPE
18.3" DF BRS. N 35° W 21.21'
16.5" DF BRS. S 6°30' E 42.89'
(MAG. BRGS.)

U.S.

1322.61'

1323.74'

SET 1"x48" IRON PIPE
17.6" DF BRS. N 7°45' W 57.42'
16.7" MADRONE BRS. S 58° W 11.20'
(MAG. BRGS.)

U.S.

1324.89'

DLC 38

N
BASIS OF BEARINGS
SURVEY NO. 1473

SCALE 1"= 500'

2" IRON PIPE

RIDGE TOP 132'± W'LY. FROM 1/4 COR.

20 21 / 29 28

1296.495'

1296.495'

21 22 / 28 27

2" IRON PIPE

FD. SEC. COR.

FD 1/4 COR.

32.7 B.O. BRS. N 9°E 58.74'
20.0" B.O. SCRIBED SNAG
BRS. S 34 1/2°E 44.88'
(MAG. BRGS.)

E 1/16 COR.

FD. SEC. COR.

N 89° 43' 40" W 2592.99'
GOV'T REC. N 89°52' W 2640.00'

### LEGEND

① FD. 2" IRON PIPE
②–⑤ FD. 3/4" IRON PIPES

### COURSES

| | | | |
|---|---|---|---|
| A | S 0°07'35"W | 231.785' | |
| B | N 87°01'15"E | 284.41' | {284.64' Bet. Mon. |
| C | S 6°50'20"E | 50.48' | |
| D | S 22°59'45"E | 227.95' | |
| E | S 42° 19' 15"E | 150.72' | |
| F | S 38°10'10"E | 170.26' | |
| G | S 26°06'50"E | 18.82' (TO SEC. LINE) | |
| | ADD L. 47.20' TO PIPE SE COR. LOT 10 BRS. S 0°02'50"W 587.51' | | |
| H | S 77°18'45"E | 134.93' | |

SURVEY BY:
CHARLES H. HURST, L.S.
MEDFORD, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Charles H. Hurst
OREGON
OCTOBER 30, 1959
CHARLES H. HURST
483

MAR 18 1974

5607

It does not appear this corner has ever been recovered by anyone since the time it was originally set.

In view of the foregoing, the question of how Section 21 could possibly have been subdivided in 1911 in order to set a proper center 1/4 corner was raised, much less the NE corner of Government Lot 10 set in 1933, particularly in consideration of those corners found or set since that time.

Accordingly, it was apparent the center 1/4 corner of Section 21 set in 1911 and the NE corner of Government Lot 10 set in 1933 could not be utilized in order to set the CE 1/16 and SE 1/16 corners of said Section.

A subdivision of Section 21 was made on the basis of a closed traverse utilizing a combination of a 200 foot calibrated steel tape, an electronic distance measuring device and a six second theodolite. All corners were set from points on the closed traverse.

Existing monumentation along the westerly boundary of DR 282-314, the center of a maintenance road road along the easterly side of an irrigation ditch, at the NW and SW corners of said Deed Record was held in addition to the monument found controlling the line against abutting land to the North between the irrigation ditch and DLC line. One record course along the westerly boundary of said Deed Record was determined to be in error by 8 feet. With due allowance for this error, said boundary was adjusted to close to the monuments found.

The 75 foot square of land with spring in center reserved per DR 274-539 is not shown. However, the acreage computed and shown on the attached plat reflects this reservation. The southeast corner of a retaining wall for a spring is located N 45°05'W 85.2 feet distant from the WSW corner of DLC 39.

March 18, 1974

JACKSON COUNTY
RECEIVED
MAR 19 1974
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Charles H. Hurst

OREGON
OCTOBER 30, 1959
CHARLES H. HURST
483

.5607

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

JACKSON COUNTY
RECEIVED
MAR 19 1974
SURVEYOR

Survey for: Mountain Fir Lumber Co.
6890 Williams Highway
Grants Pass, Oregon 97526

Survey by : Charles H. Hurst, L.S.
23 North Ivy Street
Medford, Oregon 97501

Bearing : Meridian from Survey No. 1473 ( East boundary of Section 21 ).

Purpose : To monument the corners and define the boundaries of tract described in Instrument No. 68-11931 of Official Records, Jackson County, Oregon.

Procedure

In order to set the corners of Government Lot 10 in accordance with the Manual of Instructions for the Survey of the Public Lands of the United States, it first became necessary to locate the existing corners of the original 1854 government survey. Inspection of the public record revealed that the SW corner of DLC 40 and the NW and WSW corners of DLC 39 had been reestablished as well as the NE, SE, NW and SW corners of Section 21.

In 1884, Jackson County Surveyor J. Jeffrey ran East 40.00 chains from the NW corner of Section 21 and raised a pile of cobblestones for the 1/4 corner, no reference to the original corner was made. In 1911, C.F. Rhodes performed the survey of Riverdale Tracts, the plat for which indicates said 1/4 corner between Sections 16 and 21. Whether the same is the corner set by Jeffrey in 1884 or the original set in 1854 is not specified and supported by corroborative measurement. The SE corner of Lot 4 of Riverdale Tracts is identified on the official plat as the center of Section 21, also unsupported by corroborative measurement. In 1933, a Jackson County Deputy Surveyor set the NE corner of Government Lot 10, the record for which is not supported by any confirming measurements.

The E 1/4 corner was set by single proportion in 1960 during the course of Survey No. 1473. The W 1/4 corner was not set in 1854, the same falling in the Rogue River.

Accordingly, a thorough search was made for the meander corners on the west line of Section 21 and a number of very old and large oak trees were tied into the survey control net. No relation with these trees to government record could be determined. Therefore, on a straight line basis, the witness pipe to the SW corner of DLC 40, set by a Jackson County Deputy Surveyor in 1940, also becomes a witness to the single proportion 1/4 corner location, suspected to be more by design than coincidence on the part of said Deputy.

The cross chiseled on the rock identified as the accepted N 1/4 corner of Section 21 was recovered after much digging along the foot of the highway fill. This corner appears to be the corner either set or used by Rhodes in 1911 and has been considered to be a valid corner by a number of surveyors in times past. This corner was held as the N 1/4 for this survey inasmuch as no evidence was found in justification for holding some other position.

The single proportion E 1/4 corner of Section 21, a 1/2" iron pin set during the course of Survey No. 1473, was not initially recovered. When the 1" iron pipe was set, it was subsequently found to have displaced said iron pin some 8" below the ground. Accordingly, the actual amount of displacement, if any, could not be determined.

Much effort in the search for the S 1/4 corner of Section 21 was made including running the section line West from the section corner with compass and chain, without immediate success. A single proportion location was determined after accurately measuring the full mile. Fortunately, upon return to the vicinity, evidence of the original 1854 corner was discovered thus precluding the establishment of said corner in other than the original position, much to the relief of all concerned.

Jackson County Official Records 2024-026394
R-WD
Cnt=1 MORGANSS 12/24/2024 10:11:54 AM
$25.00 $10.00 $13.00 $11.00 $60.00 Total:$119.00



02095741202400263940050058

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

AFTER RECORDING, RETURN TO
Noe Rico Ramos
7915 Rogue River Highway
Grants Pass, OR 97527

SEND TAX STATEMENTS TO:

SAME AS ABOVE

# STATUTORY WARRANTY DEED

**REBECCA LETICIA CORREA,** ("Grantor"), hereby conveys and warrants to**, Noe Rico-Ramos,** ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in **Jackson** County, Oregon, Legally Described as follows:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION, WHICH DUE TO LENGTH CANNOT BE SET FORTH HEREON BUT IS MADE A PART HEREOF.

