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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

Team@MOPG.com



Mapping

0 Sherier Rd
Oregon, AC +/-



 Boundary

0 Sherier Rd
Oregon, AC +/-



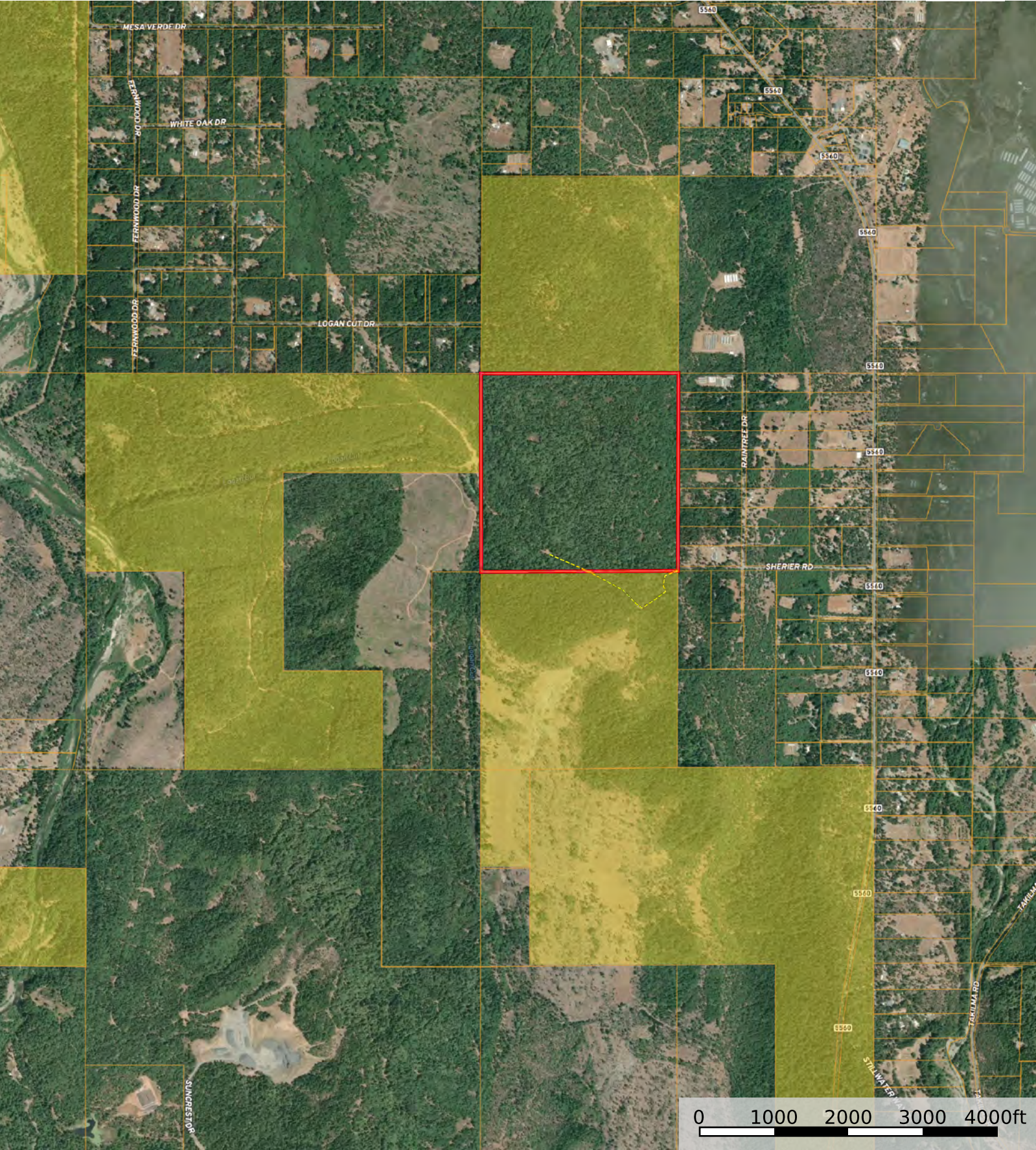
0 200 400 600 800ft

Boundary

0 Sherier Rd
Oregon, AC +/-



0 Sherier Rd
Oregon, AC +/-



BLM Access - Approximate

Boundary

Forest Service

State Land

Fish and Wildlife

National Park

Other

BLM

Local Government

0 Sherier Rd
Oregon, AC +/-



 Boundary

| Boundary 162.33 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1B	Abegg gravelly loam, 2 to 7 percent slopes	133.76	82.4	0	66	3s
61B	Pollard loam, 2 to 7 percent slopes, MLRA 5	28.57	17.6	0	72	2e
TOTALS		162.33(*)	100%	-	67.06	2.82

