Table of Contents

Mapping..... 2-12
Tax Records..... 13-21
Title Report (Coming Soon)..... 22-23

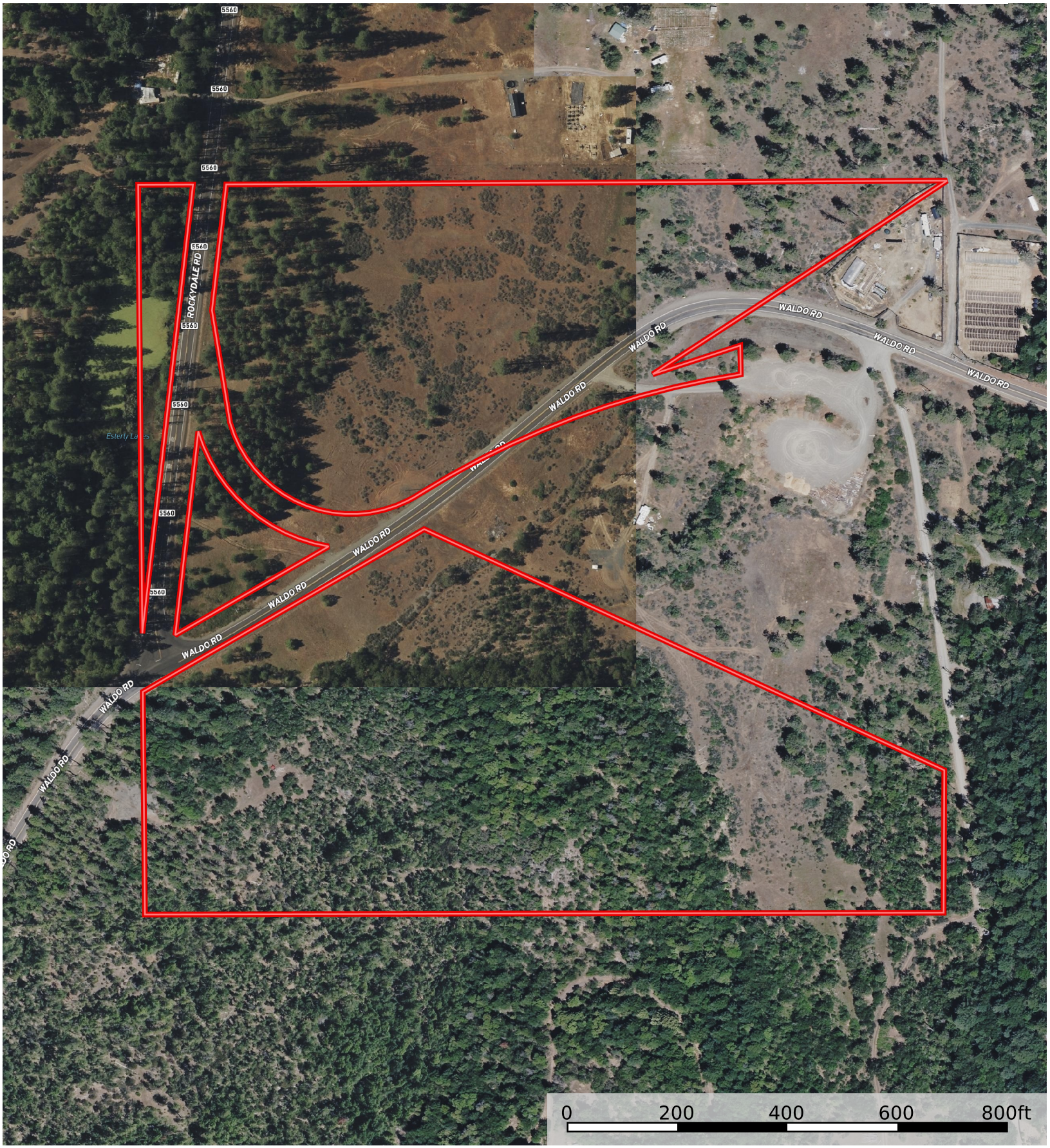
Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest
541.660.5111
Team@MOPG.com