The true consideration for this conveyance is **NONE**.
Subject to All Liens and/or Encumbrances already of record.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

**APN: Various – See Exhibit "A"**



Dated: 12-23-24

Dated: 12/23/24

**Grantor:**

By: X _____
Rebecca Leticia Correa

## OREGON NOTARY ACKNOWLEDGEMENT
## (INDIVIDUAL)

State of Oregon}
County of Josephine } ss:

This record was acknowledged before me on 12-23-24, 2024
by Rebecca Leticia Correa

(Official Stamp)

OFFICIAL STAMP
SUSAN ROBISON
NOTARY PUBLIC - OREGON
COMMISSION NO. 1044148
MY COMMISSION EXPIRES JANUARY 10, 2028

_____
Signature of Notarial Officer

Susan Robison
Printed name of Notarial Officer
Notary Public - State of Oregon

My commission expires: 1-10-28

# Exhibit "A"

The following described properties are in Jackson County, Oregon and are shown below:

Parcel 1:

Commencing at the intersection of the section line common to section 20 and 21 with the south Boundary line of Donation Land Claim No. 40, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon; thence West 99.00 feet, to the Southwest Corner of said Claim No. 40; thence North 23.00 feet, more or less, to the intersection with the Northerly line of Government Lot 1, in said Section 20; then South 28° West, along said lot line 310 feet; thence South 47° East, to the Northerly line of Pacific Highway No. 99, to the true point of beginning; thence continue South 47° East, to the East line of said Section 20; thence North along said East line 270.4 feet. To the Northerly line of said Pacific Highway No. 99; thence Southwesterly, along said line, to the true point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Pacific Highway.

Commonly known as: 7949 Rogue River Highway, Grants Pass, OR 97527

Acct No. 1-029935-0 Map Taxlot: 364W20D 3500

Parcel 2:

Commencing at a point on the East line of Section 20 in Township 36 South, Range 4 West, of the Willamette Meridian in Jackson County, Oregon, said point being 1569.5 feet North of the Southeast Corner of said Section 20; thence North 40° 08' West to an iron pin on the Southeasterly line of the Pacific Highway for the true point of beginning ; thence Northeasterly along said Highway line 138.0 feet, thence North 47° West, to a point on the Northwesterly line of said Highway; thence Northeasterly along said Highway line to a point 20.0 feet Southwesterly from the Northeasterly line of tract described in Volume 458, Page 195, deed records of Jackson County, Oregon; thence North 47° West, parallel to and 20.0 feet distance from said Northeasterly line, to the Northwesterly line of Lot 1 in said Section 20; thence Southwesterly along said lot line to a point which bears North 40° 08' West, from the true point of beginning, thence South 40° 08' East to the true point of beginning.

Note: This legal description was created prior to January 1, 2008

Commonly known as: 7920 Rogue River Highway, Grants Pass, OR

Acct No. 1-029929-5 Map Taxlot: 364W20D 3000

-Continued and made a part hereof -

# EXHIBIT "A" CONTINUED

Parcel 3:

Commencing at a point on the East Line of Section 20 in Township 36 South, Range 4 West, of the Willamette Meridian in Jackson County, Oregon, said point of being 1569.5 feet North of the Southeast Corner of said Section 20; Thence North 40° 08' West to an iron pin on the Southeasterly line of the Pacific Highway for the true point of beginning; thence Northeasterly along said Highway Line 138.0 feet; thence North 47° West, to a point on the Northwesterly Line of said Highway; thence Northeasterly along said Highway line to a point 20.0 feet Southwesterly from the Northeasterly Line of Tract described in Volume 458, Page 195, Deed R3ecords of Jackson County, Oregon; thence North 47° West, parallel to and 20.0 feet distance from said Northeasterly Line, to the Northwesterly line of Lo1 1 in said Section 20; Thence Southwesterly along said Lot Line to a point which bears North 40° 08' West, from the true point of beginning; thence South 40° 08' East to the true point of beginning.

Commonly known as: Vacant Lot on Rogue River Highway, Grants Pass, OR 97527

Acct No. 1-029930-1 Map Taxlot 364W20D 3100

Parcel 4:

Beginning at a point on the East Lin of Section 20, in Township 36 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon, said point being 1569.5 feet North of the Southeast corner of said Section 20; thence North 40° 08' West to an iron pin on the Southeasterly line of Pacific Highway, thence Northeasterly along said Highway line 138.0 feet; thence South 47° East to a point on the Esat line of said Section 20; thence South along said East line to the point of beginning.

Commonly known as 7915 Rogue River Highway, Grants Pass, OR 97527

Acct No. 1-029936-8 Map Taxlot 364W20D 3600

Parcel 5:

Commencing at the intersection of the West line of Section 21, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon, with the South Line of Tract No. 1 of Riverdale Tracts in said Section; thence East, along said South Line of 100 feet; thence South, Parallel with the West line of Section 21 to the Southerly line of Pacific Highway No. 99; thence continue South, parallel with said West line, a distance of 300.0 feet, the true point of beginning; thence South parallel with said West line4, a distance of 200 feet; thence West 100.0 feet to the West line of

# EXHIBIT "A" CONTINUED

Section 21; thence North along said West line, 200 feet; thence East, 100.0 feet to the true point of beginning.

Commonly known as: Vacant Lot on Rogue River Highway, Grant Pass, OR 97527

Acct No. 1-029977-1 Map Taxlot 364W21 2200

Parcel 6:

Commencing at a quarter corner common to Sections 9 and 16, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 0° 13' East, 2282.10 feet, along the North-South center line of said Section 16; thence North 89° 58' East 2669.9 feet; thence South 89° 58' East, 1822.10 feet; thence South 0° 02' East 428.25 feet; thence South 89° 43'East, 373.05 feet; to the point of beginning; thence continue South 89° 45' East, 373.05 feet; thence South 0° 06' East, 441.1 feet; thence North 89° 45' West, 373.55 feet; thence North 0° 02' West, 439.70 feet, to the true point of beginning.

EXCEPTING THEREFROM the West 25.0 feet

Commonly known as: 4399 Avenue H, Eagle Point, OR

Acct No. 1-026796-2 Map Taxlot 361W15 1600

**END OF EXHIBIT "A"**

# RECORDING COVER PAGE

PER **ORS 205.234**

**PLEASE FILL OUT COMPLETE AND LEGI**

Jackson County Official Records **2023-008811**
**R-LSC**
Cnt=1 WARDRR **05/09/2023 01:22:13 PM**
$50.00 $10.00 $13.00 $13.00 $11.00 **Total:$161.00**
$60.00 $4.00

02045880202300088110100103

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

THIS COVER PAGE HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER PAGE **DO NOT** AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**AFTER RECORDING RETURN TO:**

NAME AND ADDRESS OF THE PERSON AUTHORIZED TO RECEIVE THE INSTRUMENT AFTER RECORDING AS REQUIRED BY **ORS 205.180(4)** AND **ORS 205.238.**

Dan D'Hondt, Successor Trustee of the D'Hondt Living Trust dated September 28, 1992
807 Elliott Road
Newberg, OR 97132

**1. NAME OF THE TRANSACTION (S ),** DESCRIBED IN THE ATTACHED INSTRUMENT(S) AND REQUIRED BY **ORS 205.234(A).**
**NOTE:** Transaction as defined by **ORS 205.010** "means any action required or permitted by state law or rule federal law or regulation to be recorded including, but not limited to, any transfer encumbrance or release affecting title to or an interest in real property".

