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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

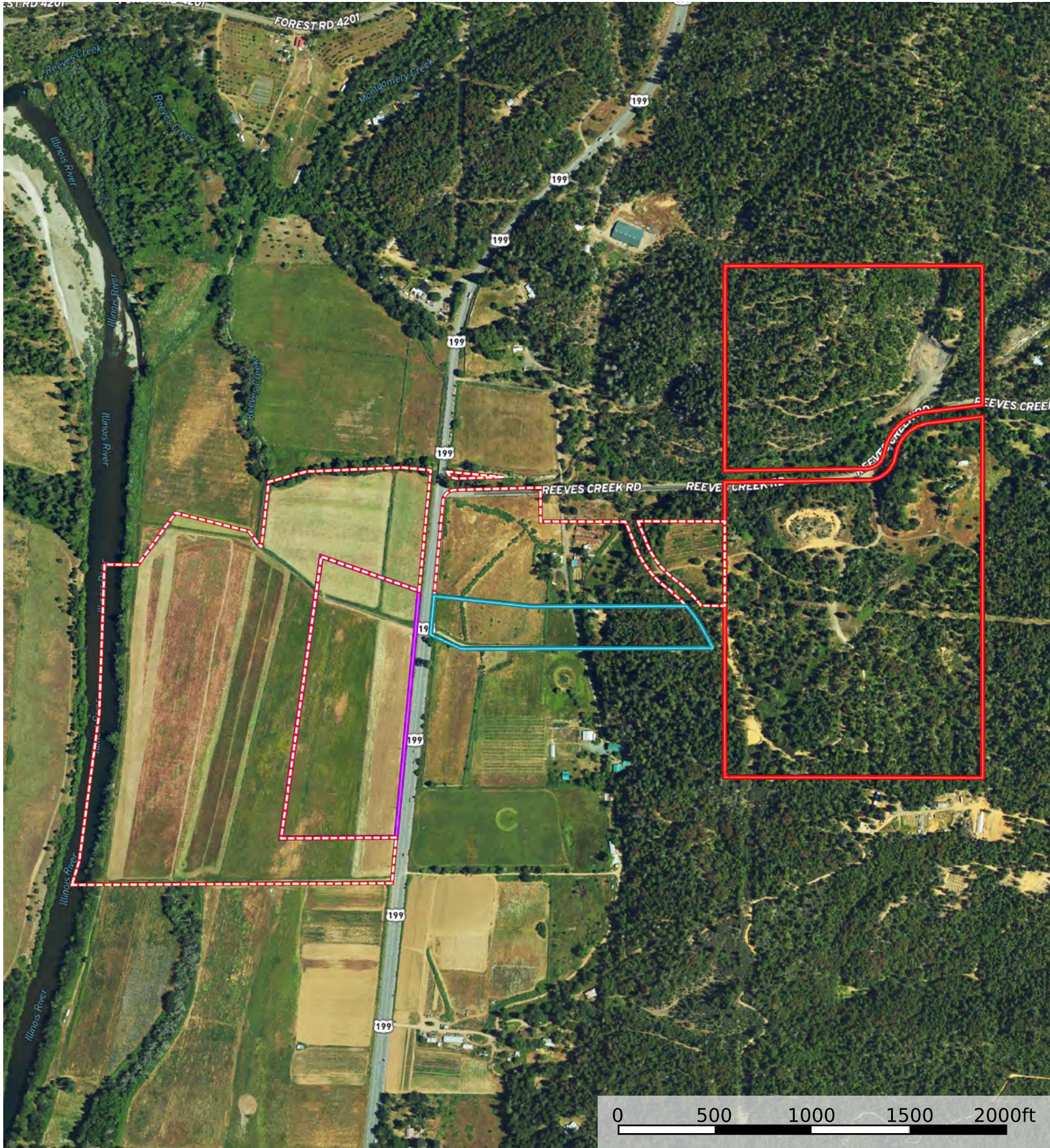
541.660.5111

Team@MOPG.com



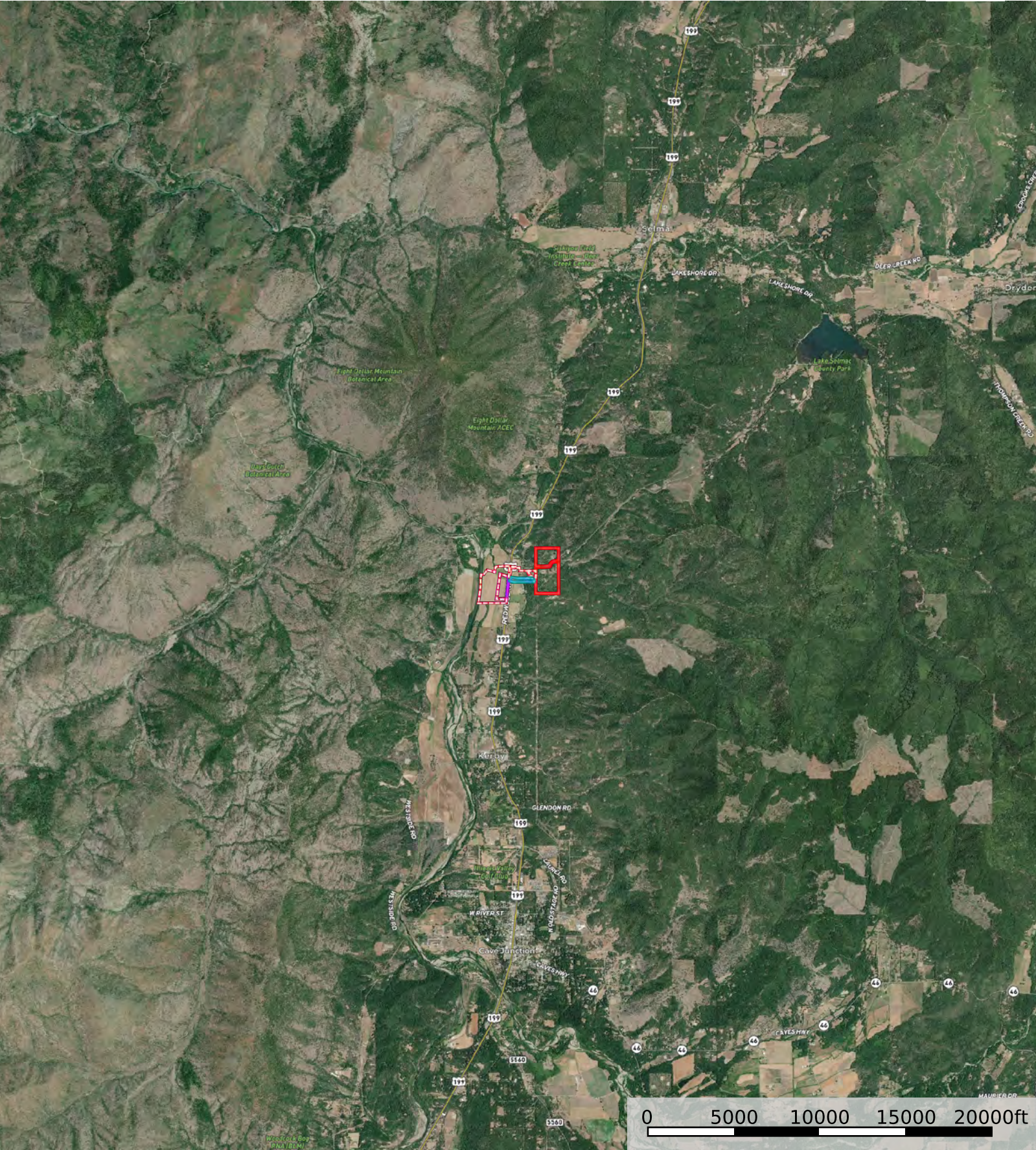
Mapping

Sauer's Flat
Oregon, AC +/-



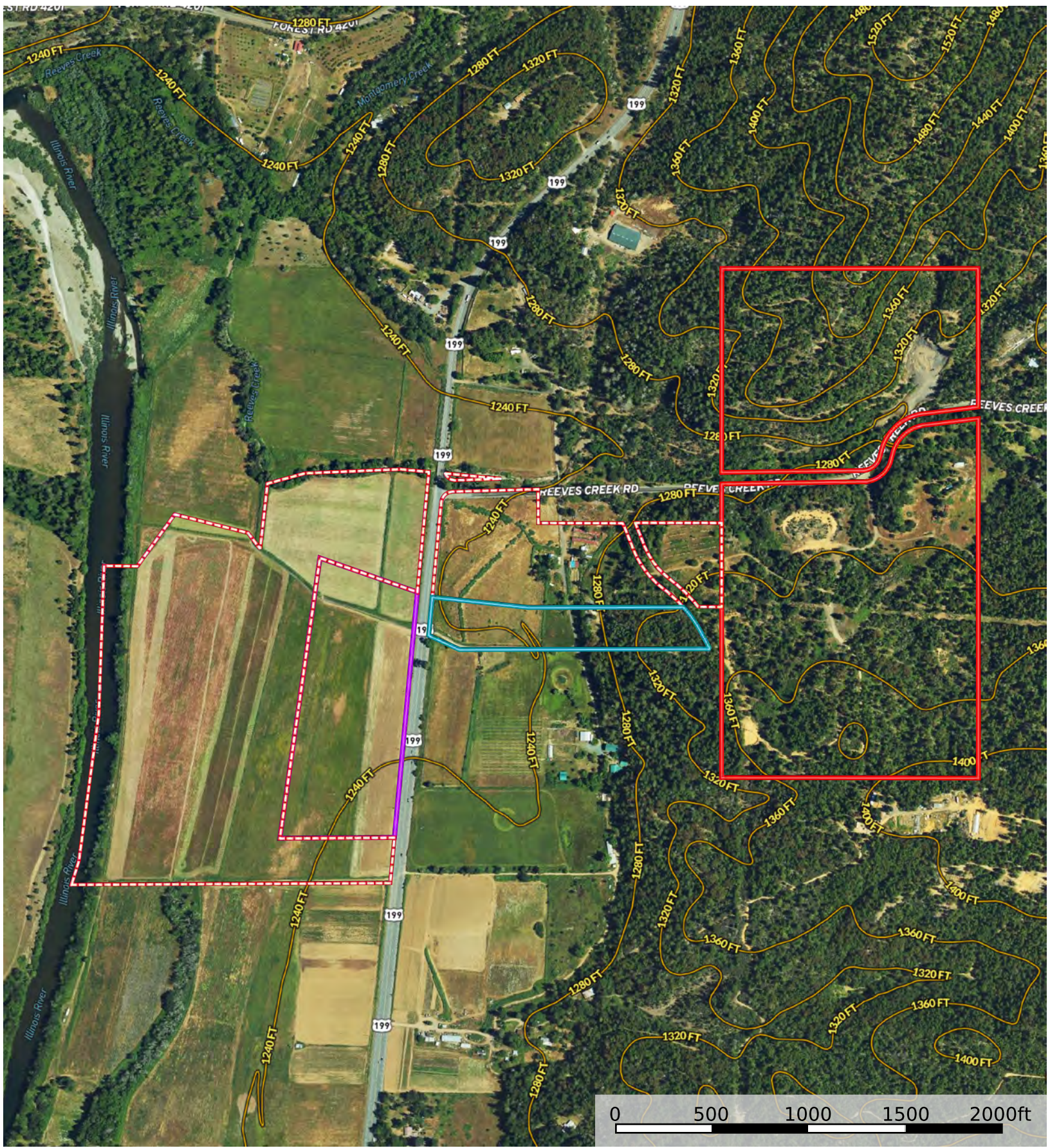
 Boundary  Boundary 2  Boundary 3  Boundary

