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

MOPG
by John L. Scott

Mapping

294 hilltop 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.

294 hilltop 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.

294 hilltop road

Oregon, AC +/-



Boundary

Stream, Intermittent

River/Creek

Water Body

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Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

294 hilltop road

Oregon, AC +/-



Boundary Wetlands Riparian

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294 hilltop road

Oregon, AC +/-



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294 hilltop road

Oregon, AC +/-



Boundary

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Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

| Boundary 5.51 ac

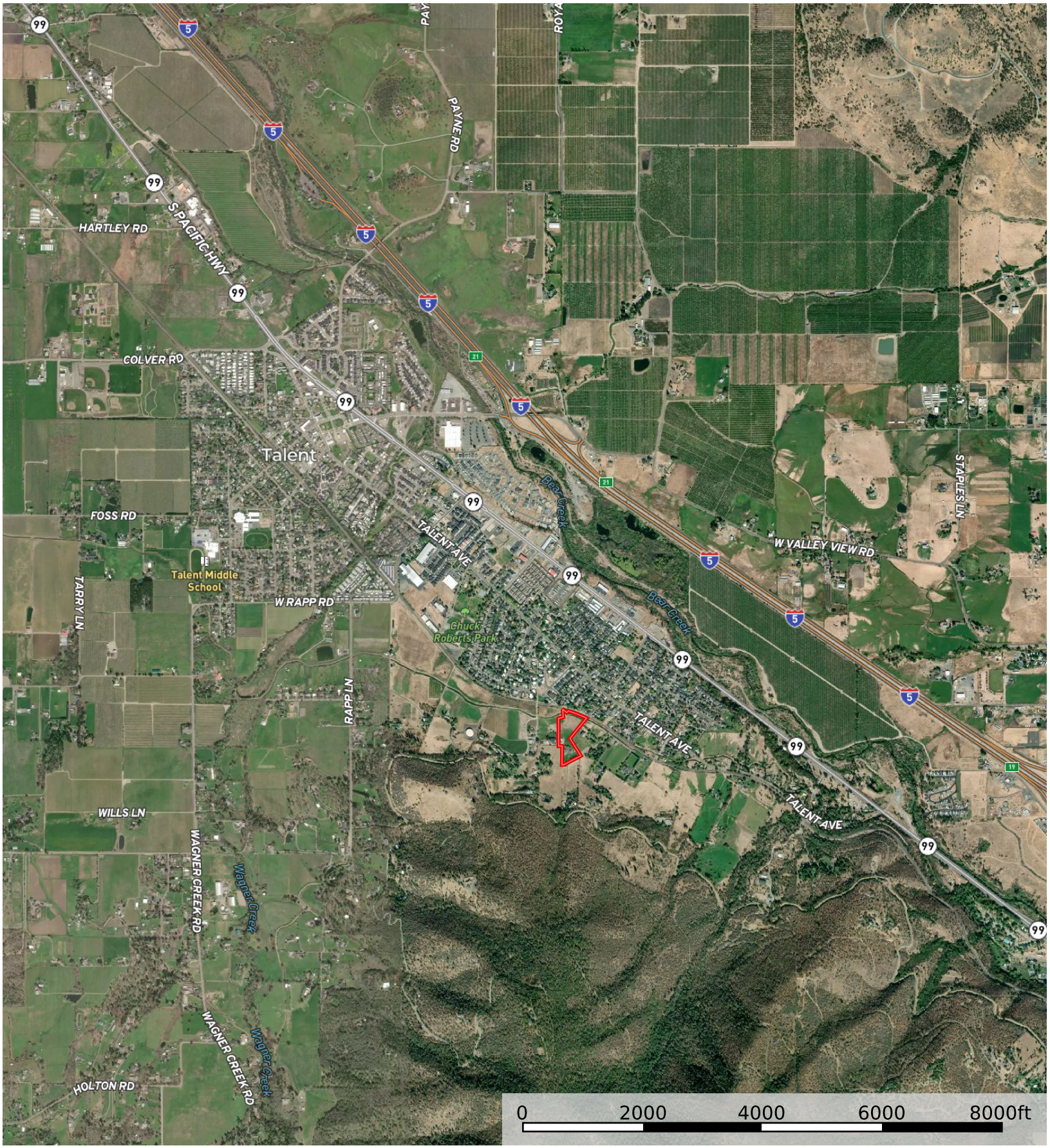
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
43D	Darow silty clay loam, 5 to 20 percent slopes	3.95	71.69	0	52	4e
34B	Coleman loam, 0 to 7 percent slopes	1.56	28.31	0	57	4e
TOTALS		5.51(*)	100%	-	53.42	4.0

(*) 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.