Land Sale Contract

**2. Grantor/Direct (s) as described in ORS 205.160.**

Dan D'Hondt, Successor Trustee of the D'Hondt Living Trust dated September 28, 1992

**3. Grantee/Indirect (s) as described in ORS 205.160.**

Noe Rico-Ramos and Rebecca Leticia Correa

**4. TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference **ORS 93.030.**

$10,000.00

**5. UNTIL A CHANGE IS REQUESTED, All Tax Statements shall be sent to the following name and address:** for instruments conveying or contracting to convey fee title to any real estate reference **ORS 93.260**

Noe Rico-Ramos and Rebecca Leticia Correa, 7915 Rogue River Hwy, Grants Pass, OR 97527

**6. SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f).**
**FULL** _____ **PARTIAL** _____

**7. LIEN DOCUMENTS: ORS 205.234 (1) (f). Amount of Lien $** 209,000.00

Effective 09/07/2012

Sale Agreement # 1

EQUAL HOUSING OPPORTUNITY

OREGON REALTORS FORMS

## 8.4 LAND SALE CONTRACT

Buyer:
Name: **Noe Rico-Ramos, Rebecca Leticia Correa**
Address: 7915 Rogue River Hwy
Grants Pass, Or 97527

Seller: Daniel D'Hondt, Successer Trustee
Name: ~~Dhondt Charles L Trustee~~ of the D'Hondt
Living Trust dated Sept. 28, 1992
Address: ~~TBD~~, 807 Elliot Rd.
Newberg, Or 97132

THIS Contract of Sale for real property ("Land Sale Contract") is made as of **04/13/2023** [Date], between Buyer and Seller.

### RECITALS

**A.** Seller owns certain real property, commonly known as **7949 Rogue River HWY** [Address], in **Jackson** County, Oregon, with legal description on Exhibit A attached hereto ("Property").

**B.** Seller agrees to Sell Property and all included Personal Property pursuant to Sale Agreement # **DG4102023** dated **04/13/2023** ("Sale Agreement") to Buyer pursuant to the terms and conditions set forth below.

**C.** ***BOTH BUYER AND SELLER WERE ADVISED THAT THEY SHOULD SEEK INDEPENDENT LEGAL COUNSEL TO REVIEW THIS LAND SALE CONTRACT. IF THE PARTIES DID NOT BELIEVE THAT THIS LAND SALE CONTRACT MEETS THE SPECIFIC NEEDS OF THE PARTIES OR THE PARTIES WISH TO MODIFY ANY PROVISION OF THIS LAND SALE CONTRACT, THEY HAVE ALREADY SOUGHT OUT INDEPENDENT LEGAL COUNSEL TO DRAFT ANY AND ALL MODIFICATIONS.*** NRR RLC DS DS

### ARTICLE 1. PURCHASE PRICE AND PAYMENT

**A. Total Purchase Price.** Buyer [X] individually, [ ] jointly and severally, promises to pay Seller as a total purchase price for the Property, the principal sum of $ **209,900.00** with interest accruing on the unpaid principal balance from time to time remaining unpaid prior to maturity, pursuant to the terms of this Land Sale Contract and the Sale Agreement.

**B. Payment of Total Purchase Price.** Total Purchase Price will be paid as follows:

**(i) Down Payment.** On or before the Closing Date in the Sale Agreement, Buyer shall apply the Earnest Money and other money to pay a sum of $ **10,000.00** immediately to Seller as a down payment on the purchase price.

**(ii) Interest Rate.** Interest on this Land Sale Contract shall accrue annually at a rate equal to:

| | | |
|---|---|---|
| [ ] 3% | [ ] 4% | [ ] 5% |
| [X] 6% | [ ] 7% | [ ] 8% |

**(iii) Application of Payments.** All payments shall be first applied to any outstanding fees or charges due, second to interest on the Land Sale Contract, and any remaining sums to be applied to the principal balance of the Land Sale Contract.

**(iv) First Payment.** The first payment on this Land Sale Contract shall occur the first day the first month following the Effective Date of this Land Sale Contract.

**(v) Payment Frequency.** Payments shall be made payable [X] monthly [ ] Every six months [ ] yearly ("Installments").

**(vi) Payment Amount.** Payments of $ **1,198.00** shall be due for each Installment. In no event shall this payment be less than the sum of interest accrued over the Installment period.

**(vii) Payment Due Date.** Installments shall be paid or mailed by the **first Business Day** of each month ("Due Date").

**(viii) Currency.** All payments shall be made in lawful money of the United States.

**(ix) Receiving Payments.** Payments from Buyer shall be paid to:

[X] Seller at [address] **TBD, ,**

[ ] Collection Escrow. [Escrow Company] _____ at [address] _____

("Collection Escrow") shall be responsible for Collection Escrow Services. Upon the Effective Date of this Land Sale Contract, Buyer and Seller shall provide Collection Escrow all instructions required by Collection Escrow to perform its services ("Escrow Instructions"). This Land Sale Contract shall contain the controlling terms for the purposes of Escrow Instructions.

**C. Maturity Date.** **05/01/2025** [Date] shall be the Maturity Date of this Land Sale Contract on which day all fees, all principal and all accrued interest is paid in full on. Parties can establish a date on which all fees, principal, and interest must be paid in full in an amount larger than a normal Installment payment (commonly known as a Balloon Payment), but the Parties must consult a licensed mortgage loan originator before doing so.

**D. Prepayments.** Buyer may prepay all or any portion of the unpaid principal without penalty. All prepayments will be first applied to any outstanding fees or charges due, second to outstanding interest on the Land Sale Contract, and any remaining sums to be applied to the principal balance of the Land Sale Contract. Prepayment does not excuse Buyer from making the regular Installment payments when due under this Land Sale Contract until the remaining balance has been paid in full. DS

**Buyer Initials** NRR RLC DS DS **Seller Initials** DD



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Sale Agreement # 1

**LAND SALE CONTRACT**

EQUAL HOUSING OPPORTUNITY

OREGON REALTORS® FORMS

## ARTICLE 2. TAXES, LIENS, & CLOSING

**A. Tax Obligation.** [X] Buyer [ ] Seller shall pay all property taxes and government or other assessments levied against the Property after the Effective Date of this Land Sale Contract. Such determination will be indicated on the ***Form 8.5 Memorandum of Land Sale Contract*** recorded with the County. If Seller is to pay the property taxes and assessments levied against the Property after the Effective Date of this Land Sale Contract, the amount of such taxes and assessments paid by Seller after the Effective Date and before the Maturity Date of this Land Sale Contract shall be added to the principal balance payable under this Land Sale Contract.

**B. Liens.** Buyer shall keep Property free from all liens and encumbrances not created by Seller or present on the Property prior to the Effective Date.

## ARTICLE 3. CLOSING, POSSESSION & TENANCIES

**A. Closing.** Closing and all terms related to Closing Date and sharing of closing costs, shall be identical to those in the Sale Agreement.

**B. Possession.** Possession date and time shall be identical to that stated in the Sale Agreement.

**C. Tenancies.** If Buyer will take possession of the Property subject to existing tenancies, the parties shall execute an assignment and assumption, transferring Seller's rights in the tenancy to Buyer. Buyer shall be entitled to receive all rents and payments directly from tenants after the Possession date. If Buyer is in default under this Land Sale Contract, Seller may notify tenants to pay all rents to Seller.