(*) 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

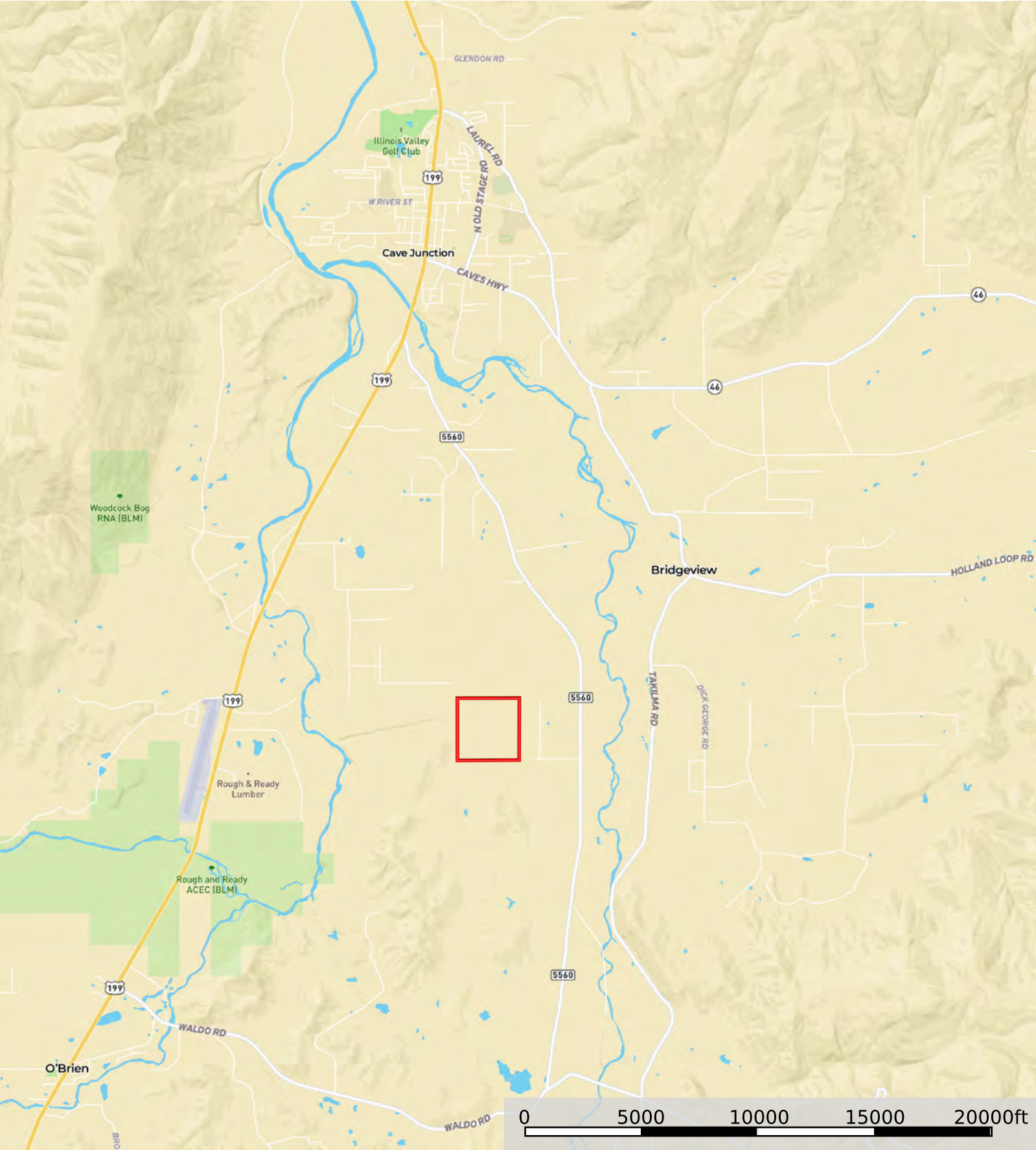
(s) soil limitations within the rooting zone (w) excess of water

0 Sherier Rd
Oregon, AC +/-



 Boundary

0 Sherier Rd
Oregon, AC +/-



 Boundary

Tax Records

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R331886	SCHIFFILER ENTERPRISES LLC	* SHERIER RD, CAVE JUNCTION, OR 97523	\$229,480

Property Page:	Property Details	▼
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2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	-
Property Type	Residential		
Legal Description	ACRES 160.00, POTENTIAL ADD'L TAX LIAB		
Alternate Account Number	-		
Neighborhood	1900 Kerby		
Map Number	40-08-10-00-000200-00		
Property Use	660-Forestland By Appl/STF; Vacant		
Levy Code Area	05		
Zoning	FC		

2026 OWNER INFORMATION

Owner Name	SCHIFFILER ENTERPRISES LLC
Mailing Address	65588 TWEED RD BEND, OR 97701

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	STF Small Tract Forestland	160.00 Acres
TOTALS		6969600.00 Sq. ft / 160.00 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$0	\$229,480	\$229,480	\$7,640	\$7,640
2025	\$0	\$248,530	\$248,530	\$7,410	\$7,410

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	SCHIFFILER ENTERPRISES LP	SCHIFFILER ENTERPRISES LLC	12-013306	-	Bargain & Sale
	SCHIFFILER, MARY CHRISTINE & SCHIFFILER, JOSEPH D	SCHIFFILER ENTERPRISES LP	03-007312	-	Grant Deed
	SCHIFFILER, MARY CHRISTINE	SCHIFFILER, MARY CHRISTINE & SCHIFFILER, JOSEPH D	03-007311	-	Gift Deed
	SCHIFFILER FAMILY TRUST	SCHIFFILER, MARY CHRISTINE	03-007310	-	Trust Transfer Deed