294 hilltop road

Oregon, AC +/-

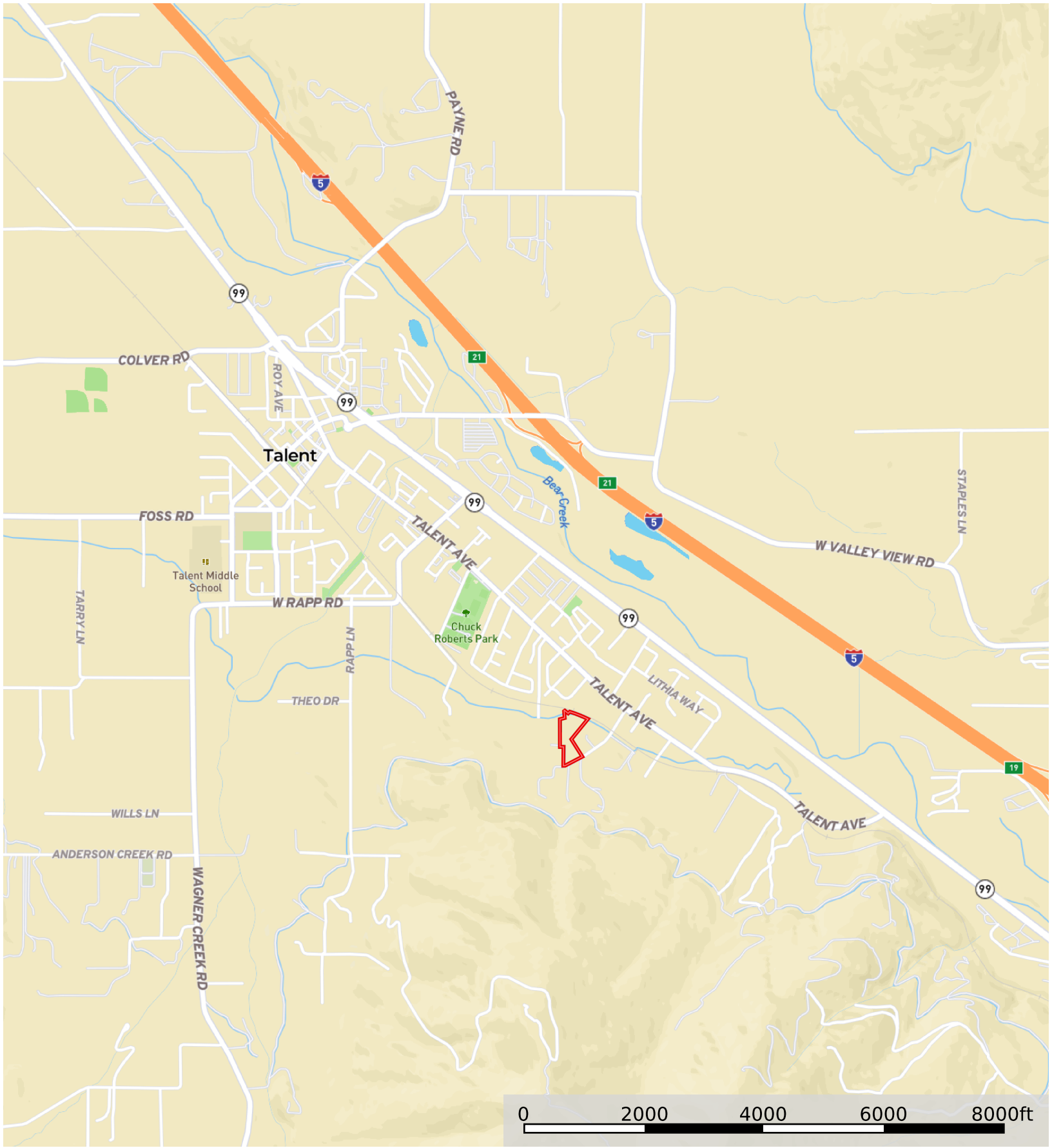


Boundary

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Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

294 hilltop 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.

Title Report

First American Title™

First American Title Insurance Company

1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

Order No.: 7161-4402584
July 17, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LISA TATE, Escrow Officer/Closer
Phone: (541)779-7250x5435 - Fax: (866)839-7125- Email:LTate@firstam.com
First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101, Medford, OR 97504

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Gary Laney, Title Officer
Phone: (541)779-7250 - Email: glaney@firstam.com

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

Situs Address as disclosed on Jackson County Tax Roll:

294 Hilltop Road W, Talent, OR 97540

2021 ALTA Owners Standard Coverage	Liability $	TBD	Premium $		TBD
2021 ALTA Owners Extended Coverage	Liability $		Premium $		
2021 ALTA Lenders Standard Coverage	Liability $		Premium $		
2021 ALTA Lenders Extended Coverage	Liability $	TBD	Premium $		TBD
Endorsement 9.10, 22 & 8.1			Premium $		100.00
Govt Service Charge			Cost $		60.00
Other			Cost $		

Proposed Insured Lender: Lender To Be Determined and ISAOA that are defined as an Insured in the Conditions of the Policy ATIMA

Proposed Borrower: TBD

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of July 14, 2026 at 8:00 a.m., title to the fee simple estate is vested in:

The heirs and devisees of the last will and testament of the Estate of Don Raymond Kania, deceased

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

A. Survey or alternative acceptable to the company
B. Affidavit regarding possession
C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
   i. Satisfactory evidence that no construction liens will be filed; or
   ii. Adequate security to protect against actual or potential construction liens;
   iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon

6. Water rights, claims or title to water, whether or not shown by the public record.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

8. Taxes for the fiscal year 2026-2027 a lien due, but not yet payable

9. The herein described property has been disqualified from special assessment as farm use land and is currently assessed at true cash (market) value. ORS 308A.083 et seq. provides that if the property is converted to a use inconsistent with its return to farm purposes, potential tax in the amount of $1,006.91 will become due and payable.

10. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

11. These premises are situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

12. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

13. Right of way granted to Postal Telegraph and Cable Company, including terms and provisions thereof.
Recorded: Volume "D", Page 288

14. Easement, including terms and provisions contained therein:
Recording Information: Volume 149, Page 89; Volume 257, Page 600 and Volume 349, Page 427
In Favor of: California Oregon Power Company
For: Transmission and distribution of electricity
Affects: (Specific location not given)

15. Right, privilege and license to enter on, upon, or over and across said land for the purpose of constructing, maintaining and using all canals and ditches now thereupon or hereafter deemed necessary as a part of the water distribution system of the Talent Irrigation District, reserved in deed recorded in Volume 257, Page 377.