Sauer's Flat
Oregon, AC +/-



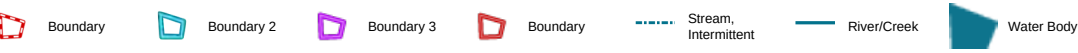
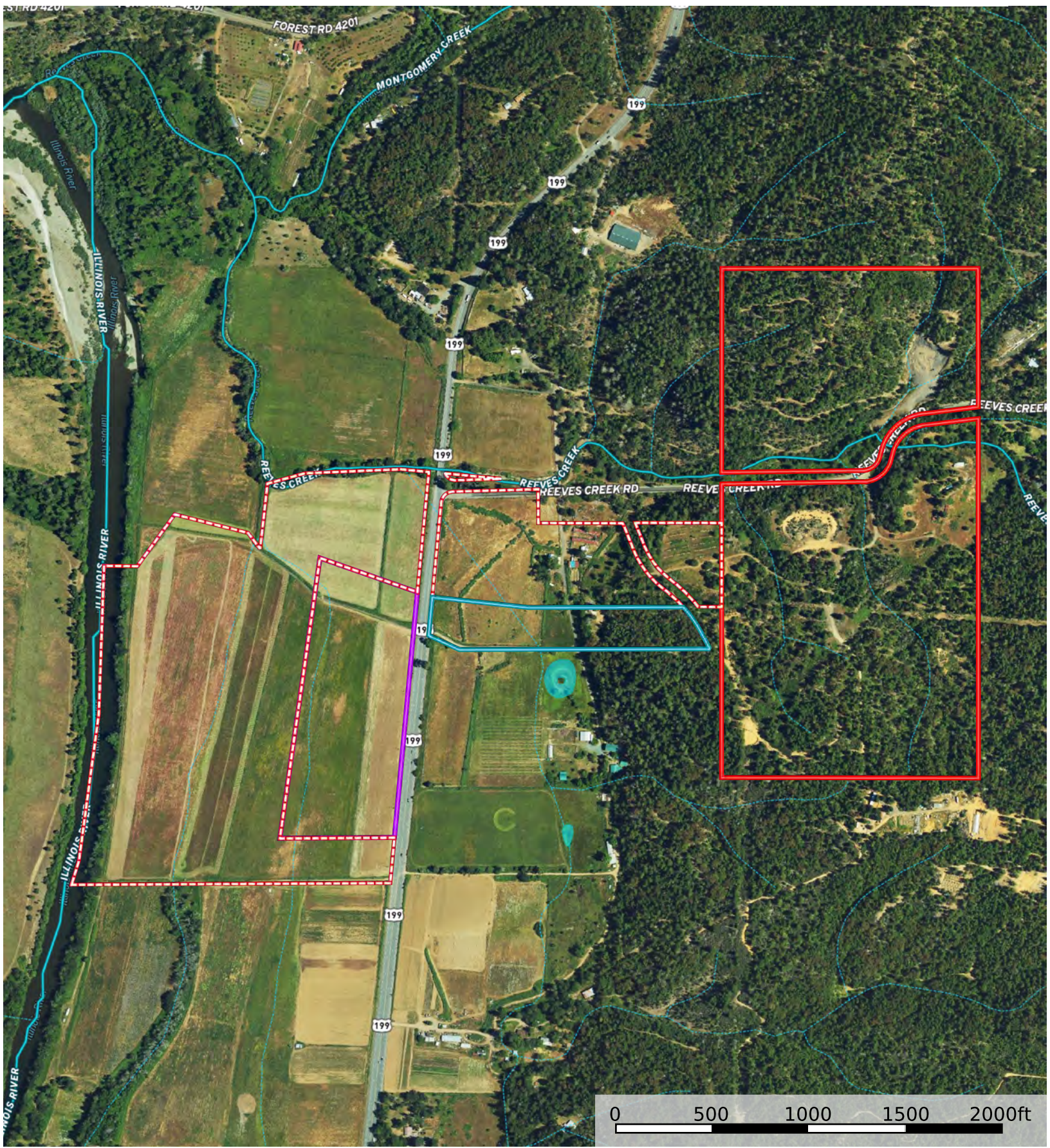
Boundary Boundary 2 Boundary 3 Boundary