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 7/8/2026

⌵ Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$731.10	\$53.74	\$677.36	\$731.10	\$0.00	-	\$0.00
2024	\$637.70	\$52.23	\$585.47	\$637.70	\$0.00	-	\$0.00
2023	\$671.04	\$43.79	\$627.25	\$671.04	\$0.00	-	\$0.00
2022	\$521.73	\$42.88	\$478.85	\$521.73	\$0.00	-	\$0.00
2021	\$479.34	\$41.39	\$437.95	\$479.34	\$0.00	-	\$0.00
2020	\$451.60	\$43.22	\$408.38	\$451.60	\$0.00	-	\$0.00
2019	\$402.69	\$41.44	\$361.25	\$402.69	\$0.00	-	\$0.00
2018	\$376.23	\$40.74	\$335.49	\$376.23	\$0.00	-	\$0.00
2017	\$394.35	\$40.78	\$353.57	\$394.35	\$0.00	-	\$0.00
2016	\$365.60	\$34.35	\$331.25	\$365.60	\$0.00	-	\$0.00
2015	\$347.98	\$33.08	\$314.90	\$347.98	\$0.00	-	\$0.00
2014	\$319.85	\$31.31	\$288.54	\$319.85	\$0.00	-	\$0.00
2013	\$289.14	\$0.00	\$0	\$289.14	\$0.00	-	\$0.00
2012	\$276.40	\$0.00	\$0	\$276.40	\$0.00	-	\$0.00
2011	\$249.93	\$0.00	\$0	\$249.93	\$0.00	-	\$0.00
2010	\$262.58	\$0.00	\$0	\$262.58	\$0.00	-	\$0.00
2009	\$233.06	\$0.00	\$0	\$233.06	\$0.00	-	\$0.00
2008	\$251.03	\$0.00	\$0	\$251.03	\$0.00	-	\$0.00
2007	\$214.34	\$0.00	\$0	\$214.34	\$0.00	-	\$0.00
2006	\$224.43	\$0.00	\$0	\$224.43	\$0.00	-	\$0.00
2005	\$227.93	\$0.00	\$0	\$227.93	\$0.00	-	\$0.00
2004	\$176.18	\$0.00	\$0	\$176.18	\$0.00	-	\$0.00
2003	\$171.73	\$0.00	\$0	\$171.73	\$0.00	-	\$0.00
2002	\$234.30	\$0.00	\$0	\$234.30	\$0.00	-	\$0.00
2001	\$165.70	\$0.00	\$0	\$165.70	\$0.00	-	\$0.00
2000	\$152.40	\$0.00	\$0	\$152.40	\$0.00	-	\$0.00
1999	\$133.97	\$0.00	\$0	\$133.97	\$0.00	-	\$0.00
1998	\$134.31	\$0.00	\$0	\$134.31	\$0.00	-	\$0.00
1997	\$171.60	\$0.00	\$0	\$171.60	\$0.00	-	\$0.00
1996	\$164.58	\$0.00	\$0	\$164.58	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-214621	11-6-2025	\$709.16
2024	JOCO-163123	11-1-2024	\$618.57
2023	JOCO-111409	10-25-2023	\$650.91
2022	JOCO-68272	11-9-2022	\$506.07
2021	JOCO-11670	11-5-2021	\$464.96
2020	1210332	10-22-2020	\$438.05
2019	1161198	10-23-2019	\$390.61
2018	1113525	10-24-2018	\$364.94
2017	1086593	11-21-2017	\$382.52
2016	1018226	10-28-2016	\$354.63
2015	968860	10-19-2015	\$337.54
2014	921226	10-22-2014	\$310.25
2013	871296	10-23-2013	\$280.47
2012	824698	10-23-2012	\$268.11
2011	785841	11-10-2011	\$242.43
2010	732558	11-9-2010	\$254.70
2009	680997	11-13-2009	\$226.07
2008	640066	11-18-2008	\$243.50
2007	590922	11-19-2007	\$207.91
2006	520254	11-9-2006	\$217.70
2005	464974	11-4-2005	\$221.09
2004	424202	11-12-2004	\$170.89
2003	389216	11-21-2003	\$166.58
2002	344112	2-18-2003	\$8.07
2002	339574	12-10-2002	\$227.27
2001	297442	4-29-2002	\$5.71
2001	289615	12-12-2001	\$160.73
2000	233901	12-7-2000	\$153.07
1999	184846	12-13-1999	\$134.56
1998	131645	12-3-1998	\$134.90
1997	73945	12-18-1997	\$166.45
1996	16855	1-1-1938	\$164.63

Until a change is requested, all tax statements shall be sent to:

Schiffiler Enterprises, LLC
Susan Ostlie O'Rourke, Manager
65588 Tweed Road
Bend, OR 97701

After recording return to:

Ken Brinich
Hendrix Brinich & Bertalan, LLP
716 NW Harriman
Bend, OR 97701

JOSEPHINE COUNTY OFFICIAL RECORDS

ART HARVEY, COUNTY CLERK

2012-013306

DED-BSD

Cnt=1 Pgs=5 Stn=1 JEDWARDS

10/11/2012 10:57 AM

\$25.00 \$11.00 \$15.00 \$8.00 \$5.00

Total:\$64.00



00299205201200133060050050

I, Art Harvey, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.

STATUTORY BARGAIN AND SALE DEED

Schiffiler Enterprises, LP, a California limited partnership, Grantor, and Schiffiler Enterprises, LLC, a California limited liability company, conveys to Schiffiler Enterprises, LLC, a California limited liability company, Grantee, the following described real property:

See attached Exhibit "A"

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 L AND 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.

The true consideration for this conveyance is \$zero. This conveyance is to correct vesting following Grantor's conversion from a California Limited Partnership to a California Limited Liability Company.

[Signature page follows]

DATED: September 28, 2012.

**Schiffiler Enterprises, LP, a California
Limited Partnership**

By: *Joseph Schiffiler*
Joseph Schiffiler, General Partner

**Schiffiler Enterprises, LLC, a California
Limited Liability Company**

By: *Susan Ostlie O'Rourke*
Susan Ostlie O'Rourke, Manager

This instrument was acknowledged before me on September 28, 2012, by Joseph Schiffiler, General Partner of Schiffiler Enterprises, LP, a California limited liability company.

State of Oregon
Josephine


Dawn Marie Le Gaux
Notary Public for Oregon
My commission expires: 3.4.2016

This instrument was acknowledged before me on ~~September 28~~ ^{*Oct.*} 2, 2012, by Susan Ostlie O'Rourke, Manager of Schiffiler Enterprises, LLC, a California limited liability company.



Sarah Herron
Notary Public for Oregon
My commission expires: 7.25.13

Exhibit "A"

1) Northwest Quarter of Section 10, East Half of the East Half of the Southeast Quarter of Section 9, the East Half of the Northeast Quarter of Section 16; the Southwest Quarter of Section 15; the West Half of the Southeast Quarter of Section 15; the Northeast Quarter of the Northeast Quarter of Section 22; S. R. SCOTT Donation Land Claim, Section 22; Lots 2, 3, 4 and 5, Section 27; EZRA S. TANNER, Donation Land Claim, Sections 28 and 29; COMFORT SIBLEY Donation Land Claim, Sections 29 and 20; all in Township 40 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon. The Northeast Quarter of the Northeast Quarter and Government Lot #1, less 11 acres to school, of Section 27, Township 40, Range 8 West of the Willamette Meridian, Tax Lot #2.

And the following unpatented mining claims:

The Southwest Quarter of Section 10; Government Lots 1, 2, 3, 4 and 5 and the North Half of the Northwest Quarter of Section 22 all in Township 40 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon.

2) All of that portion of S. R. Scott Donation Land Claim located in Section 27, Township 40 South, Range 8 West of the Willamette Meridian.

Subject to all terms and conditions of a mortgage dated April 18, 1961, wherein Journey's End Corporation, a California corporation, is named as mortgagor and Helen L. Pepperdine and Robert L. Oliphant are named as mortgagee, which mortgage is recorded in Josephine County, Oregon, in Vol. 130 at page 525, Mortgage Records of Josephine County.

