

Table of Contents

Mapping.....	2-12
Tax Records.....	13-49
Title Report.....	50
Disclosures.....	51-57

Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

Team@MOPG.com



Mapping

4990 Waldo Road (Esterly Lakes Tract)
Oregon, AC +/-



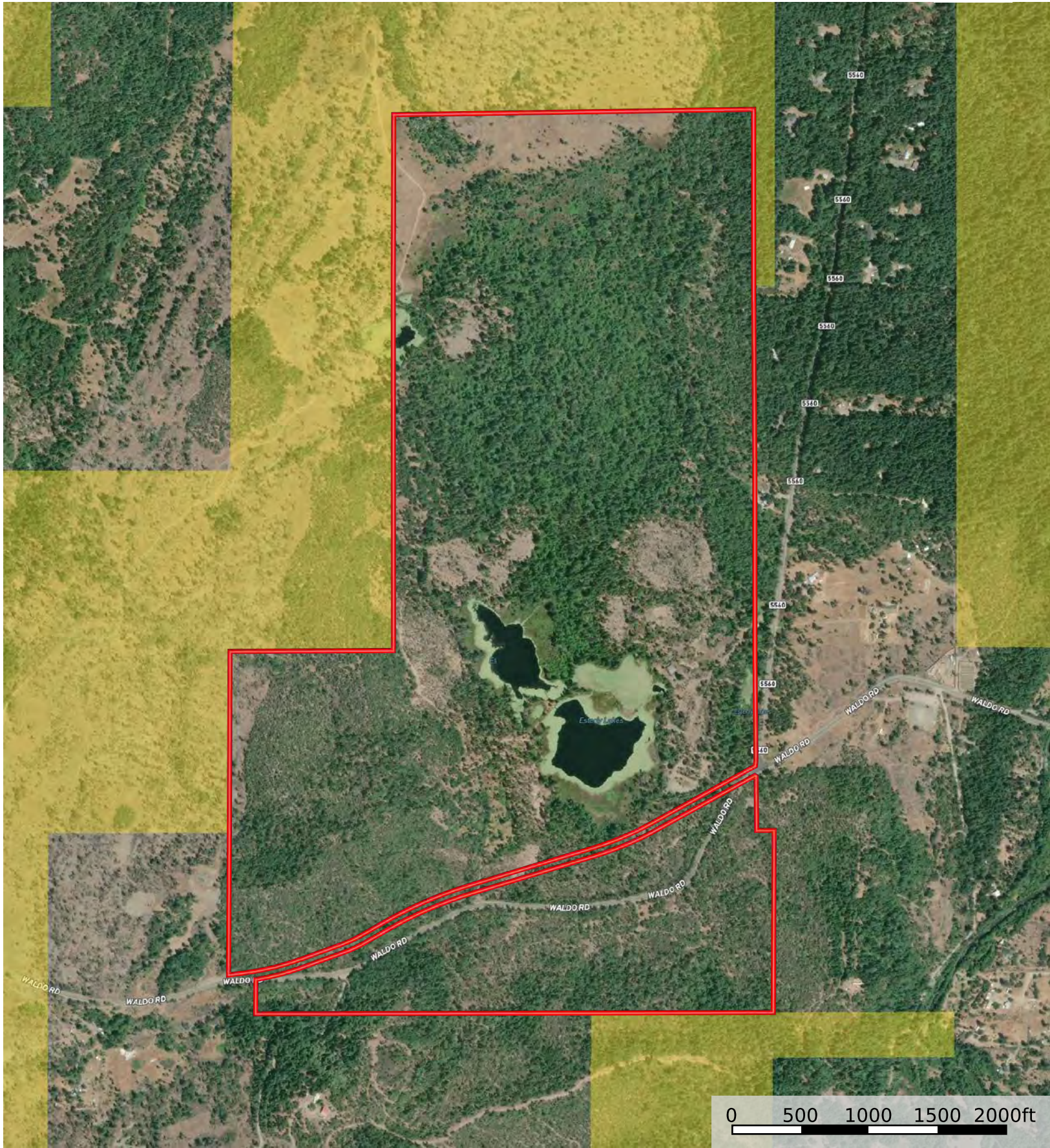
 Boundary

4990 Waldo Road (Esterly Lakes Tract)
Oregon, AC +/-



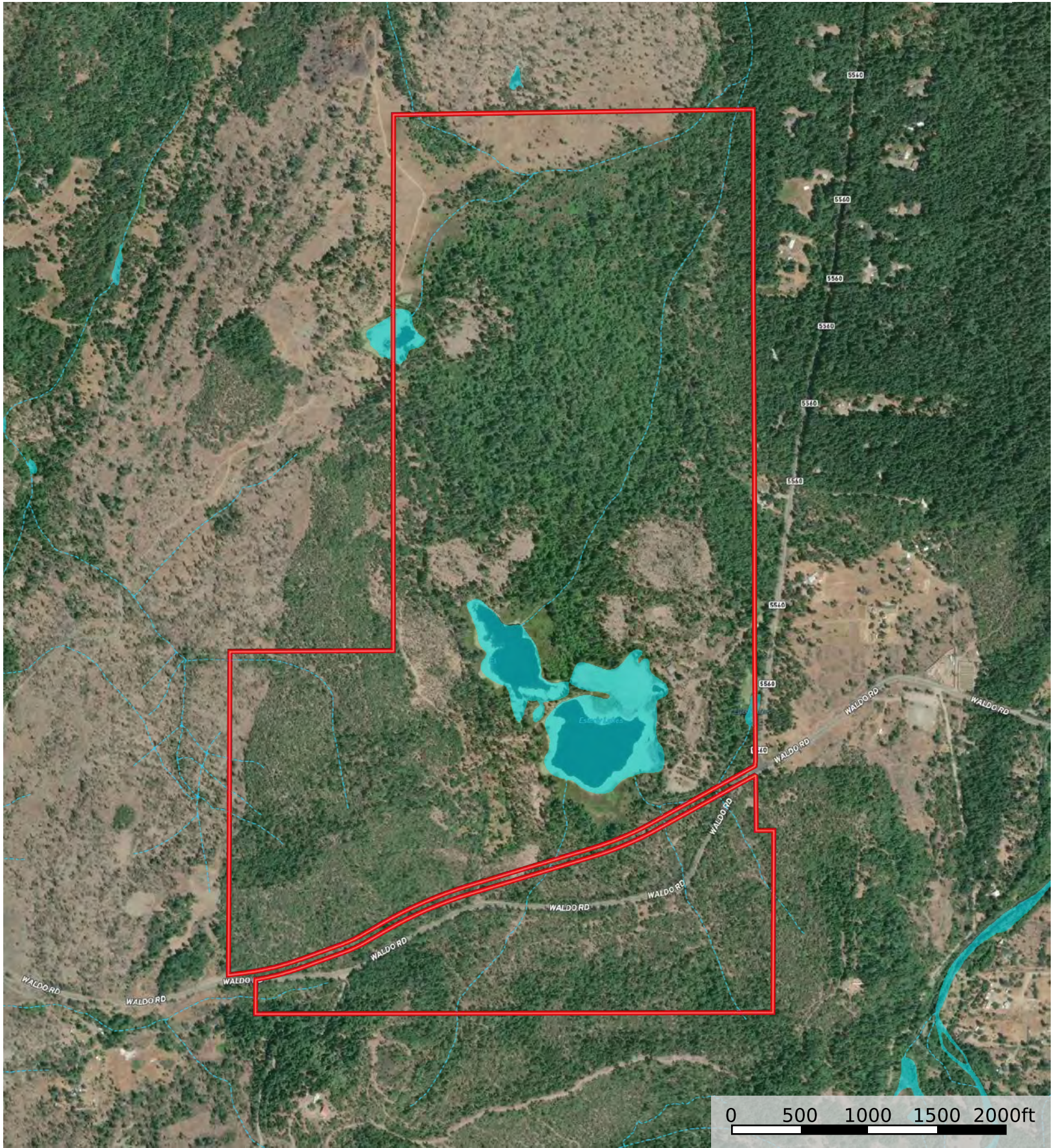
 Boundary

4990 Waldo Road (Esterly Lakes Tract)
Oregon, AC +/-



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

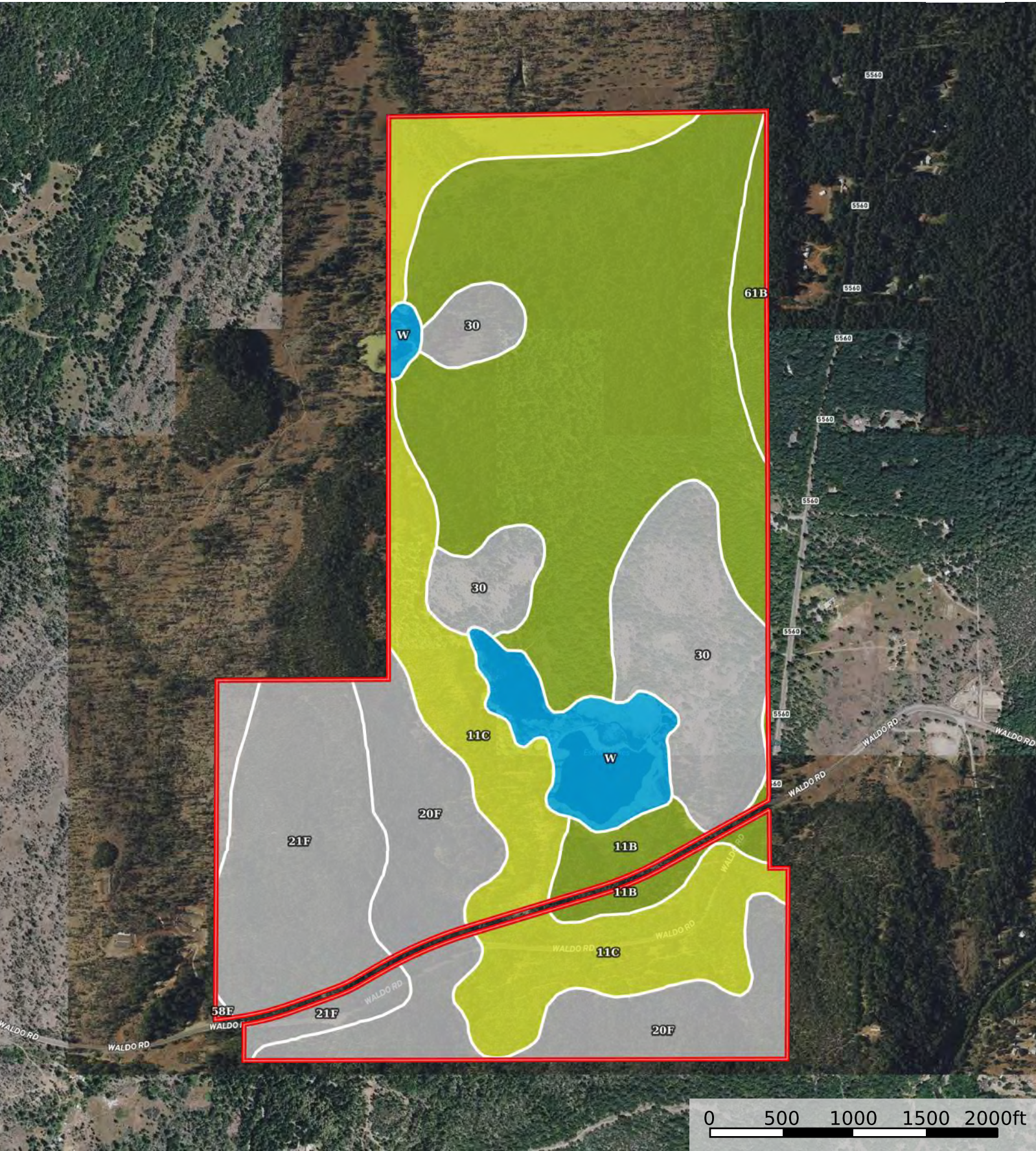
4990 Waldo Road (Esterly Lakes Tract)
Oregon, AC +/-



4990 Waldo Road (Esterly Lakes Tract)
Oregon, AC +/-



4990 Waldo Road (Esterly Lakes Tract)
Oregon, AC +/-



 Boundary

| All Polygons 469.59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11B	Brockman clay loam, 2 to 7 percent slopes	166.85	35.53	0	58	3e
11C	Brockman clay loam, 7 to 12 percent slopes	85.45	18.2	0	58	4e
20F	Cornutt-Dubakella complex, 35 to 55 percent north slopes	64.3	13.69	0	28	-
30	Dumps	57.5	12.24	0	-	-
21F	Cornutt-Dubakella complex, 35 to 55 percent south slopes	57.2	12.18	0	28	-
W	Water	24.07	5.13	0	-	-
61B	Pollard loam, 2 to 7 percent slopes, MLRA 5	9.37	2.0	0	72	3e