MOPG
by John L. Scott

Mapping

TL 100 0 Waldo Road

Oregon, AC +/-

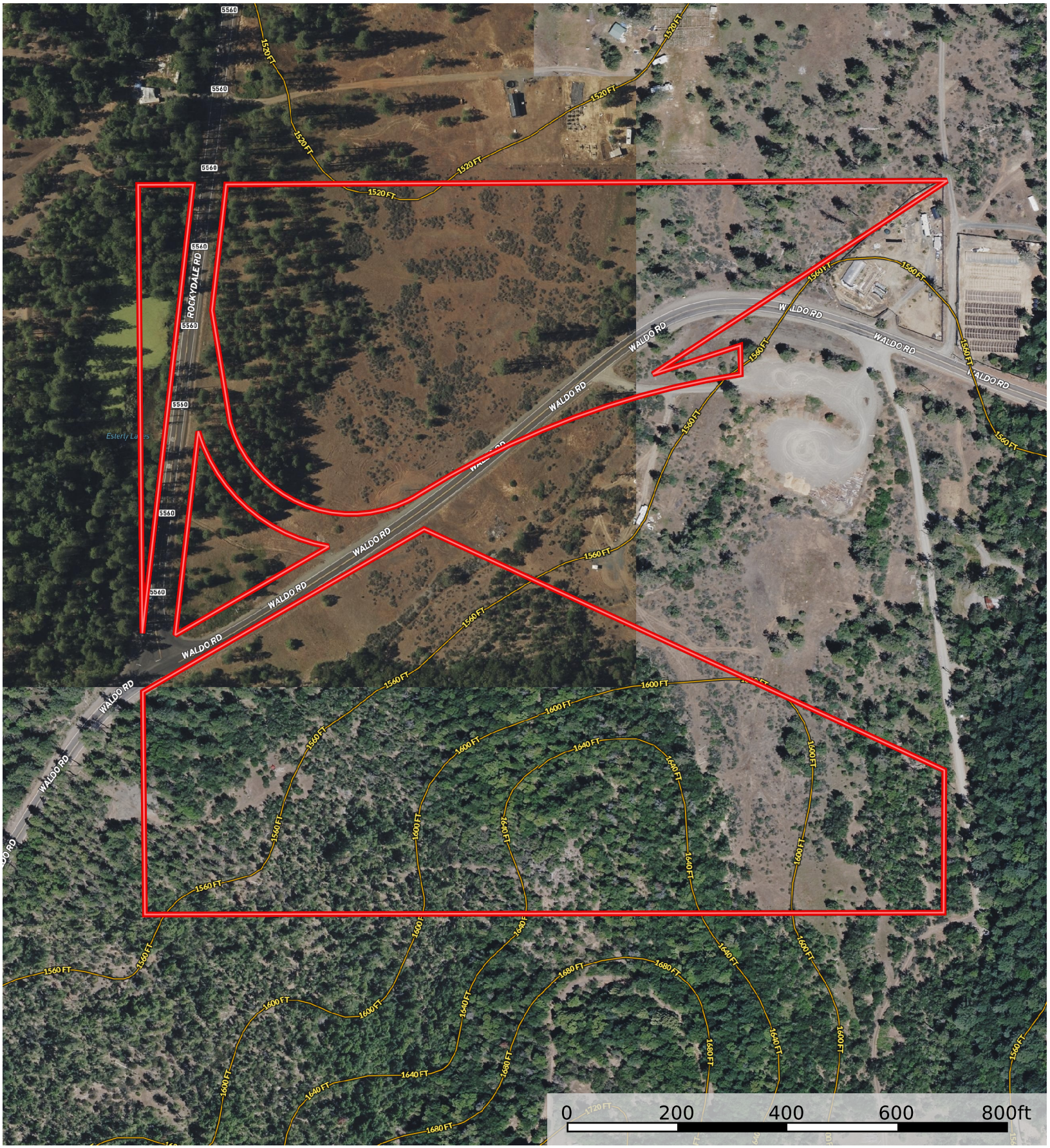


Boundary

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

TL 100 0 Waldo Road

Oregon, AC +/-

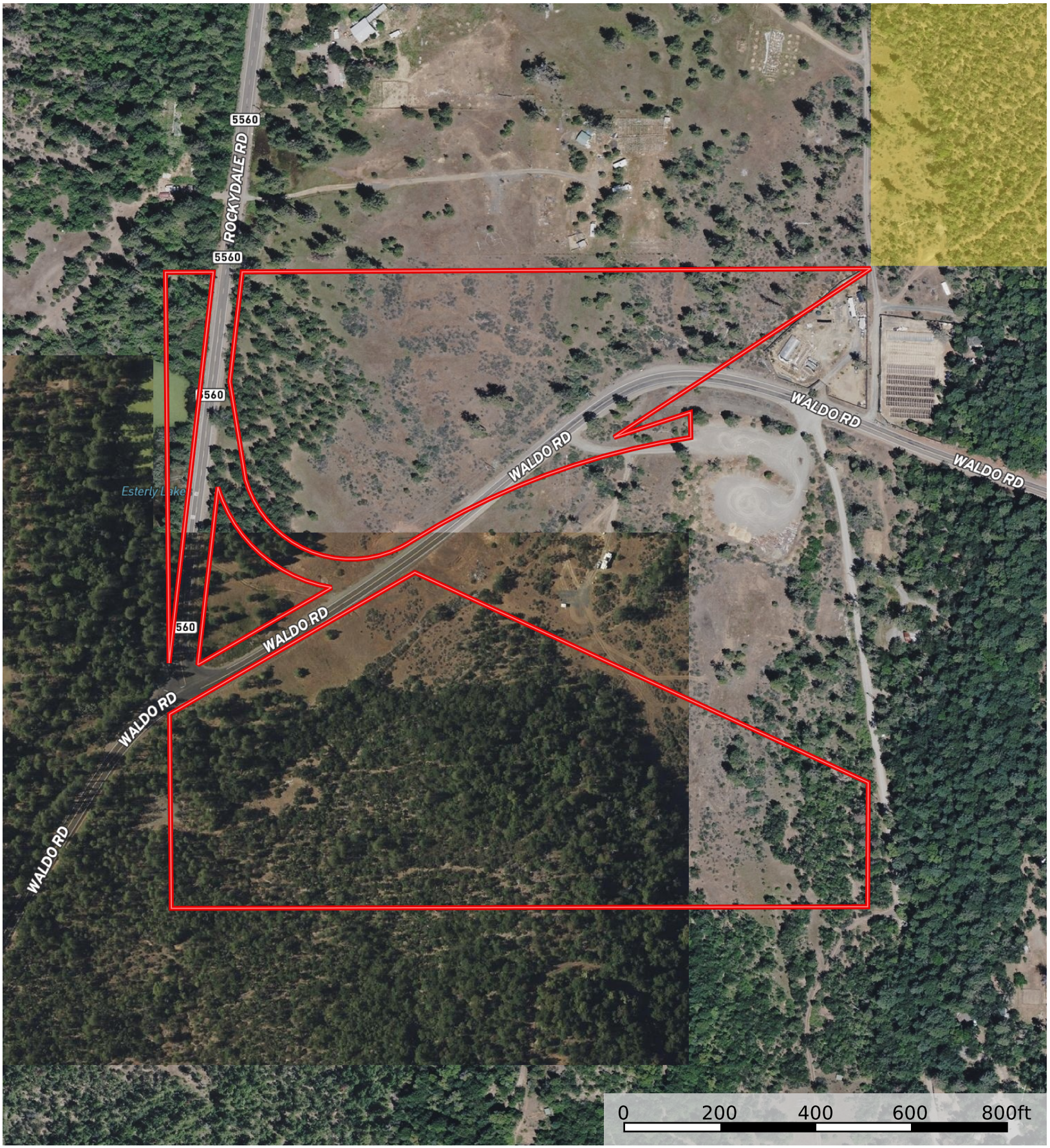


Boundary

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

TL 100 0 Waldo Road

Oregon, AC +/-

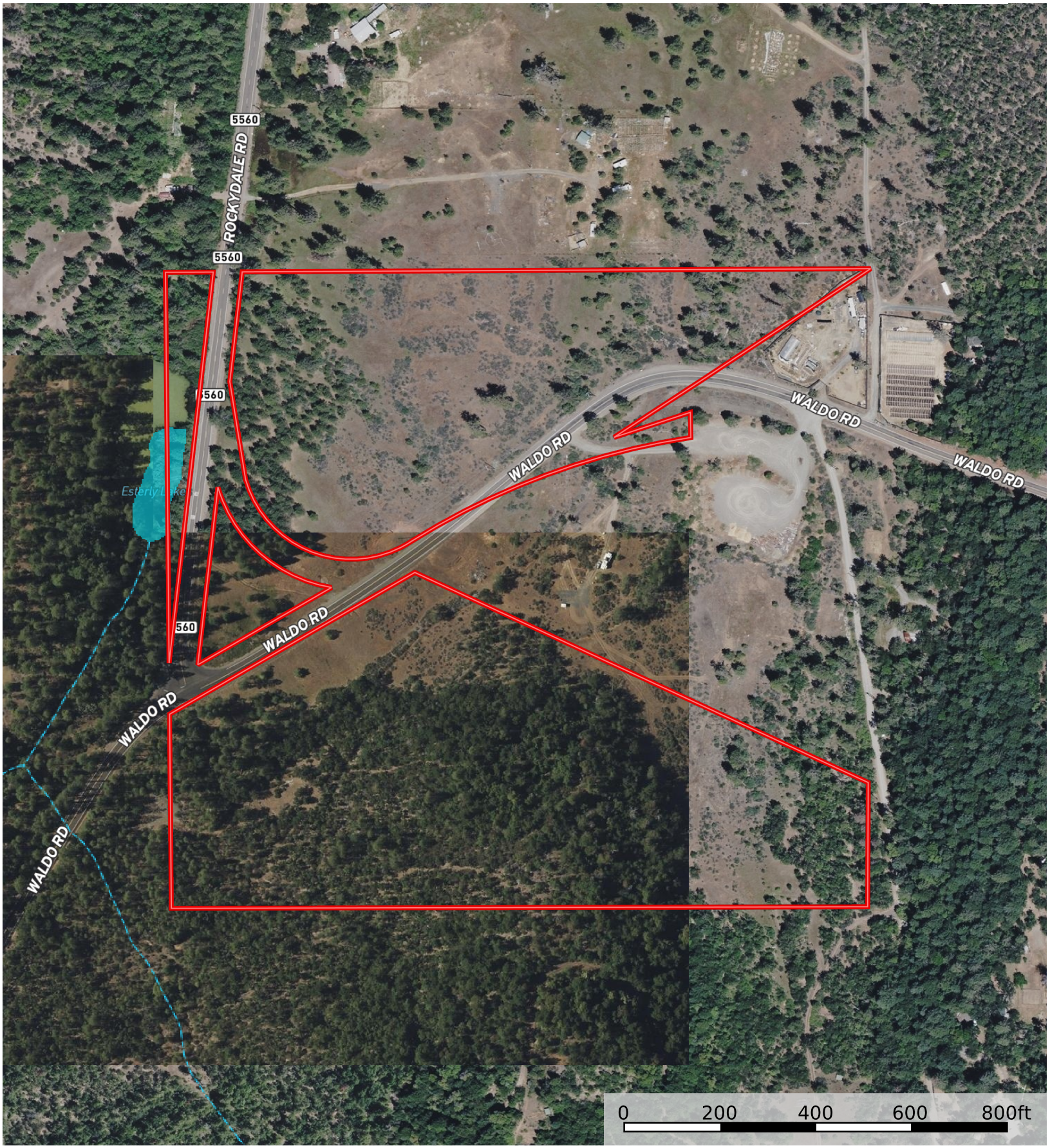


Boundary | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government

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