16. Right of way, including terms and conditions contained therein:
Granted to: United States of America
For: construct, re-construct, operate and maintain canals, laterals, pipelines, operating roads and appurtenants thereto, and rights in connection therewith
Recording Information: Volume 490, Page 314

17. Easement, including terms and provisions contained therein:
Recording Information: Volume 546, Page 21
In Favor of: Pacific Power and Light Company
For: Transmission and distribution of electricity
Affects: (Specific location not given)

18. Easement, including terms and provisions contained therein:
Recording Information: Volume 546, Page 21
In Favor of: Pacific Northwest Bell Telephone Company
For: Right of way (Specific location not given)

19. Access to and from the property herein described is over and across the Southern Pacific Railroad. Continued use of this crossing cannot be insured.

20. Easement, including terms and provisions contained therein:
Recording Information: Document No. 93-14926
For: Ingress and egress, over and across a strip of land 30 feet in width, and maintenance

21. Due Probate and Administration of the Estate of Don Raymond Kania, deceased, Probate No. 24PB07282, which proceedings are pending in the Circuit Court/Superior Court for Jackson County.

Renee Lynn DuBois was appointed as Personal Representative and has power to execute the forthcoming conveyance. Attorney for Estate, Emily V Karr.

22. Claims, including taxes, against the Estate of Don Raymond Kania, deceased, Case No. 24PB07282, now pending.

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against TBD that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

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

Tax Amount:	$9,726.65
Map No.:	381W25C 4100
Property ID:	1-003389-6
Tax Code No.:	4-08

NOTE: An easement appurtenant to the herein described property for irrigation pipe and ingress and egress, including the terms and provisions thereof, as set forth in instrument recorded February 23, 1968 as Document No. 68-01502, Official Records of Jackson County, Oregon.

NOTE: An easement appurtenant to the herein described property for ingress and egress, including the terms and provisions thereof, as set forth in instrument recorded Document Nos. 93-14923, 93-14924, 93-14925, 93-14926, Official Records of Jackson County, Oregon.

NOTE: According to the public records, there has been no conveyance of the land within a period of 24 months prior to the date of this report, except as follows:

None

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!

GARY LANEY
TITLE OFFICER
glaney@firstam.com

Recording Information

For county recording requirements and fees visit
https://jacksoncountyor.gov/departments/clerk/recording/index.php

NOTE: Non-standard Document Fee of $20.00, if applicable, will be imposed by the county clerk for documents presented for recording that fail to meet the requirements established by ORS 205.27

You can also calculate fees by using our Title Fee Calculator at https://facc.firstam.com/.

cc: Lender To Be Determined

,

cc: Chris Martin, John L. Scott Real Estate
871 Medford Center, Medford, OR 97504

Exhibit "A"

Real property in the County of Jackson, State of Oregon, described as follows:

Commencing at the Southeast corner of Donation Land Claim No. 68, Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North 0° 05' 13" East (record North) along the West line of Donation Land Claim No. 70, a distance of 165.00 feet to the Northwest corner of Parcel No. 2, as described in Volume 174, Page 313, Jackson County, Oregon, Deed Records; thence East along the North line thereof, 340.00 feet to the true Point of Beginning; thence continue East along said North line, 56.00 feet to the Northeast corner thereof; thence along the East line of said parcel, South 0° 05' 13" West, (record South) 325.84 feet to the Northerly right of way of the road described in Document No. 90-22729, Official Records of Jackson County, Oregon; thence along said Northerly right of way as follows: North 80° 43' 45" East (record North 80° 42' East) 27.44 feet; thence North 61° 57' 45" East (record North 61° 56' East) 330.63 feet; thence leaving said right of way, North 32° 34' 20" West 348.20 feet; thence North 38° 30' East, 442.52 feet to the Southwesterly right of way of the Southern Pacific Company Railroad; thence along said railroad right of way, along the arc of a 2261.83 foot radius curve (the long chord bears North 70° 29' 58" West 403.22 feet) 403.76 feet; thence leaving said right of way South 110.00 feet; thence South 76° 01' West 84.99 feet; thence South 0° 05' 13" West 478.36 feet to the Point of Beginning. Excepting therefrom the tract described in Document No. 86-06217, Official Records of Jackson County, Oregon, and the tracts described in Volume 270, Page 450 and Volume 489, Page 361, Jackson County, Oregon, Deed Records.

NOTE: This legal description was created prior to January 1, 2008.

First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement erected on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST Rev. 07-01-21

Privacy Notice

Last Updated and Effective Date: December 1, 2025

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at https://www.firstam.com/privacy-policy/, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found here.