58F	Pearsoll-Rock outcrop complex, 20 to 60 percent slopes	4.85	1.03	0	10	-
TOTALS		469.59(*)	100%	-	39.95	3.33

(*) 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 386.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11B	Brockman clay loam, 2 to 7 percent slopes	160.99	41.63	0	58	3e
30	Dumps	57.5	14.87	0	-	-
11C	Brockman clay loam, 7 to 12 percent slopes	51.36	13.28	0	58	4e
21F	Cornutt-Dubakella complex, 35 to 55 percent south slopes	51.05	13.2	0	28	-
20F	Cornutt-Dubakella complex, 35 to 55 percent north slopes	27.54	7.12	0	28	-
W	Water	24.07	6.22	0	-	-
61B	Pollard loam, 2 to 7 percent slopes, MLRA 5	9.37	2.42	0	72	3e
58F	Pearsoll-Rock outcrop complex, 20 to 60 percent slopes	4.85	1.25	0	10	-
TOTALS		386.73(*)	100%	-	39.41	3.23

(*) 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 82.86 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
20F	Cornutt-Dubakella complex, 35 to 55 percent north slopes	36.76	44.36	0	28	-
11C	Brockman clay loam, 7 to 12 percent slopes	34.09	41.14	0	58	4e
21F	Cornutt-Dubakella complex, 35 to 55 percent south slopes	6.15	7.42	0	28	-
11B	Brockman clay loam, 2 to 7 percent slopes	5.86	7.07	0	58	3e
TOTALS		82.86(*)	100%	-	42.46	3.85