TL 100 0 Waldo Road

Oregon, AC +/-



Boundary

Stream, Intermittent

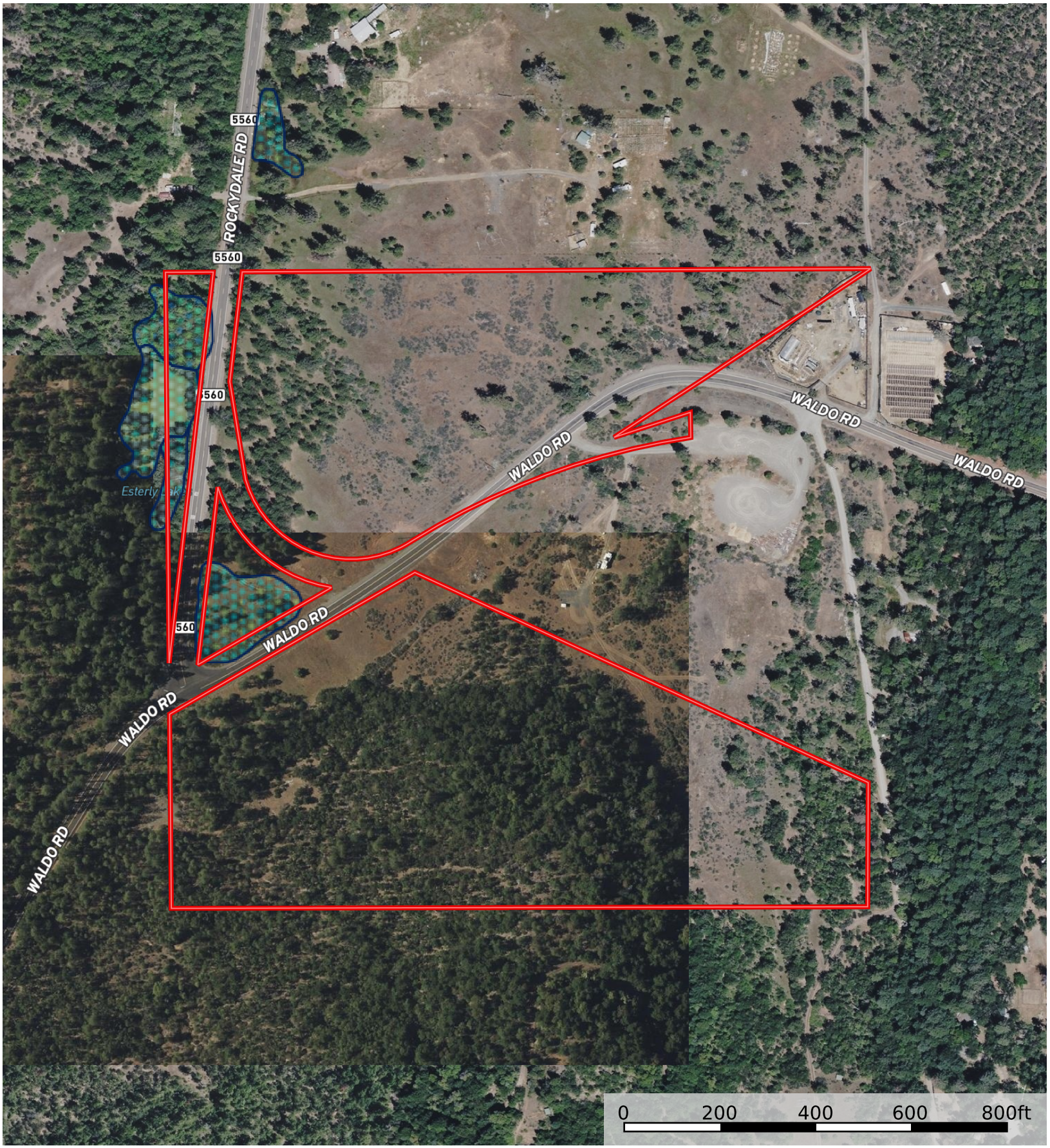
River/Creek

Water Body

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

TL 100 0 Waldo Road

Oregon, AC +/-

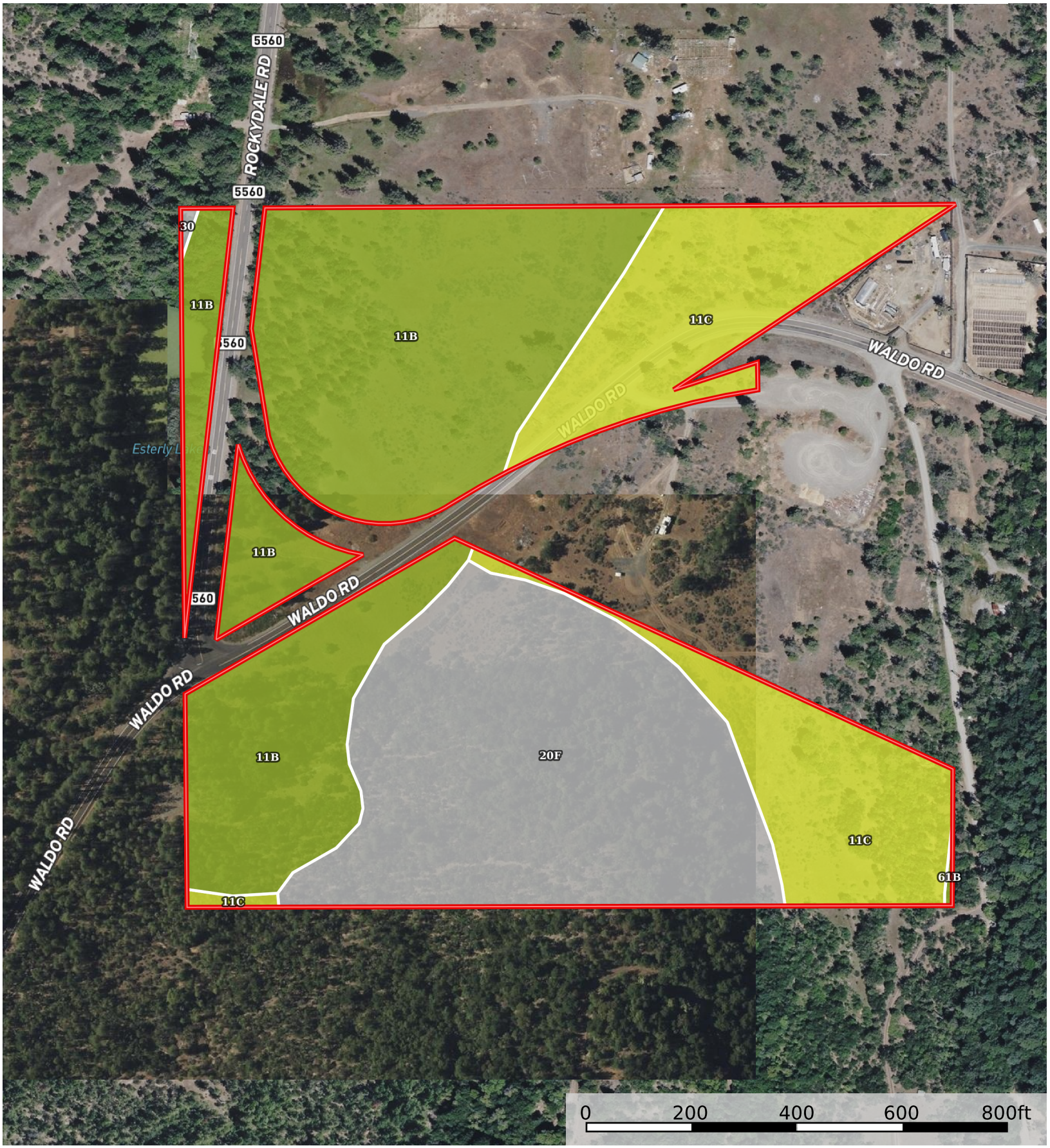


Boundary Wetlands Riparian

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

TL 100 0 Waldo Road

Oregon, AC +/-



Boundary

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