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit https://www.firstam.com/privacy-policy/.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit https://www.firstam.com/privacy-policy/.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal **i**nformation is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

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International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

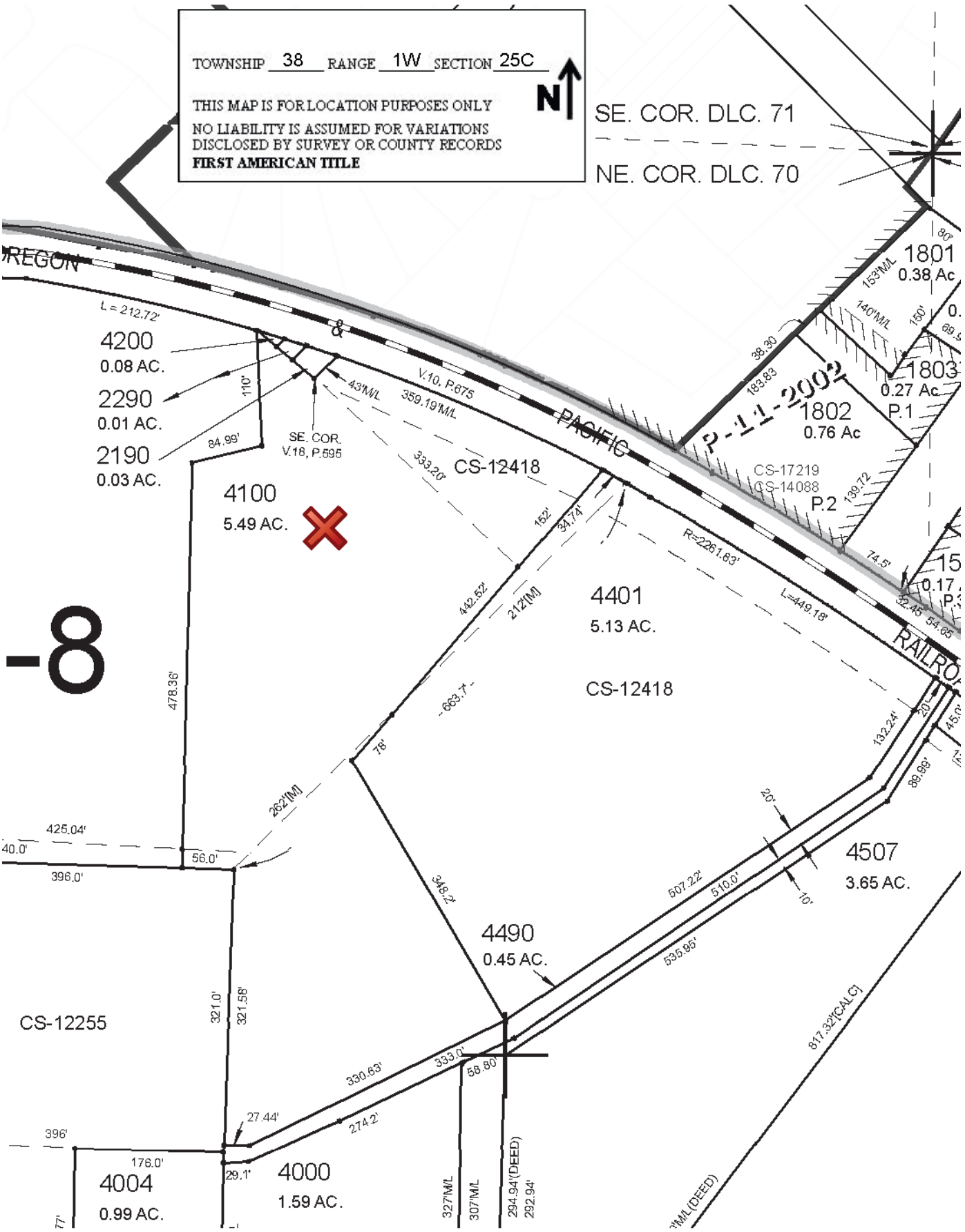
Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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TOWNSHIP 38 RANGE 1W SECTION 25C
THIS MAP IS FOR LOCATION PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR VARIATIONS DISCLOSED BY SURVEY OR COUNTY RECORDS
FIRST AMERICAN TITLE
N
SE. COR. DLC. 71
NE. COR. DLC. 70
REGON
PACIFIC
RAILRO
4200
0.08 AC.
2290
0.01 AC.
2190
0.03 AC.
4100
5.49 AC.
4401
5.13 AC.
CS-12418
4507
3.65 AC.
4490
0.45 AC.
4004
0.99 AC.
4000
1.59 AC.
CS-12255
1801
0.38 Ac
1803
0.27 Ac
P.1
1802
0.76 Ac
P-11-2002
CS-17219
CS-14088
P.2
SE. COR. V.18, P.595
V.10, P.675
359.19'M/L
333.20'
L = 212.72'
R=2261.83'
L=449.18'
-8

Tax Records

Account Sequence | Map TL Sequence | Assessment Year 2026 | Print Window | Close Window

Assessment Info for Account 1-003389-6 Map 381W25C Taxlot 4100

Report For Assessment Purposes Only Created May 28, 2026

Account Info

Account	1-003389-6
Map Taxlot	381W25C 4100
Owner	KANIA DON
Situs Address	294 HILLTOP RD W PHOENIX-TALENT/COUNTY R
Mailing Address	KANIA DON KANIA JOHN 294 W HILLTOP RD TALENT OR, 97540
Appraiser	

Tax Year 2025 Info

Pay Taxes Online

Tax Report	Details
TAX Statement	Details
Tax History	Details
Tax Details	Details
Tax Rates	Details

Land Info

Tax Code	4-08
Acreage	5.49
Zoning	
RR-5	
Land Class	
HS 0.00 Ac RT 5.49 Ac	
Property Class	401
Unit ID	186835-1
Maintenance Area	4
Neighborhood	401
Study Area	40
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
$ 951,000	Mar 02, 2023	2023-4235	Details

Value Summary Detail (For Assessment Year 2025) (2026 values are unavailable)

ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
3	HOME SITE	4-08	0		D		
3	MARKET OSD	4-08	0		R		
3	MARKET OSD	4-08	0		R		
4	RURAL TRACT	4-08	0		R	0.01	A
5	RURAL TRACT	4-08	0		F	0.48	A
2	RURAL TRACT	4-08	0		D	2.12	A
1	RURAL TRACT	4-08	0		D	2.88	A
1	SING FAMILY RES	4-08	0	153	R		
ID	Value Source	RMV	M5	Exception Value			
3	HOME SITE	$ 127,970	$ 127,970	$ 0			
3	MARKET OSD	$ 5,000	$ 5,000	$ 0			
3	MARKET OSD	$ 40,000	$ 40,000	$ 0			
4	RURAL TRACT	$ 220	$ 220	$ 0			
5	RURAL TRACT	$ 10,650	$ 10,650	$ 0			
2	RURAL TRACT	$ 47,010	$ 47,010	$ 0			
1	RURAL TRACT	$ 63,860	$ 63,860	$ 0			
1	SING FAMILY RES	$ 747,400	$ 747,400	$ 0			

Market Value Summary (For Assessment Year 2025) (2026 values are unavailable)

Code Area	Type	Acreage	RMV	M5	MAV	AV
4-08	LAND	5.49	$ 294,710	$ 294,710		
4-08	IMPR	0.00	$ 747,400	$ 747,400		
PSO Value History Details		Total:	$ 1,042,110	$ 1,042,110	$ 756,940	$ 756,940

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	4-08	1997	1997	153	One story with basement	RESIDENCE	4348	100 %	Details

Photos and Scanned Documents

Type		Files	
ACCOUNT PHOTO		6	PDF
APEX DRAWINGS		1	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

Improvement Comments

Building #1 Comments

09/11/97: CHECK FOR CLASS, FIREPLACE, GARAGE FINISH, VACUUM DEP 100% ON FINISH PER #69. 03/26/98: ADDED 2ND LAUNDRY TUB (BAR SINK), 100% COMP. RT-99 FOR MISC ITEMS YARD, GAR PER #69. 12/31/01: ADDED ASPHALT FOR 2002. - #95>>> 8/25/14 RU , BSMT CORR NO EXC. ADD COV AS EXC #149>>>

Account Comments

(1) CREATE SEG TL'S 4101 -5.38 AC. TL 4102 (2) -.05 AC. AC. CHECK +.14 ACRES (3) K&A TL'S 4300 +.64 AC., TL 4400 +1.97 AC (4) 2.88irrig, NV. disq from farm 7/95 dn
09/11/97: SFD .39% COMPLETE FOR 1997 PER #69.
01/08/01: NO LANDSCAPE FOR 2001 PER #95
12/31/01: NO LANDSCAPE YET - #95 09/05/03 ADDED LS PER PERMIT >>> 2006-05-05 CONVERTION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK.>>> 8/25/14 NLC #149>>> 2025-03-05 Updated MA-SA-NH>>>.

Exemptions / Special Assessments / Notations / Potential Liability

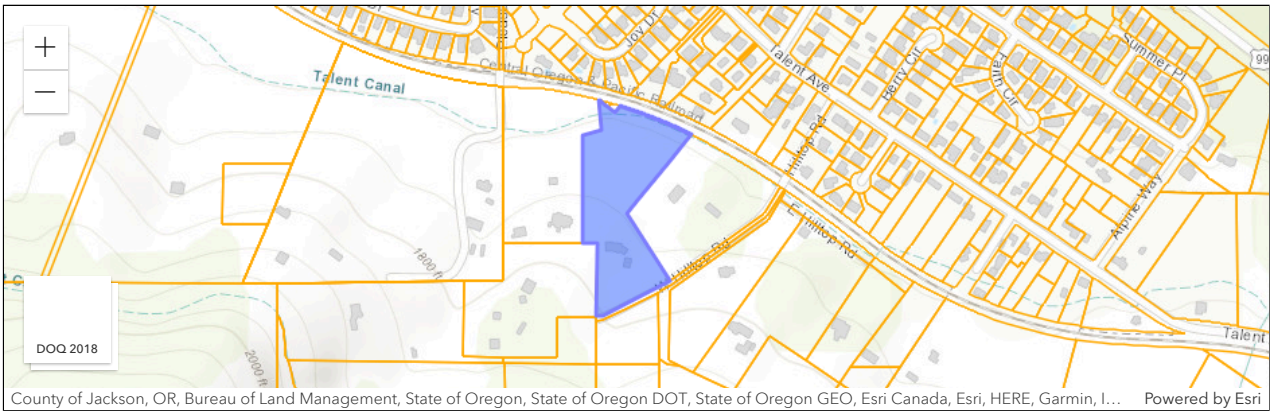
Real Property Special Assessments

Tax Year Applied	Code	Description	Amount	Acres
2026	41	FIRE PATROL GRAZING	$20.00	5.48
2026	39	FIRE IMPROVEMENT SURCHARGE	$58.00	

Notations

Description	Tax Amount	Year Added	Value Amount
POT'L ADD'L TAX LIABILITY ORS 308A.083	$5.00		$1,006.91
STATE FIRE PROTECTION		2023	

Location Map



Close Window | Print Window

Jackson County Official Records **2023-004235**
R-WD **03/08/2023 09:56:02 AM**
Stn=62 HALLEH **$114.00**
$20.00 $10.00 $13.00 $11.00 $60.00

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Christine Walker - County Clerk

THIS SPACE RE



After recording return to:
John Kania
294 W Hilltop Road
Talent, OR 97540

Until a change is requested all tax statements shall be sent to the following address:
John Kania
294 W Hilltop Road
Talent, OR 97540

File No.: 7162-4030570 (jr)
Date: January 24, 2023

STATUTORY WARRANTY DEED

Josiah Fast and Kaitlyn Fast, as tenants by the entirety and Michael P. Fast and Lora D. Fast, as tenants by the entirety, Grantor, conveys and warrants to **Don Kania** , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **$951,000.00**. (Here comply with requirements of ORS 93.030)

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 LAND 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.