3) The West Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 40 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon.

LESS AND EXCEPT:

PARCEL 1: A parcel of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 40 South, Range 8 West, of the Willamette Meridian, Josephine County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22; thence along the East line of the Northeast $\frac{1}{4}$ Section 22; South $0^{\circ}01'46''$ East, 410.49 feet to an iron rod; thence North $82^{\circ}10'01''$ West 621.05 feet to an iron rod on the Easterly right of way line of Rockydale Road; thence along said right of way line North $6^{\circ}42'30''$ East 321.35 feet to an iron rod on the North line of said Section 22; thence

4

along said North line North 89°East to the point of beginning of a found brass cap & B.T.'s.

PARCEL 2: A parcel of land in the Northeast ¼ of the Northeast ¼ of Section 22, Township 40 South, Range 8 West, of the Willamette Meridian, Josephine County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast ¼ of the Northeast ¼ of Section 22; thence along the East line of the Northeast ¼ Section 22; South 0°01'46" East 410.49 feet to an iron rod: This said iron rod is the beginning point of Parcel 2; thence continuing along said East line South 0°01'46" East 345.00 feet to an iron rod; thence north 82°00'18" West 661.22 feet to an iron rod on the Easterly right of way line of Rockydale Road; thence along said right of way line North 6°42'30" East 340.00 feet to an iron rod; thence South 82°10'01" East 621.05 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land in the Northeast ¼ of the Northeast ¼ of Section 22, Township 40 South, Range 8 West, of the Willamette Meridian, Josephine County, Oregon, being more particularly described as follows: Beginning at the Northeast corner of said Section 22, thence along the East line of said section 22, South 0°01'46" West 755.49 feet to an iron rod which is the true point of beginning; thence continue along said East line, South 0°01'46" West 305.00 feet to an iron rod; thence North 85°07'09" West 696.88 feet to an iron rod on the Easterly right of way line of Rockydale Road; thence along said right of way line, North 6°42'30" East 340.00 feet to an iron rod; thence South 82°00'18" East 661.22 feet to the true point of beginning.

A parcel of land in the Northeast ¼ of the Northeast ¼ of Section 22, Township 40 South, Range 8 West, of the Willamette Meridian, Josephine County, Oregon, being more particularly described as follows: Beginning at the Northeast corner of said Section 22, thence along the East line of said section 22, South 0°01'46" West 1060.49 feet to an iron rod which is the true point of beginning; thence continue 0°01'46" West 271.00 feet to the Southeast corner of the Northeast ¼ of the Northeast ¼ of said Section 22; thence along the South line of the Northeast ¼ of the Northeast ¼ of Section 22, South 89°25'25" West 733.97 feet to an iron rod on the Easterly right of way line of Rockydale Road; thence along said right of way line, North 6°42'30" East 340.00 feet to an iron rod; thence South 85°07'09" East 696.88 feet to the true point of beginning.

LESS AND EXCEPT:

PARCEL 1:

A parcel of land in the Northeast ¼ of the Northeast ¼ of Section 22, Township 40 South, Range 8 West, of the Willamette Meridian, Josephine County, Oregon, being more particularly described as follows:

(5)

Beginning at the Northeast corner of said Section 22, thence along the West line of the Northeast $\frac{1}{4}$ of Section 22, South $0^{\circ}03'22''$ West 544.46 feet to an iron rod; thence South $85^{\circ}23'41''$ East 618.82 feet to an iron rod on the Westerly right of way line of Rockydale Road; thence along said right of way line North $6^{\circ}42'30''$ East 606.26 feet to an iron rod on the North line of said Section 22; thence along said North line $89^{\circ}20'07''$ West 687.16 feet to the point of beginning of a found brass cap and B.T.'s.

PARCEL 2:

A parcel of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 40 South, Range 8 West, of the Willamette Meridian, Josephine County, Oregon, being more particularly described as follows:

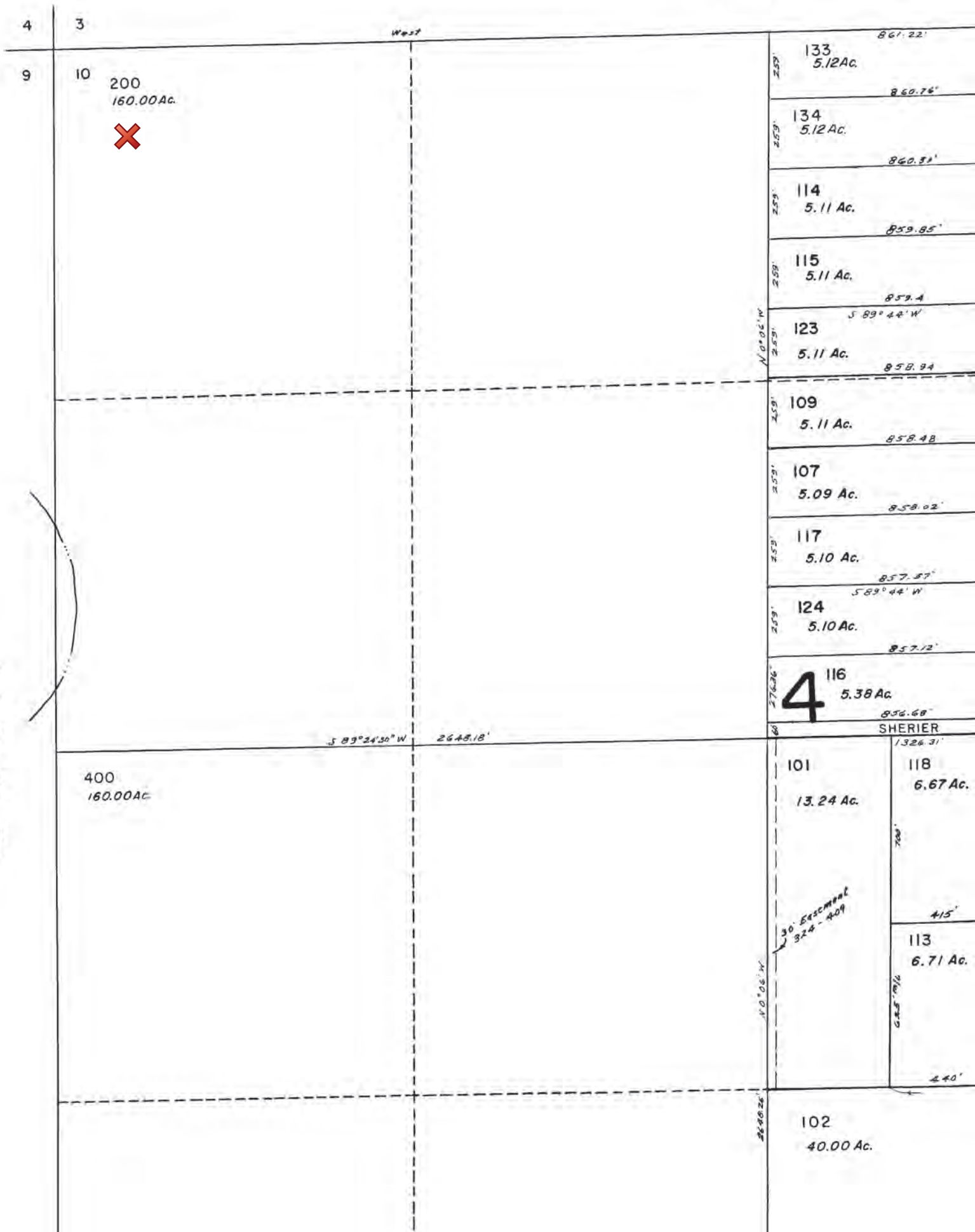
Beginning at the Northeast corner of said Section 22, thence along the West line of the Northeast $\frac{1}{4}$ of Section 22, South $0^{\circ}03'22''$, West 544.46 feet to an iron rod. This said iron rod is the beginning point of Parcel 2; thence continuing along said West line South $0^{\circ}03'22''$ West 365.00 feet to an iron rod; thence South $85^{\circ}18'18''$ East 576.48 feet to an iron rod on the Westerly right of way of Rockydale Road; thence along said right of way line North $6^{\circ}42'30''$ East 365.00 feet to an iron rod; thence north $85^{\circ}23'41''$ West 618.82 feet to the point of beginning.