All Polygons 30.23 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11B	Brockman clay loam, 2 to 7 percent slopes	13.22	43.7	0	58	3e
20F	Cornutt-Dubakella complex, 35 to 55 percent north slopes	9.61	31.77	0	28	-
11C	Brockman clay loam, 7 to 12 percent slopes	7.33	24.23	0	58	4e
30	Dumps	0.04	0.13	0	-	-
61B	Pollard loam, 2 to 7 percent slopes, MLRA 5	0.03	0.1	0	72	3e
TOTALS		30.23(*)	100%	-	48.37	3.36

(*) 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 0.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11B	Brockman clay loam, 2 to 7 percent slopes	0.89	94.68	0	58	3e
30	Dumps	0.04	4.26	0	-	-
TOTALS		0.93(*)	100%	-	54.91	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 11.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11B	Brockman clay loam, 2 to 7 percent slopes	7.63	66.35	0	58	3e
11C	Brockman clay loam, 7 to 12 percent slopes	3.87	33.65	0	58	4e
TOTALS		11.5(*)	100%	-	58.0	3.34

(*) 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 0.89 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11B	Brockman clay loam, 2 to 7 percent slopes	0.89	100	0	58	3e
TOTALS		0.89(*)	100%	-	58.0	3

(*) 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 16.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
20F	Cornutt-Dubakella complex, 35 to 55 percent north slopes	9.61	56.8	0	28	-

11B	Brockman clay loam, 2 to 7 percent slopes	3.81	22.52	0	58	3e
11C	Brockman clay loam, 7 to 12 percent slopes	3.46	20.45	0	58	4e
61B	Pollard loam, 2 to 7 percent slopes, MLRA 5	0.03	0.18	0	72	3e
TOTALS		16.91(*)	100%	-	40.95	3.47

(*) 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.