Dated this 3 day of March, 2023.

Josiah Fast

Kaitlyn Fast

Michael P. Fast

Lora D. Fast

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 3 day of March, 2023 by **Josiah Fast and Kaitlyn Fast.**

OFFICIAL STAMP
JEANNETTE MARIE RUDISILL
NOTARY PUBLIC-OREGON
COMMISSION NO. 1020732
MY COMMISSION EXPIRES JANUARY 11, 2026

Notary Public for Oregon
My commission expires: 1-11-2026

STATE OF Oregon)
)ss.
County of Polk)

This instrument was acknowledged before me on this 2nd day of March 20 25 by **Michael P. Fast and Lora D. Fast.**

OFFICIAL STAMP
KAMI HAMPTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 1021403
MY COMMISSION EXPIRES JANUARY 31, 2026

Notary Public for Oregon
My commission expires: 1/31/26

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Jackson, State of Oregon, described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 68, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 0° 05' 13" EAST (RECORD NORTH) ALONG THE WEST LINE OF DONATION LAND CLAIM NO. 70, A DISTANCE OF 165.00 FEET TO THE NORTHWEST CORNER OF PARCEL NO. 2, AS DESCRIBED IN VOLUME 174, PAGE 313, JACKSON COUNTY, OREGON, DEED RECORDS; THENCE EAST ALONG THE NORTH LINE THEREOF, 340.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG SAID NORTH LINE, 56.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID PARCEL, SOUTH 0° 05' 13" WEST, (RECORD SOUTH) 325.84 FEET TO THE NORTHERLY RIGHT OF WAY OF THE ROAD DESCRIBED IN DOCUMENT NO. 90-22729, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID NORTHERLY RIGHT OF WAY AS FOLLOWS: NORTH 80° 43' 45" EAST (RECORD NORTH 80° 42' EAST) 27.44 FEET; THENCE NORTH 61° 57' 45" EAST (RECORD NORTH 61° 56' EAST) 330.63 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 32° 34' 20" WEST 348.20 FEET; THENCE NORTH 38° 30' EAST, 442.52 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY RAILROAD; THENCE ALONG SAID RAILROAD RIGHT OF WAY, ALONG THE ARC OF A 2261.83 FOOT RADIUS CURVE (THE LONG CHORD BEARS NORTH 70° 29' 58" WEST 403.22 FEET) 403.76 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 110.00 FEET; THENCE SOUTH 76° 01' WEST 84.99 FEET; THENCE SOUTH 0° 05' 13" WEST 478.36 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE TRACT DESCRIBED IN DOCUMENT NO. 86-06217, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND THE TRACTS DESCRIBED IN VOLUME 270, PAGE 450 AND VOLUME 489, PAGE 361, JACKSON COUNTY, OREGON, DEED RECORDS.

NOTE: This legal description was created prior to January 1, 2008.

STATEMENT OF TAX ACCOUNT

JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

29-Oct-2026

DUBOIS RENEE LYNN TRUST ET AL
KANIA JOHN
294 W HILLTOP RD
TALENT OR 97540

Tax Account #	10033896	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0408
Situs Address	294 HILLTOP RD W PHOENIX-TALENT/COUNTY OR	Interest To	Oct 29, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2026	ADVALOREM	$9,740.62	$10,041.88	$0.00	$301.26	$10,041.88	Nov 15, 2026
2025	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$9,726.65	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$9,480.02	Nov 15, 2024
2023	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$9,178.82	Nov 15, 2023
2022	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$8,919.13	Nov 15, 2022
2021	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$8,719.21	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$8,438.92	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$8,219.99	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$7,978.54	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$7,479.57	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$7,281.67	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$6,976.41	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$6,696.12	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$6,240.81	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$6,028.74	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,867.22	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,775.42	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,638.29	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,441.89	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,354.24	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,432.19	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,394.85	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,357.47	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,245.57	Nov 15, 2003
2002	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,990.38	Nov 15, 2002
2001	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,834.67	Nov 15, 2001
2000	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,329.11	Nov 15, 2000
1999	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,110.67	Nov 15, 1999
1998	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,275.28	Nov 15, 1998
1997	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,286.88	Dec 15, 1997
1996	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$586.93	Nov 15, 1996
1995	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$587.09	Nov 15, 1995
1994	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$256.54	Nov 15, 1994
1993	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$275.27	Nov 15, 1993
1992	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$317.18	Nov 15, 1992

STATEMENT OF TAX ACCOUNT

JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

29-Oct-2026

DUBOIS RENEE LYNN TRUST ET AL
KANIA JOHN
294 W HILLTOP RD
TALENT OR 97540

Tax Account #	10033896	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0408
Situs Address	294 HILLTOP RD W PHOENIX-TALENT/COUNTY OR	Interest To	Oct 29, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1991	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$109.88	Nov 15, 1991
1990	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$288.68	Nov 15, 1990
1989	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$280.19	Nov 15, 1989
	Total	$9,740.62	$10,041.88	$0.00	$301.26		