Sauer's Flat
Oregon, AC +/-

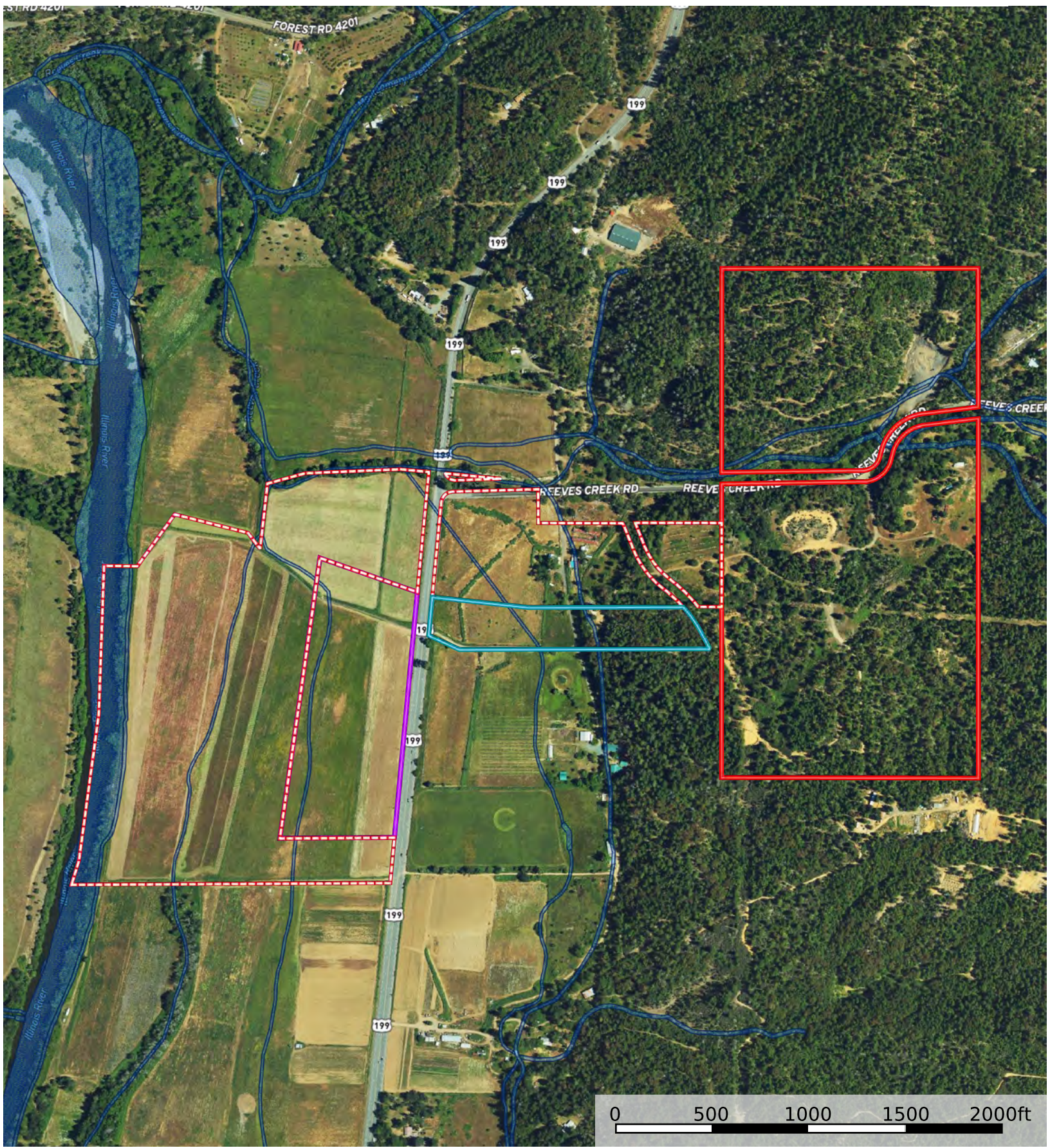


 Boundary  Boundary 2  Boundary 3  Boundary

Sauer's Flat
Oregon, AC +/-



Sauer's Flat
Oregon, AC +/-



Boundary

Boundary 2

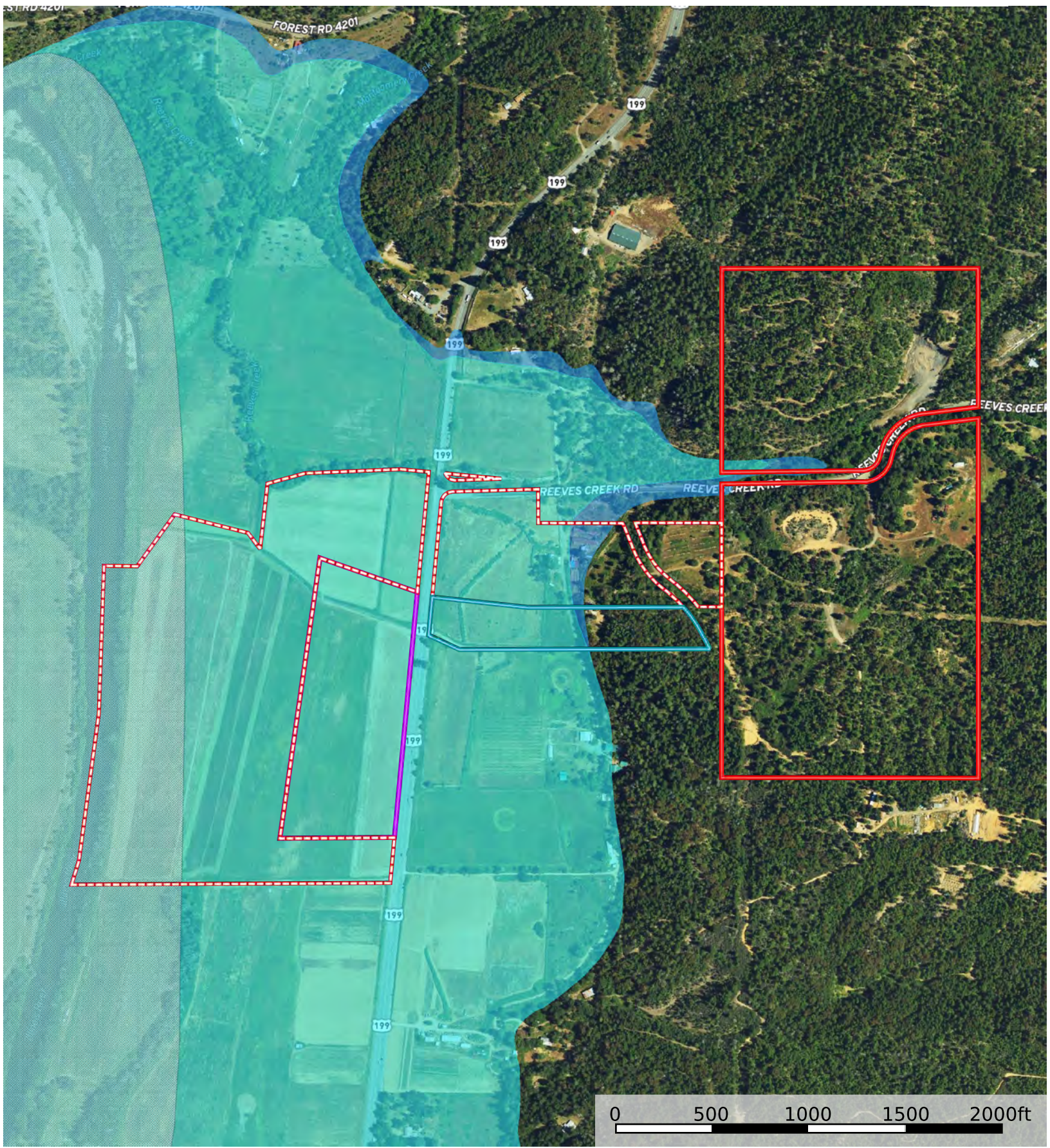
Boundary 3

Boundary

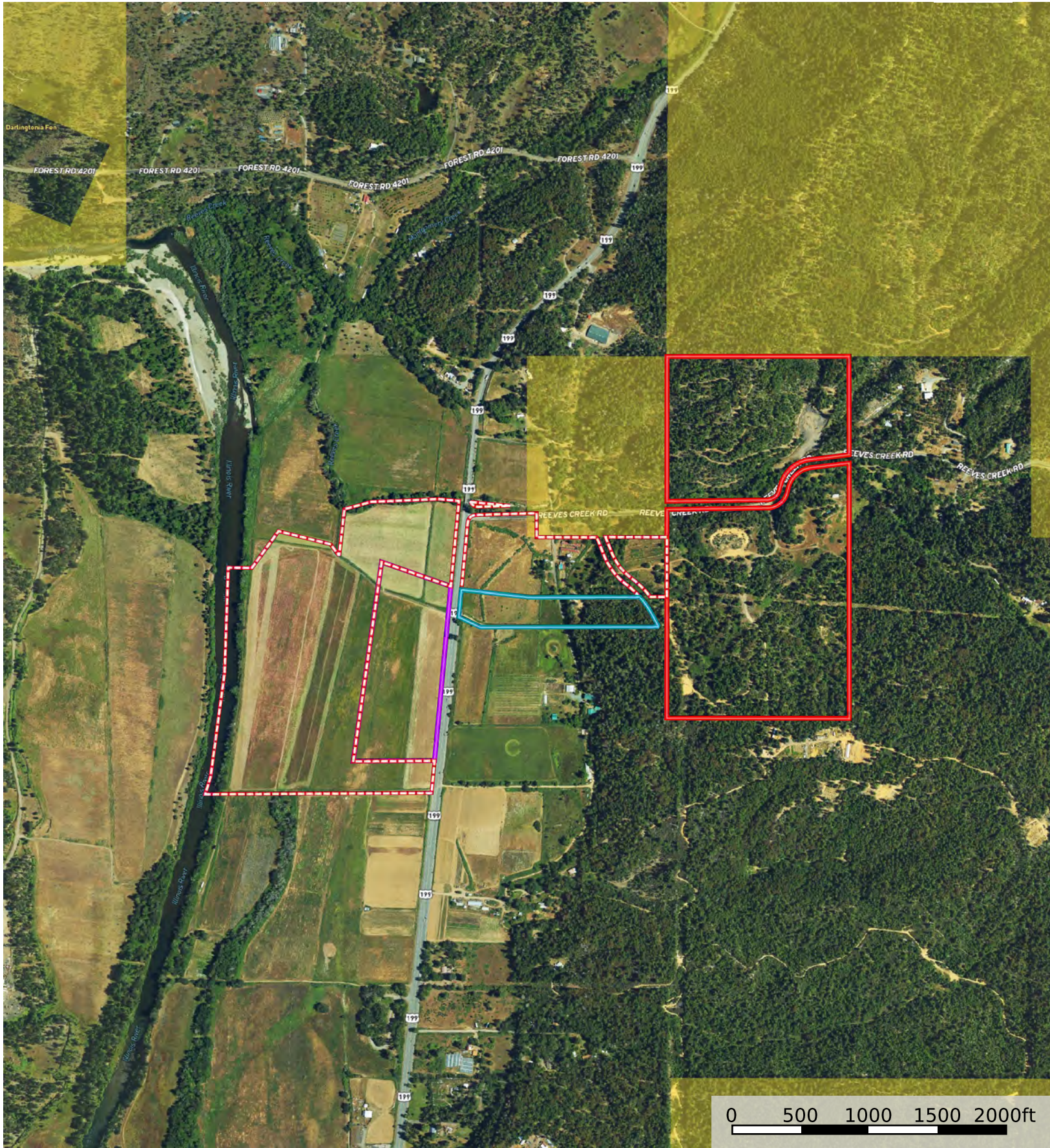
Wetlands

Riparian

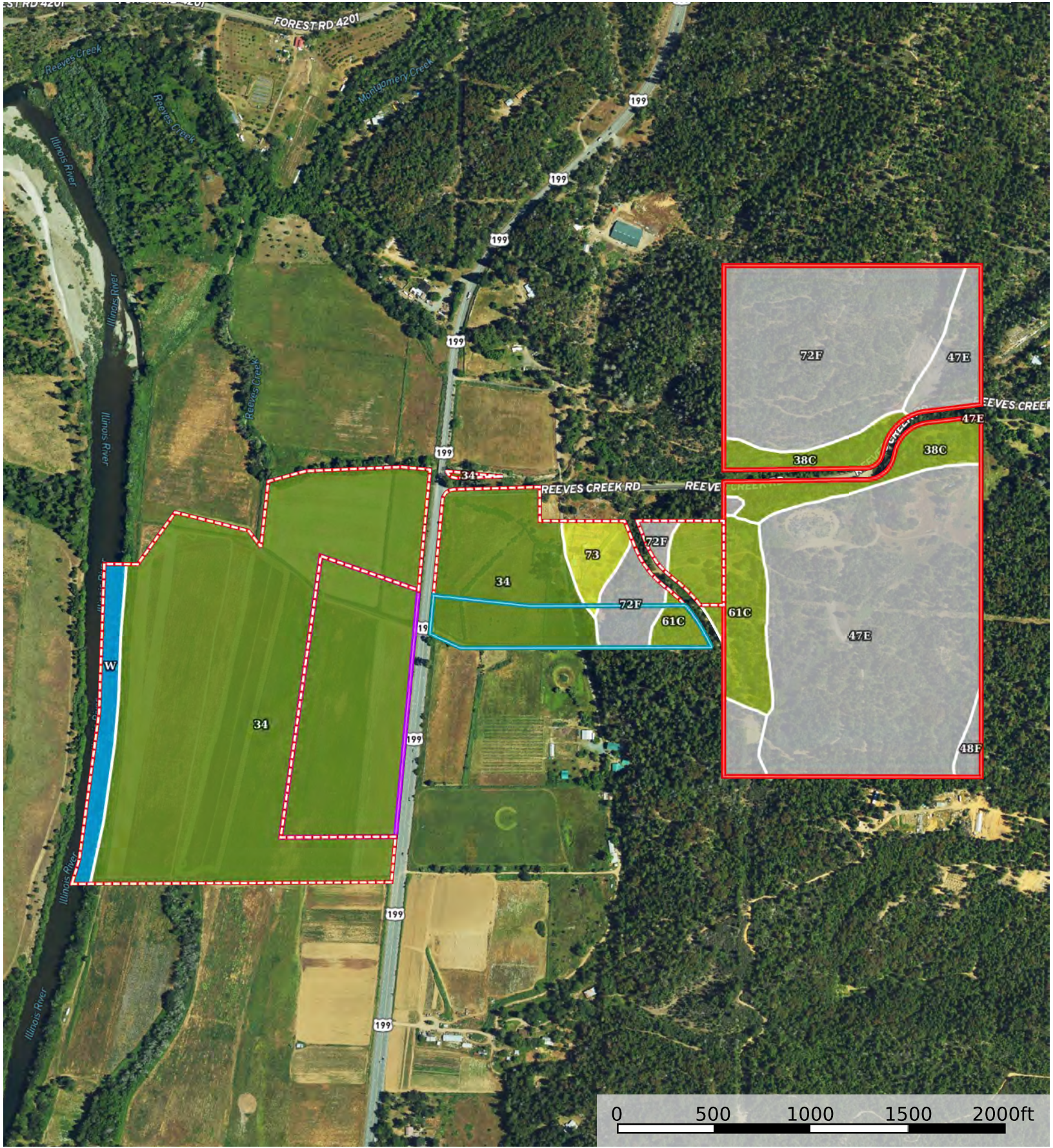
Sauer's Flat
Oregon, AC +/-



Sauer's Flat
Oregon, AC +/-



Sauer's Flat
Oregon, AC +/-



Boundary Boundary 2 Boundary 3 Boundary

| All Polygons 175.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34	Evans loam	82.37	47.07	0	88	2w
47E	Josephine gravelly loam, 20 to 35 percent slopes	41.26	23.58	0	46	-
72F	Speaker-Josephine gravelly loams, 35 to 55 percent south slopes	27.73	15.84	0	14	-
61C	Pollard loam, 7 to 12 percent slopes	8.95	5.11	0	63	3e
38C	Foehlin gravelly loam, 3 to 12 percent slopes	7.56	4.32	0	74	3e
W	Water	3.77	2.15	0	-	-
73	Takilma very cobbly loam	2.5	1.43	0	45	4s
48F	Josephine gravelly loam, 35 to 55 percent north slopes	0.86	0.49	0	16	-
TOTALS		175.0(*)	100%	-	61.62	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 28.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
72F	Speaker-Josephine gravelly loams, 35 to 55 percent south slopes	22.17	76.98	0	14	-
47E	Josephine gravelly loam, 20 to 35 percent slopes	3.78	13.13	0	46	-
38C	Foehlin gravelly loam, 3 to 12 percent slopes	2.85	9.9	0	74	3e
TOTALS		28.8(*)	100%	-	24.14	3.0

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

| Boundary 53.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
47E	Josephine gravelly loam, 20 to 35 percent slopes	37.48	70.31	0	46	-
61C	Pollard loam, 7 to 12 percent slopes	7.66	14.37	0	63	3e
38C	Foehlin gravelly loam, 3 to 12 percent slopes	4.71	8.84	0	74	3e
72F	Speaker-Josephine gravelly loams, 35 to 55 percent south slopes	2.59	4.86	0	14	-
48F	Josephine gravelly loam, 35 to 55 percent north slopes	0.86	1.61	0	16	-
TOTALS		53.3(*)	100%	-	48.87	3.0