TL 100 0 Waldo Road

Oregon, AC +/-

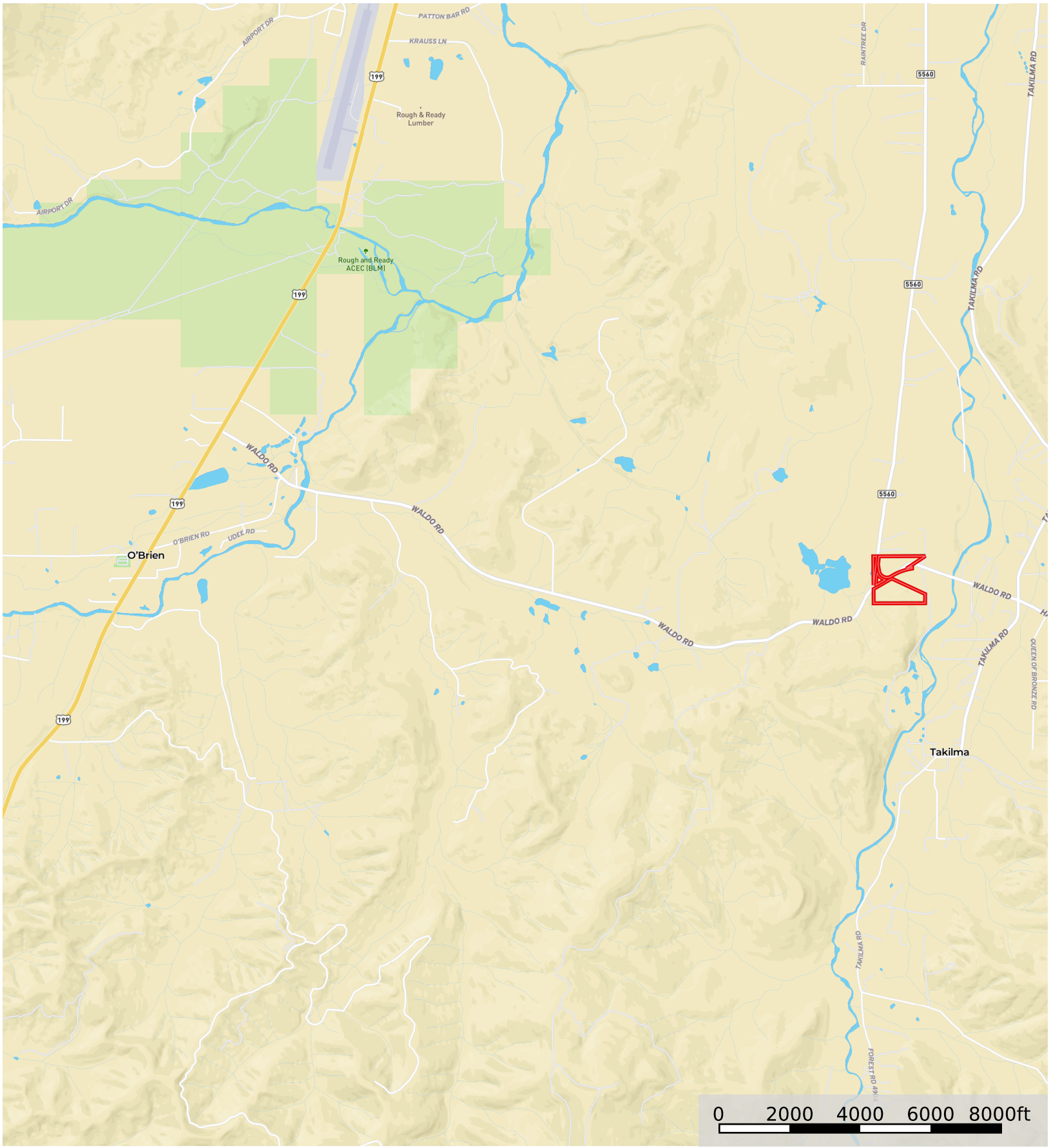


Boundary

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

TL 100 0 Waldo Road

Oregon, AC +/-



Boundary

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

Tax Records

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R332374	SCHIFFILER ENTERPRISES LLC	* WALDO RD, O BRIEN, OR 97534	$405,650

Property Page: Property Details

2026 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 35.30, POTENTIAL ADD'L TAX LIAB
Alternate Account Number	-
Neighborhood	2200 Takilma
Map Number	40-08-27-00-000100-00
Property Use	660-Forestland By Appl/STF; Vacant
Levy Code Area	05
Zoning	RR5

RELATED PROPERTIES

Linked Properties -

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	490 Tract; Potent Dev; Vacant	24.30 Acres
L2	STF Small Tract Forestland	11.00 Acres
TOTALS		**1537668.00 Sq. ft / 35.30 acres**

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	$0	$405,650	$405,650	$200	$49,940
2025	$0	$401,840	$401,840	$200	$48,500

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	$448.02
Past Years Due	$0.00
Total Due	$448.02