PARCEL 3:

A parcel of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 40 South, Range 8 West, of the Willamette Meridian, Josephine County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Section 22, thence along the West line of the Northeast $\frac{1}{4}$ of Section 22, South $0^{\circ}03'22''$, West 909.46 feet to an iron rod. This said iron rod is the beginning point of Parcel 3; thence continuing along said West line South $0^{\circ}03'22''$ West 420.00 feet to an iron rod; thence North $89^{\circ}25'20''$ East 531.76 feet to an iron rod on the Westerly right of way of Rockydale Road; thence along said right of way line North $6^{\circ}42'30''$ East 370.00 feet to an iron rod; thence north $85^{\circ}18'18''$ West 576.48 feet to the point of beginning.

SEE MAP 40 B 9



Title Report



First American Title™

First American Title Insurance Company

118 NE C Street
Grants Pass, OR 97526
Phn - (541)476-6884
Fax - (866)637-1007

Order No.: 7161-4414292

September 21, 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:

Diane T. Davis, Title Officer

Phone: (541)842-5457 - Email: didavis@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 Josephine County Tax Roll:

0 Sherier Road, Cave Junction, OR 97523

2021 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$	TBD
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	TBD
Govt Service Charge			Cost \$	
Other			Cost \$	

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 September 15, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Schiffiler Enterprises, L.P., a California Limited Partnership

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. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Logan Cut or has been

formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

11. Access to the herein described property appears to be over and across a Bureau of Land Management (BLM) road and therefore not insurable. Assurances as to access should be obtained from the BLM. If access is obtained via such a road, the following will appear in the policy to issue:

Access to the property herein described is over BLM road and therefore subject to the rules, regulations, conditions and limitations of the BLM.

12. Terms, conditions, provisions and stipulations of the Partnership Agreement of Schiffiler Enterprises, L.P., a California Limited Partnership . A copy of the current agreement and all amendments must be submitted prior to closing. Any conveyance or encumbrance of the Partnership property must be executed by all of the General Partners.

Note: If the proposed transaction involves a sale of all or substantially all of the Partnership's assets the written consent of all of the Limited Partners should be submitted, prior to closing.

- END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against TBD

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

Tax Amount:	\$731.10
Map No.:	40-08-10-00 TL 200
Property ID:	R331886
Tax Code No.:	05

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!
DIANE T. DAVIS
TITLE OFFICER
didavis@firstam.com

Recording Information

For county recording requirements and fees visit
https://www.josephinecounty.gov/government/county_clerk___recorder/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 Josephine, State of Oregon, described as follows:

The Northwest Quarter of Section 10, Township 40 South, Range 8 West, of the Willamette Meridian, Josephine County, Oregon.

NOTE: This legal description was created prior to January 1, 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. 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. 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.