**D. Condition of the Property.** Buyer accepts the land, buildings, improvements, any Personal Property sold under the Sale Agreement, and all other aspects of the Property in their present condition, As-Is, Where-Is, including latent defects, without any representations or warranties from Seller or any agent of Seller, express or implied. Buyer agrees that Buyer has ascertained the condition of the Property and its suitability for Buyer's purposes, and the applicable zoning, building, housing, and other regulatory ordinances and laws affecting the Property. Buyer accepts the Property with full awareness of these ordinances and laws as they may affect the present use or any intended future use of the Property. Except for such warranties that may arise by law and except as otherwise specifically stated in this Land Sale Contract, Seller has made no representations with respect to such condition or suitability of the Property or such laws or ordinances.

**E. Recording.** On the Closing Date, Buyer or Escrow if applicable, shall deliver a Memorandum of Land Sale Contract to the real property records of the County in which the Property lies, and shall have this Memorandum of Land Sale Contract recorded in its entirety at Buyer's expense.

## ARTICLE 4. DEED

**A. Deed.** Upon payment of the total purchase price and all interest and charges accrued for the Property as provided in this Land Sale Contract and Buyer's performance on all terms, conditions, and provisions of this Land Sale Contract, Seller will Promptly deliver to Buyer a sufficient Statutory Warranty Deed conveying the Property free and clear of all liens and encumbrances except those placed on the Property by Buyer or those encumbrances referred to in Exhibit A. Costs of recording the Deed shall be paid for by Buyer.

**B. Description.** Buyer and Seller agree that if not provided on page 1 of this Land Sale Contract or in the accompanying Exhibit A, the legal description of the Property provided by the Title Company will be reviewed and confirmed by Buyer and Seller prior to Closing, and such title document shall take the place of Exhibit A.

## ARTICLE 5. MAINTENANCE & ALTERATIONS

**A. Maintenance.** Buyer will keep all buildings, other improvements, and external portions of the Property including outbuildings and landscaping now existing or that will be placed on the Property in at least as good condition and repair as said Property was in upon the Possession date. Buyer will not permit any removal or waste of improvements, crops, minerals or timber, nor make any substantial improvements or alterations without prior written consent of the Seller. If applicable, Buyer will farm and maintain the Property in accordance with the principles of good husbandry, conserve its resources, and maintain it in a high state of cultivation.

**B. Improvements.** If Buyer desires to alter all or any portion of the Property, Buyer must first obtain Seller's written consent before beginning work, ordering services or materials, or obtaining any permits. All alterations and improvements constructed by or for Buyer must be completed by an Oregon licensed contractor, and must be free of liens and defects. Seller's consent will not be deemed a representation or warranty of Seller that the approved alteration is lawful, safe, or appropriate, nor will it relieve Buyer from strict compliance with provisions of this Land Sale Contract and other applicable law.

**C. Prohibited Activities.** Buyer shall not use or suffer the use of the Property for any illegal or illicit activity that violates any federal, state, or local laws. Buyer shall not do or allow any act or omission on or about the Property that could subject the Property or Seller's interest in the Property to forfeiture or the risk of forfeiture.

**Buyer Initials** DS DS RLC _____ _____ prc **Seller Initials** DS DD _____ _____



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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com 7949 Rogue River

Sale Agreement # 1

**LAND SALE CONTRACT**

EQUAL HOUSING OPPORTUNITY

OREGON REALTORS® FORMS

**D. Hazardous Substances.** Buyer shall comply with all laws pertaining to the protection of human health and the environment and all laws regarding use, generation, storage, transportation, treatment, disposal, or handling of hazardous, toxic or infection substances, materials, or waste as defined under any federal, state, or local laws. Buyer shall Promptly notify Seller in writing of any of these substances that are used, generated, manufactured, stored, transported, or otherwise handled on the Property.

## ARTICLE 6. INSURANCE

**A. Insurance Requirement.** At or before Closing, Buyer must provide Seller with evidence of Fire and Casualty Insurance with standard extended coverage endorsements covering all improvements on the Property in an amount equal to or greater than the full replacement value of the structures on the Property, and, if the Property is within a floodplain, Buyer shall provide Seller with evidence of Flood Insurance acceptable to Seller. Seller must be a named insured on these policies and all policies must be upon terms acceptable to Seller. Buyer must deliver a copy of such policies to Seller by Closing. 1

Buyer shall maintain a General Liability Insurance policy, acceptable to Seller, during the term of this Land Sale Contract with limits no less than $1,000,000 per occurrence. Seller shall be named as an additional insured on such policy. Buyer must deliver a copy of such policy to Seller by Closing.

Buyer must notify Seller in writing if the insurance policies are reduced or cancelled. Buyer shall ensure Seller receives prompt notice in the event any insured loss occurs, and Seller may make proof of loss if Buyer fails to do so within 10 Business Days of the loss.

**B. Failure to Prove Insurance.** If Buyer fails to provide Seller with proof of Fire, Casualty or Flood (if applicable) insurance or if Buyer's insurance policy is somehow reduced or cancelled, Seller may purchase insurance at Buyer's expense. If the Property becomes damaged, the coverage purchased by Seller may not pay any claim Buyer makes or any claims made against Buyer. Buyer may later cancel this coverage by providing evidence that Buyer has obtained appropriate coverage elsewhere. The cost of this Seller purchased insurance will be added to the balance of this Land Sale Contract, and will accrue interest at the same rate as this Land Sale Contract.

**C. Application of Proceeds.** All proceeds of any insurance on the Property must be paid and held by Seller. Buyer will repair or replace the damaged or destroyed structures or improvements in a manner satisfactory to Seller. On satisfactory proof of Property being returned lien-free to its pre-damage condition, Seller shall pay or reimburse Buyer from the proceeds for the reasonable cost of repair or restoration to the extent of such proceeds received by Seller. If Buyer does not elect to restore the Property, Seller shall retain and apply the proceeds against the amounts owed Seller under this Contract, first to pay accrued costs and fees, then interest, and lastly to pay principal, and will pay the balance, if any to Buyer. If proceeds retained by Seller are not sufficient to pay all amounts owed under this Contract, Buyer shall remain liable for the remaining amounts owed Seller under this Contract.

**D. Prior Indebtedness.** If there are prior liens on the Property that require insurance payment on loss, the provisions herein guiding application and division of proceeds will only apply to that portion of the proceeds exceeding that amount payable under the prior lien.

**E. Title Insurance.** Buyer shall be provided at Seller's expense an American Land Title Association ("ALTA") Standard Coverage Owner's Policy of Title Insurance, showing title vested in Seller at the time of Closing. This provision shall control over the Title Report Contingency ALTA provision in the Sale Agreement.

## ARTICLE 7. INDEMNIFICATION

**A. Indemnity.** Buyer and Seller agree to indemnify, reimburse, hold harmless, and defend the other party for, from, and against any and all claims, costs, expenses, losses, damages, fines, charges, actions, or other liabilities of any description arising out of or in any way connected with a party's possession, use, or conduct with respect to the Property, or a party's breach of any warranty or representation made in this Land Sale Contract. In the event of any litigation or proceeding brought against Buyer or Seller and arising out of or in any way connected with any of the above events or claims, against which the parties agree to defend the other party, Buyer or Seller will defend such action or proceedings in consultation with the other party's legal counsel.

## ARTICLE 8. REPRESENTATIONS, WARRANTIES & COVENANTS

**A. Seller Representations.** Seller represents and warrants to Buyer:

(i) At the time Buyer is entitled to Possession, Seller will deliver to Buyer the Property and all its included components in substantially the same condition as when Buyer submitted Buyer's offer to purchase.

(ii) Seller will keep the Property fully insured through Closing.

(iii) Seller represents that Seller has no actual knowledge of any liens or assessments to be levied against the Property, of any boundary disputes or encroachments related to the Property, of any violation of law related to the Property, or of any material defects



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related to the Property not otherwise described in in this Land Sale Contract, the Sale Agreement or in any Addenda thereto or in a Seller's Property Disclosure Statement (if provided to Buyer).