(*) 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

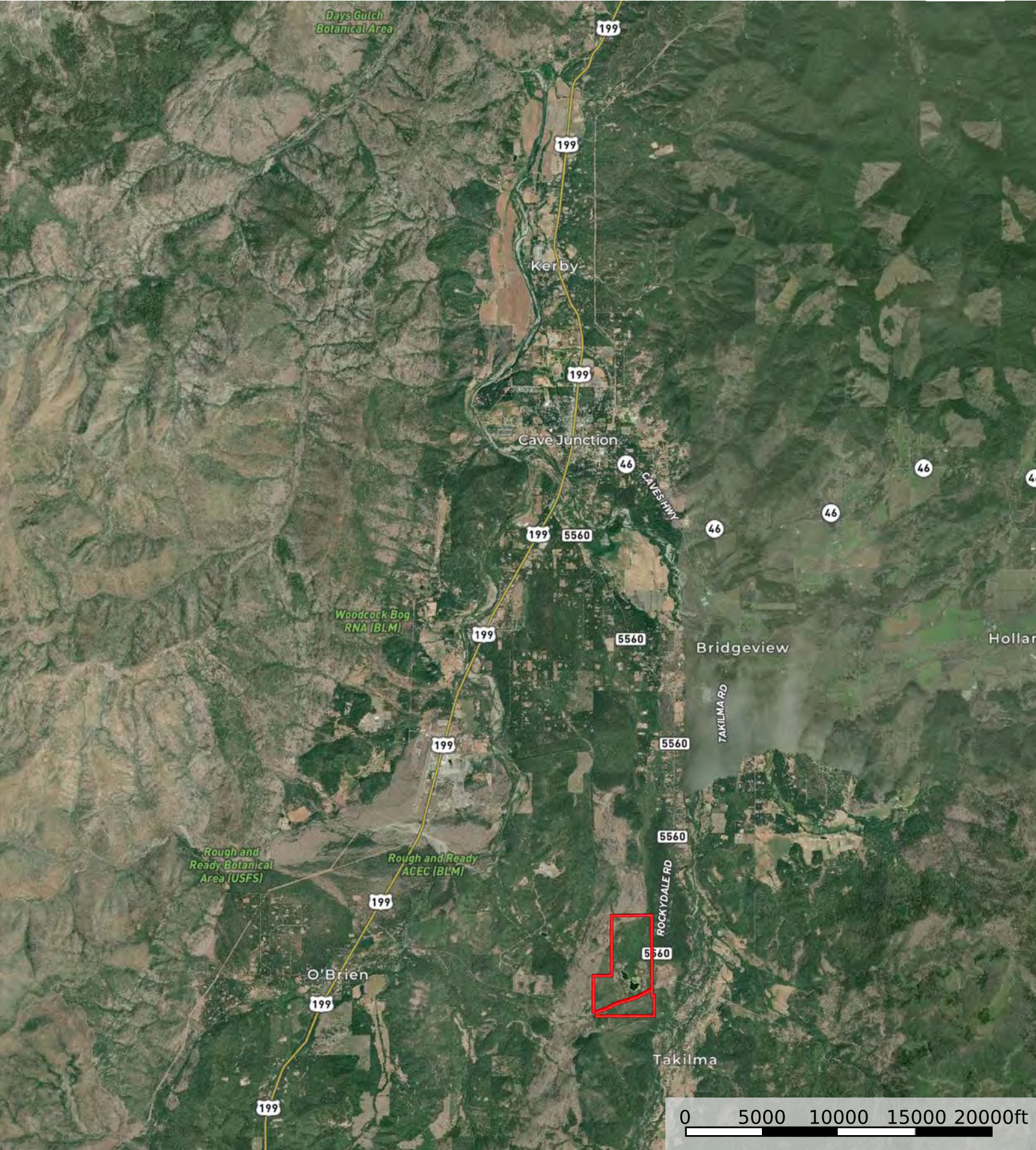
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

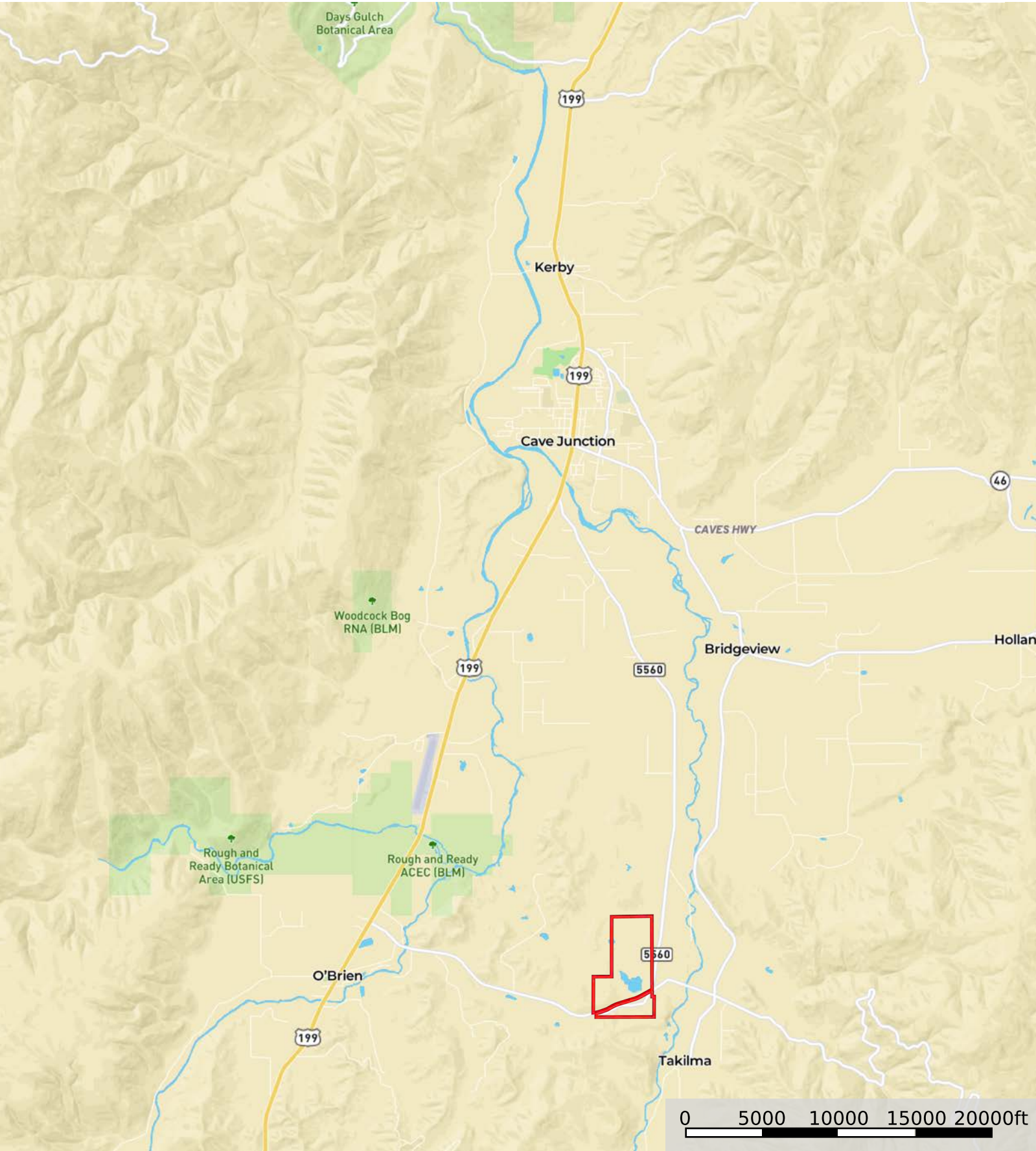
(s) soil limitations within the rooting zone (w) excess of water

4990 Waldo Road (Esterly Lakes Tract)
Oregon, AC +/-



 Boundary

4990 Waldo Road (Esterly Lakes Tract)
Oregon, AC +/-



 Boundary

Tax Records

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R332224	SCHIFFILER ENTERPRISES LLC	* ROCKYDALE RD, CAVE JUNCTION, OR 97523	\$286,450

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

2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	-
Property Type	Residential		
Legal Description	ACRES 235.60, POTENTIAL ADD'L TAX LIAB		
Alternate Account Number	-		
Neighborhood	2200 Takilma		
Map Number	40-08-22-00-000300-00		
Property Use	660-Forestland By Appl/STF; Vacant		
Levy Code Area	05		
Zoning	WR		

2026 OWNER INFORMATION

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

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	STF Small Tract Forestland	235.60 Acres
TOTALS		10262736.00 Sq. ft / 235.60 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$0	\$286,450	\$286,450	\$4,470	\$4,470
2025	\$0	\$283,660	\$283,660	\$4,340	\$4,340

