

Table of Contents

Mapping.....	2-13
Tax Records.....	13-23
Disclosures.....	24-30
Easements.....	31-56
Timber Cruise.....	57-60

Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

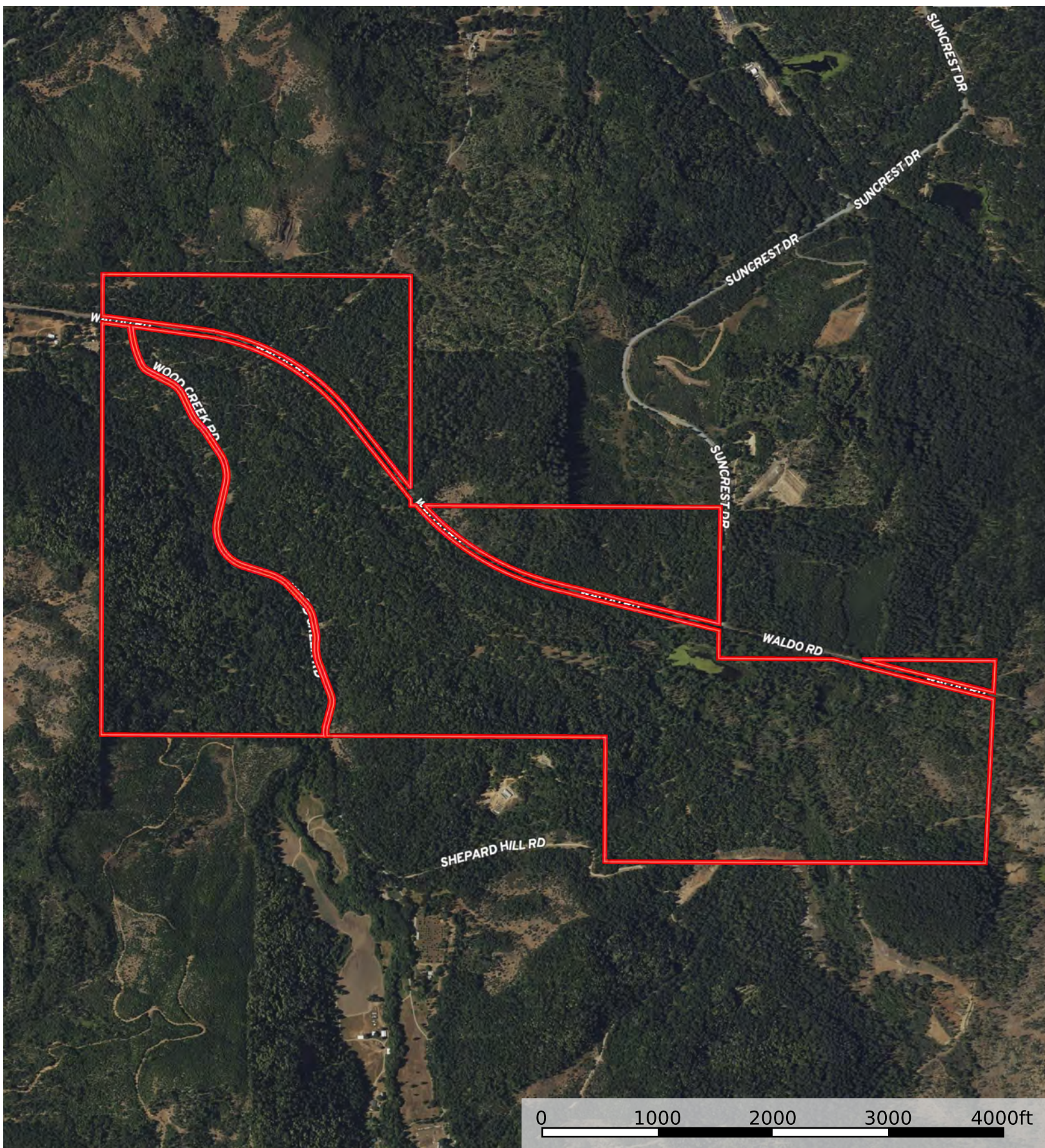
541.660.5111

Team@MOPG.com

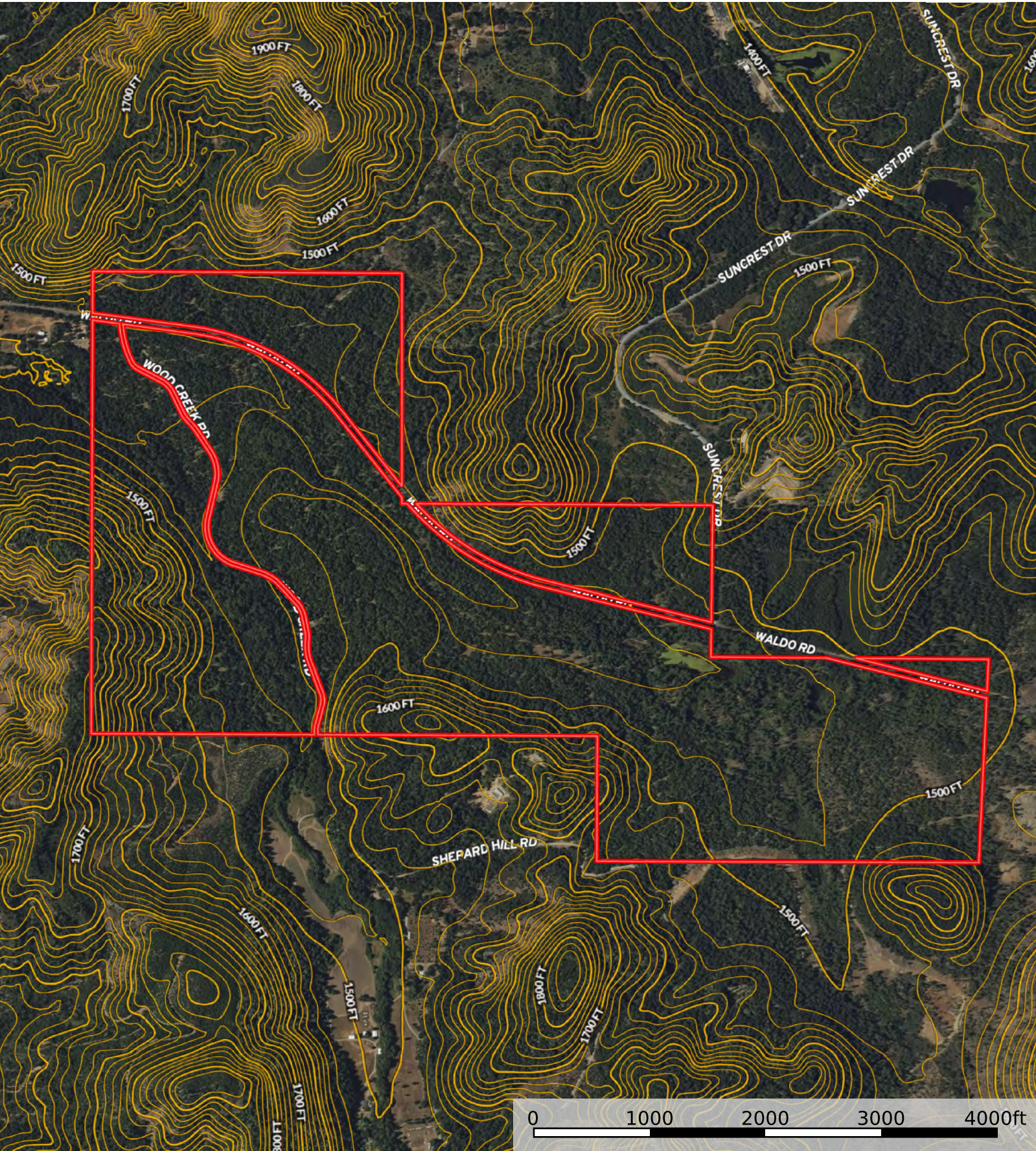


Mapping

0 Waldo Road
Oregon, AC +/-

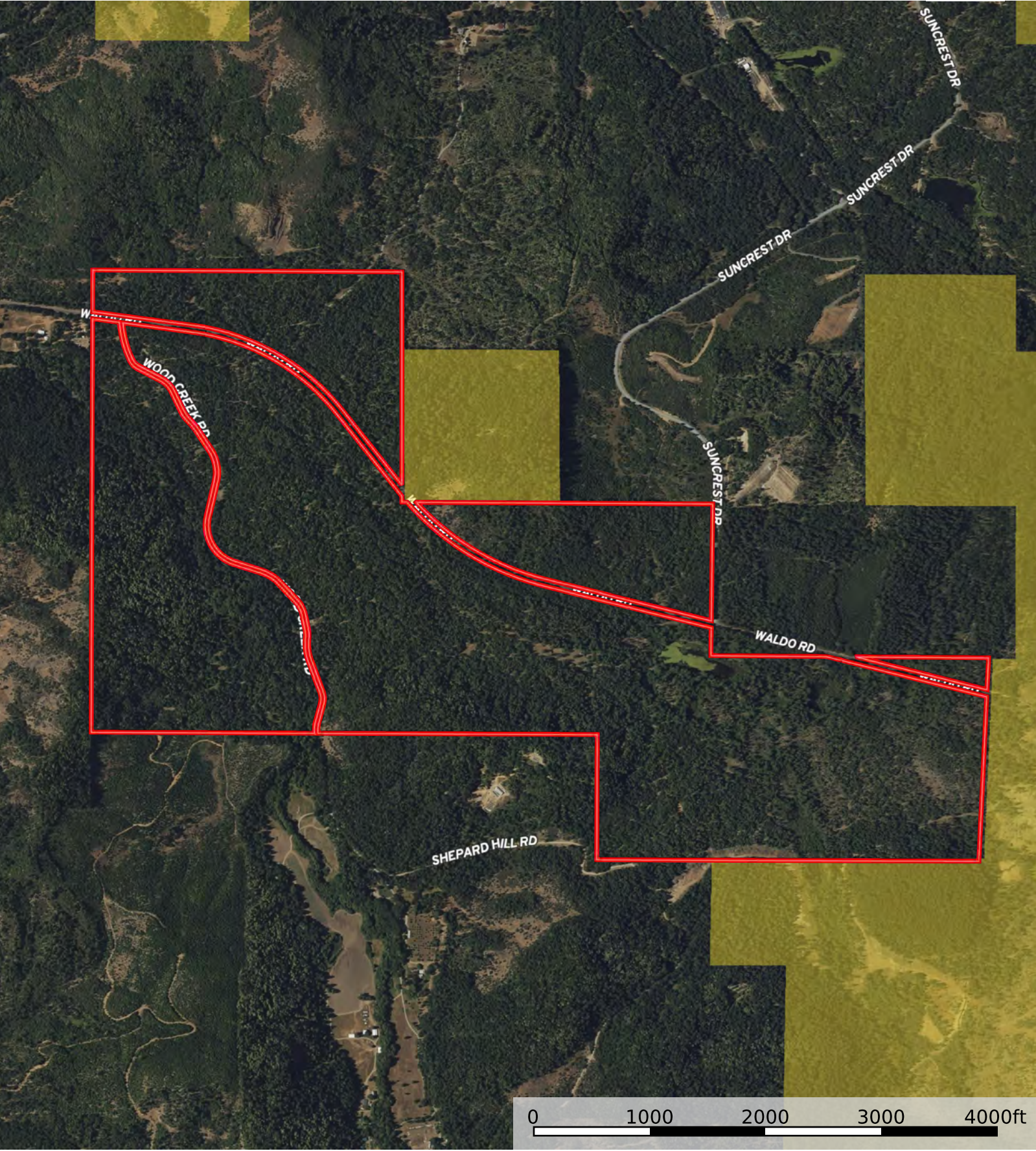


0 Waldo Road
Oregon, AC +/-



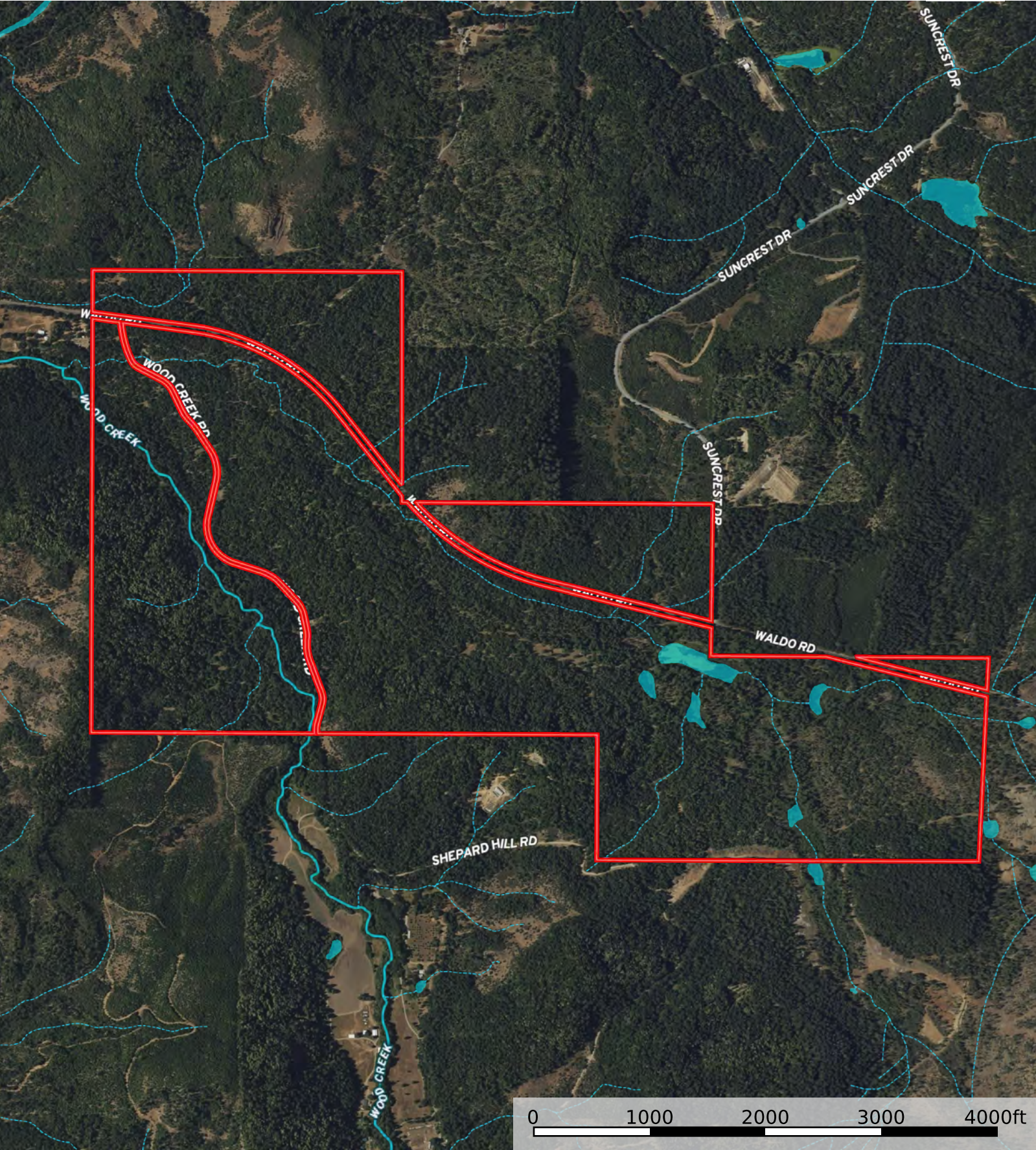
 Boundary

0 Waldo Road
Oregon, AC +/-



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

0 Waldo Road
Oregon, AC +/-



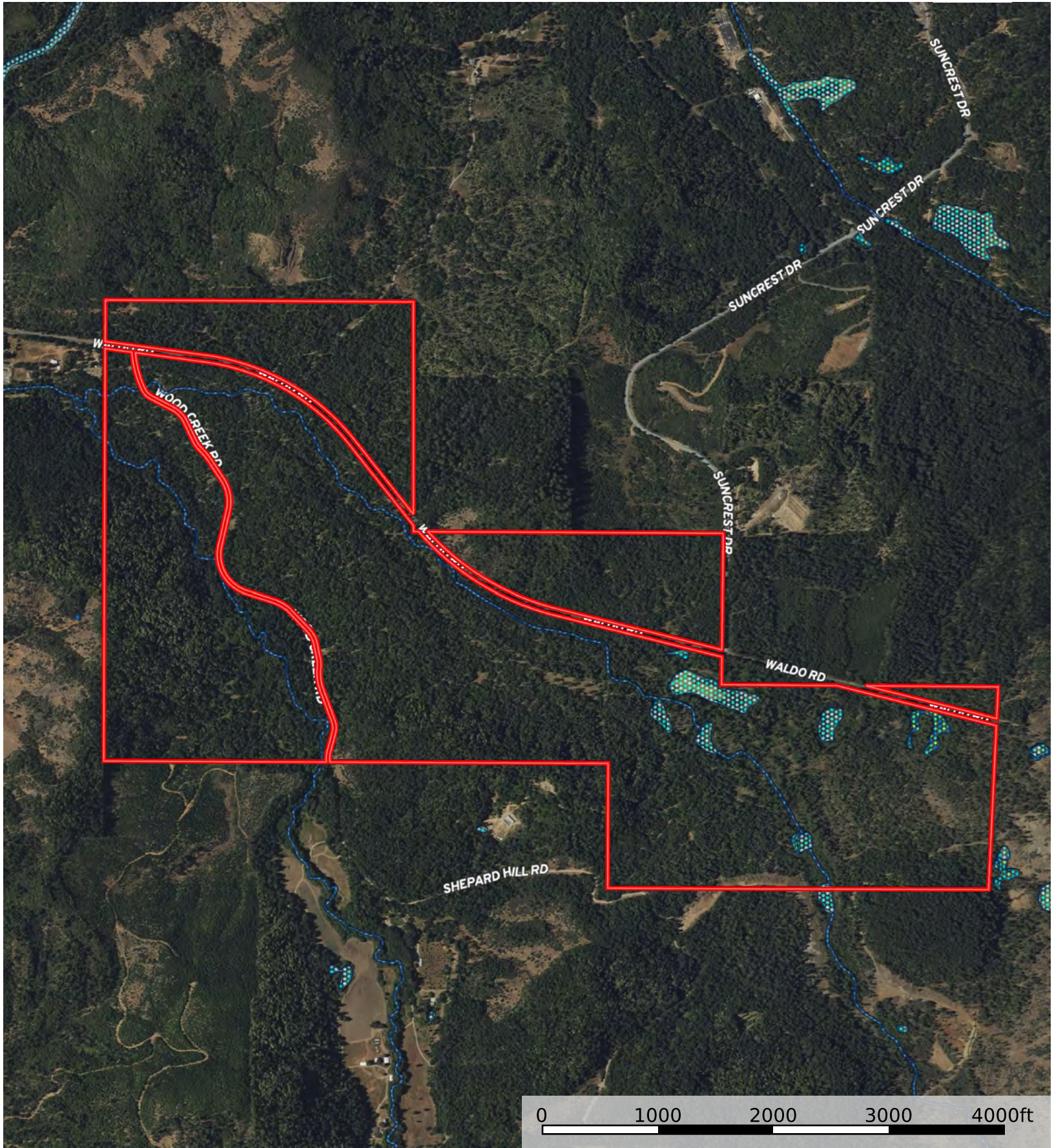
Boundary

Stream, Intermittent

River/Creek

Water Body

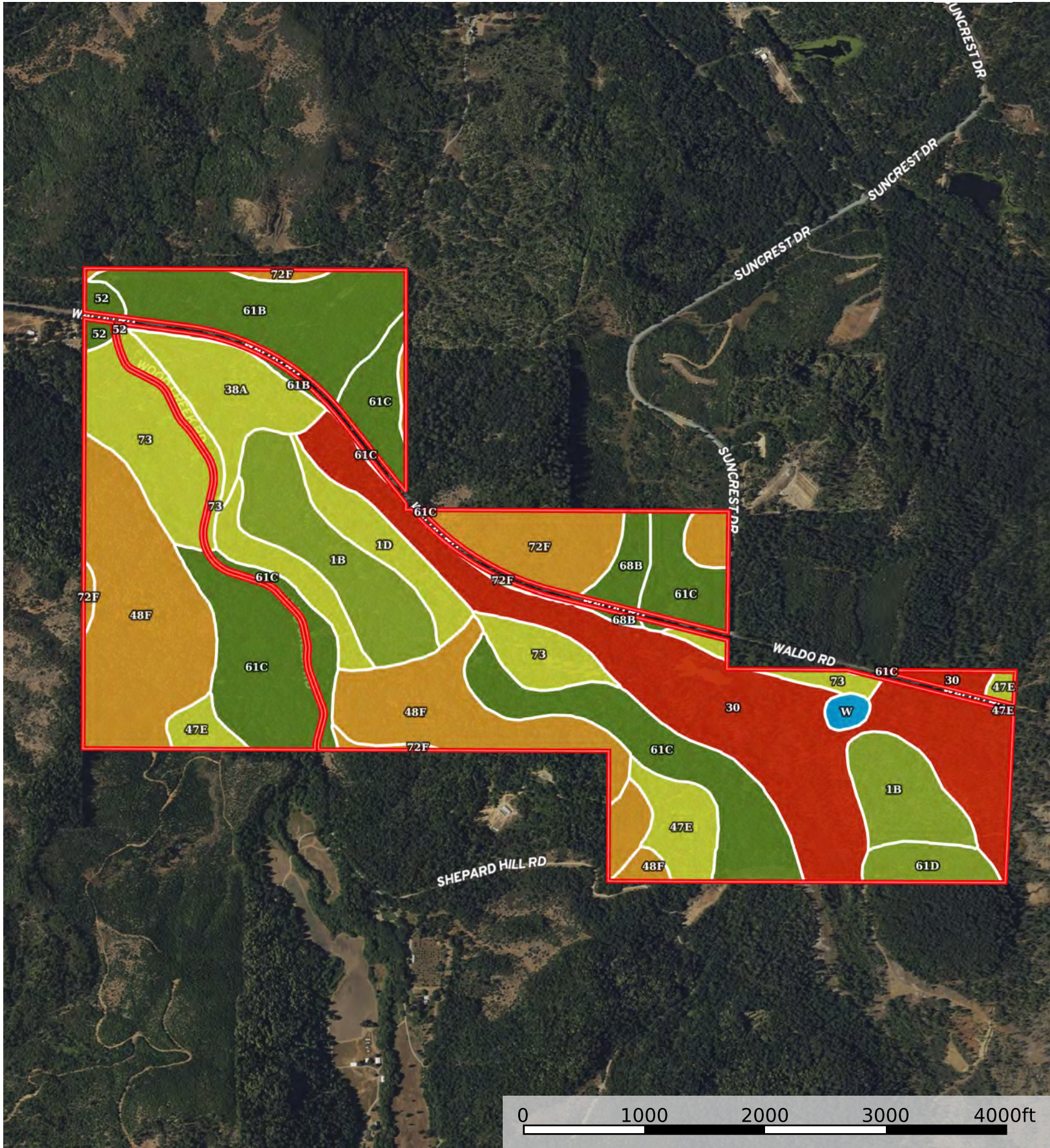
0 Waldo Road
Oregon, AC +/-



Boundary

Wetlands

Riparian



Boundary

| All Polygons 472.81 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Dumps	89.5	18.93	0	-	8
61C	Pollard loam, 7 to 12 percent slopes	82.91	17.53	0	67	2e
48F	Josephine gravelly loam, 35 to 55 percent north slopes	75.84	16.04	0	39	6e
1B	Abegg gravelly loam, 2 to 7 percent slopes	42.55	9.0	0	66	3s
73	Takilma very cobbly loam	39.97	8.45	0	45	4s
61B	Pollard loam, 2 to 7 percent slopes, MLRA 5	35.22	7.45	0	72	2e
72F	Speaker-Josephine gravelly loams, 35 to 55 percent south slopes	31.11	6.58	0	33	6e
1D	Abegg gravelly loam, 12 to 20 percent slopes	21.83	4.62	0	64	4s
38A	Foehlin gravelly loam, 0 to 3 percent slopes, high precip, MLRA 5	18.93	4.0	0	78	4c
47E	Josephine gravelly loam, 20 to 35 percent slopes	15.93	3.37	0	65	4e
61D	Pollard loam, 12 to 20 percent slopes	7.53	1.59	0	66	3e
68B	Selmac loam, 2 to 7 percent slopes	6.41	1.36	0	63	2e
52	Kerby loam	3.03	0.64	0	76	2s
W	Water	2.05	0.43	0	-	-
TOTALS		472.81(*)	100%	-	45.94	4.57

(*) 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.

| Boundary 98.59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
48F	Josephine gravelly loam, 35 to 55 percent north slopes	45.48	46.13	0	39	6e
61C	Pollard loam, 7 to 12 percent slopes	25.45	25.81	0	67	2e
73	Takilma very cobbly loam	21.44	21.75	0	45	4s
47E	Josephine gravelly loam, 20 to 35 percent slopes	4.09	4.15	0	65	4e
52	Kerby loam	1.16	1.18	0	76	2s
72F	Speaker-Josephine gravelly loams, 35 to 55 percent south slopes	0.97	0.98	0	33	6e