(iv) Seller has no knowledge of any undisclosed hazardous substances, as classified by state and federal law, in or about the Property other than substances contained in appliances or equipment. Seller has disclosed the presence of any hazardous substances Seller either knows of or has received written notice from a governmental agency regarding. Asbestos commonly exists in building material in residential housing and may be present in the Property outside Seller's knowledge.

(v) Seller has an ongoing obligation to notify Buyer if Seller gains Actual Knowledge of any information that makes any representations made by Seller about the condition of the Property in this Agreement or in any associated disclosures materially false.

(vi) Seller has no knowledge of discrepancies between boundaries in the legal description of the Property and any current possession and use boundaries.

**B. No Further Contracts.** Seller represents that there are no contracts, leases, or agreements relating to the Property that will impact Buyer's ability to possess and use the Property after the Closing Date, except as otherwise set forth in this Land Sale Contract.

**C. Disclosure.** Seller has fully disclosed in writing and provided to Buyer all material information in Seller's possession or that Seller owns or controls that relates to the Property and the title to the Property.

**D. Existing Encumbrances.** Seller covenants to Buyer that (i) Seller has obtained all consents, approvals, and signatures required under any prior liens on the Property; (ii) that there is no default, failure, or condition under a prior lien that could ripen into a default; and (iii) Seller shall make all payments under the prior liens when they come due and will obey and observe all terms of such liens. If Seller or Buyer receive notice from or on behalf of a prior lien holder that a breach, lawsuit, foreclosure, acceleration, or realization has occurred, the party receiving the notice will immediately forward a copy of the notice to the other party.

**E. Failure to Pay Encumbrance Obligation.** If Seller fails to perform any obligations or make any payments required by a prior lien, Buyer may correct the default or make the payment directly to the prior lien holder and credit Buyer's costs in performing Seller's obligation towards the next Installment due under the contract as though paid directly to Seller.

**F. Buyer Obligations.** Buyer will not cause or suffer any act or failure to act that if attributed to Seller may cause a default under provision of a prior lien.

**G. Subordination.** Seller shall not permit subordination of Seller's fee interest in the Property to any lien, trust deed or mortgage that may be placed upon the Property by Buyer.

## ARTICLE 9. CONDEMNATION

**A. Application of Proceeds.** If all or any portion of the Property is condemned or otherwise taken for public use after the Closing Date, the proceeds of the condemnation award will be paid to Seller, and Seller will apply such proceeds first to any outstanding fees or charges due, second to interest on the Land Sale Contract, and any remaining sums to be applied to the principal balance of the Land Sale Contract.

**B. Compliance with Prior Indebtedness.** If any prior liens are in effect when a condemnation occurs, the proceeds of any condemnation award will be applied first in the manner required in the prior lien, then in compliance with Section (9)(A) above.

## ARTICLE 10. SECURITY AGREEMENT

**A. Security Agreement.** By signing this Land Sale Contract, Buyer grants Seller a security interest in any and all Personal Property included within the description of the Property, and all rents, proceeds, profits, replacement income, and accounts thereto. This Land Sale Contract constitutes a security agreement within the meaning of the Uniform Commercial Code with respect to any Personal Property included within the description of the Property and all proceeds therefrom and all replacements, accessions, and products thereof. On Seller's request, Buyer will Promptly execute and deliver all further instruments and documents, and take all further action, that may be necessary, or that Seller may reasonably request in order to perfect and continue Seller's security interest in the secured Property. Buyer hereby authorizes Seller to file any financing statements with respect to the secured Property as Seller deems reasonably necessary, at Buyer's expense. Seller may file copies of this Land Sale Contract as financing statements without previous approval from Buyer. Buyer will reimburse Seller for all expenses incurred in perfecting or continuing this security interest.

On default under the terms of this Land Sale Contract, Buyer will, within **3 Business Days** of receipt of written demand from Seller, assemble the secured Property and make it available to Seller.

## ARTICLE 11. DEFAULT

**A. Events of Default.** Time is of the essence in this Land Sale Contract. A default will occur under any of the following circumstances:



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(i) Buyer fails to make any payment within **5 Business Days** after it is due. Each instance of nonpayment of an Installment shall constitute a separate default. Seller must send a new notice of default and opportunity to cure for each instance of Installment nonpayment by Buyer.

(ii) Any default under a prior lien attributable to Buyer.

(iii) Buyer's failure to perform on any obligations contained in this Land Sale Contract within **5 Business Days** after notice from Seller specifying the nature of the default. If the default cannot be cured within **5 Business Days**, Buyer must provide proof of commencement of reasonably diligent, curative action within **5 Business Days** after receiving notice from Seller.

(iv) Buyer's death, dissolution, termination of existence, insolvency, commencement of a voluntary bankruptcy case, entry of a decree of relief against Buyer in a bankruptcy case or debtor's relief case, appointment of a receiver, trustee, or custodian of Buyer or Buyer's property, or Buyer's assignment for the benefit of creditors.

(v) Buyer making or allowing a fraudulent transfer or conveyance under state or federal law, Buyer concealing property from creditors, Buyer making or allowing a preference in bankruptcy, or Buyer making or allowing the imposition of a lien on the property of Buyer.

(vi) Buyer's failure to perform any term, condition or provision of or any default attributable to Buyer under any existing encumbrance or any default by Buyer.

**B. Remedies on Default.** In the event of a default, Seller may take one or more of the following steps:

(i) Seller may declare the entire balance of the purchase price and all interest immediately due and payable.

(ii) Seller may foreclose on this Land Sale Contract by suit in equity.

(iii) Seller may specifically enforce the terms of this Land Sale Contract by suit in equity.

(iv) Seller may exercise rights and remedies of a secured party as provided in the Uniform Commercial Code with respect to any part of the Property that constitutes Personal Property in which Seller has a security interest.

(v) After complying with the notice requirements and giving Buyer the right to cure the default as required in ORS 93.905 to 93.945 (notice period changes depending on unpaid balance), Seller may declare this Land Sale Contract forfeited and retain the amount of the payments previously made under this Land Sale Contract. On recordation of the affidavit required by Oregon law, this Land Sale Contract will be extinguished and cancelled, and Buyer will have no further right, title, or interest in and to the Property or to any return or compensation for payments previously made under this Land Sale Contract, as though such payments had never been made. In that event, Buyer agrees to surrender the Property to Seller. If Buyer fails to do so, Seller may elect to treat Buyer as a tenant holding over unlawfully after the expiration of a lease, and Buyer may be ousted and removed as such, without affecting Seller's right to pursue other rights and remedies contained in this Land Sale Contract or permitted by law.

(vi) Seller will be entitled to appointment of a receiver as a matter of right whether or not the apparent value of the Property exceeds the amount of the balance due under this Land Sale Contract and any receiver appointed may serve without bond. On taking Possession of the Property, the receiver may:

(a) Use, operate, manage, control, conduct business on the Property and make necessary expenditures for all maintenance and improvements;

(b) Collect all rents, revenues, income, issues, and profits from the Property and apply those sums to the necessary expenses of use, operation and management. If revenues are insufficient to pay expenses, receiver may borrow from Seller or otherwise for these purposes, and repayment of those sums will be secured by this Contract. Amounts borrowed or advanced from Seller will bear interest at the same rate as the balance of the Purchase Price under this Land Sale Contract from the date of expenditure until repaid and must be paid Buyer on demand.