SALES HISTORY

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

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

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

TAX SUMMARY

Effective Date: 7/8/2026 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$1,014.34	\$31.49	\$982.85	\$1,014.34	\$0.00	-	\$0.00
2024	\$880.06	\$30.54	\$849.52	\$880.06	\$0.00	-	\$0.00
2023	\$935.76	\$25.62	\$910.14	\$935.76	\$0.00	-	\$0.00
2022	\$719.89	\$25.08	\$694.81	\$719.89	\$0.00	-	\$0.00
2021	\$659.71	\$24.24	\$635.47	\$659.71	\$0.00	-	\$0.00
2020	\$626.67	\$25.32	\$601.35	\$626.67	\$0.00	-	\$0.00
2019	\$556.23	\$24.29	\$531.94	\$556.23	\$0.00	-	\$0.00
2018	\$517.84	\$23.83	\$494.01	\$517.84	\$0.00	-	\$0.00
2017	\$544.48	\$23.85	\$520.63	\$544.48	\$0.00	-	\$0.00
2016	\$507.85	\$20.09	\$487.76	\$507.85	\$0.00	-	\$0.00
2015	\$483.09	\$19.41	\$463.68	\$483.09	\$0.00	-	\$0.00
2014	\$443.19	\$18.31	\$424.88	\$443.19	\$0.00	-	\$0.00
2013	\$398.27	\$0.00	\$0	\$398.27	\$0.00	-	\$0.00
2012	\$380.36	\$0.00	\$0	\$380.36	\$0.00	-	\$0.00
2011	\$342.29	\$0.00	\$0	\$342.29	\$0.00	-	\$0.00
2010	\$361.47	\$0.00	\$0	\$361.47	\$0.00	-	\$0.00
2009	\$318.78	\$0.00	\$0	\$318.78	\$0.00	-	\$0.00
2008	\$345.88	\$0.00	\$0	\$345.88	\$0.00	-	\$0.00
2007	\$292.43	\$0.00	\$0	\$292.43	\$0.00	-	\$0.00
2006	\$307.75	\$0.00	\$0	\$307.75	\$0.00	-	\$0.00
2005	\$313.37	\$0.00	\$0	\$313.37	\$0.00	-	\$0.00
2004	\$237.55	\$0.00	\$0	\$237.55	\$0.00	-	\$0.00
2003	\$293.50	\$0.00	\$0	\$293.50	\$0.00	-	\$0.00
2002	\$386.48	\$0.00	\$0	\$386.48	\$0.00	-	\$0.00
2001	\$286.10	\$0.00	\$0	\$286.10	\$0.00	-	\$0.00
2000	\$265.71	\$0.00	\$0	\$265.71	\$0.00	-	\$0.00
1999	\$238.75	\$0.00	\$0	\$238.75	\$0.00	-	\$0.00
1998	\$236.83	\$0.00	\$0	\$236.83	\$0.00	-	\$0.00
1997	\$290.41	\$0.00	\$0	\$290.41	\$0.00	-	\$0.00
1996	\$278.86	\$0.00	\$0	\$278.86	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-214624	11-6-2025	\$983.91
2024	JOCO-163125	11-1-2024	\$853.66
2023	JOCO-111401	10-25-2023	\$907.68
2022	JOCO-68260	11-9-2022	\$698.29
2021	JOCO-11668	11-5-2021	\$639.91
2020	1210342	10-22-2020	\$607.87
2019	1161202	10-23-2019	\$539.54
2018	1113517	10-24-2018	\$502.30
2017	1086581	11-21-2017	\$528.15
2016	1018223	10-28-2016	\$492.61
2015	968854	10-19-2015	\$468.60
2014	921232	10-22-2014	\$429.89
2013	871290	10-23-2013	\$386.32
2012	824698	10-23-2012	\$368.95
2011	785841	11-10-2011	\$332.02
2010	732574	11-9-2010	\$350.63
2009	680994	11-13-2009	\$309.22
2008	640066	11-18-2008	\$335.50
2007	590915	11-19-2007	\$283.66
2006	520254	11-9-2006	\$298.52
2005	464974	11-4-2005	\$303.97
2004	424206	11-12-2004	\$230.42
2003	389213	11-21-2003	\$284.69
2002	344112	2-18-2003	\$13.31
2002	339574	12-10-2002	\$374.89
2001	297442	4-29-2002	\$9.85
2001	289615	12-12-2001	\$277.52
2000	233901	12-7-2000	\$266.90
1999	184846	12-13-1999	\$239.81
1998	131645	12-3-1998	\$237.88
1997	73936	12-18-1997	\$281.70
1996	17982	1-1-1938	\$278.86

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

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

After recording return to:

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

JOSEPHINE COUNTY OFFICIAL RECORDS

ART HARVEY, COUNTY CLERK

2012-013306

DED-BSD

Cnt=1 Pgs=5 Stn=1 JEDWARDS

10/11/2012 10:57 AM

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

Total:\$64.00



00299205201200133060050050

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

STATUTORY BARGAIN AND SALE DEED

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

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF L AND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

[Signature page follows]

DATED: September 28, 2012.

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

By: *Joseph Schiffiler*
Joseph Schiffiler, General Partner

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

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

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

State of Oregon
Josephine


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

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



Sarah Herron
Notary Public for Oregon
My commission expires: 7.25.13

Exhibit "A"

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

And the following unpatented mining claims:

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

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

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

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

LESS AND EXCEPT:

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

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

4

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

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

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

LESS AND EXCEPT:

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

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

LESS AND EXCEPT:

PARCEL 1:

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

(5)

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

PARCEL 2:

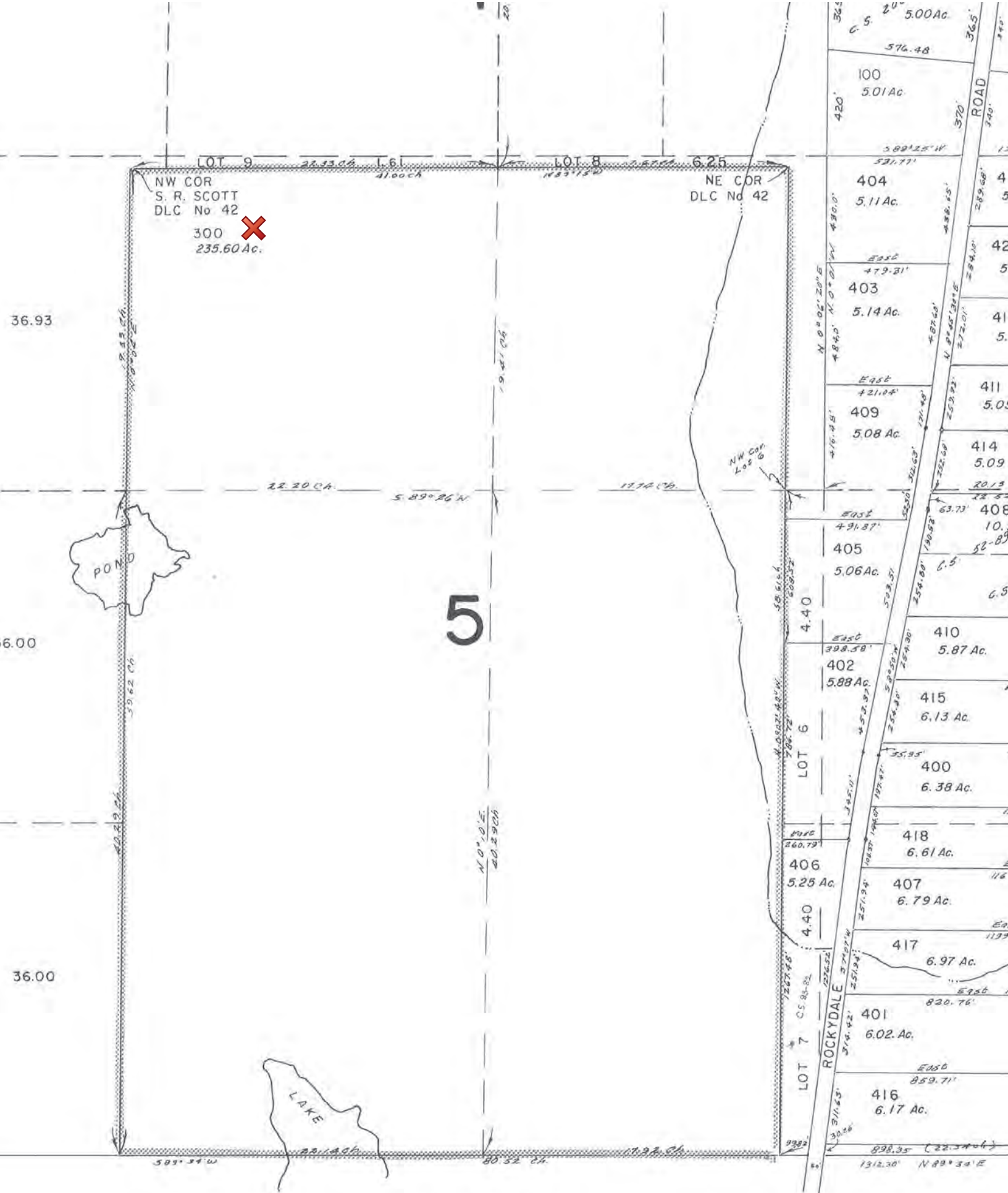
A parcel of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 40 South, Range 8 West, of the Willamette Meridian, Josephine County, Oregon, being more particularly described as follows:

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

PARCEL 3:

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

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



JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R332377	SCHIFFILER ENTERPRISES LLC	4990 WALDO RD, CAVE JUNCTION, OR 97523	\$128,730

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

2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	R3323772 , R3323772
Property Type	Residential		
Legal Description	ACRES 10.00		
Alternate Account Number	-		
Neighborhood	2200 Takilma		
Map Number	40-08-27-00-000400-00		
Property Use	401-HBU Tract; Zone Res; Improved		
Levy Code Area	04		
Zoning	WR		

2026 OWNER INFORMATION

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

2026 IMPROVEMENTS

⤴ Expand/Collapse All

Improvement #1		Improvement Type			Beds
-		Misc Imp			0
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE BUILDING	CLASS 5	1974	2,850	↗ Details
Eff Yr Built	1974	Adjustment %	-	Roof Styles	FRR
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FCC	Foundation	FCC	Int Finish	-
		Ext Finish	FBB		

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	1.00 Acres
L2	OSD On-Site Development	-
L3	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 (In Process)	\$17,470	\$111,260	\$128,730	\$0	\$83,940
2025	\$16,480	\$99,470	\$115,950	\$70	\$67,910

SALES HISTORY

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

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

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

TAX SUMMARY

Effective Date:

7/8/2026

[Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$963.62	\$653.43	\$310.19	\$963.62	\$0.00	-	\$0.00
2024	\$900.06	\$634.58	\$265.48	\$900.06	\$0.00	-	\$0.00
2023	\$833.84	\$552.81	\$281.03	\$833.84	\$0.00	-	\$0.00
2022	\$779.35	\$553.57	\$225.78	\$779.35	\$0.00	-	\$0.00
2021	\$744.31	\$533.75	\$210.56	\$744.31	\$0.00	-	\$0.00
2020	\$795.64	\$546.76	\$248.88	\$795.64	\$0.00	-	\$0.00
2019	\$756.41	\$530.77	\$225.64	\$756.41	\$0.00	-	\$0.00
2018	\$732.76	\$519.82	\$212.94	\$732.76	\$0.00	-	\$0.00
2017	\$734.26	\$512.41	\$221.85	\$734.26	\$0.00	-	\$0.00
2016	\$651.12	\$440.27	\$210.85	\$651.12	\$0.00	-	\$0.00
2015	\$630.84	\$428.06	\$202.78	\$630.84	\$0.00	-	\$0.00
2014	\$609.43	\$419.64	\$189.79	\$609.43	\$0.00	-	\$0.00
2013	\$574.99	\$0.00	\$0	\$574.99	\$0.00	-	\$0.00
2012	\$556.98	\$0.00	\$0	\$556.98	\$0.00	-	\$0.00
2011	\$519.66	\$0.00	\$0	\$519.66	\$0.00	-	\$0.00
2010	\$520.25	\$0.00	\$0	\$520.25	\$0.00	-	\$0.00
2009	\$496.09	\$0.00	\$0	\$496.09	\$0.00	-	\$0.00
2008	\$521.47	\$0.00	\$0	\$521.47	\$0.00	-	\$0.00
2007	\$463.54	\$0.00	\$0	\$463.54	\$0.00	-	\$0.00
2006	\$462.21	\$0.00	\$0	\$462.21	\$0.00	-	\$0.00
2005	\$457.55	\$0.00	\$0	\$457.55	\$0.00	-	\$0.00
2004	\$427.31	\$0.00	\$0	\$427.31	\$0.00	-	\$0.00
2003	\$446.09	\$0.00	\$0	\$446.09	\$0.00	-	\$0.00
2002	\$447.21	\$0.00	\$0	\$447.21	\$0.00	-	\$0.00
2001	\$406.25	\$0.00	\$0	\$406.25	\$0.00	-	\$0.00
2000	\$347.43	\$0.00	\$0	\$347.43	\$0.00	-	\$0.00
1999	\$355.24	\$0.00	\$0	\$355.24	\$0.00	-	\$0.00
1998	\$332.57	\$0.00	\$0	\$332.57	\$0.00	-	\$0.00
1997	\$344.44	\$0.00	\$0	\$344.44	\$0.00	-	\$0.00
1996	\$590.73	\$0.00	\$0	\$590.73	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-214626	11-6-2025	\$934.71
2024	JOCO-163120	11-1-2024	\$873.06
2023	JOCO-111403	10-25-2023	\$808.82
2022	JOCO-68270	11-9-2022	\$755.97
2021	JOCO-11659	11-5-2021	\$721.98
2020	1210336	10-22-2020	\$771.77
2019	1161199	10-23-2019	\$733.72
2018	1113515	10-24-2018	\$710.78
2017	1086583	11-21-2017	\$712.23
2016	1018222	10-28-2016	\$631.59
2015	968852	10-19-2015	\$611.91
2014	921224	10-22-2014	\$591.15
2013	871298	10-23-2013	\$557.74
2012	824698	10-23-2012	\$540.27
2011	785841	11-10-2011	\$504.07
2010	732560	11-9-2010	\$504.64
2009	680984	11-13-2009	\$481.21
2008	640066	11-18-2008	\$505.83
2007	590913	11-19-2007	\$449.63
2006	520254	11-9-2006	\$448.34
2005	464974	11-4-2005	\$443.82
2004	424204	11-12-2004	\$414.49
2003	389220	11-21-2003	\$432.71
2002	344112	2-18-2003	\$15.40
2002	339574	12-10-2002	\$433.79
2001	297442	4-29-2002	\$14.00
2001	289615	12-12-2001	\$394.06
2000	233901	12-7-2000	\$348.98
2000	233901	12-7-2000	(\$348.98)
2000	233901	12-7-2000	\$348.98
2000	233901	12-7-2000	\$161.42
1999	184846	12-13-1999	\$356.82
1998	143431	6-11-1999	\$64.44
1998	142948	6-1-1999	\$63.59
1998	131645	12-3-1998	\$270.46
1997	73939	12-18-1997	\$334.11
1996	18556	1-1-1938	\$376.67
1996	18559	1-1-1938	\$214.06

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

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

After recording return to:

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

JOSEPHINE COUNTY OFFICIAL RECORDS

ART HARVEY, COUNTY CLERK

2012-013306

DED-BSD

Cnt=1 Pgs=5 Stn=1 JEDWARDS

10/11/2012 10:57 AM

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

Total:\$64.00



00299205201200133060050050

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

STATUTORY BARGAIN AND SALE DEED

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

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF L AND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

[Signature page follows]

DATED: September 28, 2012.