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

REAL PROPERTY TAX STATEMENT
JULY 1, 2026 TO JUNE 30, 2027
www.jacksoncountyor.gov/tax
541-774-6541

TAX ACCOUNT: 10033896

10033896

DUBOIS RENEE LYNN TRUST ET AL
KANIA JOHN
294 W HILLTOP RD
TALENT OR 97540

CODE: 0408 **MAP:** 381W25-C0-04100 **ACRES:** 5.49
SITUS: 294 HILLTOP RD W PHOENIX-TALENT/CO

VALUES:	**LAST YEAR**	**THIS YEAR**
REAL MARKET (RMV)		
LAND	294,710	282,820
STRUCTURES	747,400	744,400
TOTAL RMV	1,042,110	1,027,220
ASSESSED VALUE	**756,940**	**779,640**
TOTAL PROPERTY TAX:	**9,726.65**	**10,041.88**

EDUCATION SERVICE DISTRICT	274.75
RCC	399.80
PHOENIX / TALENT SD 4	3,307.39
EDUCATION TOTAL:	3,981.94
JACKSON COUNTY	1,567.00
4-H EXTENSION SERVICE DISTRI	33.21
VECTOR CONTROL	33.45
RVTD	138.15
RVTD LOCAL LEVY	101.35
JACKSON SOIL & WATER CONS	38.98
JACKSON COUNTY LIBRARY DIS	467.78
JACKSON COUNTY RFPD #5	2,492.98
GENERAL GOVT TOTAL:	4,872.90
JACKSON COUNTY BONDS ECSC	47.17
RCC SHARED BONDS	32.82
PHOENIX/TALENT SD 4 BONDS	1,025.93
OR FORESTRY FIRE SURCHARG	60.32
OR FORESTRY FIRE, GRAZING	20.80
BONDS - OTHER TOTAL:	1,187.04

If you pay the 1/3 or 2/3 option a reminder statement will be mailed before the next payment is due.

POTENTIAL ADDITIONAL TAX LIABILITY

IMPORTANT INFORMATION ON BACK

PAYMENT QUESTIONS (541) 774-6541
VALUE QUESTIONS (541) 774-6059

TOTAL TAXES DUE (Includes discount) **9,740.62**

Please include this coupon with payment. NO STAPLES, PAPER CLIPS, OR TAPE!

POSTMARK DEADLINE NOV. 16: Mail is not postmarked locally and may be delayed. Mail early or get it hand-stamped at the USPS counter

Due November 16th, 2026

3% Discount..... ☐	**9,740.62**		
2% Discount..... ☐	**6,560.70**	**Next Payment**	05/17/2027
Trimester Option ☐	**3,347.30**	**Next Payment**	02/16/2027