TOTALS		98.59(*)	100%	-	48.99	4.4

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

| Boundary 285.48 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Dumps	87.14	30.52	0	-	8
1B	Abegg gravelly loam, 2 to 7 percent slopes	42.55	14.9	0	66	3s

61C	Pollard loam, 7 to 12 percent slopes	37.11	13.0	0	67	2e
48F	Josephine gravelly loam, 35 to 55 percent north slopes	30.36	10.63	0	39	6e
1D	Abegg gravelly loam, 12 to 20 percent slopes	21.83	7.65	0	64	4s
38A	Foehlin gravelly loam, 0 to 3 percent slopes, high precip, MLRA 5	18.93	6.63	0	78	4c
73	Takilma very cobbly loam	18.53	6.49	0	45	4s
47E	Josephine gravelly loam, 20 to 35 percent slopes	10.63	3.72	0	65	4e
61D	Pollard loam, 12 to 20 percent slopes	7.53	2.64	0	66	3e
72F	Speaker-Josephine gravelly loams, 35 to 55 percent south slopes	6.23	2.18	0	33	6e
W	Water	2.05	0.72	0	-	-
61B	Pollard loam, 2 to 7 percent slopes, MLRA 5	1.72	0.6	0	72	2e
68B	Selmac loam, 2 to 7 percent slopes	0.78	0.27	0	63	2e
52	Kerby loam	0.09	0.03	0	76	2s
TOTALS		285.48(*)	100%	-	41.19	5.03

(*) 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.

Boundary 47.42 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
61B	Pollard loam, 2 to 7 percent slopes, MLRA 5	33.5	70.63	0	72	2e
61C	Pollard loam, 7 to 12 percent slopes	9.6	20.24	0	67	2e
72F	Speaker-Josephine gravelly loams, 35 to 55 percent south slopes	2.54	5.36	0	33	6e
52	Kerby loam	1.78	3.75	0	76	2s
TOTALS		47.42(*)	100%	-	69.03	2.21

(*) 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.

Boundary 37.72 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
72F	Speaker-Josephine gravelly loams, 35 to 55 percent south slopes	21.37	56.67	0	33	6e
61C	Pollard loam, 7 to 12 percent slopes	10.72	28.43	0	67	2e
68B	Selmac loam, 2 to 7 percent slopes	5.63	14.93	0	63	2e
TOTALS		37.72(*)	100%	-	47.15	4.27

(*) 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.

Boundary 3.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Dumps	2.36	65.56	0	-	8
47E	Josephine gravelly loam, 20 to 35 percent slopes	1.21	33.61	0	65	4e
61C	Pollard loam, 7 to 12 percent slopes	0.03	0.83	0	67	2e
TOTALS		3.6(*)	100%	-	22.41	6.61

(*) 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.