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

| Boundary 19.75 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34	Evans loam	12.99	65.77	0	88	2w
72F	Speaker-Josephine gravelly loams, 35 to 55 percent south slopes	2.97	15.04	0	14	-

73	Takilma very cobbly loam	2.5	12.66	0	45	4s
61C	Pollard loam, 7 to 12 percent slopes	1.29	6.53	0	63	3e
TOTALS		19.75(*)	100%	-	69.8	2.37

(*) 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 0.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34	Evans loam	0.11	100	0	88	2w
TOTALS		0.11(*)	100%	-	88.0	2

(*) 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 73.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34	Evans loam	69.27	94.84	0	88	2w
W	Water	3.77	5.16	0	-	-
TOTALS		73.04(*)	100%	-	83.46	2.0

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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

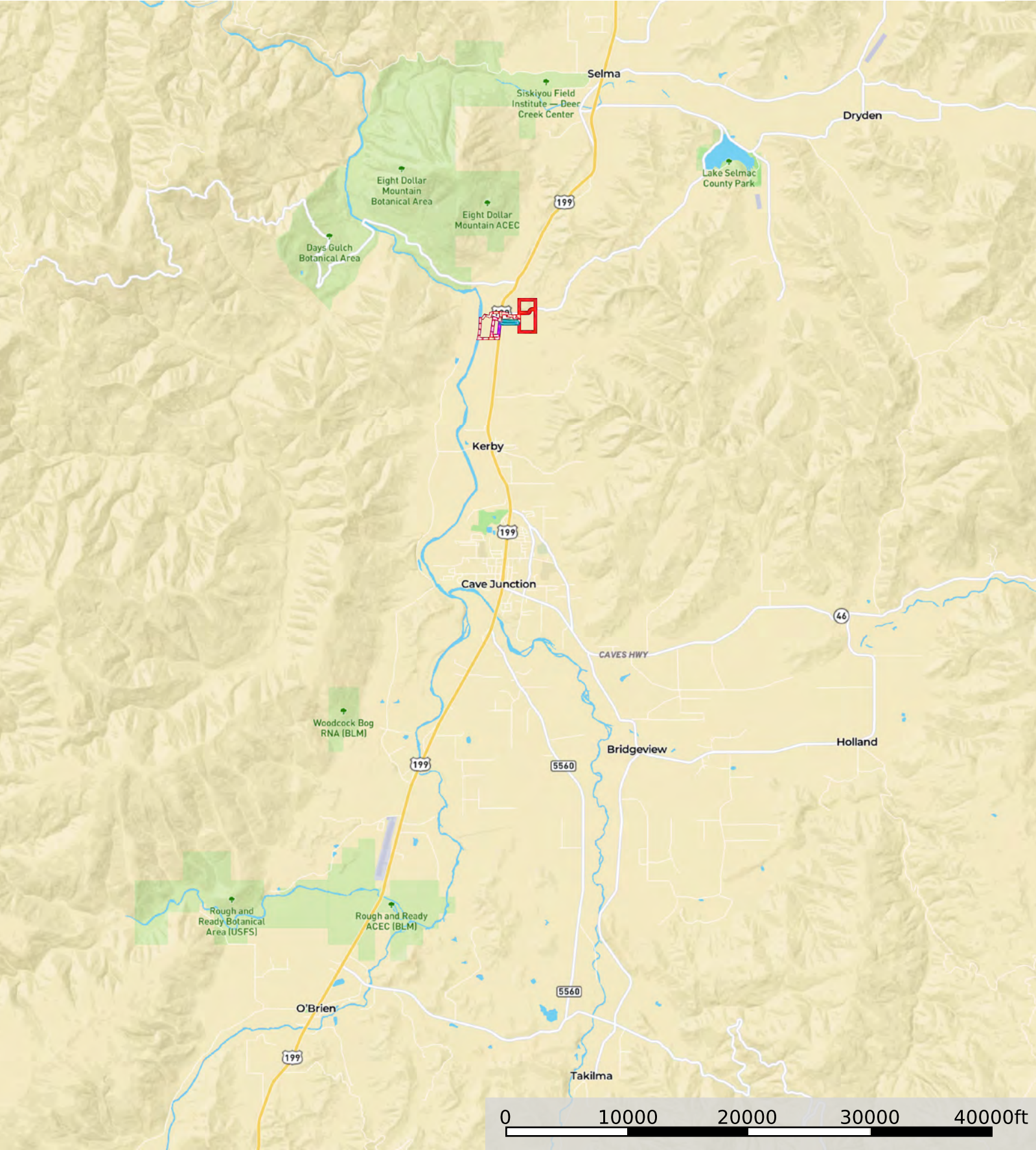
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

Sauer's Flat
Oregon, AC +/-



 Boundary  Boundary 2  Boundary 3  Boundary

Tax Records

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 Real Market Value
R328193	SAUER FAMILY TRUST	22503 REDWOOD HWY, KERBY, OR 97531	\$79,760

Property Page:

Property Details

▼

2027 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	R3281932 , R3281932
Property Type	Residential		
Legal Description	ACRES 10.00		
Alternate Account Number	-		
Neighborhood	1800 Selma		
Map Number	38-08-34-00-000300-00		
Property Use	401-HBU Tract; Zone Res; Improved		
Levy Code Area	07		
Zoning	FC		

2027 OWNER INFORMATION

Owner Name	SAUER FAMILY TRUST
Mailing Address	937 NE SAVAGE ST GRANTS PASS, OR 97526

2026 IMPROVEMENTS

⌵ Expand/Collapse All Improvements

Improvement #1	Improvement Type	Beds
⊕ -	Misc Imp	0

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	1.00 Acres
L2	401 Tract; Residential; Improved	9.00 Acres
TOTALS		435600.00 Sq. ft / 10.00 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026	\$1,010	\$78,750	\$79,760	\$0	\$24,210
2025	\$1,010	\$77,100	\$78,110	\$0	\$14,690

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	19-UD-239	-	Name Change Request
	SAUER FAM TRUST	SAUER FAMILY TRUST	19-UD-120	-	Record Only
	SAUER FAM TRUST	SAUER FAM TRUST	17-BCC-27	-	BCC Order/Ordinance
	SAUER, JACK L & SAUER, JOSEPHINE U	SAUER FAM TRUST	12-003785	-	Bargain & Sale

TOTAL TAXES DUE	
Current Year Due	\$509.46
Past Years Due	\$592.42
Total Due	\$1,101.88

- This property has remaining taxes due from a prior year
- 25 MAIL RETURNED
- 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: 10/19/2026

⌵ Expand Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2026	\$525.21	\$256.22	\$268.99	\$525.21	\$0.00	-	\$509.46
2025	\$531.06	\$147.08	\$383.98	\$531.06	\$61.36	-	\$592.42
2024	\$472.17	\$142.91	\$329.26	\$472.17	\$0.00	-	\$0.00
2023	\$474.45	\$125.09	\$349.36	\$474.45	\$0.00	-	\$0.00
2022	\$403.06	\$125.11	\$277.95	\$403.06	\$0.00	-	\$0.00
2021	\$378.95	\$120.69	\$258.26	\$378.95	\$0.00	-	\$0.00
2020	\$367.38	\$123.35	\$244.03	\$367.38	\$0.00	-	\$0.00
2019	\$341.17	\$119.82	\$221.35	\$341.17	\$0.00	-	\$0.00
2018	\$326.31	\$117.36	\$208.95	\$326.31	\$0.00	-	\$0.00
2017	\$333.37	\$115.72	\$217.65	\$333.37	\$0.00	-	\$0.00
2016	\$302.51	\$95.60	\$206.91	\$302.51	\$0.00	-	\$0.00
2015	\$292.04	\$93.00	\$199.04	\$292.04	\$0.00	-	\$0.00
2014	\$277.53	\$91.17	\$186.36	\$277.53	\$0.00	-	\$0.00
2013	\$258.68	\$0.00	\$0	\$258.68	\$0.00	-	\$0.00
2012	\$250.33	\$0.00	\$0	\$250.33	\$0.00	-	\$0.00
2011	\$232.75	\$0.00	\$0	\$232.75	\$0.00	-	\$0.00
2010	\$237.85	\$0.00	\$0	\$237.85	\$0.00	-	\$0.00
2009	\$221.92	\$0.00	\$0	\$221.92	\$0.00	-	\$0.00
2008	\$253.26	\$0.00	\$0	\$253.26	\$0.00	-	\$0.00
2007	\$200.94	\$0.00	\$0	\$200.94	\$0.00	-	\$0.00
2006	\$204.67	\$0.00	\$0	\$204.67	\$0.00	-	\$0.00
2005	\$205.19	\$0.00	\$0	\$205.19	\$0.00	-	\$0.00
2004	\$179.48	\$0.00	\$0	\$179.48	\$0.00	-	\$0.00
2003	\$183.55	\$0.00	\$0	\$183.55	\$0.00	-	\$0.00
2002	\$208.01	\$0.00	\$0	\$208.01	\$0.00	-	\$0.00
2001	\$169.35	\$0.00	\$0	\$169.35	\$0.00	-	\$0.00
2000	\$126.16	\$0.00	\$0	\$126.16	\$0.00	-	\$0.00
1999	\$151.77	\$0.00	\$0	\$151.77	\$0.00	-	\$0.00
1998	\$148.47	\$0.00	\$0	\$148.47	\$0.00	-	\$0.00
1997	\$166.46	\$0.00	\$0	\$166.46	\$0.00	-	\$0.00
1996	\$220.74	\$0.00	\$0	\$220.74	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2024	JOCO-192473	11-21-2024	\$458.00
2023	JOCO-138548	11-15-2023	\$460.21
2022	JOCO-92337	11-21-2022	\$390.97
2021	JOCO-34095	11-15-2021	\$367.58
2020	1241836	11-19-2020	\$356.36
2019	1163029	10-25-2019	\$330.93
2018	1124425	11-8-2018	\$316.52
2017	1097251	12-12-2017	\$334.85
2016	1018944	11-1-2016	\$293.43
2015	1001836	12-4-2015	\$293.34
2014	929471	11-4-2014	\$269.20
2013	884722	11-8-2013	\$250.92
2012	844937	11-14-2012	\$242.82
2011	795677	11-15-2011	\$225.77
2010	727282	11-8-2010	\$230.71
2009	699221	11-24-2009	\$215.26
2008	632987	11-13-2008	\$245.66
2007	566743	11-6-2007	\$194.91
2006	539374	11-17-2006	\$198.53
2005	468020	11-8-2005	\$199.03
2004	423524	11-10-2004	\$174.10
2003	377105	11-13-2003	\$178.04
2002	337246	11-20-2002	\$201.77
2001	272309	11-14-2001	\$164.27
2000	218013	11-14-2000	\$122.38
1999	185544	12-30-1999	\$153.12
1998	132378	12-15-1998	\$337.78
1996	4298	1-1-1938	\$166.01
1996	4301	1-1-1938	\$54.73