- 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: 10/6/2026

» Expand Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2026	$461.88	$366.22	$95.66	$461.88	$0.00	-	$448.02
2025	$501.16	$351.72	$149.44	$501.16	$0.00	-	$0.00
2024	$470.74	$341.57	$129.17	$470.74	$0.00	-	$0.00
2023	$424.89	$286.50	$138.39	$424.89	$0.00	-	$0.00
2022	$386.09	$280.44	$105.65	$386.09	$0.00	-	$0.00
2021	$367.42	$270.80	$96.62	$367.42	$0.00	-	$0.00
2020	$372.86	$282.76	$90.10	$372.86	$0.00	-	$0.00
2019	$350.88	$271.18	$79.70	$350.88	$0.00	-	$0.00
2018	$340.59	$266.57	$74.02	$340.59	$0.00	-	$0.00
2017	$344.63	$266.62	$78.01	$344.63	$0.00	-	$0.00
2016	$297.64	$224.56	$73.08	$297.64	$0.00	-	$0.00
2015	$286.03	$216.56	$69.47	$286.03	$0.00	-	$0.00
2014	$274.54	$210.88	$63.66	$274.54	$0.00	-	$0.00
2013	$259.43	$0.00	$0	$259.43	$0.00	-	$0.00
2012	$251.27	$0.00	$0	$251.27	$0.00	-	$0.00
2011	$238.63	$0.00	$0	$238.63	$0.00	-	$0.00
2010	$237.65	$0.00	$0	$237.65	$0.00	-	$0.00
2009	$225.87	$0.00	$0	$225.87	$0.00	-	$0.00
2008	$225.56	$0.00	$0	$225.56	$0.00	-	$0.00
2007	$213.45	$0.00	$0	$213.45	$0.00	-	$0.00
2006	$211.92	$0.00	$0	$211.92	$0.00	-	$0.00
2005	$209.14	$0.00	$0	$209.14	$0.00	-	$0.00
2004	$195.27	$0.00	$0	$195.27	$0.00	-	$0.00
2003	$194.80	$0.00	$0	$194.80	$0.00	-	$0.00
2002	$204.30	$0.00	$0	$204.30	$0.00	-	$0.00
2001	$185.67	$0.00	$0	$185.67	$0.00	-	$0.00
2000	$174.42	$0.00	$0	$174.42	$0.00	-	$0.00
1999	$158.22	$0.00	$0	$158.22	$0.00	-	$0.00
1998	$144.01	$0.00	$0	$144.01	$0.00	-	$0.00
1997	$149.00	$0.00	$0	$149.00	$0.00	-	$0.00
1996	$151.81	$0.00	$0	$151.81	$0.00	-	$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-214618	11-6-2025	$486.13
2024	JOCO-163122	11-1-2024	$456.61
2023	JOCO-111402	10-25-2023	$412.14
2022	JOCO-68266	11-9-2022	$374.50
2021	JOCO-11661	11-5-2021	$356.40
2020	1210339	10-22-2020	$361.67
2019	1161209	10-23-2019	$340.35
2018	1113522	10-24-2018	$330.37
2017	1086582	11-21-2017	$334.29
2016	1018229	10-28-2016	$288.71
2015	968853	10-19-2015	$277.45
2014	921223	10-22-2014	$266.30
2013	871289	10-23-2013	$251.65
2012	824698	10-23-2012	$243.73
2011	785841	11-10-2011	$231.47
2010	732566	11-9-2010	$230.52
2009	680995	11-13-2009	$219.09
2008	640066	11-18-2008	$218.79
2007	590914	11-19-2007	$207.05
2006	520254	11-9-2006	$205.56
2005	464974	11-4-2005	$202.87
2004	424205	11-12-2004	$189.41
2003	389219	11-21-2003	$188.96
2002	344112	2-18-2003	$7.04
2002	339574	12-10-2002	$198.17
2001	297442	4-29-2002	$6.39
2001	289615	12-12-2001	$180.10
2000	233901	12-7-2000	$175.20
1999	190346	2-23-2000	$126.92
1999	184846	12-13-1999	$31.72
1998	131645	12-3-1998	$144.65
1997	73935	12-18-1997	$144.53
1996	18553	1-1-1938	$151.81

(1)

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]

HENDRIX, BRINICH & BERTALAN, LLP, ATTORNEYS AT LAW
716 NW Harriman St./Bend, Oregon 97701/541.382.4980

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
County of Josephine

OFFICIAL SEAL
DAWN MARIE LE GAUX
NOTARY PUBLIC - OREGON
COMMISSION NO. 466593
MY COMMISSION EXPIRES MARCH 04, 2016

Dawn Marie LeGaux
Notary Public for Oregon
My commission expires: 3.4.2016

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

OFFICIAL SEAL
SARAH HERRON
NOTARY PUBLIC-OREGON
COMMISSION NO. 440602
MY COMMISSION EXPIRES JULY 25, 2013

Sarah H
Notary Public for Oregon
My commission expires: 7 25 13

HENDRIX, BRINICH & BERTALAN, L.L.P. ATTORNEYS AT LAW
716 NW Harriman St./Bend, Oregon 97701/541.382.4980

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 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; thence North 82°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°42'30" East 321.35 feet to an iron rod on the North line of said Section 22; thence

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:

Beginning at the Northeast corner of said Section 22, thence along the West line of the Northeast ¼ of Section 22, South 0°03'22" West 544.46 feet to an iron rod; thence South 85°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°42'30" East 606.26 feet to an iron rod on the North line of said Section 22; thence along said North line 89°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 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 West line of the Northeast ¼ of Section 22, South 0°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°03'22" West 365.00 feet to an iron rod; thence South 85°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°42'30" East 365.00 feet to an iron rod; thence north 85°23'41" West 618.82 feet to the point of beginning.

PARCEL 3:

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 West line of the Northeast ¼ of Section 22, South 0°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°03'22" West 420.00 feet to an iron rod; thence North 89°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°42'30" East 370.00 feet to an iron rod; thence north 85°18'18" West 576.48 feet to the point of beginning.

Title Report