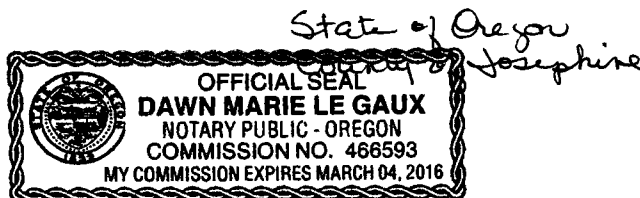
**Schiffiler Enterprises, LP, a California
Limited Partnership**

By: Joseph Schiffiler
Joseph Schiffiler, General Partner

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

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

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



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

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



Sarah Herron
Notary Public for Oregon
My commission expires: 7.25.13

Exhibit "A"

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

And the following unpatented mining claims:

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

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

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

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

LESS AND EXCEPT:

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

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

4

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

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

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

LESS AND EXCEPT:

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

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

LESS AND EXCEPT:

PARCEL 1:

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

(5)

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

PARCEL 2:

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

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

PARCEL 3:

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

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

SEE MAP 40S 08W 22

S89°47'W 80.00 CH.

400
78.90 AC



4

SW COR.
S.R. SCOTT
DLC NO. 42

39.86 CH.

20.39 CH.

ROCKYDALE
100

100
35.30 AC

LOT
1
4.40

SE COR.
DLC NO. 42

600
39.63 AC

500

5

LOT

39.24

LOT 2

39.32

500

700

900
60.00 AC

SAILORS

GULCH

4

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R332378	SCHIFFILER ENTERPRISES LLC	* WALDO RD, O BRIEN, OR 97534	\$247,770

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

2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	-
Property Type	Residential		
Legal Description	ACRES 145.50, POTENTIAL ADD'L TAX LIAB		
Alternate Account Number	-		
Neighborhood	2200 Takilma		
Map Number	40-08-27-00-000500-00		
Property Use	660-Forestland By Appl/STF; Vacant		
Levy Code Area	05		
Zoning	WR		

2026 OWNER INFORMATION

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

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	STF Small Tract Forestland	145.50 Acres
TOTALS		6337980.00 Sq. ft / 145.50 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$0	\$247,770	\$247,770	\$2,760	\$2,760
2025	\$0	\$245,430	\$245,430	\$2,680	\$2,680

SALES HISTORY

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

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

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

TAX SUMMARY

Effective Date:

7/8/2026

⌵ Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$635.39	\$19.42	\$615.97	\$635.39	\$0.00	-	\$0.00
2024	\$551.28	\$18.87	\$532.41	\$551.28	\$0.00	-	\$0.00
2023	\$586.25	\$15.85	\$570.40	\$586.25	\$0.00	-	\$0.00
2022	\$450.93	\$15.48	\$435.45	\$450.93	\$0.00	-	\$0.00
2021	\$413.21	\$14.95	\$398.26	\$413.21	\$0.00	-	\$0.00
2020	\$386.98	\$15.61	\$371.37	\$386.98	\$0.00	-	\$0.00
2019	\$343.51	\$15.00	\$328.51	\$343.51	\$0.00	-	\$0.00
2018	\$319.80	\$14.72	\$305.08	\$319.80	\$0.00	-	\$0.00
2017	\$336.28	\$14.75	\$321.53	\$336.28	\$0.00	-	\$0.00
2016	\$313.67	\$12.44	\$301.23	\$313.67	\$0.00	-	\$0.00
2015	\$298.33	\$11.97	\$286.36	\$298.33	\$0.00	-	\$0.00
2014	\$273.69	\$11.30	\$262.39	\$273.69	\$0.00	-	\$0.00
2013	\$245.95	\$0.00	\$0	\$245.95	\$0.00	-	\$0.00
2012	\$234.86	\$0.00	\$0	\$234.86	\$0.00	-	\$0.00
2011	\$211.40	\$0.00	\$0	\$211.40	\$0.00	-	\$0.00
2010	\$223.25	\$0.00	\$0	\$223.25	\$0.00	-	\$0.00
2009	\$196.86	\$0.00	\$0	\$196.86	\$0.00	-	\$0.00
2008	\$213.60	\$0.00	\$0	\$213.60	\$0.00	-	\$0.00
2007	\$180.55	\$0.00	\$0	\$180.55	\$0.00	-	\$0.00
2006	\$190.07	\$0.00	\$0	\$190.07	\$0.00	-	\$0.00
2005	\$193.50	\$0.00	\$0	\$193.50	\$0.00	-	\$0.00
2004	\$146.69	\$0.00	\$0	\$146.69	\$0.00	-	\$0.00
2003	\$150.20	\$0.00	\$0	\$150.20	\$0.00	-	\$0.00
2002	\$207.71	\$0.00	\$0	\$207.71	\$0.00	-	\$0.00
2001	\$145.57	\$0.00	\$0	\$145.57	\$0.00	-	\$0.00
2000	\$133.77	\$0.00	\$0	\$133.77	\$0.00	-	\$0.00
1999	\$117.65	\$0.00	\$0	\$117.65	\$0.00	-	\$0.00
1998	\$119.15	\$0.00	\$0	\$119.15	\$0.00	-	\$0.00
1997	\$153.00	\$0.00	\$0	\$153.00	\$0.00	-	\$0.00
1996	\$143.86	\$0.00	\$0	\$143.86	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-214622	11-6-2025	\$616.33
2024	JOCO-163133	11-1-2024	\$534.74
2023	JOCO-111405	10-25-2023	\$568.66
2022	JOCO-68262	11-9-2022	\$437.40
2021	JOCO-11662	11-5-2021	\$400.81
2020	1210343	10-22-2020	\$375.37
2019	1161207	10-23-2019	\$333.20
2018	1113524	10-24-2018	\$310.21
2017	1086585	11-21-2017	\$326.19
2016	1018228	10-28-2016	\$304.26
2015	968850	10-19-2015	\$289.38
2014	921234	10-22-2014	\$265.48
2013	871287	10-23-2013	\$238.57
2012	824698	10-23-2012	\$227.81
2011	785841	11-10-2011	\$205.06
2010	732555	11-9-2010	\$216.55
2009	680986	11-13-2009	\$190.95
2008	640066	11-18-2008	\$207.19
2007	590910	11-19-2007	\$175.13
2006	520254	11-9-2006	\$184.37
2005	464974	11-4-2005	\$187.69
2004	424207	11-12-2004	\$142.29
2003	389225	11-21-2003	\$145.69
2002	344112	2-18-2003	\$7.16
2002	339574	12-10-2002	\$201.48
2001	297442	4-29-2002	\$5.02
2001	289615	12-12-2001	\$141.20
2000	233901	12-7-2000	\$134.36
1999	184846	12-13-1999	\$118.17
1998	131645	12-3-1998	\$119.68
1997	73940	12-18-1997	\$148.41
1996	18562	1-1-1938	\$143.86

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

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

After recording return to:

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

JOSEPHINE COUNTY OFFICIAL RECORDS

ART HARVEY, COUNTY CLERK

2012-013306

DED-BSD

Cnt=1 Pgs=5 Stn=1 JEDWARDS

10/11/2012 10:57 AM

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

Total:\$64.00



00299205201200133060050050

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

STATUTORY BARGAIN AND SALE DEED

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

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF L AND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

[Signature page follows]

DATED: September 28, 2012.