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 Real Market Value
R328173	SAUER FAMILY TRUST	* REDWOOD HWY, KERBY, OR 97531	\$28,090

Property Page:

Property Details

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2027 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	R328171
Property Type	Residential		
Legal Description	ACRES 8.20, POTENTIAL ADD'L TAX LIAB, DISQ		
Alternate Account Number	-		
Neighborhood	1800 Selma		
Map Number	38-08-33-00-000800-00		
Property Use	501-HBU Farm; Zone Farm; Not Receiving Spec Asmt/Improved		
Levy Code Area	07		
Zoning	EF		

2027 OWNER INFORMATION

Owner Name	SAUER FAMILY TRUST
Mailing Address	ATTN: KAMBRIA SAUER 3654 E ROLAND ST MESA, AZ 85213

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	501 Farm-EFU-Not Receiving Sp Asmt/Imp	8.20 Acres
L2	IRR Irrigation	-
TOTALS		357192.00 Sq. ft / 8.20 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026	\$0	\$28,090	\$28,090	\$0	\$19,550
2025	\$0	\$31,270	\$31,270	\$0	\$18,980

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	25-007406	-	Bargain & Sale
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	19-UD-239	-	Name Change Request
	SAUER FAM TRUST	SAUER FAMILY TRUST	19-UD-120	-	Record Only
	SAUER FAM TRUST	SAUER FAM TRUST	17-BCC-27	-	BCC Order/Ordinance
	SAUER, JACK L & SAUER, JOSEPHINE U	SAUER FAM TRUST	12-003785	-	Bargain & Sale

TOTAL TAXES DUE	
Current Year Due	\$220.86
Past Years Due	\$0.00
Total Due	\$220.86

- see Events PATL for \$amt
- 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: 10/19/2026 [⌵ Expand Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2026	\$227.70	\$206.90	\$20.80	\$227.70	\$0.00	-	\$220.86
2025	\$210.02	\$190.02	\$20.00	\$210.02	\$0.00	-	\$0.00
2024	\$46.39	\$27.64	\$18.75	\$46.39	\$0.00	-	\$0.00
2023	\$42.93	\$24.18	\$18.75	\$42.93	\$0.00	-	\$0.00
2022	\$42.83	\$24.08	\$18.75	\$42.83	\$0.00	-	\$0.00
2021	\$42.02	\$23.27	\$18.75	\$42.02	\$0.00	-	\$0.00
2020	\$44.75	\$23.82	\$20.93	\$44.75	\$0.00	-	\$0.00
2019	\$41.78	\$23.03	\$18.75	\$41.78	\$0.00	-	\$0.00
2018	\$41.38	\$22.63	\$18.75	\$41.38	\$0.00	-	\$0.00
2017	\$41.01	\$22.26	\$18.75	\$41.01	\$0.00	-	\$0.00
2016	\$37.07	\$18.32	\$18.75	\$37.07	\$0.00	-	\$0.00
2015	\$36.61	\$17.86	\$18.75	\$36.61	\$0.00	-	\$0.00
2014	\$36.24	\$17.49	\$18.75	\$36.24	\$0.00	-	\$0.00
2013	\$35.46	\$0.00	\$0	\$35.46	\$0.00	-	\$0.00
2012	\$34.84	\$0.00	\$0	\$34.84	\$0.00	-	\$0.00
2011	\$33.87	\$0.00	\$0	\$33.87	\$0.00	-	\$0.00
2010	\$33.63	\$0.00	\$0	\$33.63	\$0.00	-	\$0.00
2009	\$32.85	\$0.00	\$0	\$32.85	\$0.00	-	\$0.00
2008	\$34.84	\$0.00	\$0	\$34.84	\$0.00	-	\$0.00
2007	\$32.24	\$0.00	\$0	\$32.24	\$0.00	-	\$0.00
2006	\$31.95	\$0.00	\$0	\$31.95	\$0.00	-	\$0.00
2005	\$31.65	\$0.00	\$0	\$31.65	\$0.00	-	\$0.00
2004	\$31.41	\$0.00	\$0	\$31.41	\$0.00	-	\$0.00
2003	\$31.16	\$0.00	\$0	\$31.16	\$0.00	-	\$0.00
2002	\$29.68	\$0.00	\$0	\$29.68	\$0.00	-	\$0.00
2001	\$29.73	\$0.00	\$0	\$29.73	\$0.00	-	\$0.00
2000	\$26.15	\$0.00	\$0	\$26.15	\$0.00	-	\$0.00
1999	\$28.29	\$0.00	\$0	\$28.29	\$0.00	-	\$0.00
1998	\$27.33	\$0.00	\$0	\$27.33	\$0.00	-	\$0.00
1997	\$27.15	\$0.00	\$0	\$27.15	\$0.00	-	\$0.00
1996	\$29.22	\$0.00	\$0	\$29.22	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-235034	11-19-2025	\$255.48
2023	JOCO-138549	11-15-2023	\$41.64
2022	JOCO-92336	11-21-2022	\$41.55
2021	JOCO-34091	11-15-2021	\$40.76
2020	1241837	11-19-2020	\$43.41
2019	1163024	10-25-2019	\$40.53
2018	1124424	11-8-2018	\$40.14
2017	1097251	12-12-2017	\$41.20
2016	1018944	11-1-2016	\$35.96
2015	1001836	12-4-2015	\$36.77
2014	929471	11-4-2014	\$35.15
2013	884722	11-8-2013	\$34.40
2012	844937	11-14-2012	\$33.79
2011	795677	11-15-2011	\$32.85
2010	727282	11-8-2010	\$32.62
2009	699221	11-24-2009	\$31.86
2008	632987	11-13-2008	\$33.79
2007	566743	11-6-2007	\$31.27
2006	539373	11-17-2006	\$30.99
2005	468020	11-8-2005	\$30.70
2004	423524	11-10-2004	\$30.47
2003	377105	11-13-2003	\$30.23
2002	337246	11-20-2002	\$28.79
2001	272309	11-14-2001	\$28.84
2000	218013	11-14-2000	\$25.37
1999	185544	12-30-1999	\$28.54
1998	132378	12-15-1998	\$58.20
1996	4214	1-1-1938	\$29.22

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 Real Market Value
R328172	SAUER FAMILY TRUST	* REDWOOD HWY, KERBY, OR 97531	\$222,980

Property Page:

Property Details

▼

2027 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	-
Property Type	Residential		
Legal Description	ACRES 17.80, POTENTIAL ADD'L TAX LIAB, DISQ		
Alternate Account Number	-		
Neighborhood	1800 Selma		
Map Number	38-08-33-00-000700-00		
Property Use	500-HBU Farm; Zone Farm; Not Receiving Spec Asmt/Vacant		
Levy Code Area	07		
Zoning	EF		

2027 OWNER INFORMATION

Owner Name	SAUER FAMILY TRUST
Mailing Address	ATTN: KAMBRIA SAUER 3654 E ROLAND ST MESA, AZ 85213

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	500 Farm-EFU-Not Receiving Sp Asmt/Vacant	17.80 Acres
L2	IRR Irrigation	-
TOTALS		775368.00 Sq. ft / 17.80 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026	\$0	\$222,980	\$222,980	\$0	\$156,910
2025	\$0	\$250,980	\$250,980	\$0	\$152,340

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	25-007405	-	Bargain & Sale
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	19-UD-239	-	Name Change Request
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	17-BCC-27	-	BCC Order/Ordinance
	SAUER, JACK L & SAUER, JOSEPHINE U	SAUER FAMILY TRUST	16-016715	-	Bargain & Sale

TOTAL TAXES DUE	
Current Year Due	\$1,631.00
Past Years Due	\$0.00
Total Due	\$1,631.00

- see Events PATL for \$amt
- 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: 10/19/2026 [⌵ Expand Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2026	\$1,681.44	\$1,660.64	\$20.80	\$1,681.44	\$0.00	-	\$1,631.00
2025	\$1,545.23	\$1,525.23	\$20.00	\$1,545.23	\$0.00	-	\$0.00
2024	\$137.38	\$118.07	\$19.31	\$137.38	\$0.00	-	\$0.00
2023	\$127.86	\$103.34	\$24.52	\$127.86	\$0.00	-	\$0.00
2022	\$122.03	\$103.28	\$18.75	\$122.03	\$0.00	-	\$0.00
2021	\$124.76	\$99.63	\$25.13	\$124.76	\$0.00	-	\$0.00
2020	\$101.86	\$101.86	\$0	\$101.86	\$0.00	-	\$0.00
2019	\$98.83	\$98.83	\$0	\$98.83	\$0.00	-	\$0.00
2018	\$96.70	\$96.70	\$0	\$96.70	\$0.00	-	\$0.00
2017	\$95.34	\$95.34	\$0	\$95.34	\$0.00	-	\$0.00
2016	\$78.69	\$78.69	\$0	\$78.69	\$0.00	-	\$0.00
2015	\$76.51	\$76.51	\$0	\$76.51	\$0.00	-	\$0.00
2014	\$74.94	\$74.94	\$0	\$74.94	\$0.00	-	\$0.00
2013	\$71.49	\$0.00	\$0	\$71.49	\$0.00	-	\$0.00
2012	\$69.30	\$0.00	\$0	\$69.30	\$0.00	-	\$0.00
2011	\$64.88	\$0.00	\$0	\$64.88	\$0.00	-	\$0.00
2010	\$63.76	\$0.00	\$0	\$63.76	\$0.00	-	\$0.00
2009	\$60.22	\$0.00	\$0	\$60.22	\$0.00	-	\$0.00
2008	\$60.63	\$0.00	\$0	\$60.63	\$0.00	-	\$0.00
2007	\$61.12	\$0.00	\$0	\$61.12	\$0.00	-	\$0.00
2006	\$59.85	\$0.00	\$0	\$59.85	\$0.00	-	\$0.00
2005	\$58.68	\$0.00	\$0	\$58.68	\$0.00	-	\$0.00
2004	\$57.68	\$0.00	\$0	\$57.68	\$0.00	-	\$0.00
2003	\$56.76	\$0.00	\$0	\$56.76	\$0.00	-	\$0.00
2002	\$50.22	\$0.00	\$0	\$50.22	\$0.00	-	\$0.00
2001	\$50.37	\$0.00	\$0	\$50.37	\$0.00	-	\$0.00
2000	\$47.86	\$0.00	\$0	\$47.86	\$0.00	-	\$0.00
1999	\$44.16	\$0.00	\$0	\$44.16	\$0.00	-	\$0.00
1998	\$40.08	\$0.00	\$0	\$40.08	\$0.00	-	\$0.00
1997	\$38.97	\$0.00	\$0	\$38.97	\$0.00	-	\$0.00
1996	\$47.77	\$0.00	\$0	\$47.77	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-235034	11-19-2025	\$1,652.13
2023	JOCO-138552	11-15-2023	\$124.03
2022	JOCO-92335	11-21-2022	\$118.37
2021	JOCO-34094	11-15-2021	\$121.02
2020	1241838	11-19-2020	\$98.80
2019	1163025	10-25-2019	\$95.87
2018	1124423	11-8-2018	\$93.80
2017	1098305	1-5-2018	\$96.19
2016	1018944	11-1-2016	\$76.33
2015	1001836	12-4-2015	\$76.85
2014	929471	11-4-2014	\$72.69
2013	884722	11-8-2013	\$69.35
2012	844937	11-14-2012	\$67.22
2011	795677	11-15-2011	\$62.93
2010	727282	11-8-2010	\$61.85
2009	699221	11-24-2009	\$58.41
2008	632987	11-13-2008	\$58.81
2007	566743	11-6-2007	\$59.29
2006	539380	11-17-2006	\$58.05
2005	468020	11-8-2005	\$56.92
2004	423524	11-10-2004	\$55.95
2003	377105	11-13-2003	\$55.06
2002	337246	11-20-2002	\$48.71
2001	272309	11-14-2001	\$48.86
2000	218013	11-14-2000	\$46.42
1999	185544	12-30-1999	\$44.55
1998	132378	12-15-1998	\$84.42
1996	4211	1-1-1938	\$47.77