(c) At Seller's option, complete any construction in progress on the Property and, in that connection, pay all bills, borrow funds, employ contractors, and make any changes in plans that Seller deems appropriate.

**C. Rental Income in Default.** Buyer assigns to Seller all income from the Property. Before default, Buyer may operate and manage the Property and collect income from the Property. In the event of default and at any time thereafter, Seller may revoke Buyer's right to collect income from the Property and may, either itself or through a receiver, collect the same. Seller may notify any tenant or other user to make payments of rents or fees directly to Seller. Seller will apply the income first to any outstanding fees or charges due, second to interest on the Land Sale Contract, and any remaining sums to be applied to the principal balance of the Land Sale Contract.

**D. Nonexclusive Remedies.** The remedies provided in this Article are nonexclusive and in addition to any other remedies provided by law.



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Sale Agreement # 1

**LAND SALE CONTRACT**

EQUAL HOUSING OPPORTUNITY

OREGON REALTORS® FORMS

**ARTICLE 12. MISCELLANEOUS**

**A. Waiver.** Failure of a party to require performance of any provision of this Land Sale Contract will not limit the party's right to enforce the provision, nor will any waiver of any breach of any provision constitute a waiver of any succeeding breach of that provision or a wavier of that provision itself.

**B. Successors.** This Land Sale Contract is binding on and inures to the benefit of the parties, their successors, and assigns. Seller's consent to one transfer will not constitute consent to other transfers or wavier of this section. Buyer and any other person at any time obligated for the performance of the terms of this Land Sale Contract hereby waive notice of and consent to any and all extensions and modifications of this Land Sale Contract or the release of any persons from liability under the Land Sale Contract granted by Seller. Any such extensions or modifications or releases will not in any way release, discharge, or otherwise affect the liability of any person at any time obligated under this Land Sale Contract.

**C. Prior Agreements.** This document, the Sale Agreement, and any Addendums thereto, are the entire, final and complete agreement of the parties pertaining to the sale and purchase of the Property, and supersedes and replaces all prior or existing written and oral agreements between the parties or their representatives relating to the Property.

**D. Applicable Law.** This Land Sale Contract will be governed by and construed in accordance with the laws of the state of Oregon.

**E. Attorney Fees.** If either party to this Land Sale Contract seeks legal counsel because of a default, the defaulting party must pay, immediately on demand, the other party's reasonable attorney fees, collection costs, costs of either litigation or a foreclosure report, and any other fees or expenses incurred by the non-defaulting party.

**F. Real Estate Licensee.** Buyer or Seller shall disclose to the other party if Buyer or Seller is a real estate licensee representing themselves in the transaction.

**G. Statutory Disclaimers.**

Disclaimer under ORS 93.040(1) **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.**

Disclaimer under ORS 93.040(2): **THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED. USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES. IF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505, ORS 358.515 REQUIRES NOTIFICATION TO THE STATE HISTORIC PRESERVATION OFFICER OF THE SALE OR TRANSFER OF THIS PROPERTY.**

IN WITNESS WHEREOF, this Land Sale Contract has been executed as of the day and year first written above.

Buyer: DocuSigned by: [signature] **Noe Rico-Ramos** Dated: 4/13/2023 | 1:44 PM PDT

Buyer: DocuSigned by: [signature] **Rebecca Leticia Correa** Dated: 4/14/2023 | 2:32 PM PDT

Buyer: 82998734CD1E4DC... Dated:

Buyer: Dated:

DocuSigned by:

Seller: [signature] , Sue Trustee of **Dhondt ~~Charles L~~ Trustee** Living dtd. Sept. 28, 1992 Dated: 4/14/2023 | 9:54 PM PDT

Seller: FDC8D1B13379476... Dated:

Seller: Dated:

Seller: Dated:

**Buyer Initials** DS [initials] DS [initials] **Seller Initials** DS [initials]



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Exhibit "A

Commencing at the intersection of the section line common to section 20 and 21 with the South Boundary line of Donation Land Claim No. 40, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon; thence west 99.00 feet, to the Southwest Corner of said Claim No. 40; thence North 23.00 feet, more or less, to the intersection with the Northerly line of Government Lot 1, in said Section 20; then South 28° West, along said lot line 310.00 feet; thence South 47° East, to the Northerly line of Pacific Highway No. 99, to the true point of beginning; thence continue South 47° East, to the East line of said Section 20; thence North along said East line 270.4 feet, to the Northerly line of said Pacific Highway No. 99; thence Southwesterly, along said line, to the true point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of the Pacific Highway

State of Oregon Notarial Certificate (ORS Ch. 194.280, 194.285)

# Acknowledgment in an Individual Capacity

State of OREGON

County of Jackson

This record was acknowledged before me on (date) May 8, 2023 by

(name(s)) of individual(s) Noe Rico-Ramos & Rebecca Leticia Correa

Susan Robison

Notary Public - State of Oregon

Official Stamp

OFFICIAL STAMP
SUSAN ROBISON
NOTARY PUBLIC-OREGON
COMMISSION NO. 996392
MY COMMISSION EXPIRES JANUARY 26, 2024

Document Description

This certificate is attached to page 6 of a Land Sale Contract (title or type of document), dated April 14, 2023, consisting of 7 pages.

State of Oregon Notarial Certificate (ORS Ch. 194.280, 194.285)

# Acknowledgment in a Representative Capacity

State of OREGON

County of Josephine

This record was acknowledged before me on (date) May 7, 2023

by (name(s) of individual(s)) Daniel D'Hondt as

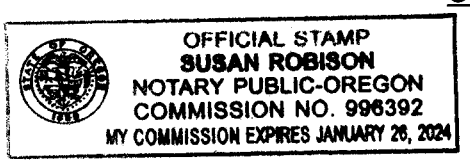
(type of authority) Successor Trustee of (name of party on whose behalf

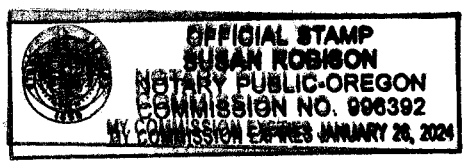
record was executed) D'Hondt Living Trust dated 9-28-1992