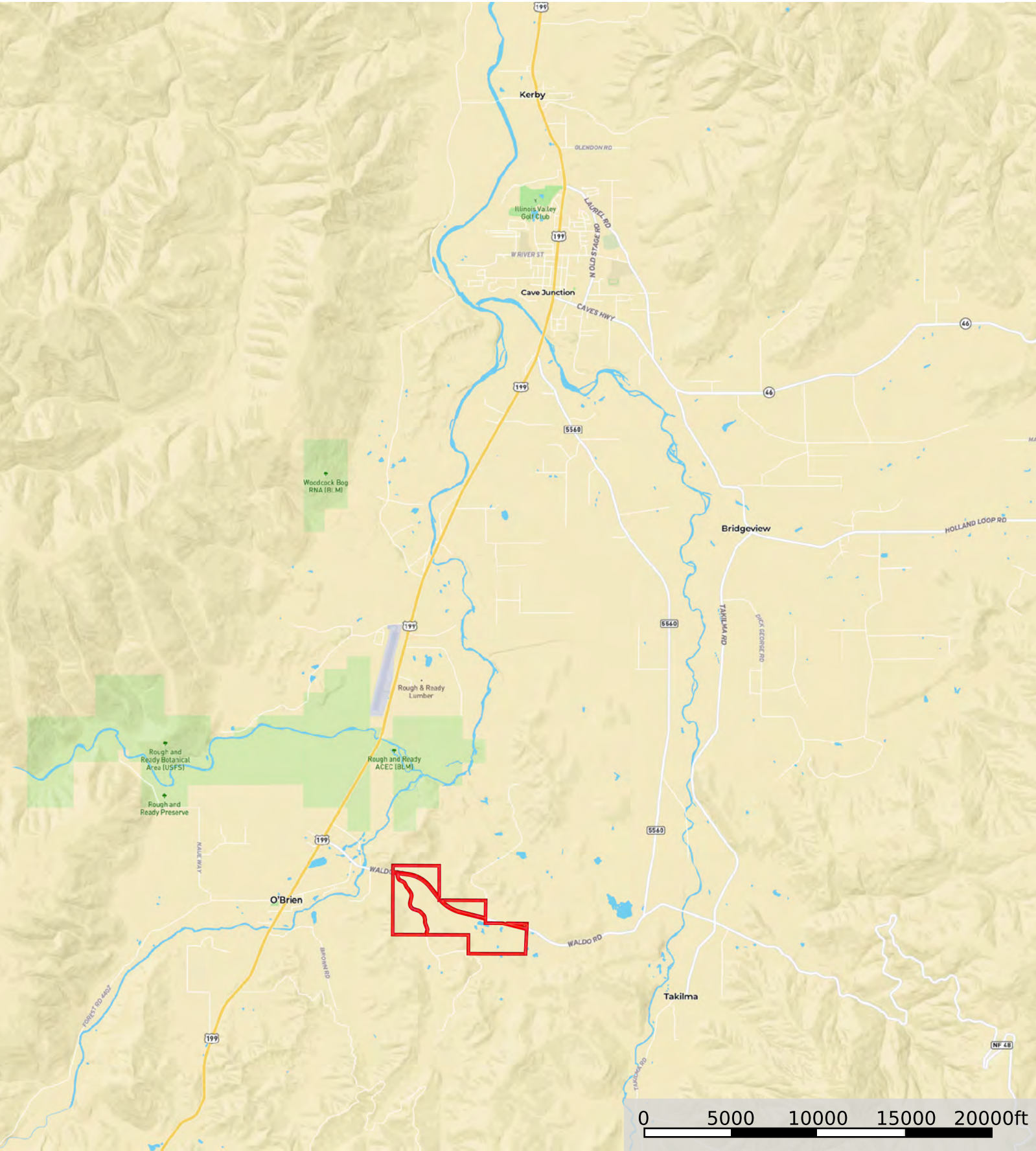


0 Waldo Road
Oregon, AC +/-



 Boundary

0 Waldo Road
Oregon, AC +/-



 Boundary

Tax Records

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 Real Market Value
R332207	SCHIFFILER ENTERPRISES LLC	* WALDO RD, O BRIEN, OR 97534	\$24,350

Property Page:	Property Details	▼
----------------	------------------	---

2027 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 115.60, POTENTIAL ADD'L TAX LIAB
Alternate Account Number	-
Neighborhood	2100 OBrien
Map Number	40-08-20-00-000600-00
Property Use	660-Forestland By Appl/STF; Vacant
Levy Code Area	05
Zoning	FC

RELATED PROPERTIES

Linked Properties -

2027 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	115.60 Acres
TOTALS		5035536.00 Sq. ft / 115.60 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026	\$0	\$24,350	\$24,350	\$2,190	\$2,190
2025	\$0	\$22,320	\$22,320	\$2,130	\$2,130

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 ENTERPRISES LP	SCHIFFILER ENTERPRISES LP	09-010633	-	Easement
	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	\$319.45
Past Years Due	\$0.00
Total Due	\$319.45

- 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: 10/13/2026

⌵ Expand Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2026	\$329.33	\$16.05	\$313.28	\$329.33	\$0.00	-	\$319.45
2025	\$504.83	\$15.44	\$489.39	\$504.83	\$0.00	-	\$0.00
2024	\$438.01	\$15.01	\$423.00	\$438.01	\$0.00	-	\$0.00
2023	\$465.78	\$12.59	\$453.19	\$465.78	\$0.00	-	\$0.00
2022	\$358.28	\$12.31	\$345.97	\$358.28	\$0.00	-	\$0.00
2021	\$328.30	\$11.88	\$316.42	\$328.30	\$0.00	-	\$0.00
2020	\$307.49	\$12.43	\$295.06	\$307.49	\$0.00	-	\$0.00
2019	\$272.86	\$11.86	\$261.00	\$272.86	\$0.00	-	\$0.00
2018	\$254.09	\$11.70	\$242.39	\$254.09	\$0.00	-	\$0.00
2017	\$267.13	\$11.68	\$255.45	\$267.13	\$0.00	-	\$0.00
2016	\$249.16	\$9.83	\$239.33	\$249.16	\$0.00	-	\$0.00
2015	\$237.03	\$9.52	\$227.51	\$237.03	\$0.00	-	\$0.00
2014	\$217.49	\$9.02	\$208.47	\$217.49	\$0.00	-	\$0.00
2013	\$195.45	\$0.00	\$0	\$195.45	\$0.00	-	\$0.00
2012	\$186.57	\$0.00	\$0	\$186.57	\$0.00	-	\$0.00
2011	\$167.92	\$0.00	\$0	\$167.92	\$0.00	-	\$0.00
2010	\$177.33	\$0.00	\$0	\$177.33	\$0.00	-	\$0.00
2009	\$156.38	\$0.00	\$0	\$156.38	\$0.00	-	\$0.00
2008	\$169.68	\$0.00	\$0	\$169.68	\$0.00	-	\$0.00
2007	\$143.48	\$0.00	\$0	\$143.48	\$0.00	-	\$0.00
2006	\$151.01	\$0.00	\$0	\$151.01	\$0.00	-	\$0.00
2005	\$153.77	\$0.00	\$0	\$153.77	\$0.00	-	\$0.00
2004	\$116.54	\$0.00	\$0	\$116.54	\$0.00	-	\$0.00
2003	\$117.78	\$0.00	\$0	\$117.78	\$0.00	-	\$0.00
2002	\$163.53	\$0.00	\$0	\$163.53	\$0.00	-	\$0.00
2001	\$114.07	\$0.00	\$0	\$114.07	\$0.00	-	\$0.00
2000	\$104.80	\$0.00	\$0	\$104.80	\$0.00	-	\$0.00
1999	\$92.14	\$0.00	\$0	\$92.14	\$0.00	-	\$0.00
1998	\$93.35	\$0.00	\$0	\$93.35	\$0.00	-	\$0.00
1997	\$120.29	\$0.00	\$0	\$120.29	\$0.00	-	\$0.00
1996	\$113.66	\$0.00	\$0	\$113.66	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-214617	11-6-2025	\$489.69
2024	JOCO-163129	11-1-2024	\$424.87
2023	JOCO-111414	10-25-2023	\$451.81
2022	JOCO-68268	11-9-2022	\$347.53
2021	JOCO-11667	11-5-2021	\$318.45
2020	1210340	10-22-2020	\$298.27
2019	1161201	10-23-2019	\$264.67
2018	1113520	10-24-2018	\$246.47
2017	1086594	11-21-2017	\$259.12
2016	1018230	10-28-2016	\$241.69
2015	968855	10-19-2015	\$229.92
2014	921231	10-22-2014	\$210.97
2013	871291	10-23-2013	\$189.59
2012	824698	10-23-2012	\$180.97
2011	785841	11-10-2011	\$162.88
2010	732575	11-9-2010	\$172.01
2009	680993	11-13-2009	\$151.69
2008	640066	11-18-2008	\$164.59
2007	590916	11-19-2007	\$139.18
2006	520254	11-9-2006	\$146.48
2005	464974	11-4-2005	\$149.16
2004	424194	11-12-2004	\$113.04
2003	389217	11-21-2003	\$114.25
2002	344112	2-18-2003	\$5.64
2002	339574	12-10-2002	\$158.62
2001	297442	4-29-2002	\$3.93
2001	289615	12-12-2001	\$110.65
2000	233901	12-7-2000	\$105.27
1999	184846	12-13-1999	\$92.55
1998	131645	12-3-1998	\$93.77
1997	73937	12-18-1997	\$116.68
1996	17943	1-1-1938	\$113.66

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 Real Market Value
R332391	SCHIFFILER ENTERPRISES LLC	* WALDO RD, O BRIEN, OR 97534	\$19,830

Property Page:	Property Details	▼
----------------	------------------	---

2027 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 94.15, POTENTIAL ADD'L TAX LIAB
Alternate Account Number	-
Neighborhood	2100 OBrien
Map Number	40-08-28-00-000300-00
Property Use	660-Forestland By Appl/STF; Vacant
Levy Code Area	05
Zoning	S

RELATED PROPERTIES

Linked Properties -

2027 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	94.15 Acres
TOTALS		4101174.00 Sq. ft / 94.15 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026	\$0	\$19,830	\$19,830	\$1,780	\$1,780
2025	\$0	\$18,180	\$18,180	\$1,730	\$1,730

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 ENTERPRISES LP	SCHIFFILER ENTERPRISES LP	09-010635	-	Easement
	SCHIFFILER, MARY CHRISTINE	SCHIFFILER, MARY CHRISTINE & SCHIFFILER, JOSEPH D	03-007311	-	Gift Deed
	SCHIFFILER ENTERPRISES LP	SCHIFFILER ENTERPRISES LP	09-010634	-	Easement
	SCHIFFILER FAMILY TRUST	SCHIFFILER, MARY CHRISTINE	03-007310	-	Trust Transfer Deed

TOTAL TAXES DUE	
Current Year Due	\$257.33
Past Years Due	\$0.00
Total Due	\$257.33

- 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: 10/13/2026 [⌵ Expand Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2026	\$265.29	\$13.04	\$252.25	\$265.29	\$0.00	-	\$257.33
2025	\$406.60	\$12.55	\$394.05	\$406.60	\$0.00	-	\$0.00
2024	\$352.78	\$12.18	\$340.60	\$352.78	\$0.00	-	\$0.00
2023	\$375.12	\$10.22	\$364.90	\$375.12	\$0.00	-	\$0.00
2022	\$288.60	\$10.03	\$278.57	\$288.60	\$0.00	-	\$0.00
2021	\$264.44	\$9.66	\$254.78	\$264.44	\$0.00	-	\$0.00
2020	\$250.37	\$10.06	\$240.31	\$250.37	\$0.00	-	\$0.00
2019	\$222.25	\$9.68	\$212.57	\$222.25	\$0.00	-	\$0.00
2018	\$206.93	\$9.52	\$197.41	\$206.93	\$0.00	-	\$0.00
2017	\$233.03	\$24.98	\$208.05	\$233.03	\$0.00	-	\$0.00
2016	\$215.98	\$21.06	\$194.92	\$215.98	\$0.00	-	\$0.00
2015	\$205.62	\$20.32	\$185.30	\$205.62	\$0.00	-	\$0.00
2014	\$189.39	\$19.60	\$169.79	\$189.39	\$0.00	-	\$0.00
2013	\$170.93	\$0.00	\$0	\$170.93	\$0.00	-	\$0.00
2012	\$163.50	\$0.00	\$0	\$163.50	\$0.00	-	\$0.00
2011	\$147.89	\$0.00	\$0	\$147.89	\$0.00	-	\$0.00
2010	\$146.12	\$0.00	\$0	\$146.12	\$0.00	-	\$0.00
2009	\$129.06	\$0.00	\$0	\$129.06	\$0.00	-	\$0.00
2008	\$139.92	\$0.00	\$0	\$139.92	\$0.00	-	\$0.00
2007	\$118.55	\$0.00	\$0	\$118.55	\$0.00	-	\$0.00
2006	\$124.71	\$0.00	\$0	\$124.71	\$0.00	-	\$0.00
2005	\$126.96	\$0.00	\$0	\$126.96	\$0.00	-	\$0.00
2004	\$96.71	\$0.00	\$0	\$96.71	\$0.00	-	\$0.00
2003	\$97.88	\$0.00	\$0	\$97.88	\$0.00	-	\$0.00
2002	\$135.11	\$0.00	\$0	\$135.11	\$0.00	-	\$0.00
2001	\$94.83	\$0.00	\$0	\$94.83	\$0.00	-	\$0.00
2000	\$87.09	\$0.00	\$0	\$87.09	\$0.00	-	\$0.00
1999	\$76.73	\$0.00	\$0	\$76.73	\$0.00	-	\$0.00
1998	\$77.64	\$0.00	\$0	\$77.64	\$0.00	-	\$0.00
1997	\$99.52	\$0.00	\$0	\$99.52	\$0.00	-	\$0.00
1996	\$94.17	\$0.00	\$0	\$94.17	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-214620	11-6-2025	\$394.40
2024	JOCO-163130	11-1-2024	\$342.20
2023	JOCO-111406	10-25-2023	\$363.87
2022	JOCO-68259	11-9-2022	\$279.94
2021	JOCO-11666	11-5-2021	\$256.50
2020	1210334	10-22-2020	\$242.86
2019	1161205	10-23-2019	\$215.58
2018	1113527	10-24-2018	\$200.72
2017	1086586	11-21-2017	\$226.04
2016	1018220	10-28-2016	\$209.50
2015	968849	10-19-2015	\$199.45
2014	921235	10-22-2014	\$183.71
2013	871286	10-23-2013	\$165.80
2012	824698	10-23-2012	\$158.59
2011	785841	11-10-2011	\$143.45
2010	732545	11-9-2010	\$141.74
2009	680987	11-13-2009	\$125.19
2008	640066	11-18-2008	\$135.72
2007	590911	11-19-2007	\$114.99
2006	520254	11-9-2006	\$120.97
2005	464974	11-4-2005	\$123.15
2004	424199	11-12-2004	\$93.81
2003	389226	11-21-2003	\$94.94
2002	344112	2-18-2003	\$4.65
2002	339574	12-10-2002	\$131.06
2001	297442	4-29-2002	\$3.26
2001	289615	12-12-2001	\$91.99
2000	233901	12-7-2000	\$87.48
1999	184846	12-13-1999	\$77.07
1998	131645	12-3-1998	\$77.98
1997	73941	12-18-1997	\$96.53
1996	18599	1-1-1938	\$94.17