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 Real Market Value
R328171	SAUER FAMILY TRUST	22503 REDWOOD HWY, KERBY, OR 97531	\$631,800

Property Page:

Property Details

▼

2027 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	R3281712 ,
Property Type	Residential		R3281712 ,
Legal Description	ACRES 44.09, POTENTIAL ADD'L TAX LIAB, DISQ		R3281712 ,
Alternate Account Number	-		R328173
Neighborhood	1800 Selma		
Map Number	38-08-33-00-000600-00		
Property Use	501-HBU Farm; Zone Farm; Not Receiving Spec Asmt/Improved		
Levy Code Area	07		
Zoning	EF		

2027 OWNER INFORMATION

Owner Name	SAUER FAMILY TRUST
Mailing Address	ATTN: KAMBRIA SAUER 3654 E ROLAND ST MESA, AZ 85213

2026 IMPROVEMENTS

⌕ Expand/Collapse All Improvements

Improvement #1		Improvement Type				Beds
☐ -		Residential				2
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN.AREA	CLASS 2	1930	1,076	⌕ Collapse Details	
	Eff Yr Built	1943	Adjustment %	-	Roof Styles	BE
	Baths	1BA	Heat/AC	WA.BB	Fireplaces	1STBR
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	RUS		
2	ATTIC, UNFINISHED	CLASS 2	1930	136	⌕ Collapse Details	
	Eff Yr Built	1943	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #2		Improvement Type				Beds
☐ -		Residential				2
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN.AREA	CLASS 3	1974	1,008	⌕ Collapse Details	
	Eff Yr Built	1968	Adjustment %	-	Roof Styles	CSMED
	Baths	2BA	Heat/AC	WA.BB	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	T111		
2	BASEMENT, LIV AREA LOW COST	CLASS 3	1974	1,008	⌕ Collapse Details	
	Eff Yr Built	1968	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #3		Improvement Type				Beds
☐ -		Residential				0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GARAGE DETACHED	CLASS 2	1930	924	⌕ Collapse Details	
	Eff Yr Built	1930	Adjustment %	-	Roof Styles	ALM
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	UNF
			Ext Finish	-		

Improvement #4		Improvement Type				Beds
☐ -		Farm Building				0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	FEEDER BARN	CLASS 5	1983	9,800	⌕ Collapse Details	
	Eff Yr Built	1983	Adjustment %	-	Roof Styles	MTL
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	FDIRT	Foundation	M.PIER	Int Finish	-
			Ext Finish	NI		

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	501 Farm-EFU-Not Receiving Sp Asmt/Imp	1.00 Acres
L2	501 Farm-EFU-Not Receiving Sp Asmt/Imp	43.09 Acres
L3	OSD On-Site Development	-
L4	OSD On-Site Development	-
L5	IRR Irrigation	-
TOTALS		1920560.40 Sq. ft / 44.09 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026	\$319,410	\$312,390	\$631,800	\$0	\$324,650
2025	\$289,360	\$345,630	\$634,990	\$0	\$315,200

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	25-007402	-	Bargain & Sale
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	19-UD-239	-	Name Change Request
	SAUER FAM TRUST	SAUER FAMILY TRUST	19-UD-120	-	Record Only
	SAUER FAM TRUST	SAUER FAM TRUST	17-BCC-27	-	BCC Order/Ordinance
	SAUER, JACK L & SAUER, JOSEPHINE U	SAUER FAM TRUST	12-003785	-	Bargain & Sale
	SAUER, JACK L & SAUER, JOSEPHINE U	SAUER, JACK L & SAUER, JOSEPHINE U	07-009311	-	Easement

TOTAL TAXES DUE	
Current Year Due	\$3,441.62
Past Years Due	\$0.00
Total Due	\$3,441.62

- see Events PATL for \$amt
- 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: 10/19/2026 [⌵ Expand Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2026	\$3,548.06	\$3,435.85	\$112.21	\$3,548.06	\$0.00	-	\$3,441.62
2025	\$3,236.44	\$3,155.80	\$80.64	\$3,236.44	\$0.00	-	\$0.00
2024	\$2,253.00	\$2,132.41	\$120.59	\$2,253.00	\$0.00	-	\$0.00
2023	\$2,007.42	\$1,867.10	\$140.32	\$2,007.42	\$0.00	-	\$0.00
2022	\$1,952.73	\$1,868.15	\$84.58	\$1,952.73	\$0.00	-	\$0.00
2021	\$1,927.18	\$1,802.74	\$124.44	\$1,927.18	\$0.00	-	\$0.00
2020	\$2,063.04	\$1,843.53	\$219.51	\$2,063.04	\$0.00	-	\$0.00
2019	\$1,990.26	\$1,790.61	\$199.65	\$1,990.26	\$0.00	-	\$0.00
2018	\$1,942.85	\$1,754.05	\$188.80	\$1,942.85	\$0.00	-	\$0.00
2017	\$1,925.63	\$1,729.21	\$196.42	\$1,925.63	\$0.00	-	\$0.00
2016	\$1,615.37	\$1,428.35	\$187.02	\$1,615.37	\$0.00	-	\$0.00
2015	\$1,566.68	\$1,386.55	\$180.13	\$1,566.68	\$0.00	-	\$0.00
2014	\$1,528.87	\$1,359.84	\$169.03	\$1,528.87	\$0.00	-	\$0.00
2013	\$1,304.89	\$0.00	\$0	\$1,304.89	\$0.00	-	\$0.00
2012	\$1,401.16	\$0.00	\$0	\$1,401.16	\$0.00	-	\$0.00
2011	\$1,430.72	\$0.00	\$0	\$1,430.72	\$0.00	-	\$0.00
2010	\$1,415.91	\$0.00	\$0	\$1,415.91	\$0.00	-	\$0.00
2009	\$1,364.92	\$0.00	\$0	\$1,364.92	\$0.00	-	\$0.00
2008	\$1,374.13	\$0.00	\$0	\$1,374.13	\$0.00	-	\$0.00
2007	\$1,306.41	\$0.00	\$0	\$1,306.41	\$0.00	-	\$0.00
2006	\$1,288.32	\$0.00	\$0	\$1,288.32	\$0.00	-	\$0.00
2005	\$1,267.00	\$0.00	\$0	\$1,267.00	\$0.00	-	\$0.00
2004	\$1,228.99	\$0.00	\$0	\$1,228.99	\$0.00	-	\$0.00
2003	\$1,217.58	\$0.00	\$0	\$1,217.58	\$0.00	-	\$0.00
2002	\$1,141.26	\$0.00	\$0	\$1,141.26	\$0.00	-	\$0.00
2001	\$1,090.76	\$0.00	\$0	\$1,090.76	\$0.00	-	\$0.00
2000	\$1,000.19	\$0.00	\$0	\$1,000.19	\$0.00	-	\$0.00
1999	\$968.09	\$0.00	\$0	\$968.09	\$0.00	-	\$0.00
1998	\$878.15	\$0.00	\$0	\$878.15	\$0.00	-	\$0.00
1997	\$825.48	\$0.00	\$0	\$825.48	\$0.00	-	\$0.00
1996	\$899.99	\$0.00	\$0	\$899.99	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-235034	11-19-2025	\$3,139.35
2024	JOCO-192473	11-21-2024	\$2,185.41
2023	JOCO-138550	11-15-2023	\$1,947.19
2022	JOCO-92333	11-21-2022	\$1,894.14
2021	JOCO-34093	11-15-2021	\$1,887.01
2020	1241840	11-19-2020	\$2,001.15
2019	1163027	10-25-2019	\$1,930.55
2018	1124420	11-8-2018	\$1,884.56
2017	1097251	12-12-2017	\$1,934.19
2016	1018944	11-1-2016	\$1,566.91
2015	1001836	12-4-2015	\$1,573.64
2014	929471	11-4-2014	\$1,483.00
2013	884722	11-8-2013	\$1,265.74
2012	844937	11-14-2012	\$1,359.13
2011	795677	11-15-2011	\$1,387.80
2010	727282	11-8-2010	\$1,373.43
2009	699221	11-24-2009	\$1,333.97
2008	632987	11-13-2008	\$1,332.91
2007	566743	11-6-2007	\$1,272.74
2006	539379	11-17-2006	\$1,249.67
2005	468020	11-8-2005	\$1,228.99
2004	423524	11-10-2004	\$1,192.12
2003	377105	11-13-2003	\$1,181.05
2002	337246	11-20-2002	\$1,107.02
2001	272309	11-14-2001	\$1,058.04
2000	218013	11-14-2000	\$970.18
1999	185544	12-30-1999	\$976.70
1998	132378	12-15-1998	\$1,817.61
1996	4206	1-1-1938	\$871.06
1996	4209	1-1-1938	\$28.93

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 Real Market Value
R3281932	SAUER FAMILY TRUST	22503 REDWOOD HWY, KERBY, OR 97531	\$125,000

Property Page:	Property Details	▼
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2027 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 67.00, POTENTIAL ADD'L TAX LIAB
Alternate Account Number	-
Neighborhood	1800 Selma
Map Number	38-08-34-00-000300-00
Property Use	641-Forestland By Application; Improved
Levy Code Area	08
Zoning	FC

RELATED PROPERTIES

Linked Properties [R328193](#),
[R328193](#)

2027 OWNER INFORMATION

Owner Name	SAUER FAMILY TRUST
Mailing Address	937 NE SAVAGE ST GRANTS PASS, OR 97526

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	21.05 Acres
L2	641 Forest-Designated by Appl-Improved	45.95 Acres
TOTALS		2918520.00 Sq. ft / 67.00 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026	\$0	\$125,000	\$125,000	\$4,610	\$42,870
2025	\$0	\$149,170	\$149,170	\$4,480	\$50,450

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	19-UD-239	-	Name Change Request
	SAUER FAM TRUST	SAUER FAMILY TRUST	19-UD-120	-	Record Only
	SAUER FAM TRUST	SAUER FAM TRUST	17-BCC-27	-	BCC Order/Ordinance
	SAUER, JACK L & SAUER, JOSEPHINE U	SAUER FAM TRUST	12-003785	-	Bargain & Sale