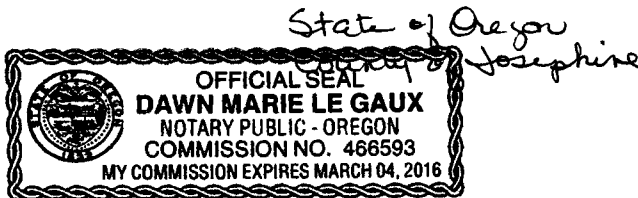
**Schiffiler Enterprises, LP, a California
Limited Partnership**

By: Joseph Schiffiler
Joseph Schiffiler, General Partner

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

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

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



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

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



Sarah Herron
Notary Public for Oregon
My commission expires: 7.25.13

Exhibit "A"

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

And the following unpatented mining claims:

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

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

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

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

LESS AND EXCEPT:

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

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

4

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

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

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

LESS AND EXCEPT:

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

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

LESS AND EXCEPT:

PARCEL 1:

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

(5)

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

PARCEL 2:

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

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

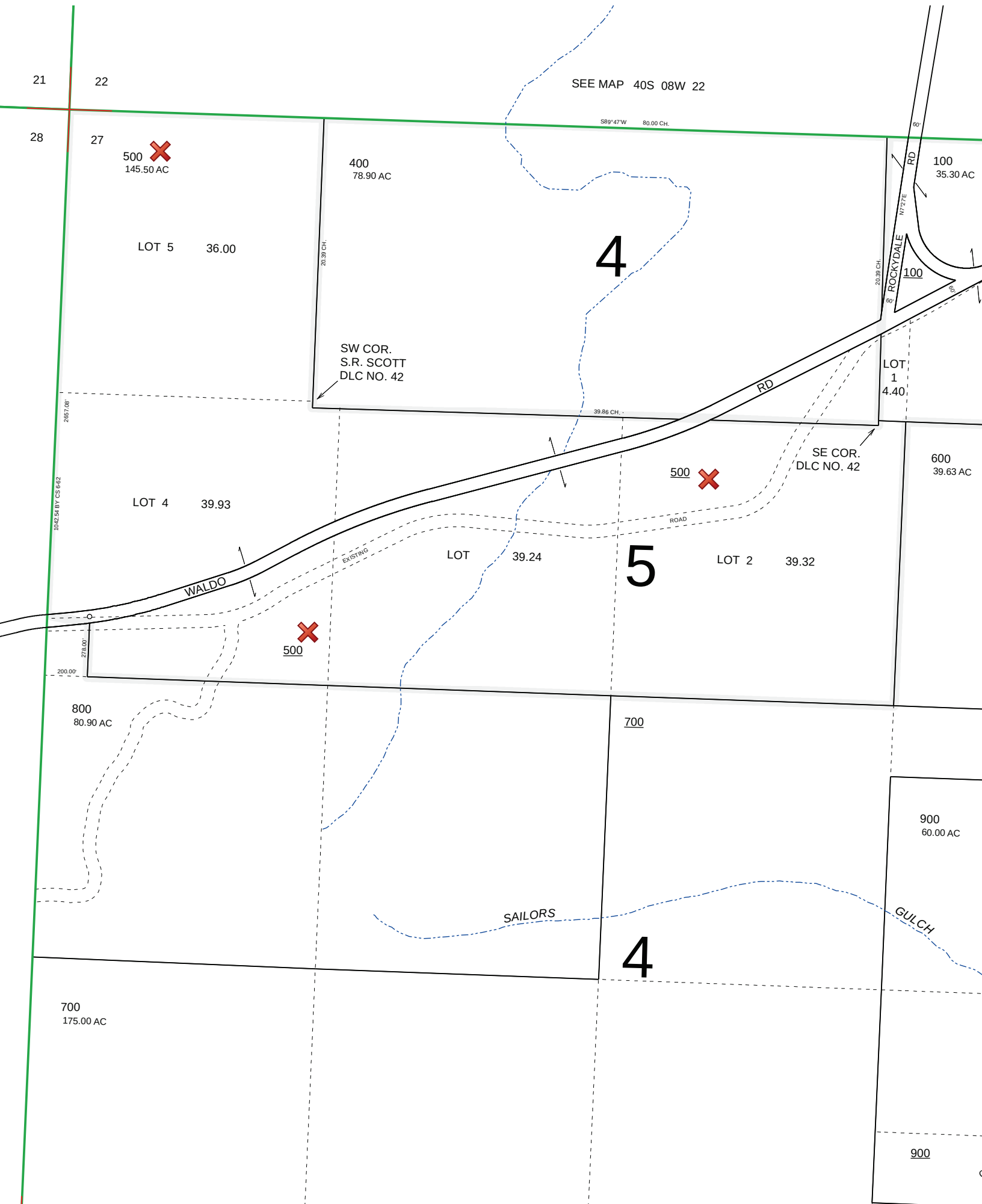
PARCEL 3:

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

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

JOSEPHINE COUNTY

1" = 400'



JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R3323772	SCHIFFILER ENTERPRISES LLC	4990 WALDO RD, CAVE JUNCTION, OR 97523	\$128,940

Property Page:

Property Details

2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	R332377 , R332377
Property Type	Residential		
Legal Description	ACRES 68.90, POTENTIAL ADD'L TAX LIAB		
Alternate Account Number	-		
Neighborhood	2200 Takilma		
Map Number	40-08-27-00-000400-00		
Property Use	661-Forestland By Appl/STF; Improved		
Levy Code Area	05		
Zoning	WR		

2026 OWNER INFORMATION

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

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	12.70 Acres
L2	STF Small Tract Forestland	56.20 Acres
TOTALS		3001284.00 Sq. ft / 68.90 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$0	\$128,940	\$128,940	\$1,060	\$20,910
2025	\$0	\$136,970	\$136,970	\$960	\$33,900

SALES HISTORY

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

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

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

TAX SUMMARY

Effective Date: 7/8/2026

⌵ Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$245.84	\$245.84	\$0	\$245.84	\$0.00	-	\$0.00
2024	\$238.79	\$238.79	\$0	\$238.79	\$0.00	-	\$0.00
2023	\$200.23	\$200.23	\$0	\$200.23	\$0.00	-	\$0.00
2022	\$196.05	\$196.05	\$0	\$196.05	\$0.00	-	\$0.00
2021	\$189.28	\$189.28	\$0	\$189.28	\$0.00	-	\$0.00
2020	\$197.70	\$197.70	\$0	\$197.70	\$0.00	-	\$0.00
2019	\$189.58	\$189.58	\$0	\$189.58	\$0.00	-	\$0.00
2018	\$186.41	\$186.41	\$0	\$186.41	\$0.00	-	\$0.00
2017	\$186.39	\$186.39	\$0	\$186.39	\$0.00	-	\$0.00
2016	\$157.04	\$157.04	\$0	\$157.04	\$0.00	-	\$0.00
2015	\$141.60	\$141.60	\$0	\$141.60	\$0.00	-	\$0.00
2014	\$144.73	\$144.73	\$0	\$144.73	\$0.00	-	\$0.00
2013	\$133.03	\$0.00	\$0	\$133.03	\$0.00	-	\$0.00
2012	\$150.04	\$0.00	\$0	\$150.04	\$0.00	-	\$0.00
2011	\$144.68	\$0.00	\$0	\$144.68	\$0.00	-	\$0.00
2010	\$141.75	\$0.00	\$0	\$141.75	\$0.00	-	\$0.00
2009	\$137.63	\$0.00	\$0	\$137.63	\$0.00	-	\$0.00
2008	\$134.20	\$0.00	\$0	\$134.20	\$0.00	-	\$0.00
2007	\$131.02	\$0.00	\$0	\$131.02	\$0.00	-	\$0.00
2006	\$128.14	\$0.00	\$0	\$128.14	\$0.00	-	\$0.00
2005	\$125.28	\$0.00	\$0	\$125.28	\$0.00	-	\$0.00
2004	\$123.39	\$0.00	\$0	\$123.39	\$0.00	-	\$0.00
2003	\$229.92	\$0.00	\$0	\$229.92	\$0.00	-	\$0.00
2002	\$233.99	\$0.00	\$0	\$233.99	\$0.00	-	\$0.00
2001	\$211.23	\$0.00	\$0	\$211.23	\$0.00	-	\$0.00
2000	\$197.51	\$0.00	\$0	\$197.51	\$0.00	-	\$0.00
1999	\$208.85	\$0.00	\$0	\$208.85	\$0.00	-	\$0.00
1998	\$185.77	\$0.00	\$0	\$185.77	\$0.00	-	\$0.00
1997	\$180.60	\$0.00	\$0	\$180.60	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-214625	11-6-2025	\$238.46
2024	JOCO-163121	11-1-2024	\$231.63
2023	JOCO-111404	10-25-2023	\$194.22
2022	JOCO-68263	11-9-2022	\$190.17
2021	JOCO-11664	11-5-2021	\$183.61
2020	1210338	10-22-2020	\$191.77
2019	1161208	10-23-2019	\$183.89
2018	1113514	10-24-2018	\$180.82
2017	1086584	11-21-2017	\$180.80
2016	1018227	10-28-2016	\$152.33
2015	968851	10-19-2015	\$137.35
2014	921233	10-22-2014	\$140.39
2013	871288	10-23-2013	\$129.04
2012	824698	10-23-2012	\$145.54
2011	785841	11-10-2011	\$140.34
2010	732572	11-9-2010	\$137.50
2009	680985	11-13-2009	\$133.50
2008	640066	11-18-2008	\$130.17
2007	590909	11-19-2007	\$127.09
2006	520254	11-9-2006	\$124.30
2005	464974	11-4-2005	\$121.52
2004	424200	11-12-2004	\$119.69
2003	389224	11-21-2003	\$223.02
2002	344112	2-18-2003	\$8.06
2002	339574	12-10-2002	\$226.97
2001	297442	4-29-2002	\$7.28
2001	289615	12-12-2001	\$204.89
2000	233901	12-7-2000	\$198.39
1999	184846	12-13-1999	\$209.77
1998	131645	12-3-1998	\$186.60
1997	73943	12-18-1997	\$175.18