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 Real Market Value
R332398	SCHIFFILER ENTERPRISES LLC	* WALDO RD, O BRIEN, OR 97534	\$54,640

Property Page:

Property Details

▼

2027 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	-
Property Type	Residential		
Legal Description	ACRES 259.38, POTENTIAL ADD'L TAX LIAB		
Alternate Account Number	-		
Neighborhood	2100 OBrien		
Map Number	40-08-29-00-000100-00		
Property Use	660-Forestland By Appl/STF; Vacant		
Levy Code Area	05		
Zoning	FC		

2027 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	259.38 Acres
TOTALS		11298592.80 Sq. ft / 259.38 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026	\$0	\$54,640	\$54,640	\$4,920	\$4,920
2025	\$0	\$50,080	\$50,080	\$4,780	\$4,780

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 FAMILY TRUST	SCHIFFILER, MARY CHRISTINE & SCHIFFILER, JOSEPH D	03-007311	-	Gift Deed

TOTAL TAXES DUE	
Current Year Due	\$712.31
Past Years Due	\$0.00
Total Due	\$712.31

- 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: 10/13/2026 [⌵ Expand Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2026	\$734.34	\$36.08	\$698.26	\$734.34	\$0.00	-	\$712.31
2025	\$1,125.46	\$34.66	\$1,090.80	\$1,125.46	\$0.00	-	\$0.00
2024	\$976.49	\$33.66	\$942.83	\$976.49	\$0.00	-	\$0.00
2023	\$1,038.36	\$28.26	\$1,010.10	\$1,038.36	\$0.00	-	\$0.00
2022	\$798.78	\$27.66	\$771.12	\$798.78	\$0.00	-	\$0.00
2021	\$731.97	\$26.70	\$705.27	\$731.97	\$0.00	-	\$0.00
2020	\$689.94	\$27.90	\$662.04	\$689.94	\$0.00	-	\$0.00
2019	\$612.37	\$26.74	\$585.63	\$612.37	\$0.00	-	\$0.00
2018	\$570.13	\$26.26	\$543.87	\$570.13	\$0.00	-	\$0.00
2017	\$599.48	\$26.30	\$573.18	\$599.48	\$0.00	-	\$0.00
2016	\$559.14	\$22.15	\$536.99	\$559.14	\$0.00	-	\$0.00
2015	\$531.82	\$21.33	\$510.49	\$531.82	\$0.00	-	\$0.00
2014	\$487.95	\$20.18	\$467.77	\$487.95	\$0.00	-	\$0.00
2013	\$438.49	\$0.00	\$0	\$438.49	\$0.00	-	\$0.00
2012	\$418.75	\$0.00	\$0	\$418.75	\$0.00	-	\$0.00
2011	\$376.85	\$0.00	\$0	\$376.85	\$0.00	-	\$0.00
2010	\$397.95	\$0.00	\$0	\$397.95	\$0.00	-	\$0.00
2009	\$350.92	\$0.00	\$0	\$350.92	\$0.00	-	\$0.00
2008	\$380.80	\$0.00	\$0	\$380.80	\$0.00	-	\$0.00
2007	\$321.87	\$0.00	\$0	\$321.87	\$0.00	-	\$0.00
2006	\$338.81	\$0.00	\$0	\$338.81	\$0.00	-	\$0.00
2005	\$345.04	\$0.00	\$0	\$345.04	\$0.00	-	\$0.00
2004	\$261.53	\$0.00	\$0	\$261.53	\$0.00	-	\$0.00
2003	\$264.36	\$0.00	\$0	\$264.36	\$0.00	-	\$0.00
2002	\$366.92	\$0.00	\$0	\$366.92	\$0.00	-	\$0.00
2001	\$256.08	\$0.00	\$0	\$256.08	\$0.00	-	\$0.00
2000	\$235.12	\$0.00	\$0	\$235.12	\$0.00	-	\$0.00
1999	\$206.66	\$0.00	\$0	\$206.66	\$0.00	-	\$0.00
1998	\$209.48	\$0.00	\$0	\$209.48	\$0.00	-	\$0.00
1997	\$269.91	\$0.00	\$0	\$269.91	\$0.00	-	\$0.00
1996	\$255.06	\$0.00	\$0	\$255.06	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-214623	11-6-2025	\$1,091.69
2024	JOCO-163126	11-1-2024	\$947.19
2023	JOCO-111407	10-25-2023	\$1,007.21
2022	JOCO-68264	11-9-2022	\$774.82
2021	JOCO-11657	11-5-2021	\$710.02
2020	1210341	10-22-2020	\$669.24
2019	1161204	10-23-2019	\$594.00
2018	1113518	10-24-2018	\$553.03
2017	1086587	11-21-2017	\$581.50
2016	1018221	10-28-2016	\$542.37
2015	968848	10-19-2015	\$515.87
2014	921236	10-22-2014	\$473.31
2013	871285	10-23-2013	\$425.34
2012	824698	10-23-2012	\$406.19
2011	785841	11-10-2011	\$365.54
2010	732557	11-9-2010	\$386.01
2009	680988	11-13-2009	\$340.39
2008	640066	11-18-2008	\$369.38
2007	590912	11-19-2007	\$312.21
2006	520254	11-9-2006	\$328.65
2005	464974	11-4-2005	\$334.69
2004	424198	11-12-2004	\$253.68
2003	389214	11-21-2003	\$256.43
2002	344112	2-18-2003	\$12.64
2002	339573	12-10-2002	\$355.91
2001	297442	4-29-2002	\$8.82
2001	289615	12-12-2001	\$248.40
2000	233901	12-7-2000	\$236.17
1999	184846	12-13-1999	\$207.58
1998	131645	12-3-1998	\$210.42
1997	73942	12-18-1997	\$261.81
1996	18625	1-1-1938	\$255.06

Disclosures

VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # 0 Waldo 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 (FC) COMMERCIAL AND SERPENTINE (S)
- 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 SMW / _____ / _____ / _____

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

OREF 019 | Released 01/2026 | Page 1 of 6

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022
 This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:
<https://orefonline.com/oref-forms-license-terms-and-conditions>

VACANT LAND DISCLOSURE ADDENDUMProperty Address or Tax ID # 0 Waldo Rd, Cave Junction, OR 97523

(the "Property")

36 L. Are there any conservation easements or agreements? ☐ Yes ☒ No ☐ Unknown37 **2. GENERAL INFORMATION**38 A. Have there been any settling, soil problems, standing water, flooding, or drainage problems
39 in this Property? ☐ Yes ☒ No ☐ Unknown40 B. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")? ☐ Yes ☒ No ☐ Unknown41 (1) Does the fill dirt contain foreign materials (for example, wood, rock, debris)? ☐ Yes ☐ No ☐ Unknown ☒ N/A42 (2) Was the fill dirt compacted? ☐ Yes ☐ No ☐ Unknown ☒ N/A43 C. Has this Property been identified as a "wetland", antiquities, dune area, or other similar
44 designation? ☐ Yes ☒ No ☐ Unknown45 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 ☐ Unknown49 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 ☒ No51 G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property? ☒ Yes ☐ No52 H. Are there any structural improvements or personal property located on the Property that are
53 included in this transaction? ☐ Yes ☒ No ☐ Unknown54 (1) List all items: _____ ☒ N/A55 (2) Are there any defects or problems with any of these items? ☐ Yes ☐ No ☐ Unknown ☒ N/A56 a. Describe all problems and defects: _____ ☒ N/A57 I. Has this Property been used for the manufacture or distribution of illegal substances,
58 excluding marijuana? ☐ Yes ☒ No ☐ Unknown59 J. Has this Property been used to legally grow marijuana for either medicinal or recreational use
60 as permitted under Oregon laws? ☐ Yes ☒ No ☐ Unknown61 **3. WATER**62 A. Is there currently a domestic water supply for this Property? ☐ Yes ☒ No ☐ Unknown63 (1) What is the source? ☒ N/A64 (select all that apply) ☐ public utility ☐ community water system ☐ private well65 ☐ other (specify) _____66 (2) If No, is a permit required? ☐ Yes ☐ No ☒ N/A67 a. Has it been applied for? ☐ Yes ☐ No ☒ N/A68 B. Is the Property currently supplied from a well? ☐ Yes ☒ No ☐ Unknown69 (1) Is there more than one well serving the Property? ☐ Yes ☐ No ☐ Unknown ☒ N/A70 (2) Is (are) the well(s) located on the Property? ☐ Yes ☐ No ☐ Unknown ☒ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials Sm / _____ / _____ / _____**LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE****OREF 019 | Released 01/2026 | Page 2 of 6**No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022
This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:<https://orefonline.com/oref-forms-license-terms-and-conditions>

VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 0 Waldo 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 _____ / _____ / _____ / _____

Lines with this symbol ◀ require a signature and date
OREF 019 | Released 01/2026 | Page 3 of 6

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022
This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:
<https://orefonline.com/oref-forms-license-terms-and-conditions>

VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 0 Waldo 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? ☒ N/A
- 125 _____
- 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 SmO / _____ / _____ / _____

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

OREF 019 | Released 01/2026 | Page 4 of 6

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022
This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:

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

VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 0 Waldo 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 2.G HOUSEHOLD TRASH WAS DUMPED ON PROPERTY TWICE IN 2025.

156 A CREW WAS HIRED TO REMOVE. THIS WAS ON WALDO ROAD.

157

158 I.C. EASEMENTS ATTACHED FOR BLM, ROUGH & READY MILL, INDIAN HILL, LLC

159 FOR TIMBER REMOVAL ROAD

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 8/24/26 4:00 pm ←

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

OREF 019 | Released 01/2026 | Page 5 of 6

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022
This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:
<https://orefonline.com/oref-forms-license-terms-and-conditions>

VACANT LAND DISCLOSURE ADDENDUM

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

(the "Property")

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 Sho / ____ / ____ / ____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

OREF 019 | Released 01/2026 | Page 6 of 6

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022
This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:
<https://orefonline.com/oref-forms-license-terms-and-conditions>

Easements

May 11, 1994

Mrs. Christine Schiffiler
450 South Tahquitz Ave
Hemet CA 92343

RE: Easement Deed to
Herb Nichols

Dear Mrs. Schiffler:

Enclosed herewith please find the following:

- 1) Easement Deed from Christine Schiffiler to Herb Nichols.
The easement I am requesting is over the same driveway as the easement you have previously granted to Don Johnson
THIS DEED MUST BE SIGNED BEFORE A NOTARY PUBLIC
- 2) A check in the amount of \$10.00 to cover the cost of having the deed notarized
- 3) A self-addressed, stamped envelope for your convenience in returning the signed, notarized easement deed to me.

It is my sincere hope that this letter finds you in good health and I look forward to your reply.

Sincerely,

Herb Nichols
P O Box 614
O'Brien, OR 97534

HN/plm

encs. 4

E A S E M E N T D E E D

I, CHRISTINE SCHIFFILER, hereinafter called Grantor, convey to HERB NICHOLS, hereinafter called Grantee, an easement for right of way purposes across and over an existing driveway that lies within that portion of the Grantor's property described in Josephine County deed records.

Said easement is to be appurtenant to each and every portion of the following described property:

The Southwest Quarter of the Northeast Quarter in Section 20, Township 40 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon.

ALSO that certain piece of property more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 20, Township 40 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon; thence South $89^{\circ} 40' 27''$ East 1327.76 feet to the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 20; thence South $00^{\circ} 15' 37''$ East 47.0 feet to an existing fence line; thence South $86^{\circ} 12'$ West 453.20 feet; thence continue along said fence line Westerly as shown on the survey C.S. No. 7-77 to a point 811 feet West of and 163.00 feet South of the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 20; thence Westerly, along said existing fence line to the West line of said Southwest Quarter of the Northeast Quarter; thence North $00^{\circ} 06' 05''$ West to the point of beginning.

ALSO The Northwest Quarter of the Northeast Quarter; the Northeast Quarter of the Northwest Quarter, LESS AND EXCEPT: A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 20, 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 Northwest Quarter of the Northeast Quarter of said Section 20; thence South 660.00 feet to an iron rod; thence South $89^{\circ} 50'$ West 929.05 feet to an iron rod which is the true point of beginning; thence South 468.87 feet to an iron rod; thence South $89^{\circ} 50'$ East 929.05 feet, more or less, to the East line of said Northwest Quarter of the Northeast Quarter; thence along said East line, North 468.87 feet; thence North $89^{\circ} 50'$ West 929.05 feet, more or less, to the true point of beginning.

DATED _____

CHRISTINE SCHIFFILER

EASEMENT

I, CHRISTINE SCHIFFILER, hereinafter called Grantor, convey to DON JOHNSON, hereinafter called Grantee, an easement for right of way purposes across and over an existing driveway that lies within that portion of the Grantor's property described in Josephine County deed records.

Said easement is to be appurtenant to each and every portion of the following described property:

Government Lots 1 and 2, and the South Half of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter all in Section 20, Township 40 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon.

LESS AND EXCEPT:

Beginning at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 20, Township 40 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon; thence South 89° 40' 27" East 1327.76 feet to the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 20; thence South 00° 15' 37" East 47.0 feet to an existing fence line; thence South 86° 12' West 453.20 feet; thence continue along said fence line Westerly as shown on the survey C.S. No. 7-77 to a point 811 feet West of and 163.00 feet South of the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 20; thence Westerly, along said existing fence line to the West line of said Southwest Quarter of the Northeast Quarter; thence North 00° 06' 05" West to the point of beginning.

DATED this 18 day of July, 1988.