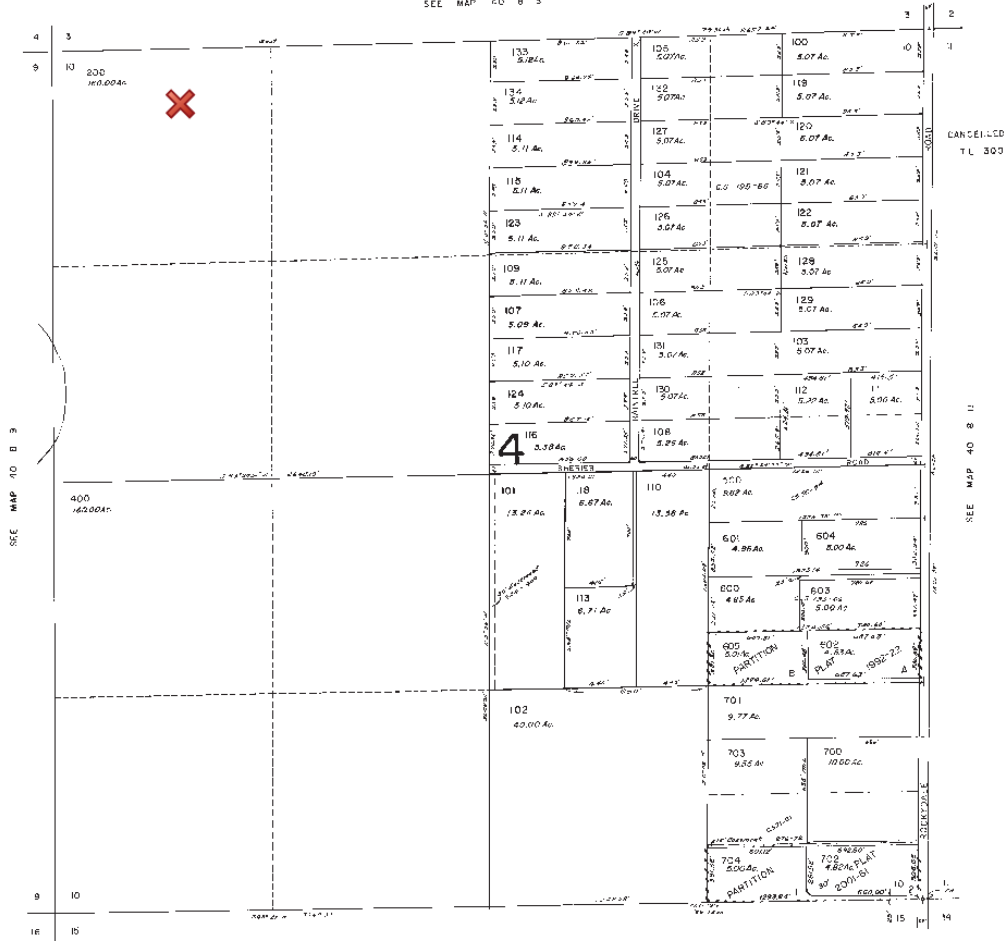
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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.

This map was prepared for
customer's purposes only.

SEE MAP 40 B 3



SEE MAP 40 R 15

Disclosures

VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # 0 Sherier Rd, Cave Junction, OR 97523
 2 _____ (the "Property")

- 3 This is a Vacant Land Disclosure Addendum ("Land Disclosure Addendum") made by the Seller concerning the Property. This is not a warranty of any
 4 kind by Seller or any agent of Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain.
- 5 A real estate agent is not bound by and has no liability with respect to any representation, misrepresentation, omission, error, or inaccuracy contained
 6 in another party's disclosure statement or any amendments to another party's disclosure statement.

INSTRUCTIONS TO SELLER

- 7 Complete the following form. Answer all the questions. If a question is not applicable to this Property, mark "N/A."
- 8 Use Section 7 (Documents and Explanations) to explain or reference any attached reports or documentation for any item that may require additional
 9 information. Clearly identify the question(s) by section, letter, or number when providing explanation(s).
- 10 Date and initial each page of this Land Disclosure Addendum and each attachment. Seller(s) authorize(s) all real estate agents to provide a copy of
 11 this Land Disclosure Addendum to other real estate agents and prospective buyers of the Property.

DISCLOSURE STATEMENT

12 1. TITLE

- 13 A. Is this Property a legal lot of record? ☒ Yes ☐ No ☐ Unknown
- 14 (1) Is this Property subject to any of the following? ☐ Yes ☒ No ☐ Unknown
 15 (If Yes, select all that apply) ☐ first right of refusal ☐ option ☐ lease or rental agreement
 16 ☐ other listing ☐ life estate ☐ Timber Contracts
- 17 B. Are there any of the following? ☐ Yes ☒ No ☐ Unknown
 18 (If Yes, select all that apply) ☐ encroachments ☐ written or oral boundary or fencing agreements
 19 ☐ boundary disputes ☐ recent boundary changes
- 20 C. Are there any of the following? ☒ Yes ☐ No ☐ Unknown
 21 (If Yes, select all that apply) ☐ rights of way ☐ easements (other than normal utility easements)
 22 ☐ access limitations ☒ written or oral agreements concerning the use or access to/from this property
- 23 (1) Is there a ☐ written or ☐ oral agreement for joint maintenance of an easement? ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 24 D. Are there any past, pending, proposed sale, transfer, or reservation of development, water or
 25 drainage rights? ☐ Yes ☒ No ☐ Unknown
- 26 E. Are there any past, pending, proposed sale, transfer, or reservation of oil, gas, mineral rights,
 27 or timber rights? ☐ Yes ☒ No ☐ Unknown
- 28 F. Are you aware of any governmental study, survey, or notice that would affect this Property? ☐ Yes ☒ No
- 29 G. Are there any pending or existing assessments against this Property (other than real property
 30 taxes not yet due for the current year)? ☐ Yes ☒ No ☐ Unknown
- 31 H. What is the current zoning for the Property? FOREST COMMERCIAL (FC)
- 32 I. What is the current use of the Property? NONE
- 33 J. Are you aware of any pending land use changes? ☐ Yes ☒ No
- 34 K. Is there a land survey for this Property? ☐ Yes ☐ No ☒ Unknown
 35 Survey Number, if known _____

Buyer Initials _____ / _____ / _____ / _____

 Seller Initials JMD / _____ / _____ / _____

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VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 0 Sherier Rd, Cave Junction, OR 97523

(the "Property")