TOTAL TAXES DUE	
Current Year Due	\$321.15
Past Years Due	\$430.10
Total Due	\$751.25

- This property has remaining taxes due from a prior year
- 25 MAIL RETURNED
- 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: 10/26/2026

Expand Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2026	\$331.08	\$331.08	\$0	\$331.08	\$0.00	-	\$321.15
2025	\$385.55	\$385.55	\$0	\$385.55	\$44.55	-	\$430.10
2024	\$374.46	\$374.46	\$0	\$374.46	\$0.00	-	\$0.00
2023	\$316.51	\$316.51	\$0	\$316.51	\$0.00	-	\$0.00
2022	\$309.70	\$309.70	\$0	\$309.70	\$0.00	-	\$0.00
2021	\$299.09	\$299.09	\$0	\$299.09	\$0.00	-	\$0.00
2020	\$311.01	\$311.01	\$0	\$311.01	\$0.00	-	\$0.00
2019	\$298.47	\$298.47	\$0	\$298.47	\$0.00	-	\$0.00
2018	\$293.18	\$293.18	\$0	\$293.18	\$0.00	-	\$0.00
2017	\$292.79	\$292.79	\$0	\$292.79	\$0.00	-	\$0.00
2016	\$233.57	\$233.57	\$0	\$233.57	\$0.00	-	\$0.00
2015	\$187.69	\$187.69	\$0	\$187.69	\$0.00	-	\$0.00
2014	\$190.64	\$190.64	\$0	\$190.64	\$0.00	-	\$0.00
2013	\$176.22	\$0.00	\$0	\$176.22	\$0.00	-	\$0.00
2012	\$212.89	\$0.00	\$0	\$212.89	\$0.00	-	\$0.00
2011	\$210.88	\$0.00	\$0	\$210.88	\$0.00	-	\$0.00
2010	\$221.32	\$0.00	\$0	\$221.32	\$0.00	-	\$0.00
2009	\$214.86	\$0.00	\$0	\$214.86	\$0.00	-	\$0.00
2008	\$780.90	\$0.00	\$0	\$780.90	\$0.00	-	\$0.00
2007	\$87.58	\$0.00	\$0	\$87.58	\$0.00	-	\$0.00
2006	\$85.62	\$0.00	\$0	\$85.62	\$0.00	-	\$0.00
2005	\$83.79	\$0.00	\$0	\$83.79	\$0.00	-	\$0.00
2004	\$82.48	\$0.00	\$0	\$82.48	\$0.00	-	\$0.00
2003	\$60.57	\$0.00	\$0	\$60.57	\$0.00	-	\$0.00
2002	\$61.82	\$0.00	\$0	\$61.82	\$0.00	-	\$0.00
2001	\$54.98	\$0.00	\$0	\$54.98	\$0.00	-	\$0.00
2000	\$58.70	\$0.00	\$0	\$58.70	\$0.00	-	\$0.00
1999	\$53.42	\$0.00	\$0	\$53.42	\$0.00	-	\$0.00
1998	\$47.90	\$0.00	\$0	\$47.90	\$0.00	-	\$0.00
1997	\$46.57	\$0.00	\$0	\$46.57	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2024	JOCO-192473	11-21-2024	\$363.23
2023	JOCO-138547	11-15-2023	\$307.01
2022	JOCO-92334	11-21-2022	\$300.41
2021	JOCO-34090	11-15-2021	\$290.12
2020	1241835	11-19-2020	\$301.68
2019	1163028	10-25-2019	\$289.52
2018	1124421	11-8-2018	\$284.38
2017	1097251	12-12-2017	\$294.09
2016	1018944	11-1-2016	\$226.56
2015	1001836	12-4-2015	\$188.53
2014	929471	11-4-2014	\$184.92
2013	884722	11-8-2013	\$170.93
2012	844937	11-14-2012	\$206.50
2011	795677	11-15-2011	\$204.55
2010	727282	11-8-2010	\$214.68
2009	699221	11-24-2009	\$208.41
2008	632987	11-13-2008	\$757.47
2007	566743	11-6-2007	\$84.95
2006	539377	11-17-2006	\$83.05
2005	468020	11-8-2005	\$81.28
2004	423524	11-10-2004	\$80.01
2003	377105	11-13-2003	\$58.75
2002	337246	11-20-2002	\$59.97
2001	272309	11-14-2001	\$53.33
2000	218013	11-14-2000	\$56.94
1999	185544	12-30-1999	\$53.89
1998	132378	12-15-1998	\$100.89

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 Real Market Value
R3281712	SAUER FAMILY TRUST	22503 REDWOOD HWY, KERBY, OR 97531	\$79,470

Property Page:	Property Details	▼
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2027 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 23.30, POTENTIAL ADD'L TAX LIAB, DISQ
Alternate Account Number	-
Neighborhood	1800 Selma
Map Number	38-08-33-00-000600-00
Property Use	501-HBU Farm; Zone Farm; Not Receiving Spec Asmt/Improved
Levy Code Area	08
Zoning	EF

RELATED PROPERTIES

Linked Properties [R328171](#),
[R328171](#),
[R328171](#)

2027 OWNER INFORMATION

Owner Name	SAUER FAMILY TRUST
Mailing Address	ATTN: KAMBRIA SAUER 3654 E ROLAND ST MESA, AZ 85213

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	IRR Irrigation	-
L2	501 Farm-EFU-Not Receiving Sp Asmt/Imp	23.30 Acres
TOTALS		1014948.00 Sq. ft / 23.30 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026	\$0	\$79,470	\$79,470	\$0	\$55,310
2025	\$0	\$88,480	\$88,480	\$0	\$53,700

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	25-007402	-	Bargain & Sale
	SAUER FAMILY TRUST	SAUER FAMILY TRUST	19-UD-239	-	Name Change Request
	SAUER FAM TRUST	SAUER FAMILY TRUST	19-UD-120	-	Record Only
	SAUER FAM TRUST	SAUER FAM TRUST	17-BCC-27	-	BCC Order/Ordinance
	SAUER, JACK L & SAUER, JOSEPHINE U	SAUER FAM TRUST	12-003785	-	Bargain & Sale

TOTAL TAXES DUE	
Current Year Due	\$414.36
Past Years Due	\$0.00
Total Due	\$414.36

- see Events PATL for \$amt
- 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: 10/26/2026

⌵ Expand Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2026	\$427.18	\$427.18	\$0	\$427.18	\$0.00	-	\$414.36
2025	\$410.37	\$410.37	\$0	\$410.37	\$0.00	-	\$0.00
2024	\$71.85	\$71.85	\$0	\$71.85	\$0.00	-	\$0.00
2023	\$60.69	\$60.69	\$0	\$60.69	\$0.00	-	\$0.00
2022	\$59.49	\$59.49	\$0	\$59.49	\$0.00	-	\$0.00
2021	\$57.37	\$57.37	\$0	\$57.37	\$0.00	-	\$0.00
2020	\$59.66	\$59.66	\$0	\$59.66	\$0.00	-	\$0.00
2019	\$57.27	\$57.27	\$0	\$57.27	\$0.00	-	\$0.00
2018	\$56.23	\$56.23	\$0	\$56.23	\$0.00	-	\$0.00
2017	\$56.18	\$56.18	\$0	\$56.18	\$0.00	-	\$0.00
2016	\$44.84	\$44.84	\$0	\$44.84	\$0.00	-	\$0.00
2015	\$43.21	\$43.21	\$0	\$43.21	\$0.00	-	\$0.00
2014	\$42.00	\$42.00	\$0	\$42.00	\$0.00	-	\$0.00
2013	\$40.33	\$0.00	\$0	\$40.33	\$0.00	-	\$0.00
2012	\$39.22	\$0.00	\$0	\$39.22	\$0.00	-	\$0.00
2011	\$37.83	\$0.00	\$0	\$37.83	\$0.00	-	\$0.00
2010	\$37.09	\$0.00	\$0	\$37.09	\$0.00	-	\$0.00
2009	\$34.94	\$0.00	\$0	\$34.94	\$0.00	-	\$0.00
2008	\$35.10	\$0.00	\$0	\$35.10	\$0.00	-	\$0.00
2007	\$35.21	\$0.00	\$0	\$35.21	\$0.00	-	\$0.00
2006	\$34.35	\$0.00	\$0	\$34.35	\$0.00	-	\$0.00
2005	\$33.55	\$0.00	\$0	\$33.55	\$0.00	-	\$0.00
2004	\$33.12	\$0.00	\$0	\$33.12	\$0.00	-	\$0.00
2003	\$32.56	\$0.00	\$0	\$32.56	\$0.00	-	\$0.00
2002	\$30.84	\$0.00	\$0	\$30.84	\$0.00	-	\$0.00
2001	\$30.98	\$0.00	\$0	\$30.98	\$0.00	-	\$0.00
2000	\$29.19	\$0.00	\$0	\$29.19	\$0.00	-	\$0.00
1999	\$26.87	\$0.00	\$0	\$26.87	\$0.00	-	\$0.00
1998	\$23.85	\$0.00	\$0	\$23.85	\$0.00	-	\$0.00
1997	\$23.18	\$0.00	\$0	\$23.18	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-235034	11-19-2025	\$398.06
2024	JOCO-192473	11-21-2024	\$69.69
2023	JOCO-138551	11-15-2023	\$58.87
2022	JOCO-92338	11-21-2022	\$57.71
2021	JOCO-34092	11-15-2021	\$55.64
2020	1241839	11-19-2020	\$57.87
2019	1163026	10-25-2019	\$55.55
2018	1124419	11-8-2018	\$54.54
2017	1097251	12-12-2017	\$56.43
2016	1018944	11-1-2016	\$43.49
2015	1001836	12-4-2015	\$43.40
2014	929471	11-4-2014	\$40.74
2013	884722	11-8-2013	\$39.12
2012	844937	11-14-2012	\$38.04
2011	795677	11-15-2011	\$36.70
2010	727282	11-8-2010	\$35.98
2009	699221	11-24-2009	\$33.89
2008	632987	11-13-2008	\$34.05
2007	566743	11-6-2007	\$34.15
2006	539378	11-17-2006	\$33.32
2005	468020	11-8-2005	\$32.54
2004	423524	11-10-2004	\$32.13
2003	377105	11-13-2003	\$31.58
2002	337246	11-20-2002	\$29.91
2001	272309	11-14-2001	\$30.05
2000	218013	11-14-2000	\$28.31
1999	185544	12-30-1999	\$27.11
1998	132378	12-15-1998	\$50.23

Well Information

.....
(for official use only)

SP*46866-690

Septic Information

44319

Control No.

7/30/96

8/12/96 21:12 pre-cover TE

STATE OF OREGON

PERMIT NO. 1796-345

\$ 275.00

Fee



New Construction

Foundation lines of any structure must be
 a minimum of 5 ft. from the septic tank &
 a minimum of 10 ft. from the disposal field.
 No vehicular traffic is allowed over the
 tank or field.