Christine Schiffiler
Christine Schiffiler

STATE OF CALIFORNIA)
)ss.
County of Riverside)

On this 25th day of July, 1988, personally appeared the above named CHRISTINE SCHIFFILER and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Martha C Hall
Notary Public for California
My Commission Expires: 1-6-92



00088029200400211580060063

09/10/2004 10:40:01 AM

DED-EAS Cnt=1 Stn=4 RECEIPTS
\$30.00 \$11.00

26-4375370

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

OR 59654
R.E.M-1161

NONEXCLUSIVE ROAD EASEMENT

For the sum of \$2,200.00, and other consideration, if any, as provided herein

Schiffiler Enterprises L.P.,
a California Limited Partnership

hereinafter called Grantor, whether one or more, does hereby grant to the UNITED STATES OF AMERICA, and its assigns, a perpetual nonexclusive easement to use, maintain, improve, and repair an existing road located on the following-described real property situated in the County of Josephine, State of Oregon, to wit:

A parcel of land lying in that portion of the EZRA S. TANNER Donation Land Claim No. 41, Section 28, Township 40 South, Range 8 West, Willamette Meridian, Josephine County, Oregon; the said parcel being all that portion of property contained within a strip of land 25 feet in width, being 12.5 feet on each side of the centerline shown and described on Exhibit A, attached hereto and made a part hereof.

The parcel of land to which the above description applies contains 0.72 acres, more or less.

When the Authorized Officer of the Bureau of Land Management determines that the road above-described might be used for the sale of resources from public land, the contract for such resources will provide that if the purchaser shall use the road he shall do so subject to the following provisions:

- 1 Grantee shall cause the road which is located on the above-described right-of-way to be maintained in good repair during periods of use by Grantee or its licensees and to be left in as good a condition as prior to such use.
- 2 Grantor, its successors and assigns, reserves title to all timber, now or hereafter growing, standing or down, within the above described right-of-way. Grantee may fell all timber within the right-of-way and danger trees adjacent to the right-of-way for construction, operation, and maintenance of a road. Trees felled of commercial value shall be bucked into standard log lengths and decked adjacent to the right-of-way in a manner suitable for loading with mobile loading equipment.

The easement herein granted is for the full use as a road by the UNITED STATES OF AMERICA, and its licensees, and is subject to the effect of reservations and leases, if any, of oil, gas, and minerals in and under said land.

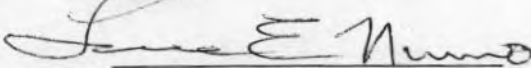
TO HAVE AND TO HOLD said easement unto the UNITED STATES OF AMERICA, and its assigns forever.

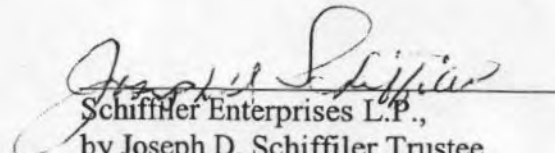
The acquiring agency is the United States Department of the Interior, Bureau of Land Management.

Grantor covenants and warrants that the Grantor is lawfully seized and possessed of the land aforesaid and has the full right, power and authority to execute this conveyance, and that said land is free and clear of liens, claims or encumbrances, except as shown above, and that the Grantor will defend the title to the easement conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated this 26 day of July, 2004

Accepted subject to approval
of title by the Department of
Justice:


DISTRICT MANAGER
acting


Schiffiler Enterprises L.P.,
by Joseph D. Schiffiler Trustee
of the Mary Christine Schiffiler Family
Trust, General Partner

LIMITED PARTNERSHIP ACKNOWLEDGMENT

STATE OF OREGON)
) ss
COUNTY OF JOSEPHINE)

On this 26 day of July, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph D. Schiffiler, identified to me to be Trustee of the Mary Christine Schiffiler Family Trust and General Partner of Schiffiler Enterprises L.P., and the partner who subscribed said limited partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said limited partnership name

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



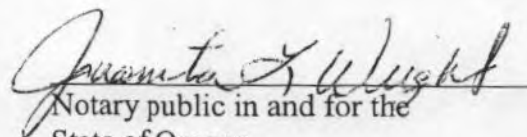
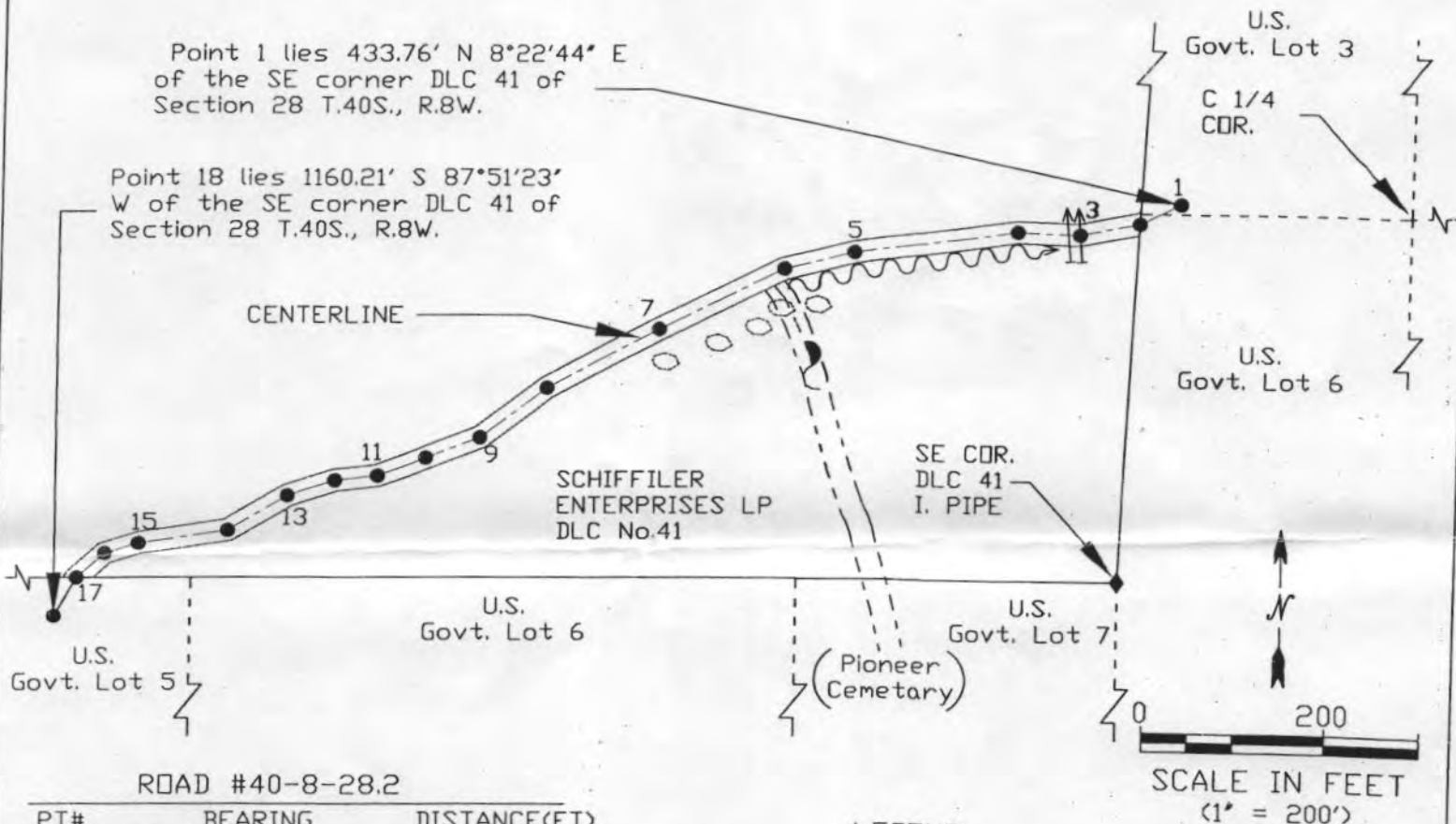

Notary public in and for the
State of Oregon
My commission expires: 1-15-06

EXHIBIT A
 OR. 59654
 SCHIFFLER ENTERPRISES LP
 T.40S., R.8W., SECTION 28
 WILL. MERIDIAN
 JOSEPHINE COUNTY, OREGON
 PAGE 1 OF 1

Point 1 lies 433.76' N 8°22'44" E
 of the SE corner DLC 41 of
 Section 28 T.40S., R.8W.

Point 18 lies 1160.21' S 87°51'23"
 W of the SE corner DLC 41 of
 Section 28 T.40S., R.8W.



ROAD #40-8-28.2

PT#	BEARING	DISTANCE(FT)
1		
2	S 62°38'35" W	50.00'
3	S 78°38'40" W	68.88'
4	N 88°15'42" W	66.75'
5	S 81°57'36" W	180.48'
6	S 76°1'32" W	78.96'
7	S 63°13'5" W	153.07'
8	S 61°30'14" W	138.53'
9	S 52°25'13" W	92.01'
10	S 68°32'58" W	62.61'
11	S 68°39'6" W	55.43'
12	S 83°19'0" W	45.23'
13	S 71°18'11" W	54.04'
14	S 58°24'15" W	74.27'
15	S 81°22'7" W	97.60'
16	S 72°23'14" W	38.22'
17	S 47°51'52" W	41.70'
18	S 28°56'17" W	50.00'

LEGEND

- EASEMENT OR 59654
 ROAD # 40-8-28.2
 R/W WIDTH = 12.5' EACH SIDE OF CENTERLINE
 ROAD R/W AREA = 0.72 ACRES, More or Less
 ROAD R/W LENGTH = 0.24 MILES, More or Less
- FOUND MONUMENT
- LARGE BOULDERS
 TO BE PLACED AT
 ENTRANCE OF ROAD
- TRENCH BARRICADE
 TO BE INSTALLED
- DRAINAGE DITCH
 TO BE
 CONSTRUCTED
- 18" CMP TO BE
 INSTALLED

SURVEY INFORMATION TAKEN
 FROM SURVEY 165-68

CORRECT AS TO SURVEYING DATA

Randall M.
 Cadastral Surveyor
 July 13, 2004
 Date

received \$2200 check 10/13/04 4



United States Department of the Interior

BUREAU OF LAND MANAGEMENT
MEDFORD DISTRICT OFFICE
3040 Biddle Road
Medford, Oregon 97504
email address: or110mb@or.blm.gov

IN REPLY REFER TO:

OR 59654

Mr. Joseph D. Schiffiler
Schiffiler Enterprises L.P.
7005 Rockdale Road
Cave Junction, Oregon 97523

LETTER OF AGREEMENT

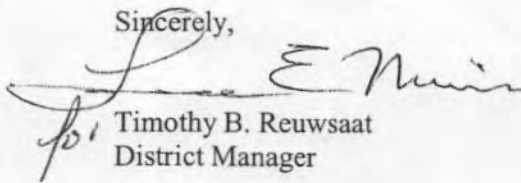
Dear Mr. Schiffiler:

In consideration for the Nonexclusive Road Easement OR 59654 over and across your property located in Tax Lot 300, in Section 28, Township 40 South, Range 8 West, Willamette Meridian, in Josephine County, Oregon, the Bureau of Land Management (BLM) agrees to the following:

1. **Block Pioneer Cemetery Road:** BLM will block the existing road to the pioneer cemetery by placing large boulders across the entrance of the road; construct a trench barricade approximately 100' up the cemetery road and placing large boulders in the open areas to discourage 4x4 activities.
2. **Repair Road:** BLM will provide a drainage ditch alongside existing road on Schiffiler property between points 2 and 7, and improve rutted area by blading where needed. Two 18" culverts will be placed across existing road on Schiffiler property to facilitate drainage from ditches as shown on Exhibit A. BLM will provide roadside seeding in improvement area.
3. **All work described above shall be completed within three years as directed by the BLM Authorized Officer.**

This Letter of Agreement shall be recorded along with the Nonexclusive Easement OR59654 in the public records of Josephine County, Oregon. Your Signature below indicates your acceptance of items noted in this agreement.

Sincerely,


Timothy B. Reuwsaat
District Manager

OK \$2200 OK 3/15/05 025623 05

Safety
Report
Buy

I CONCUR:

Joseph D. Schiffiler
Schiffiler Enterprises LP.
By Joseph D. Schiffiler Trustee
Of the Mary Christine Schiffiler
Family Trust, General Partner

Date

7/26/04 Lance E. Nimmo
Timothy B. Reuwsaat, District Manager Date

Schiffiler Letter of Agreement
In conjunction with:
Nonexclusive Easement OR 59654

DISTRICT MANAGER ACKNOWLEDGMENT

STATE OF OREGON)

)ss

COUNTY OF JACKSON)

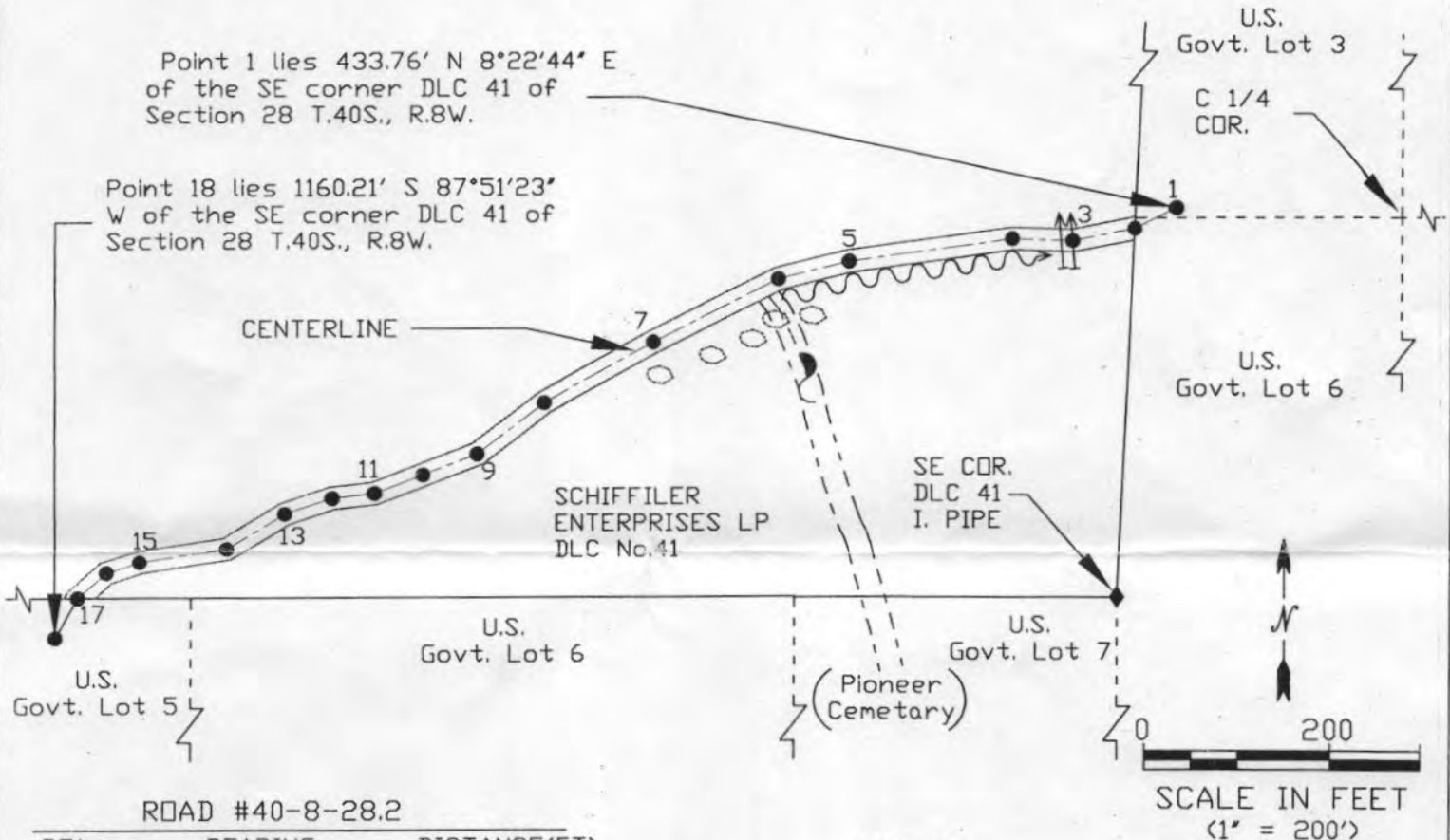
On the 26 day of July, 2004, personally came before me, a notary public in and for said County and State, Lance E. Nimmo, who, being duly sworn, did say that he is the District Manager of the Medford District of the Bureau of Land Management (BLM), and that he/she executed the foregoing instrument by authority of and in behalf of the United States of America: and he/she acknowledged said instrument to be the act and deed of the United States of America.