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

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

After recording return to:

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

JOSEPHINE COUNTY OFFICIAL RECORDS

ART HARVEY, COUNTY CLERK

2012-013306

DED-BSD

Cnt=1 Pgs=5 Stn=1 JEDWARDS

10/11/2012 10:57 AM

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

Total:\$64.00



00299205201200133060050050

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

STATUTORY BARGAIN AND SALE DEED

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

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF L AND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

[Signature page follows]

DATED: September 28, 2012.

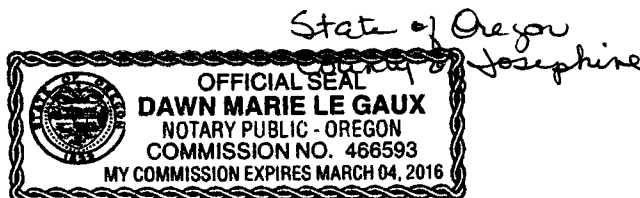
**Schiffiler Enterprises, LP, a California
Limited Partnership**

By: Joseph Schiffiler
Joseph Schiffiler, General Partner

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

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

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



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

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



Sarah Herron
Notary Public for Oregon
My commission expires: 7.25.13

Exhibit "A"

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

And the following unpatented mining claims:

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

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

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

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

LESS AND EXCEPT:

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

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

4

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

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

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

LESS AND EXCEPT:

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

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

LESS AND EXCEPT:

PARCEL 1:

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

(5)

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

PARCEL 2:

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

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

PARCEL 3:

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

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

SEE MAP 40S 08W 22

S89°47'W 80.00 CH.

400
78.90 AC



4

SW COR.
S.R. SCOTT
DLC NO. 42

39.86 CH.

20.39 CH.

ROCKYDALE

100

100
35.30 AC

LOT
1
4.40

SE COR.
DLC NO. 42

600
39.63 AC

500

5

LOT

39.24

LOT 2

39.32

500

700

900
60.00 AC

SAILORS

4

GULCH

Title Report
(Coming Soon)

Disclosures

VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # 4990 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? (WR) WOODLOT RESOURCE & RURAL (RR5) RESIDENTIAL
- 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 SMO / _____ / _____ / _____

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 ADDENDUM

Property Address or Tax ID # 4990 Waldo Rd, Cave Junction, OR 97523

(the "Property")

36 L. Are there any conservation easements or agreements? ☐ Yes ☒ No ☐ Unknown

37 **2. GENERAL INFORMATION**

38 A. Have there been any settling, soil problems, standing water, flooding, or drainage problems
39 in this Property? ☐ Yes ☒ No ☐ Unknown

40 B. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")? ☐ Yes ☒ No ☐ Unknown

41 (1) Does the fill dirt contain foreign materials (for example, wood, rock, debris)? ☐ Yes ☐ No ☐ Unknown ☒ N/A

42 (2) Was the fill dirt compacted? ☐ Yes ☐ No ☐ Unknown ☒ N/A

43 C. Has this Property been identified as a "wetland", antiquities, dune area, or other similar
44 designation? ☐ Yes ☒ No ☐ Unknown

45 D. Is the Property in a designated flood or slide zone? ☐ Yes ☒ No ☐ Unknown
46 FEMA Map #, if known _____

47 E. Has there been major damage to this Property from fire, wind, flood, earth movement,
48 or landslide? ☐ Yes ☒ No ☐ Unknown

49 F. Are you aware of any above-ground or underground tanks used for any purpose (for example,
50 chemical, septic, abandoned tanks, etc.) currently or previously in use on the Property? ☐ Yes ☒ No

51 G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property? ☐ Yes ☒ No

52 H. Are there any structural improvements or personal property located on the Property that are
53 included in this transaction? ☒ Yes ☐ No ☐ Unknown

54 (1) List all items: OLD MINING BUILDING OF NO VALUE ☐ N/A

55 (2) Are there any defects or problems with any of these items? ☒ Yes ☐ No ☐ Unknown ☐ N/A

56 a. Describe all problems and defects: BUILDING IS UNUSABLE UNLESS IMPROVED ☐ N/A

57 I. Has this Property been used for the manufacture or distribution of illegal substances,
58 excluding marijuana? ☐ Yes ☒ No ☐ Unknown

59 J. Has this Property been used to legally grow marijuana for either medicinal or recreational use
60 as permitted under Oregon laws? ☐ Yes ☒ No ☐ Unknown

61 **3. WATER**

62 A. Is there currently a domestic water supply for this Property? ☐ Yes ☒ No ☐ Unknown

63 (1) What is the source? ☒ N/A

64 (select all that apply) ☐ public utility ☐ community water system ☐ private well

65 ☐ other (specify) _____

66 (2) If No, is a permit required? ☒ Yes ☐ No ☐ N/A

67 a. Has it been applied for? ☐ Yes ☐ No ☒ N/A

68 B. Is the Property currently supplied from a well? ☐ Yes ☒ No ☐ Unknown

69 (1) Is there more than one well serving the Property? ☐ Yes ☐ No ☐ Unknown ☒ N/A

70 (2) Is (are) the well(s) located on the Property? ☐ Yes ☐ No ☐ Unknown ☒ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials SMB / _____ / _____ / _____

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 # 4990 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 Smo / _____ / _____ / _____

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 # 4990 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? ESTERLY LAKES ☐ 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

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? 40-08-27 TAX LOT 400, NEVER USED THE SEPTIC ☐ N/A

135 Buyer may wish to have the sewage system inspected

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 # 4990 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 3.D. I WILL PROVIDE WELL REPORT

156 4.E. I WILL PROVIDE SEPTIC INFO. SEPTIC NEVER USED.

157 _____

158 _____

159 _____

160 _____

161 _____ (attach an Addendum if necessary)

SIGNATURES AND ACKNOWLEDGMENTS

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

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

164 Seller Susan M. Ostlie Date/Time 8/27/26 noon ←

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 ADDENDUMProperty Address or Tax ID # 4990 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 SM / _____ / _____ / _____**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>