Susan Robison

Notary Public - State of Oregon

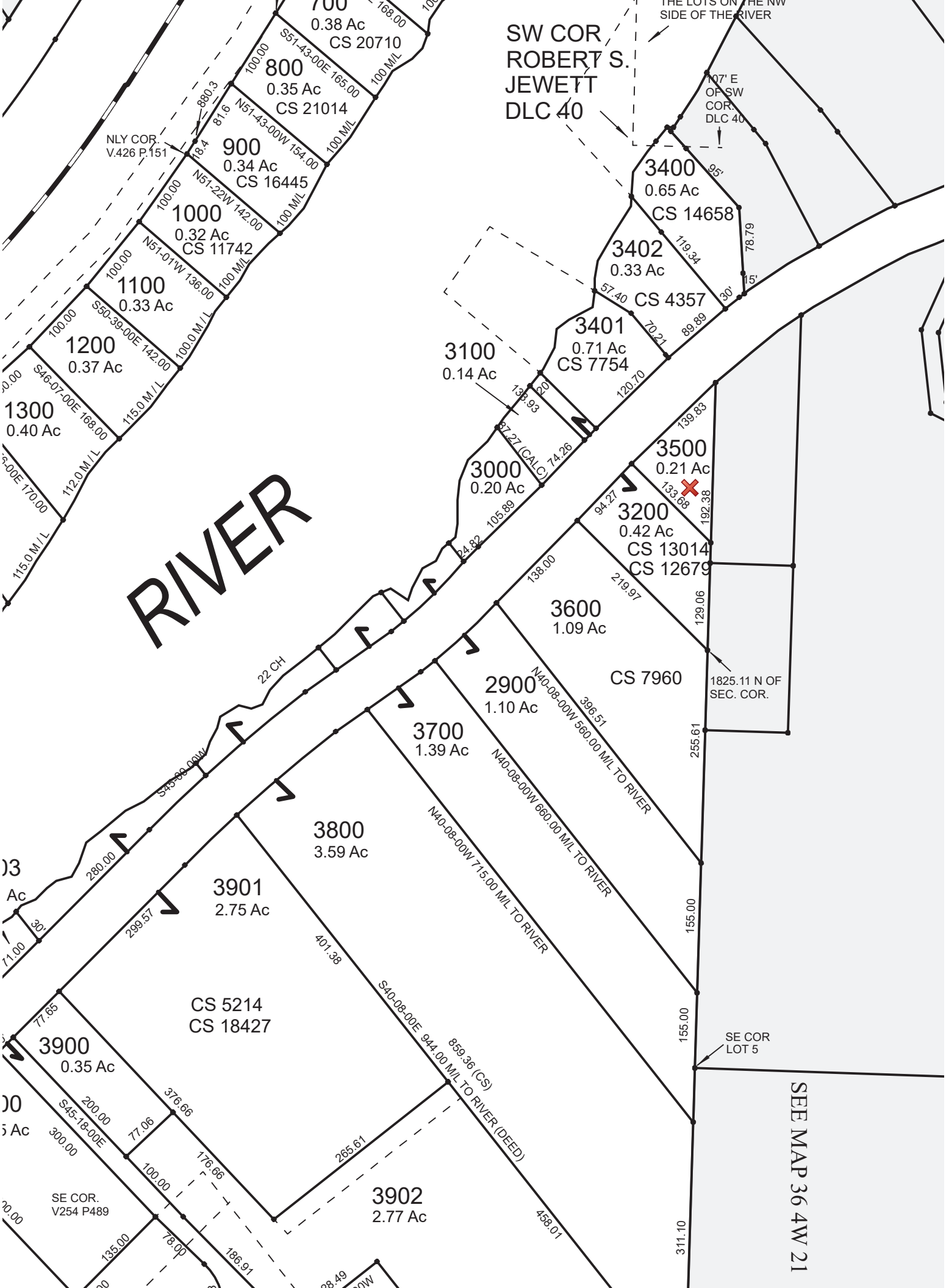
Official Stamp




Document Description

This certificate is attached to page 6 of a Land Sale Contract (title or type of document), dated April 14, 2023, consisting of 7 pages.


700
0.38 Ac
CS 20710
800
0.35 Ac
CS 21014
900
0.34 Ac
CS 16445
1000
0.32 Ac
CS 11742
1100
0.33 Ac
1200
0.37 Ac
1300
0.40 Ac
3000
0.20 Ac
3100
0.14 Ac
3200
0.42 Ac
CS 13014
CS 12679
3400
0.65 Ac
CS 14658
3401
0.71 Ac
CS 7754
3402
0.33 Ac
CS 4357
3500
0.21 Ac
3600
1.09 Ac
CS 7960
3700
1.39 Ac
3800
3.59 Ac
3900
0.35 Ac
3901
2.75 Ac
CS 5214
CS 18427
2900
1.10 Ac
3902
2.77 Ac
RIVER
SW COR
ROBERT S.
JEWETT
DLC 40
THE LOTS ON THE NW
SIDE OF THE RIVER
107' E
OF SW
COR.
DLC 40
NLY COR.
V.426 P.151
SE COR.
V254 P489
1825.11 N OF
SEC. COR.
SE COR
LOT 5
SEE MAP 36 4W 21
22 CH
S51-43-00E 165.00
N51-43-00W 154.00
N51-22W 142.00
N51-01'W 136.00
S50-39-00E 142.00
S46-07-00E 168.00
S45-00-00W
S45-18-00E
N40-08-00W 560.00 M/L TO RIVER
N40-08-00W 660.00 M/L TO RIVER
N40-08-00W 715.00 M/L TO RIVER
S40-08-00E 944.00 M/L TO RIVER (DEED)
859.36 (CS)
87.27 (CALC)
74.26
880.3
81.6
18.4
100.00
100 M/L
100.0 M/L
115.0 M/L
112.0 M/L
168.00
170.00
280.00
299.57
401.38
458.01
376.66
265.61
176.66
186.91
200.00
300.00
77.06
77.65
135.00
78.00
105.89
24.82
138.93
120.70
70.21
89.89
57.40
119.34
78.79
95'
15'
30'
20'
139.83
133.68
192.38
94.27
219.97
129.06
255.61
155.00
311.10
71.00
30'

# Title Report

# Floor Plans




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

# Well Information

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

July 31, 2026

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

RE: 7949 Rogue River Hwy Order No.: 26071147

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



Original

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#: **26071147**
Date: **7/31/2026**

**CLIENT:** Quinns Pump Service
**Project:** 7949 Rogue River Hwy

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#: **26071147**
Date Reported: **7/31/2026**

**CLIENT:** Quinns Pump Service
**Lab ID:** 26071147-01
**Client Sample ID** Real Estate Package
**Project:** 7949 Rogue River Hwy
**Sample Location:** Well Hose Bibb
**Sample Address:** 7949 Rogue River Hwy
Grants Pass, OR 97527

**Collection Date:** 7/27/2026 11:30:00 AM
**Received Date:** 7/27/2026 4:20:00 PM
**Matrix:** DRINKING WATER
**PWS #:**
**Source ID:** WELL-RAW
**Sample Collector:** THAD
**Residual Chlorine:**

| Analyses | Method | NELAP Status | Result | Qual | Units | Date Analyzed/Analyst | |
|---|---|---|---|---|---|---|---|
| **REAL TOTAL COLIFORM BACTERIA BY COLILERT** | | | | | | | |
| Total Coliform Bacteria | A9223B | A | Absent | | P/A | 07/27/26 17:41 | EBC |
| E. Coli Bacteria | A9223B | A | Absent | | P/A | 07/27/26 17:41 | EBC |

QUALIFIERS

| | | | |
|---|---|---|---|
| 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 |
| MI | Recovery outside comtrol limits due to Matrix Interference | ND | Not Detected at the Reporting Limit |
| RL | Reporting Limit | | |

Original

NELAP

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

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#: **26071147**
Date Reported: **7/31/2026**

| | | | |
|---|---|---|---|
| **CLIENT:** | Quinns Pump Service | **Collection Date:** | 7/27/2026 11:30:00 AM |
| **Lab ID:** | 26071147-01 | **Received Date:** | 7/27/2026 4:20:00 PM |
| **Client Sample ID:** | Real Estate Package | **Matrix:** | DRINKING WATER |
| **Project:** | 7949 Rogue River Hwy | **PWS #:** | |
| **Sample Location:** | Well Hose Bibb | **Source ID:** | WELL-RAW |
| **Sample Address:** | 7949 Rogue River Hwy<br>Grants Pass, OR 97527 | **Sample Collector:** | THAD |
| | | **Residual Chlorine:** | |

| Analyses | Method | NELAP Status | Result | Qual | DF | RL | Units | EPA Limit | Date Analyzed | Analyst |
|---|---|---|---|---|---|---|---|---|---|---|
| Nitrogen, Nitrate | E300.0 | A | 0.352 | | 1 | 0.200 | mg/L | 10.0 | 07/27/26 23:26 | VES |
| Arsenic | E200.8 | A | ND | | 1 | 0.00100 | mg/L | 0.0100 | 07/30/26 19:06 | MDS |

**QUALIFIERS**

| | | | |
|---|---|---|---|
| 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 |
| MI | Recovery outside comtrol limits due to Matrix Interference | ND | Not Detected at the Reporting Limit |
| RL | Reporting Limit | | |

Original

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

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: 26071147 RcptNo: 1

| | | | |
|---|---|---|---|
| Logged by: | Ahlia Brown | 7/27/2026 4:20:00 PM | Ahl Brown |
| Completed By: | Kyler Woolsey | 7/28/2026 12:15:59 PM | Kyler Woolsey |
| Reviewed By: | Kyler Woolsey | 7/31/2026 3:03:04 PM | Kyler Woolsey |

## 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° 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:

The sample submitted contained visible sediments.