Given under my hand and official seal the day and year last above written.



Juanita L. Wright
Notary public in and for the State of Oregon
My commission expires: 1-15-06

EXHIBIT A
 OR. 59654
 SCHIFFLER ENTERPRISES LP
 T.40S., R.8W., SECTION 28
 WILL. MERIDIAN
 JOSEPHINE COUNTY, OREGON
 PAGE 1 OF 1



ROAD #40-8-28.2

PT#	BEARING	DISTANCE(FT)
1	S 62°38'35" W	50.00'
2	S 78°38'40" W	68.88'
3	N 88°15'42" W	66.75'
4	S 81°57'36" W	180.48'
5	S 76°1'32" W	78.96'
6	S 63°13'5" W	153.07'
7	S 61°30'14" W	138.53'
8	S 52°25'13" W	92.01'
9	S 68°32'58" W	62.61'
10	S 68°39'6" W	55.43'
11	S 83°19'0" W	45.23'
12	S 71°18'11" W	54.04'
13	S 58°24'15" W	74.27'
14	S 81°22'7" W	97.60'
15	S 72°23'14" W	38.22'
16	S 47°51'52" W	41.70'
17	S 28°56'17" W	50.00'
18		

LEGEND

- EASEMENT OR 59654
ROAD # 40-8-28.2
R/W WIDTH = 12.5' EACH SIDE OF CENTERLINE
- ROAD R/W AREA = 0.72 ACRES, More or Less
ROAD R/W LENGTH = 0.24 MILES, More or Less
- FOUND MONUMENT
- LARGE BOULDERS TO BE PLACED AT ENTRANCE OF ROAD
- TRENCH BARRICADE TO BE INSTALLED
- DRAINAGE DITCH TO BE CONSTRUCTED
- 18" CMP TO BE INSTALLED

SURVEY INFORMATION TAKEN
FROM SURVEY 165-68

CORRECT AS TO SURVEYING DATA

Randall M.
Cadastral Surveyor

July 13, 2004
Date

1347.78
 .255 of a mile

AFTER RECORDING RETURN TO:
INDIAN HILL, LLC.
200 CORPORATE WAY
GRANTS PASS, OR 97526

18
JOSEPHINE COUNTY OFFICIAL RECORDS
ART HARVEY, COUNTY CLERK

2009-010634



\$35.00

00230682200900106340040044

06/26/2009 11:11:45 AM

DED-EAS Cnt=1 Stn=4 RECEIPTS
\$20.00 \$11.00 \$4.00

FA-Accom
COPY

Grant of Easement

35.

1. **PARTIES.** The parties to this agreement are Schiffiler Enterprises, L.P., ("Grantor") and INDIAN HILL, LLC, ("Grantees").
2. **GRANT OF EASEMENT AND PURPOSE.** For valuable consideration, Grantors do hereby grant and convey to Grantee, its successors-in-interest and assigns, a non-exclusive, perpetual easement, for ingress and egress, over and across the existing road as same now appears upon the ground, the approximate location of which is shown on Exhibit "A" attached and incorporated herein by reference.
3. **PROPERTY OF GRANTOR.** Grantor's property over which this easement shall run is described as follows: A parcel of land lying in that portion of the EZRA S. TANNER Donation Land Claim No. 41, Section 28, Township 40 South, Range 8 West, Willamette Meridian, Josephine County, Oregon TL 300; the said parcel being all that portion of property contained within a strip of Land 30 feet in width, being 15 feet on each side of the centerline shown and described on Exhibit A, attached hereto and made a part hereof.
4. **PROPERTY OF GRANTEES.** This easement shall be appurtenant to Grantees's property described as follows:

PARCEL 1: Tax Lot 200 T40S R8W Sec 28, portion of NE ¼ NW ¼ and portion of NW ¼ of NW ¼

PARCEL 2: Tax Lot 204 T40S R8W Sec 28, portion of NE ¼ NW ¼ and portion of NW ¼ of NW ¼

Any additional property that may be purchased by Grantee or successor-in-interest tributary to said easement road.
5. **MAINTENANCE.** The above easement is subject to the statutory provisions for maintenance as set forth in ORS 105.170 to 105.185, inclusive.

This instrument filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.
First American Title Co.

- 2
1. Grantee shall cause the road which is located on above-described right-of-way to be maintained in good repair during periods of use by Grantee or its licensees and to be left in as good a condition as prior to such use.
 2. Grantor, its successors and assigns, reserves title to all timber, now or hereafter growing, standing or down, within the above described right-of-way. Grantee may fell all timber within the right-of-way and danger trees adjacent to the right-of-way for construction, operation, and maintenance of a road. Trees felled of commercial value shall be bucked into standard log lengths and decked adjacent to the right-of-way in a manner suitable for loading with mobile loading equipment.
 6. **INDEMNIFICATION.** Grantee shall indemnify and hold Grantors harmless from any claims or damages arising from the use of the easement by Grantees, its licensees, invitees, permittees, and authorized agents.
 7. **SUCCESSION.** Grantee's successors-in-interest and assigns shall be bound by and assume all of Grantee's obligations under this easement.
 8. **NO OTHER PROPERTY RIGHTS.** Grantee claims no other rights in Grantors' property.
 9. **ATTORNEY FEES.** In the event that suit, action or other legal proceedings shall be instituted to declare or enforce any right created by this instrument, the prevailing party therein and in any appellate court proceedings, shall be entitled to recover such sum as the court may adjudge reasonable for attorney fees and costs.

The easement herein granted is for the full use as a road by INDIAN HILL, LLC, and its licensees, assigns and to have and to hold said easement forever.

Grantor covenants and warrants that the Grantor is lawfully seized and possessed of the land aforesaid and has the full right, power, and authority to execute this conveyance, and that said land is free and clear of liens, claims or encumbrances, except as shown above, and that the Grantor will defend the title to the easement conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

3

Dated this 25 day of June 2009.

GRANTEE:

INDIAN HILL, LLC

GRANTOR:

SCHIFFILER ENTERPRISES, L.P.

By John P. Krauss
Authorized Member

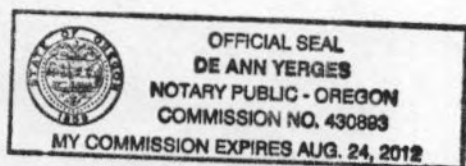
Joseph D Schiffiler
By Joseph D Schiffiler Trustee
of the Mary Christine Schiffiler Family
Trust, General Partner

LIMITED PARTNERSHIP ACKNOWLEDGMENT

STATE OF OREGON)
) ss
COUNTY OF JOSEPHINE)

On this 25 day of June, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph D Schiffiler, identified to me to be Trustee of the Mary Christine Schiffiler Family Trust and General Partner of Schiffiler Enterprises, L.P., and the partner who subscribed said limited partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said limited partnership name

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



De Ann Yerges
Notary public in and for the
State of Oregon
My commission expires: 8-24-2012

(A)

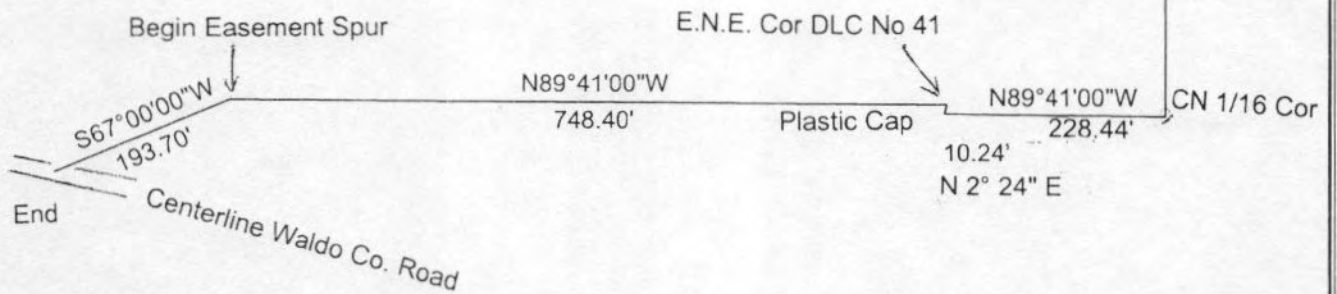
EXHIBIT A
SCHIFFILER ENTERPRISES LP
T40S R8W SECTION 28 WM
JOSEPHINE COUNTY OREGON



N1/4 Cor Sec 28 T40S R8W

Scale: 200 ft=1 inch

1327.57'
S0°04'41"E



AFTER RECORDING RETURN TO:
INDIAN HILL, LLC
200 CORPORATE WAY
GRANTS PASS, OR 97526

JOSEPHINE COUNTY OFFICIAL RECORDS
ART HARVEY, COUNTY CLERK

2009-010633



\$35.00

00230681200900106330040047

06/26/2009 11:11:25 AM

DED-EAS Cnt=1 Stn=4 RECEIPTS
\$20.00 \$11.00 \$4.00

COPY

Grant of Easement

1. **PARTIES.** The parties to this agreement are Schiffiler Enterprises, L.P., ("Grantor") and INDIAN HILL, LLC, ("Grantees").
2. **GRANT OF EASEMENT AND PURPOSE.** For valuable consideration, Grantors do hereby grant and convey to Grantee, its successors-in-interest and assigns, a non-exclusive, perpetual easement, for ingress and egress, over and across the existing road as same now appears upon the ground, the approximate location of which is shown on Exhibit "A" attached and incorporated herein by reference.
3. **PROPERTY OF GRANTOR.** Grantor's property over which this easement shall run is described as follows: A parcel of land lying in that portion of the Comfort Sibley Donation Land Claim #40, Section 20 Township 40 South, Range 8 West, Willamette Meridian, Josephine County, Oregon TL 600; the said parcel being all that portion of property contained within a strip of Land 25 feet in width, being 12.5 feet on each side of the centerline shown and described on Exhibit A, attached hereto and made a part hereof.
4. **PROPERTY OF GRANTEES.** This easement shall be appurtenant to Grantees's property described as follows:

PARCEL 1: Tax Lot 202 T40S R8W Sec 29, S ½ SW ¼ NW ¼, S ½ SE ¼ NW ¼, W ½ SW ¼

Any additional property that may be purchased by Grantee or successor-in-interest tributary to Wood Creek road.
5. **MAINTENANCE.** The above easement is subject to the statutory provisions for maintenance as set forth in ORS 105.170 to 105.185, inclusive.
 1. Grantee shall cause the road which is located on above-described right-of-way to be maintained in good repair during periods of use by Grantee or its licensees and to be left in as good a condition as prior to such use.

This instrument filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.
First American Title Co.

- 2
2. Grantor, its successors and assigns, reserves title to all timber, now or hereafter growing, standing or down, within the above described right-of-way. Grantee may fell all timber within the right-of-way and danger trees adjacent to the right-of-way for construction, operation, and maintenance of a road. Trees felled of commercial value shall be bucked into standard log lengths and decked adjacent to the right-of-way in a manner suitable for loading with mobile loading equipment.
 6. **INDEMNIFICATION.** Grantee shall indemnify and hold Grantors harmless from any claims or damages arising from the use of the easement by Grantees, its licensees, invitees, permittees, and authorized agents.
 7. **SUCCESSION.** Grantee's successors-in-interest and assigns shall be bound by and assume all of Grantee's obligations under this easement.
 8. **NO OTHER PROPERTY RIGHTS.** Grantee claims no other rights in Grantors' property.
 9. **ATTORNEY FEES.** In the event that suit, action or other legal proceedings shall be instituted to declare or enforce any right created by this instrument, the prevailing party therein and in any appellate court proceedings, shall be entitled to recover such sum as the court may adjudge reasonable for attorney fees and costs.

The easement herein granted is for the full use as a road by INDIAN HILL, LLC, and its licensees, assigns and to have and to hold said easement forever.

Grantor covenants and warrants that the Grantor is lawfully seized and possessed of the land aforesaid and has the full right, power, and authority to execute this conveyance, and that said land is free and clear of liens, claims or encumbrances, except as shown above, and that the Grantor will defend the title to the easement conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

3

Dated this 25 day of June 2009.

GRANTEE:

INDIAN HILL, LLC

GRANTOR:

SCHIFFILER ENTERPRISES, L.P.