- 36 L. Are there any conservation easements or agreements? ☐ Yes ☒ No ☐ Unknown
- 37 **2. GENERAL INFORMATION**
- 38 A. Have there been any settling, soil problems, standing water, flooding, or drainage problems
- 39 in this Property? ☐ Yes ☒ No ☐ Unknown
- 40 B. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")? ☐ Yes ☒ No ☐ Unknown
- 41 (1) Does the fill dirt contain foreign materials (for example, wood, rock, debris)? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 42 (2) Was the fill dirt compacted? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 43 C. Has this Property been identified as a "wetland", antiquities, dune area, or other similar
- 44 designation? ☐ Yes ☒ No ☐ Unknown
- 45 D. Is the Property in a designated flood or slide zone? ☐ Yes ☒ No ☐ Unknown
- 46 FEMA Map #, if known _____
- 47 E. Has there been major damage to this Property from fire, wind, flood, earth movement,
- 48 or landslide? ☐ Yes ☒ No ☐ Unknown
- 49 F. Are you aware of any above-ground or underground tanks used for any purpose (for example,
- 50 chemical, septic, abandoned tanks, etc.) currently or previously in use on the Property? ☐ Yes ☒ No
- 51 G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property? ☐ Yes ☒ No
- 52 H. Are there any structural improvements or personal property located on the Property that are
- 53 included in this transaction? ☐ Yes ☒ No ☐ Unknown
- 54 (1) List all items: _____ ☒ N/A
- 55 (2) Are there any defects or problems with any of these items? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 56 a. Describe all problems and defects: _____ ☒ N/A
- 57 I. Has this Property been used for the manufacture or distribution of illegal substances,
- 58 excluding marijuana? ☐ Yes ☒ No ☐ Unknown
- 59 J. Has this Property been used to legally grow marijuana for either medicinal or recreational use
- 60 as permitted under Oregon laws? ☐ Yes ☒ No ☐ Unknown
- 61 **3. WATER**
- 62 A. Is there currently a domestic water supply for this Property? ☐ Yes ☒ No ☐ Unknown
- 63 (1) What is the source? ☒ N/A
- 64 (select all that apply) ☐ public utility ☐ community water system ☐ private well
- 65 ☐ other (specify) _____
- 66 (2) If No, is a permit required? ☐ Yes ☐ No ☒ N/A
- 67 a. Has it been applied for? ☐ Yes ☐ No ☒ N/A
- 68 B. Is the Property currently supplied from a well? ☐ Yes ☒ No ☐ Unknown
- 69 (1) Is there more than one well serving the Property? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 70 (2) Is (are) the well(s) located on the Property? ☐ Yes ☐ No ☐ Unknown ☒ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials Bmo / _____ / _____ / _____

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VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 0 Sherier Rd, Cave Junction, OR 97523

(the "Property")

- 71 (3) Is (are) the well(s) shared? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 72 a. Is there an oral or written agreement for a shared well? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 73 b. Is there an easement, recorded or unrecorded, for access to and maintenance of a
- 74 shared well? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 75 (4) Is a copy of the well log(s) available? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 76 (5) Well depth(s) is estimated to be _____ feet? ☒ N/A
- 77 (6) Well(s) supply approximately _____ gallons per minute (GPM) of water. ☒ N/A
- 78 a. This figure is taken from ☐ well log ☐ a flow test of the well performed
- 79 when _____
- 80 and by whom _____ ☒ N/A
- 81 (7) Is there a holding tank in addition to the pressure tank for the water system? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 82 a. What is the capacity of the tank? _____ gallons. ☒ N/A
- 83 (8) Well is _____ year old. Pump type: ☐ submersible ☐ jet. ☒ N/A
- 84 a. What is the pump make? _____ ☒ N/A
- 85 b. Who installed the pump and when? _____ ☒ N/A
- 86 c. When was the date of last service? _____ ☒ N/A
- 87 d. Who conducted the last service? _____ ☒ N/A
- 88 (9) Are there any known problems with the water system? ☐ Yes ☐ No ☒ N/A
- 89 (10) Have there been any repairs to the water system? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 90 (11) Have any of the following water quality tests been performed? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 91 (select all that apply) ☐ coliform bacteria ☐ nitrates ☐ arsenic or ☐ other
- 92 a. The test(s) were performed when _____
- 93 and by whom _____ ☒ N/A
- 94 (If more than one test has been performed, indicate the date and company in Section 7.)
- 95 C. Is there a water treatment system? ☐ Yes ☒ No ☐ Unknown
- 96 (1) The water treatment system is (select one) ☐ owned or ☐ leased. ☒ N/A
- 97 (2) Why was the water treatment system installed? _____
- 98 _____ ☒ N/A
- 99 (3) Is the water treatment system in good working order? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 100 D. Are there any abandoned wells on the Property? ☐ Yes ☒ No ☐ Unknown
- 101 E. Is there a capped well on the Property? ☐ Yes ☒ No ☐ Unknown
- 102 (1) Is the well intended to supply water for human consumption? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 103 (2) Is there power to the well? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 104 F. Do you have other pertinent information regarding the water supply? ☐ Yes ☒ No ☐ Unknown
- 105 G. Are there any irrigation wells? ☐ Yes ☒ No ☐ Unknown
- 106 (1) How many? _____ ☒ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials Smp / _____ / _____ / _____

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VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 0 Sherier Rd, Cave Junction, OR 97523

(the "Property")

- 107 H. Are there water appropriation rights for this Property? ☐ Yes ☒ No ☐ Unknown
- 108 (1) Have the water rights been certified by the State of Oregon? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 109 (2) To what body of water do the water rights pertain? ☒ N/A
- 110 (3) Have the water rights been used beneficially during the last five years? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 111 I. Are any man-made ponds or bodies of water on this Property? ☐ Yes ☒ No ☐ Unknown
- 112 (1) Is there a permit? ☐ Yes ☐ No ☐ Unknown ☒ N/A

113 **4. SEWAGE**

- 114 A. Is sanitary sewer currently available to this Property? ☐ Yes ☒ No ☐ Unknown
- 115 (1) Where is the sewer line located? ☒ N/A
- 116 (2) If No, will such service be available in the future? ☐ Yes ☒ No ☐ Unknown ☒ N/A
- 117 B. Are you aware of any sanitary sewer proposed for this Property? ☐ Yes ☒ No
- 118 C. Is there a septic system on this Property? ☐ Yes ☒ No ☐ Unknown
- 119 (1) What type of system? ☒ N/A
- 120 (select one) ☐ standard ☐ cap fill ☐ sand filtration
- 121 ☐ other (describe) _____
- 122 (2) Who last inspected the septic system? ☒ N/A
- 123 (attach copies of the inspection report and invoice)
- 124 (3) When was the septic system last pumped, and who conducted the service? _____
- 125 _____ ☒ N/A
- 126 (4) Are there any known problems or repairs? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 127 D. If a septic system will need to be installed, is there a current governmental approval for
- 128 such a system? ☐ Yes ☐ No ☒ Unknown
- 129 (1) What type of system is approved? ☒ N/A
- 130 (select one) ☐ standard ☐ cap fill ☐ sand filtration
- 131 ☐ other (describe) _____
- 132 (2) Date of approval: _____ ☒ N/A
- 133 E. Is there an abandoned septic system on the Property? ☐ Yes ☒ No ☐ Unknown
- 134 (1) Where is it located? ☒ N/A