Approval is specific only for area designated on plot
 plan. No structures, excavation or traffic is allowed
 over this area and no wells within 100 ft. of this area.



Other

Permit Issued To SAUERS, JACK

38

8

33

TL 600 & 800 Josephine

(Property Owner's Name)

(Township)

(Range)

(Section)

(Tax Lot / Acct. No.)

(County)

22503 Redwood Hwy.

Kerby

(Road Location)

(City)

(Issued by - Signature)

(Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK
 SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE.
 (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

SPECIFICATIONS

EXPIRATION DATE 8-5-97

TYPE OF SYSTEM

Standard

Design Sewage Flow 375 Gallons/Day

Tank Volume 1000 Gallons

Disposal Trenches ☒Seepage Bed(s) ☐

450

Square Feet

Maximum Depth 30 inches.

Minimum Depth 18 inches.

225

Linear Feet

Equal ☐ Loop ☒ Serial ☐Pressurized ☐

Minimum Distance Between Trenches

8

Total Rock Depth 12 inches.

Below Pipe 6 inches.

Above Pipe 2 inches.

☐ Rake Sidewall

Special Conditions (Follow Attached Plot Plan)

Call for water tight test procedure
 test to be confirmed by this office

PRE-COVER INSPECTION REQUIRED — CONTACT

471-2850

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing
 with Reference Locations

Installer CHANNING VERDEN

Final Insp. Date 8-15-96

☒ Inspected By

R. Blake

☐ Issued by Operation of Law

☐ Pre-cover inspection waived
 pursuant to OAR 340,
 Division 71

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site
 sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely
 without failure.

Richard E. Blake

(Authorized Signature)

RS

(Title)

10-29-96

(Date)

WR-GP

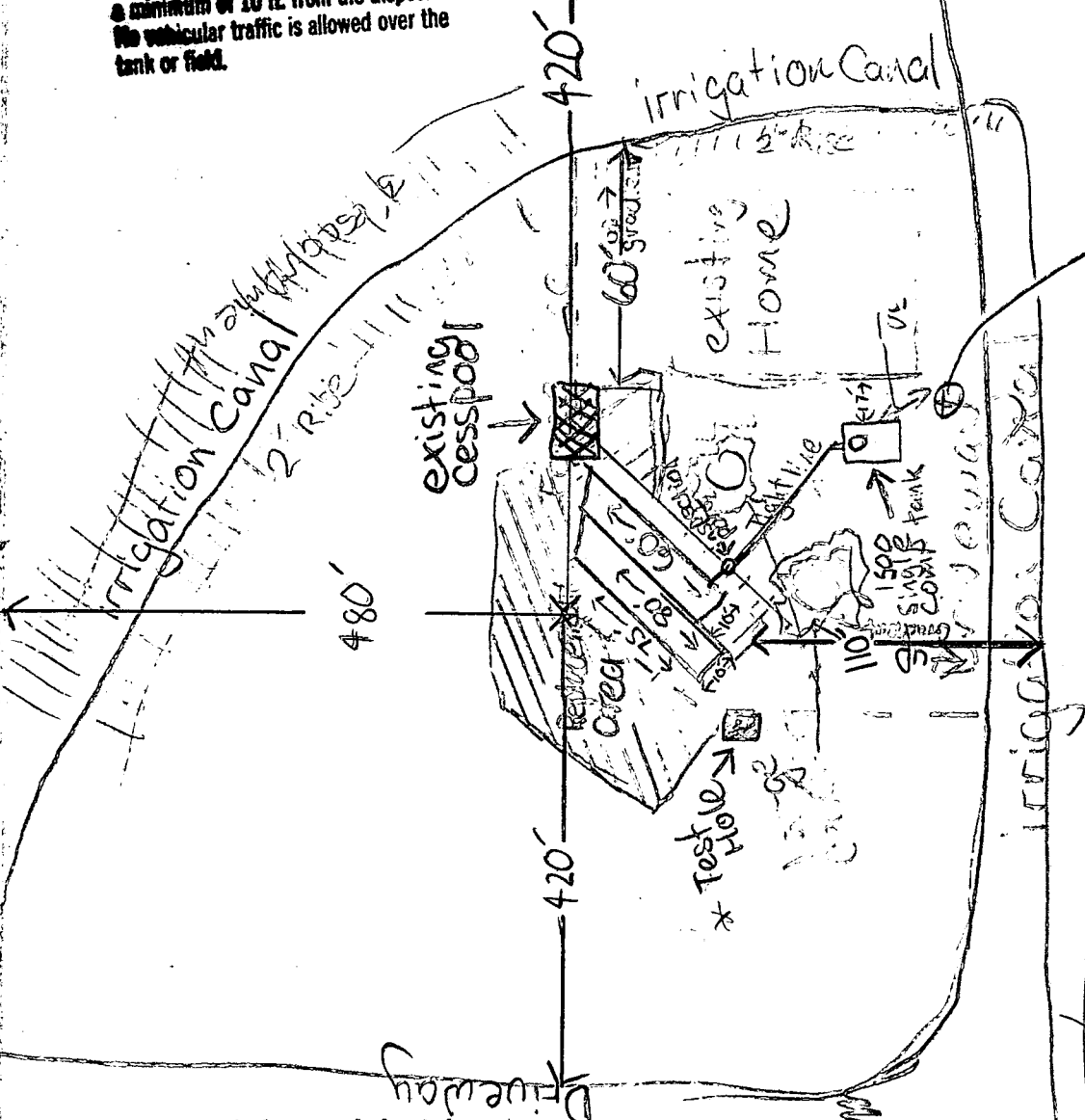
(Office)

Reeves Creek Rd

Note: Talked to Dave Cong. He's ok 15' setback with a water tight test result meeting D.E.Q standards

Foundation lines of any structure must be a minimum of 5 ft. from the septic tank & a minimum of 10 ft. from the disposal field. No vehicular traffic is allowed over the tank or field.

Sowers Flat 199



Approval is specific only for area designated on plot plan. No structures, excavation or traffic is allowed over this area and no wells within 100 ft. of this area.

Sec 33
Twnsh 38
Range 8
TL 600?



753 Airport Drive
Cave Junction, OR 97523
(503) 592-6370
CCB# 94166

James Vander
7/30/96

PLAN APPROVED
BY D.E.Q.

Date: 8/5/96 Signed: *[Signature]*

old dug well has caved in not being used as per C. Ver. dan 8-5-96

DATE	
PREPARED BY	

PAGE NO.	
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Water Rights

STATE OF OREGON
COUNTY OF JOSEPHINE
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

JACK L SAUER
PO BOX 311
KERBY OR 97531

confirms the right to use the waters of EAST FORK ILLINOIS RIVER, a tributary to ILLINOIS RIVER for IRRIGATION of 12.5 ACRES.

This right was confirmed by decree of the Circuit Court of the State of Oregon for Josephine County. The decree is of record at Salem, in the Order Record of the Water Resources Director in Volume 13, at Page 70. The date of priority is MAY 1887.

The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.25 CUBIC FOOT PER SECOND, if available at the authorized point of diversion or its equivalent in case of rotation, measured at the point of diversion.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
38 S	8 W	WM	33	NE SW	300 FEET SOUTH AND 3200 FEET WEST FROM E1/4 CORNER, SECTION 33

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to an amount actually beneficially used for said purposes, and shall not exceed ONE CUBIC FOOT PER SECOND for each 50 acres of land irrigated during the irrigation season from April 1 to November 1 of each year.

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	Acres
38 S	8 W	WM	33	NE NE	2.5
38 S	8 W	WM	33	SW NE	2.3
38 S	8 W	WM	33	SE NE	7.7

The quantity of water diverted at the new point of diversion, together with that diverted at the old point of diversion, shall not exceed the quantity of water lawfully available from the original point of diversion as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
39 S	8 W	WM	27	SE NW	KIRBY DITCH - 1650 FEET SOUTH AND 1800 FEET EAST FROM NW CORNER, SECTION 27

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482. Pursuant to ORS 183.482, ORS 536.075 and OAR 137-003-0675, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

The water user shall maintain a headgate, an in-line flow meter, weir, or other suitable device for measuring and recording the quantity of water diverted.

Water shall be acquired from the same surface source as the original point of diversion.

The water user shall maintain a fish screen or fish by-pass devise.

The right to the use of the water for the above purpose is restricted to beneficial use on place of use described, and is subject to all other conditions and limitations contained in said decree.

This certificate is issued to confirm a change in POINT OF DIVERSION approved by an order of the Water Resources Director entered September 3, 1997, at Special Order Volume 51, Page 1049, approving Transfer Application 7789, and together with Certificate 75118, supercedes Certificate 13909, State Record of Water Right Certificates.

Issued April 24, 2015



Dwight W. French
Administrator, Water Right Services, for
Thomas M. Byler, Director
Water Resources Department

*Vault copy did not have page 2.
Page 2 (and 1) were reprinted and
place in vault on June 5, 2018.*

STATE OF OREGON
COUNTY OF JOSEPHINE
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

CLEMENT SAUER
KERBY, OREGON 97531

confirms the right to use the waters of EAST FORK ILLINOIS RIVER, a tributary of the ILLINOIS RIVER, for IRRIGATION OF 58.7 ACRES.

This right was confirmed by decree of the Circuit Court of the State of Oregon for JOSEPHINE County. The decree is of record at Salem, in the Order Record of the WATER RESOURCES DIRECTOR, in Volume 13, at Page 70. The date of priority is MAY, 1887.

The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 1.17 CUBIC FEET PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

NE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 33, T 38 S, R 8 W, W.M.; 300 FEET SOUTH AND 3200 FEET WEST FROM THE E $\frac{1}{4}$ CORNER OF SECTION 33.

The amount of water used for irrigation, together with the amount secured under any other right for the same lands, is limited to an amount actually beneficially used for said purposes, and shall not exceed one cubic foot per second for each 50 acres of land irrigated during the irrigation season from April 1 to November 1 of each year.

A description of the place of use to which this right is appurtenant is as follows:

NW $\frac{1}{4}$ NE $\frac{1}{4}$ 8.6 ACRES
SW $\frac{1}{4}$ NE $\frac{1}{4}$ 19.7 ACRES
NE $\frac{1}{4}$ NW $\frac{1}{4}$ 6.0 ACRES
SE $\frac{1}{4}$ NW $\frac{1}{4}$ 13.8 ACRES
NE $\frac{1}{4}$ SW $\frac{1}{4}$ 6.4 ACRES
NW $\frac{1}{4}$ SE $\frac{1}{4}$ 4.2 ACRES

SECTION 33
TOWNSHIP 38 SOUTH, RANGE 8 WEST, W.M.

This certificate describes that portion of the water right confirmed by Certificate 13909, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered SEP 03 1997, approving Transfer Application 7789.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described and is subject to all other conditions and limitations contained in said decree.

WITNESS the signature of the Water Resources Director,
affixed SEP 03 1997.

/s/ MARTHA O. PAGEL

Martha O. Pagel, Director

Recorded in State Record of Water Right Certificates numbered 75118.

T-7789.PKS