Cooler Information

| Cooler No | Temp ºC | Condition | Seal Intact | Seal No | Seal Date | Signed By |
|---|---|---|---|---|---|---|
| 1 | 2.4 | Good | | | | KDW |

# Septic Information

app#409507

**State of Oregon**
Department of Environmental Quality

Onsite Permit ID: **OS408333**

Scanned Date: 5-14-10

# 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 OS408333 as follows:*

## PROPERTY INFORMATION

Property Owner: **Charles D'Hondt**

Property Location: ~~7945~~ 7949 **Rogue River Hwy., Grants Pass**

Facility Type: **Single Family Dwelling**
**2 Bedrooms**

**Township 36S, Range 04W, Section 20 D**
**Tax Lot 3500**
**Jackson County**
**CountyWorksheet #ZON2005-00791**

## SPECIFICATIONS AND REQUIREMENTS

**System type: Seepage Trench**

| | |
|---|---|
| Design Flow: | **300 gals/day** |
| Minimum Septic Tank Size: | **1000 gals** |
| DistributionType: | **Serial** |
| Total Trench Length: | **92 Linear feet** |
| Trench Spacing: | **12 feet*** |
| Media Type: | **EZ 1201P** |
| Maximum Trench Depth: | **42 inches** |
| Minimum Trench Depth: | **36 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.

## SYSTEM INSPECTIONS AND COMPLETION DATES

Pre-Cover Inspection by Don Jossie on 11/2/2009

To be valid, this document must be signed by an "Agent" as defined in OAR 340-071-0100.

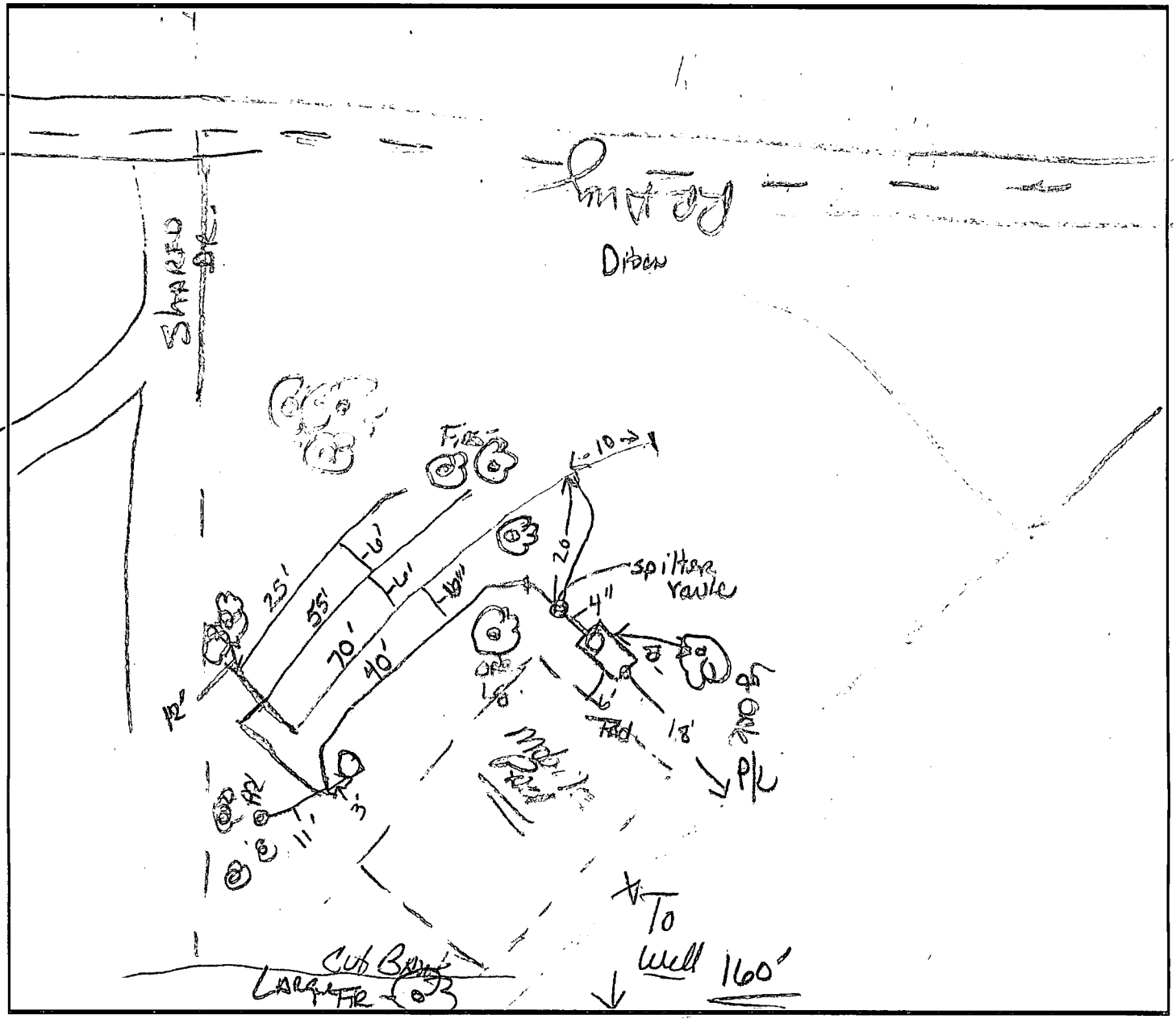
| | | |
|---|---|---|
| Don Jossie | **Onsite Wastewater Specialist** | **11/2/2009** |
| Authorized Agent: | Title | Date CSC Issued |

**Don Jossie**

Department of Environmental Quality
Western Region - Grants Pass Office
302 SE H Street
Grants Pass, OR 97526
Phone: (541) 471-2850 X225
Fax: (541) 479-2764

## SECTION 3 - As Built Plan

AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH. Show locations of all wells within 200 feet of the system. Show system setback distances from property lines, structures, wells, streams, etc.




## SECTION 4 - Construction was performed by (Signature Required)

I certify that the information provided on both pages of this document is correct and that the construction of this system was in accordance with the permit and the rules regulating the construction of onsite wastewater treatment systems (OAR Chapter 340, Divisions 71 and 73).

| | | | | | |
|---|---|---|---|---|---|
| **Owner/Permittee or Certified Installer w/Certification#:** | Print Name: Dunlap Septic / Perry Dunlap | | | | |
| **Licensed Installer:** | Yes X | No | License#: 36808 | Certification#: | |
| **Owner/ Certified Installer:** | Signature: | | Date: Oct 29-09 | Phone#: 582-3694 | |

## SECTION 5 - Office Use Only:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Notice Accepted** | Yes ✓ | No | Date: 11-09-09 | **Installer/Owner (Permittee) Notified:** | Yes ✓ | No | Date: 11-9-09 |

**If No, Reason for Non Acceptance:** _____

**Comment:** _____