By John D. Kraviss
Authorized Member

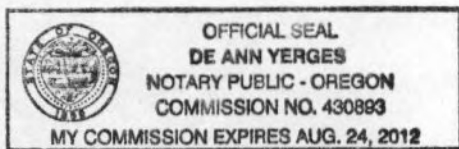
Joseph D Schiffiler
By Joseph D Schiffiler Trustee
of the Mary Christine Schiffiler Family
Trust, General Partner

LIMITED PARTNERSHIP ACKNOWLEDGMENT

STATE OF OREGON)
) ss
COUNTY OF JOSEPHINE)

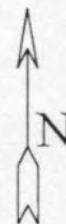
On this 25 day of June, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph D Schiffiler, identified to me to be Trustee of the Mary Christine Schiffiler Family Trust and General Partner of Schiffiler Enterprises, L.P., and the partner who subscribed said limited partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said limited partnership name

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

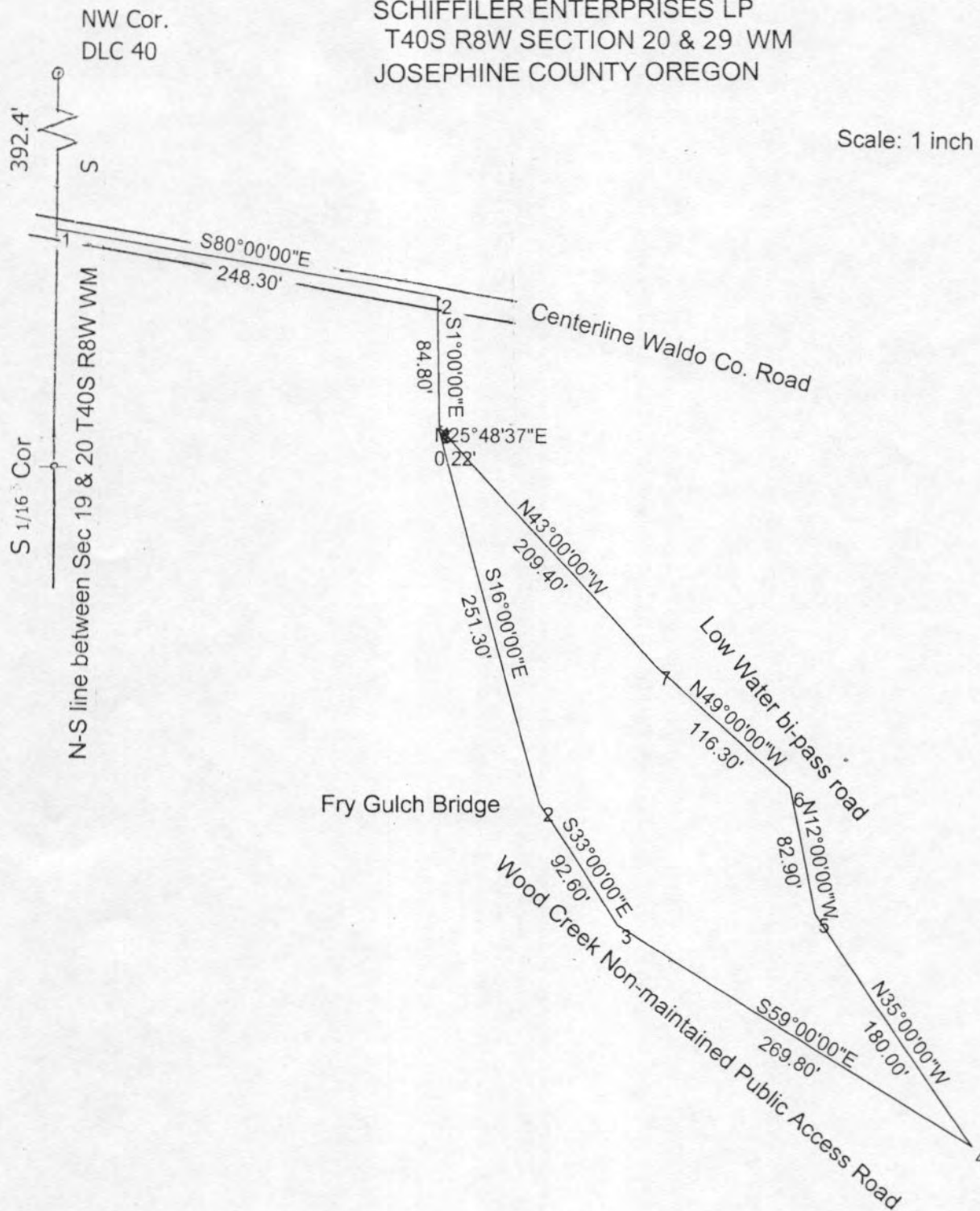


De Ann Yerges
Notary public in and for the
State of Oregon
My commission expires: 8-24-2012

EXHIBIT A
SCHIFFILER ENTERPRISES LP
T40S R8W SECTION 20 & 29 WM
JOSEPHINE COUNTY OREGON



Scale: 1 inch = 100 ft



AFTER RECORDING RETURN TO:
ROUGH AND READY TIMBER CO., INC.
200 CORPORATE WAY
GRANTS PASS, OR 97526

FAAcom

COPY

JOSEPHINE COUNTY OFFICIAL RECORDS
ART HARVEY, COUNTY CLERK

2009-010636



\$35.00

00230684200900106360040047

06/26/2009 11:12:00 AM

DED-EAS Cnt=1 Stn=4 RECEIPTS
\$20.00 \$11.00 \$4.00

Grant of Easement

1. **PARTIES.** The parties to this agreement are Schiffiler Enterprises, L.P., ("Grantor") and ROUGH & READY TIMBER CO, INC, ("Grantees").
2. **GRANT OF EASEMENT AND PURPOSE.** For valuable consideration, Grantors do hereby grant and convey to Grantee, its successors-in-interest and assigns, a non-exclusive, perpetual easement, for ingress and egress, over and across the existing road as same now appears upon the ground, the approximate location of which is shown on Exhibit "A" attached and incorporated herein by reference.
3. **PROPERTY OF GRANTOR.** Grantor's property over which this easement shall run is described as follows: A parcel of land lying in that portion of the Comfort Sibley Donation Land Claim #40, Section 20 Township 40 South, Range 8 West, Willamette Meridian Josephine County Oregon TL 600; the said parcel being all that portion of property contained within a strip of Land 25 feet in width, being 12.5 feet on each side of the centerline shown and described on Exhibit A, attached hereto and made a part hereof.
4. **PROPERTY OF GRANTEES.** This easement shall be appurtenant to Grantees's property described as follows:

PARCEL 1: Tax Lot 100 T40S R8W Sec 32 NE ¼ of NE ¼

Any additional property that may be purchased by Grantee or successor-in-interest tributary to Wood Creek road.

5. **MAINTENANCE.** The above easement is subject to the statutory provisions for maintenance as set forth in ORS 105.170 to 105.185, inclusive.
 1. Grantee shall cause the road which is located on above-described right-of-way to be maintained in good repair during periods of use by Grantee or its licensees and to be left in as good a condition as prior to such use.
 2. Grantor, its successors and assigns, reserves title to all timber, now or hereafter growing, standing or down, within the above described right-of-

This instrument filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.
First American Title Co.

2

way. Grantee may fell all timber within the right-of-way and danger trees adjacent to the right-of-way for construction, operation, and maintenance of a road. Trees felled of commercial value shall be bucked into standard log lengths and decked adjacent to the right-of-way in a manner suitable for loading with mobile loading equipment.

6. **INDEMNIFICATION.** Grantee shall indemnify and hold Grantors harmless from any claims or damages arising from the use of the easement by Grantees, its licensees, invitees, permittees, and authorized agents.
7. **SUCCESSION.** Grantee's successors-in-interest and assigns shall be bound by and assume all of Grantee's obligations under this easement.
8. **NO OTHER PROPERTY RIGHTS.** Grantee claims no other rights in Grantors' property.
9. **ATTORNEY FEES.** In the event that suit, action or other legal proceedings shall be instituted to declare or enforce any right created by this instrument, the prevailing party therein and in any appellate court proceedings, shall be entitled to recover such sum as the court may adjudge reasonable for attorney fees and costs.

The easement herein granted is for the full use as a road by ROUGH & READY TIMBER CO, INC., and its licensees, assigns and to have and to hold said easement forever.

Grantor covenants and warrants that the Grantor is lawfully seized and possessed of the land aforesaid and has the full right, power, and authority to execute this conveyance, and that said land is free and clear of liens, claims or encumbrances, except as shown above, and that the Grantor will defend the title to the easement conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

3

Dated this 25 day of June 2009.

GRANTEE:

GRANTOR:

ROUGH & READY TIMBER CO, INC.

SCHIFFILER ENTERPRISES, L.P.

By John P. Krauss
Authorized Member

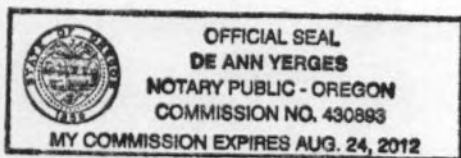
Joseph D Schiffiler
By Joseph D Schiffiler Trustee
of the Mary Christine Schiffiler Family
Trust, General Partner

LIMITED PARTNERSHIP ACKNOWLEDGMENT

STATE OF OREGON)
) ss
COUNTY OF JOSEPHINE)

On this 25 day of June, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph D Schiffiler, identified to me to be Trustee of the Mary Christine Schiffiler Family Trust and General Partner of Schiffiler Enterprises, L.P., and the partner who subscribed said limited partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said limited partnership name

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



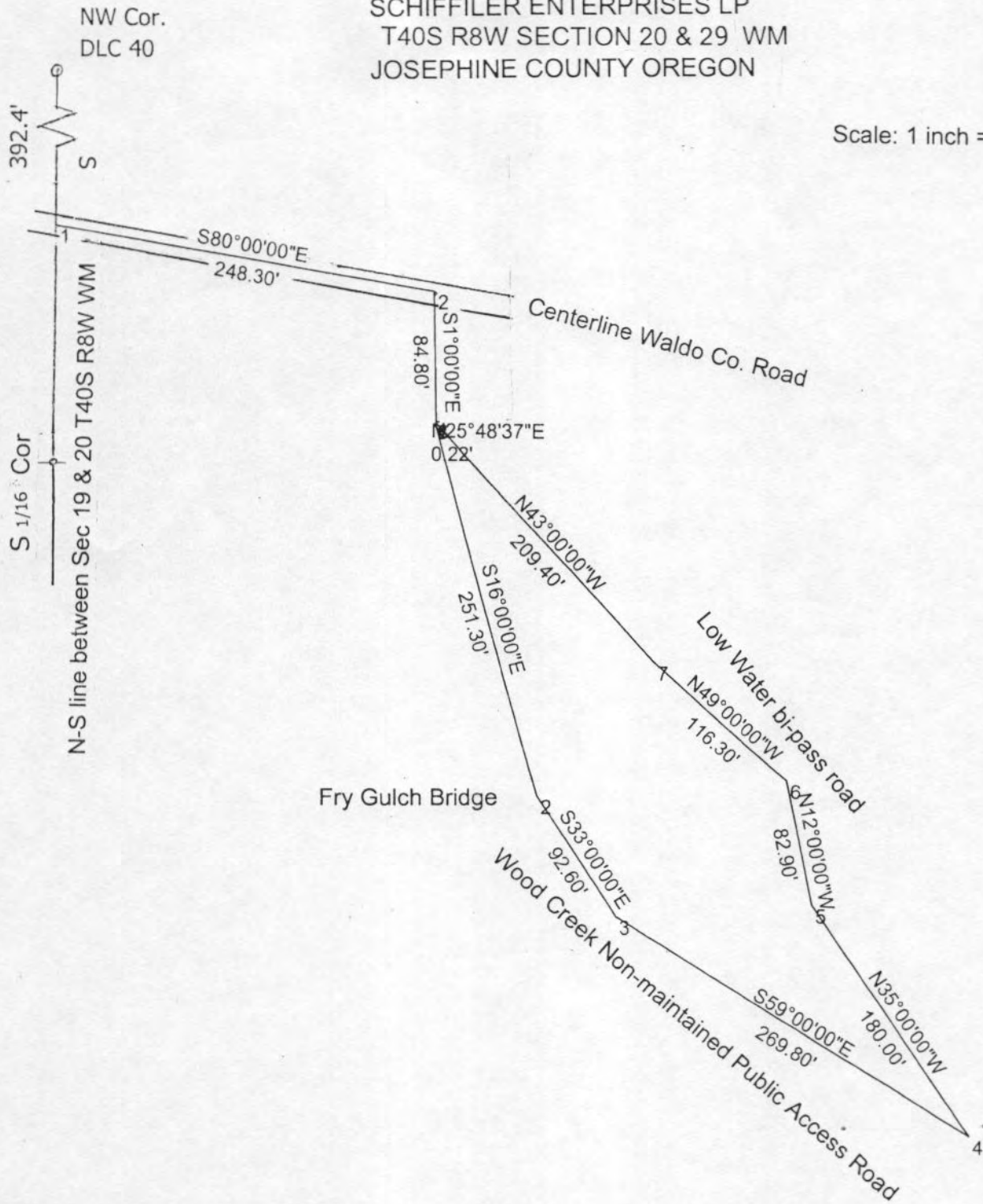
De Ann Yerges
Notary public in and for the
State of Oregon
My commission expires: 8-24-2012

CA

EXHIBIT A
SCHIFFILER ENTERPRISES LP
T40S R8W SECTION 20 & 29 WM
JOSEPHINE COUNTY OREGON



Scale: 1 inch = 100 ft



AFTER RECORDING RETURN TO:
ROUGH AND READY TIMBER CO., INC.
200 CORPORATE WAY
GRANTS PASS, OR 97526

19
JOSEPHINE COUNTY OFFICIAL RECORDS
ART HARVEY, COUNTY CLERK

2009-010635

\$35.00



00230683200900106350040040

06/26/2009 11:11:52 AM

DED-EAS Cnt=1 Stn=4 RECEIPTS
\$20.00 \$11.00 \$4.00

FA Accom
COPY

Grant of Easement

35.00

1. **PARTIES.** The parties to this agreement are Schiffiler Enterprises, L.P., ("Grantor") and ROUGH & READY TIMBER CO, INC, ("Grantees").
2. **GRANT OF EASEMENT AND PURPOSE.** For valuable consideration, Grantors do hereby grant and convey to Grantee, its successors-in-interest and assigns, a non-exclusive, perpetual easement, for ingress and egress, over and across the existing road as same now appears upon the ground, the approximate location of which is shown on Exhibit "A" attached and incorporated herein by reference.
3. **PROPERTY OF GRANTOR.** Grantor's property over which this easement shall run is described as follows: A parcel of land lying in that portion of the EZRA S. TANNER Donation Land Claim No. 41, Section 28, Township 40 South, Range 8 West, Willamette Meridian, Josephine County, Oregon TL 300; the said parcel being all that portion of property contained within a strip of Land 25 feet in width, being 12.5 feet on each side of the centerline shown and described on Exhibit A, attached hereto and made a part hereof.
4. **PROPERTY OF GRANTEES.** This easement shall be appurtenant to Grantees's property described as follows:

PARCEL 1: Tax Lot 100 T40S R8W Sec 32 NE ¼ NE ¼ and

PARCEL 2: Tax Lot 200 T40S R8W Sec 33 the W ½ of NW ¼ NW ¼, the W ½ of SW ¼ of NW ¼, the SE ¼ of S/W ¼ of NW ¼, the NW ¼ of SW ¼.