135 Buyer may wish to have the sewage system inspected

136 **5. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC.**

- 137 A. Is this Property subject to any recorded Covenants, Conditions, and Restrictions (CC&Rs)? ☐ Yes ☒ No ☐ Unknown
- 138 B. Is there a Home or Unit Owners' Association? ☐ Yes ☒ No ☐ Unknown
- 139 (1) Who is the contact person? ☒ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials Sm / _____ / _____ / _____

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VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 0 Sherier Rd, Cave Junction, OR 97523
(the "Property")

- 140 (2) Contact information: _____ ☒ N/A
- 141 (3) Dues: \$ _____ per ☐ month ☐ year _____ ☒ N/A
- 142 (4) Assessments _____ ☒ N/A
- 143 C. Is this Property in an area with a neighborhood group or community organization? _____ ☐ Yes ☒ No ☐ Unknown
- 144 (1) Contact information: _____ ☒ N/A
- 145 D. Are there any features of this Property shared in common with adjoining landowners, such as
- 146 a wall, fence, roof, road, or driveway for which use or maintenance responsibility may affect
- 147 this Property? _____ ☐ Yes ☒ No ☐ Unknown
- 148 E. Are there any "common areas" (facilities such as a pool, recreation building, tennis court,
- 149 walkway, etc.)? _____ ☐ Yes ☒ No ☐ Unknown

150 6. OTHER CONDITIONS

- 151 A. Are there any known disputes, irregularities, or other unsettled issues? _____ ☐ Yes ☒ No ☐ Unknown
- 152 B. Are you aware of any other material fact or condition affecting this Property? _____ ☐ Yes ☒ No

153 7. DOCUMENTS AND EXPLANATIONS: (Explain or reference any attached reports or documentation for any item that may require additional

154 information. Clearly identify the question[s] by section, letter, or number when providing explanations.) _____

155 _____

156 _____

157 _____

158 _____

159 _____

160 _____

161 _____ (attach an Addendum if necessary)

SIGNATURES AND ACKNOWLEDGMENTS

162 Seller represents to Buyer the answers in this Land Disclosure Addendum, together with all included documents and information, if any, are complete

163 and correct to the best of Seller's actual knowledge, without further investigation or testing.

164 Seller Susan M. Ostlie Date/Time 8/26/26 4:00pm ←

165 Print Schiffiler Enterprises LLC

166 Seller _____ Date/Time _____ ←

167 Print _____

168 Seller _____ Date/Time _____ ←

169 Print _____

170 Seller _____ Date/Time _____ ←

171 Print _____

172 Unless previously waived by Buyer in writing, Seller will deliver a copy of the completed Land Disclosure Addendum to any Buyer making a written

173 offer to purchase the Property. Buyer will have the absolute right to revoke their offer, for any reason or no reason, by giving written notice to Seller

174 within five (5) business days following the date of Seller's delivery of the Land Disclosure Addendum to Buyer (the "Revocation Period"). Unless

Buyer Initials _____ / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # <u>0 Sherier Rd, Cave Junction, OR 97523</u>	(the "Property")
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175 previously waived in writing, if Buyer's right of revocation is not timely exercised in writing by midnight at the end of the last day of the Revocation
 176 Period, it will automatically expire. In all events, the right of revocation will expire upon closing of the transaction.

177 **8. ACKNOWLEDGMENT:** The undersigned Buyers acknowledge that they (a) understand that all representations in this Land Disclosure Addendum
 178 are not warranties and are advised to conduct complete and thorough due diligence of the Property; and (b) have received a copy of this Land
 179 Disclosure Addendum for their own files.

180	Buyer _____	Date/Time _____	←
181	Print _____		
182	Buyer _____	Date/Time _____	←
183	Print _____		
184	Buyer _____	Date/Time _____	←
185	Print _____		
186	Buyer _____	Date/Time _____	←
187	Print _____		
188	Buyer's Agent _____	Date/Time _____	←
189	Print _____		

Seller Initials <u>SMC</u> / _____ / _____ / _____
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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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Timber Cruise

Timber Assessment
NW ¼ of Section 10, T40S R8W
Sherier Rd, Cave Junction, OR

Timber Description

This 160-acre property contains predominantly Douglas-fir with minor amounts of ponderosa pine and incense cedar. No incense cedar was measured in the timber cruise, but a small number of trees were observed on the property.

Harvest Considerations

The property is predominantly flat with little to no slope and logging is 100% ground based. Access from the end of Sherier Rd. is by a dirt road which is not suitable for wet weather haul without being rocked. Existing skid trails and old logging landings are scattered throughout the property. There is a stream buffer of approximately 2 acres for a fish bearing stream in the SW corner of the property.

Timber Volume

Timber was cruised to a minimum of a 16-foot long sawlog with a 6-inch top. Volumes are in Net MBF.

Timber Volume Net MBF					
Species	2 Sawmill	3 Sawmill	4 Sawmill	5 Sawmill	Total
Douglas-fir		335	264		599
Ponderosa Pine				1	1

Timber Appraisal

Log delivery was appraised to Boise Cascade / Murphy Veneer in Medford and Roseburg Forest Products in Dillard. A trucking rate of \$135/hour was used.

Species	Destination	Net MBF	Delivered Log \$/MBF	Logging \$/MBF	Trucking \$/MBF	Timber Tax \$/MBF	Net Value \$
Douglas-fir	Dillard	599	\$ 725	\$ 368	\$ 199	\$ 6.77	\$ 90,587
Ponderosa Pine	Medford	1	\$ 425	\$ 368	\$ 159	\$ 6.77	\$ (109)

***All timber volumes, logging costs, and haul costs are estimates and are not guaranteed.
Stream and wetland restrictions were determined through consultation with the Oregon
Department of Forestry.***

Prepared by Bodie Dowding 10/5/2026

Topographic Map