Any additional property that may be purchased by Grantee or successor-in-interest tributary to 40-8-28.02 easement road.

5. **MAINTENANCE.** The above easement is subject to the statutory provisions for maintenance as set forth in ORS 105.170 to 105.185, inclusive.

This instrument filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.
First American Title Co.

- 2
1. Grantee shall cause the road which is located on above-described right-of-way to be maintained in good repair during periods of use by Grantee or its licensees and to be left in as good a condition as prior to such use.
 2. Grantor, its successors and assigns, reserves title to all timber, now or hereafter growing, standing or down, within the above described right-of-way. Grantee may fell all timber within the right-of-way and danger trees adjacent to the right-of-way for construction, operation, and maintenance of a road. Trees felled of commercial value shall be bucked into standard log lengths and decked adjacent to the right-of-way in a manner suitable for loading with mobile loading equipment.
 6. **INDEMNIFICATION.** Grantee shall indemnify and hold Grantors harmless from any claims or damages arising from the use of the easement by Grantees, its licensees, invitees, permittees, and authorized agents.
 7. **SUCCESSION.** Grantee's successors-in-interest and assigns shall be bound by and assume all of Grantee's obligations under this easement.
 8. **NO OTHER PROPERTY RIGHTS.** Grantee claims no other rights in Grantors' property.
 9. **ATTORNEY FEES.** In the event that suit, action or other legal proceedings shall be instituted to declare or enforce any right created by this instrument, the prevailing party therein and in any appellate court proceedings, shall be entitled to recover such sum as the court may adjudge reasonable for attorney fees and costs.

The easement herein granted is for the full use as a road by ROUGH & READY TIMBER CO, INC., and its licensees, assigns and to have and to hold said easement forever.

Grantor covenants and warrants that the Grantor is lawfully seized and possessed of the land aforesaid and has the full right, power, and authority to execute this conveyance, and that said land is free and clear of liens, claims or encumbrances, except as shown above, and that the Grantor will defend the title to the easement conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated this 25 day of June 2009.

GRANTEE:

GRANTOR:

ROUGH & READY TIMBER CO, INC.

SCHIFFILER ENTERPRISES, L.P.

By John P. Krass
Authorized Member

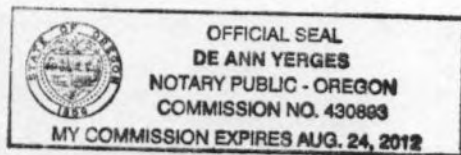
By Joseph D Schiffiler Trustee
of the Mary Christine Schiffiler Family
Trust, General Partner

LIMITED PARTNERSHIP ACKNOWLEDGMENT

STATE OF OREGON)
) ss
COUNTY OF JOSEPHINE)

On this 25 day of June, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph D Schiffiler, identified to me to be Trustee of the Mary Christine Schiffiler Family Trust and General Partner of Schiffiler Enterprises, L.P., and the partner who subscribed said limited partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said limited partnership name

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Diana Georges
Notary public in and for the
State of Oregon
My commission expires: 8-24-2012

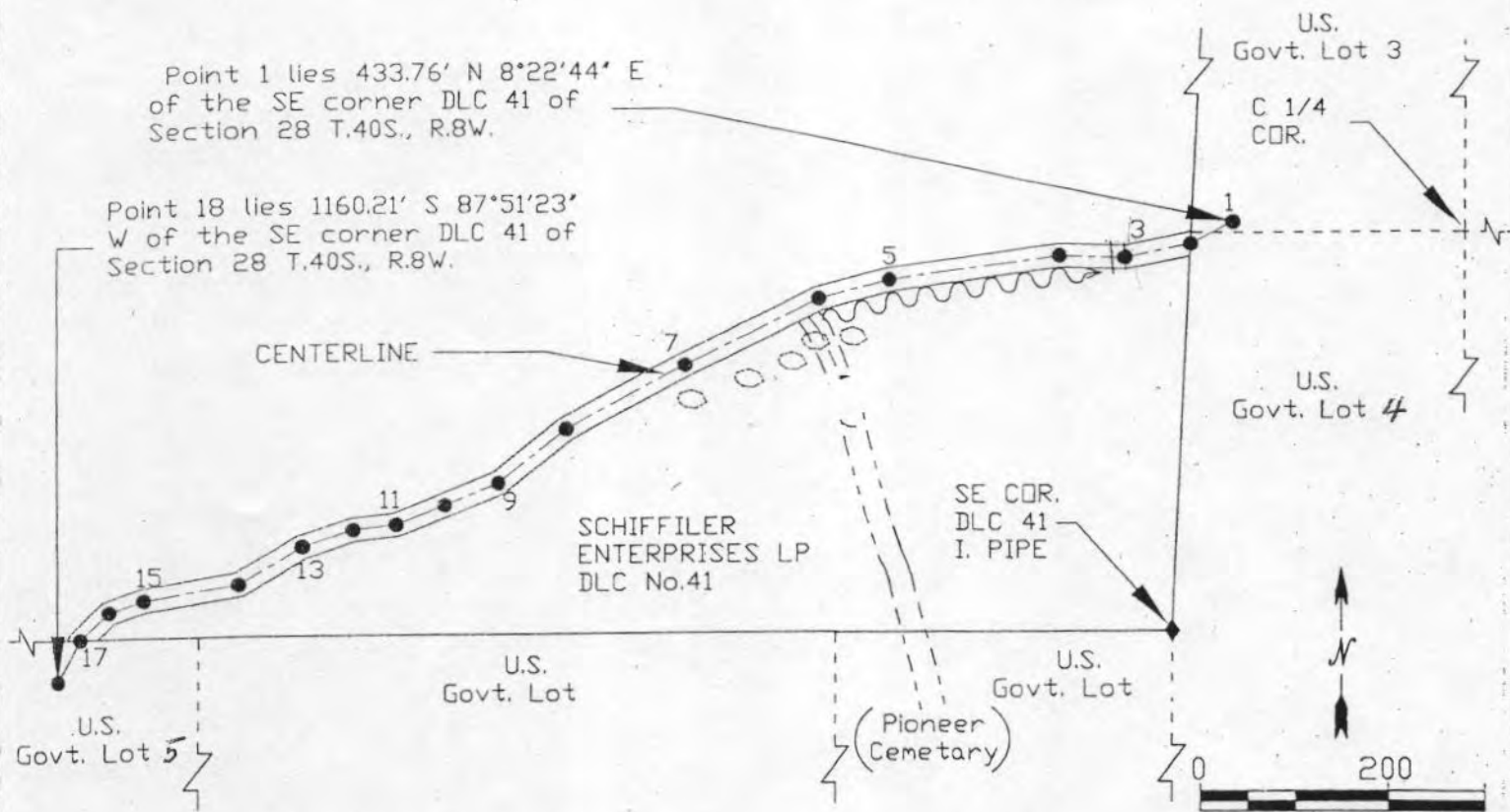
4

EXHIBIT A

SCHIFFILER ENTERPRISES LP
T.40S., R.8W., SECTION 28
WILL. MERIDIAN
JOSEPHINE COUNTY, OREGON
PAGE 1 OF 1

Point 1 lies 433.76' N 8°22'44" E
of the SE corner DLC 41 of
Section 28 T.40S., R.8W.

Point 18 lies 1160.21' S 87°51'23"
W of the SE corner DLC 41 of
Section 28 T.40S., R.8W.



ROAD #40-8-28.2

PT#	BEARING	DISTANCE(FT)
1	S 62°38'35" W	50.00'
2	S 78°38'40" W	68.88'
3	N 88°15'42" W	66.75'
4	S 81°57'36" W	180.48'
5	S 76°1'32" W	78.96'
6	S 63°13'5" W	153.07'
7	S 61°30'14" W	138.53'
8	S 52°25'13" W	92.01'
9	S 68°32'58" W	62.61'
10	S 68°39'6" W	55.43'
11	S 83°19'0" W	45.23'
12	S 71°18'11" W	54.04'
13	S 58°24'15" W	74.27'
14	S 81°22'7" W	97.60'
15	S 72°23'14" W	38.22'
16	S 47°51'52" W	41.70'
17	S 28°56'17" W	50.00'
18		

LEGEND

- EASEMENT OR 59654
ROAD # 40-8-28.2
R/W WIDTH = 12.5' EACH SIDE OF CENTERLINE
- ROAD R/W AREA = 0.72 ACRES, More or Less
ROAD R/W LENGTH = 0.24 MILES, More or Less
- FOUND MONUMENT

SURVEY INFORMATION TAKEN
FROM SURVEY 165-68

CORRECT AS TO SURVEYING DATA
Randall M. [Signature]
Cadastral Surveyor
July 13, 2004
Date

Timber Cruise

Timber Assessment
SW ¼ of Section 20, NW & NE ¼ of Section 29, and NW ¼ of Section 28, T40S R8W
Waldo Rd, O'Brien, OR

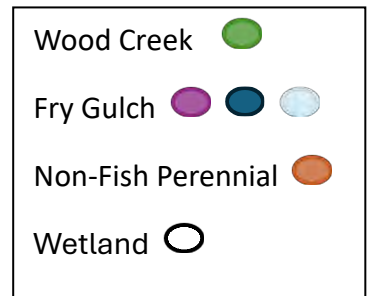
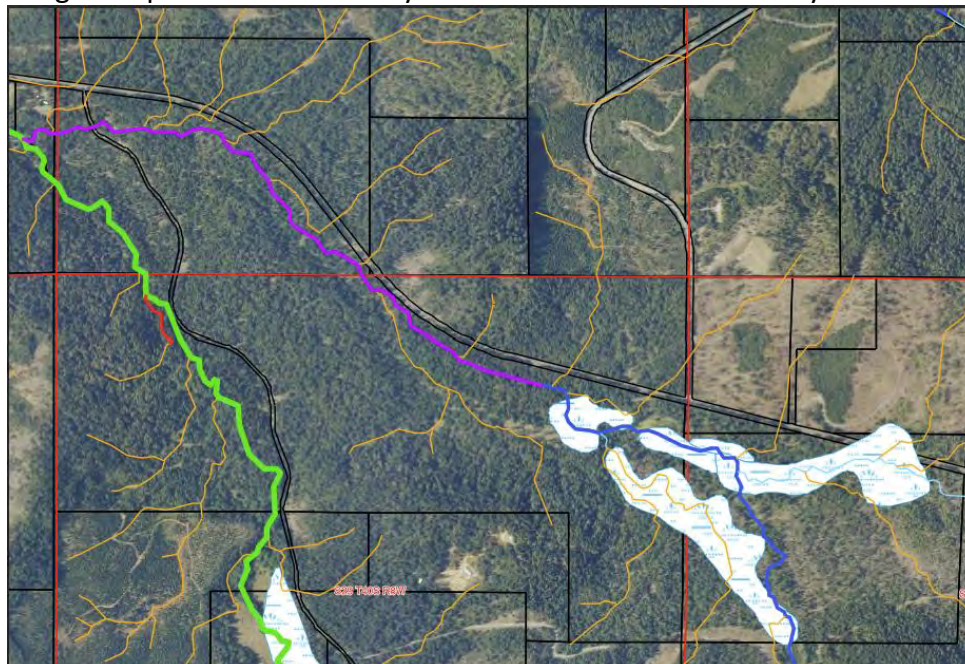
Timber Description

This approximately 474-acre property contains predominantly Douglas-fir and ponderosa pine with minor amounts of western white pine, sugar pine, and incense cedar. Two distinct timber types were observed on the property. 51 acres consisted primarily of large Douglas-fir trees and golden chinquapin with slopes of approximately 40% while the remaining acreage was mostly flat consisting of a smaller timber type of all species. Golden chinquapin was not assessed for value due to a lack of timber market for this species.

Harvest Considerations

The property is predominantly flat with approximately 64 acres of 30%-45% slopes. Logging is 100% ground based. Access is good via paved and gravel roads. Existing skid trails and old logging landings are scattered throughout the property. Wood Creek and Fry Gulch are fish bearing streams that require buffers. Wetlands that partially overlay stream buffers exist in the SE portion of the property. There are approximately 22 streams that are listed on the Oregon Department of Forestry stream inventory as non-fish perennial streams. Ground verification showed these 22 streams are annual streams which had no flow at the time of the timber cruise. With consultation with the Oregon Department of Forestry prior to harvest, all merchantable volume can be harvested up to the edge of these 22 streams and no acreage for them was removed from the timber cruise. Acreages for Wood Creek and Fry Gulch stream buffers and for wetlands were removed from the timber cruise.

Oregon Department of Forestry Stream and Wetland Inventory



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	115	802	344		1261
Ponderosa Pine			69	825	894
Western White Pine	9	52	52		113
Sugar Pine		4	27	20	51
Incense Cedar			23	10	33

Timber Appraisal

Pine species and high-quality Douglas-fir were appraised to Boise Cascade / Murphy Veneer in Medford. Remaining Douglas-fir was appraised to Roseburg Forest Products in Dillard. Incense cedar was appraised to Keller Lumber in Roseburg. 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	929	\$ 725	\$ 312	\$ 178	\$ 6.77	\$ 212,026
Douglas-fir	Medford	332	\$ 800	\$ 312	\$ 120	\$ 6.77	\$ 119,928
Ponderosa Pine	Medford	894	\$ 425	\$ 312	\$ 135	\$ 6.77	\$ (25,720)
Western White Pine	Medford	113	\$ 425	\$ 312	\$ 135	\$ 6.77	\$ (3,251)
Sugar Pine	Medford	51	\$ 425	\$ 312	\$ 135	\$ 6.77	\$ (1,467)
Incense Cedar	Roseburg	33	\$ 600	\$ 312	\$ 186	\$ 6.77	\$ 3,143

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