☐ Mailing address change on back

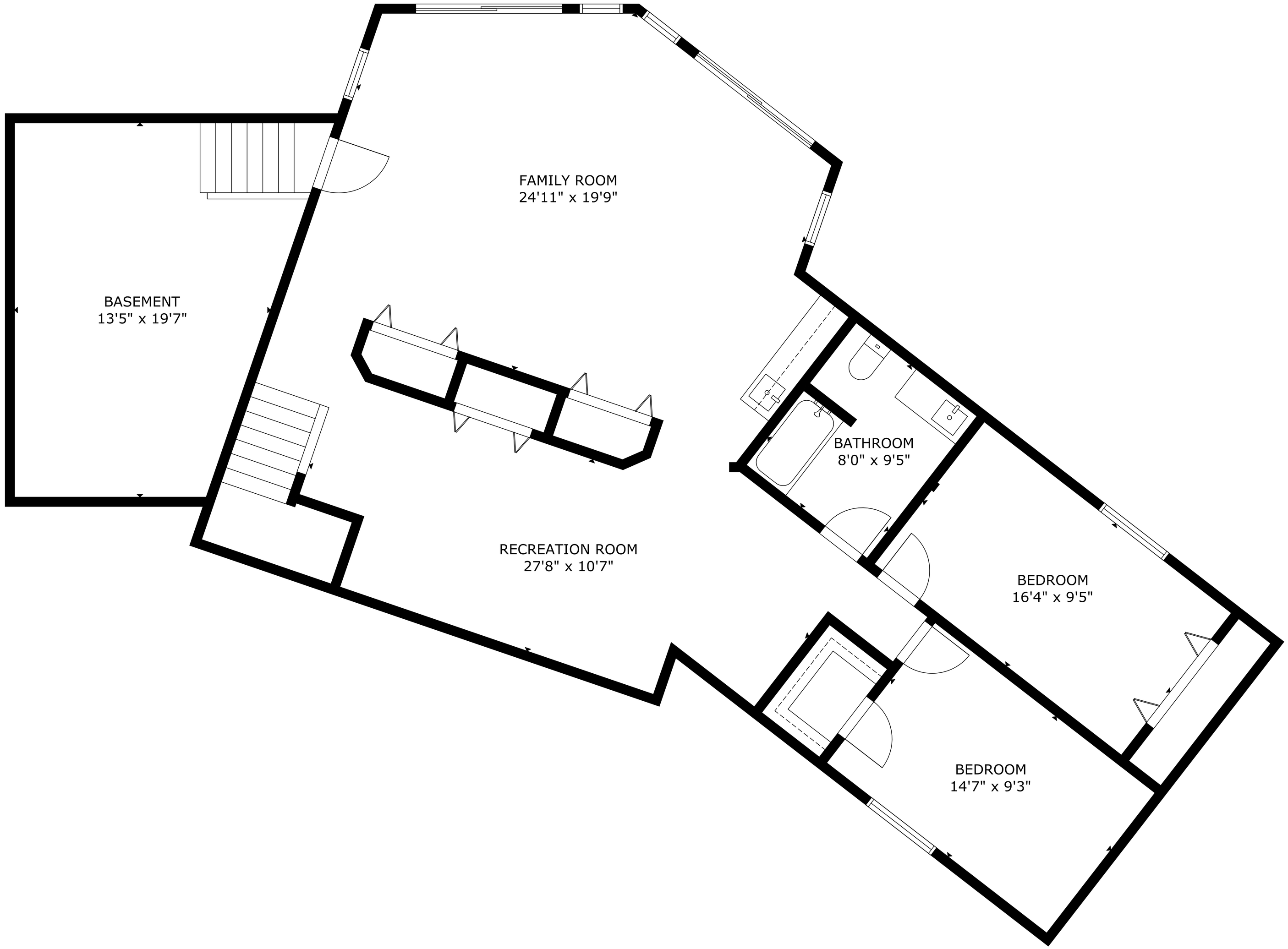
ACCOUNT NO.
10033896
AMOUNT ENCLOSED
$

DUBOIS RENEE LYNN TRUST ET AL
KANIA JOHN
294 W HILLTOP RD
TALENT OR 97540

JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

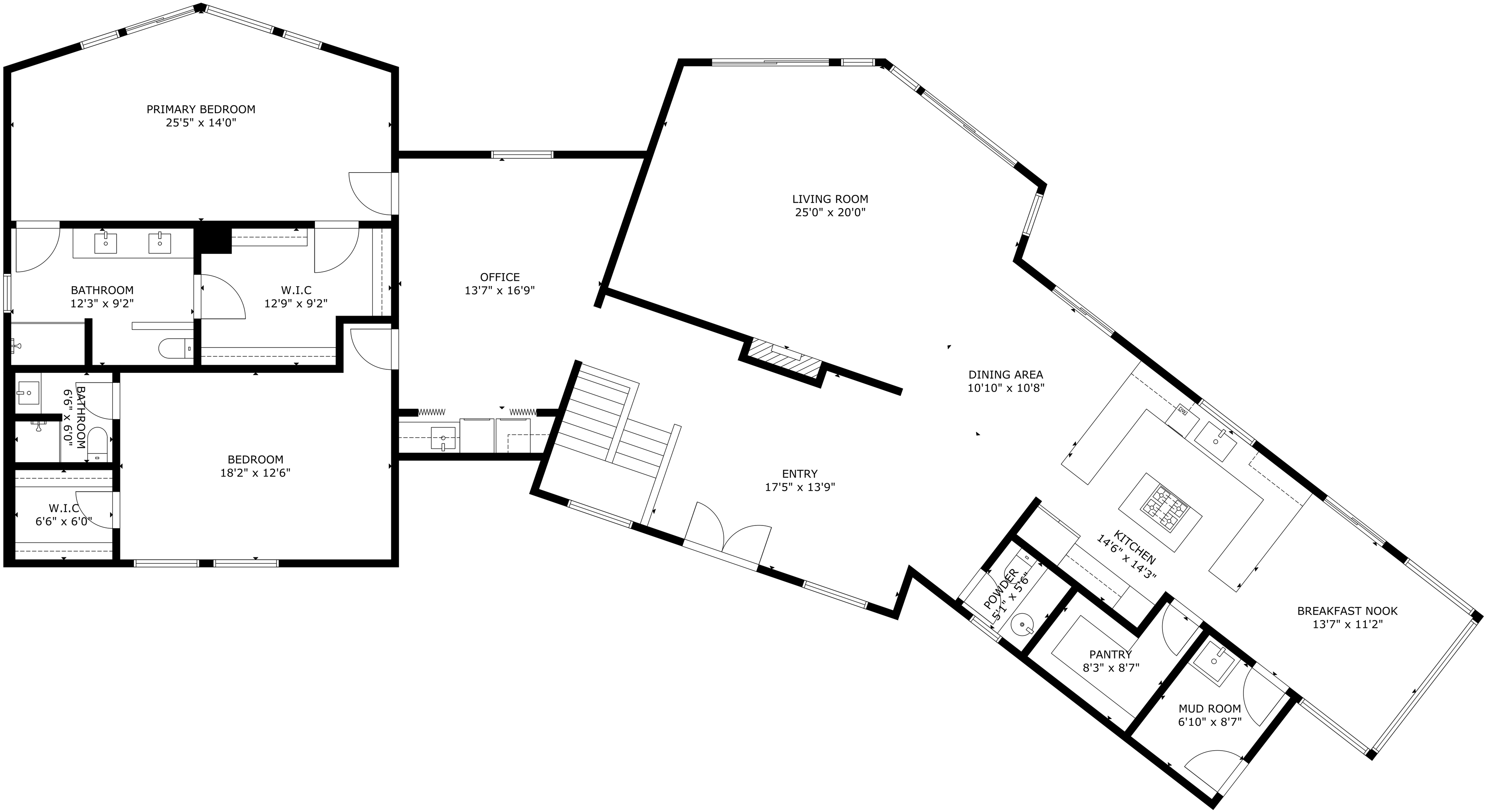
151001003389600003347300000656070000097406 23

Floor Plans



GROSS INTERNAL AREA
TOTAL: 4,214 sq ft
LOWER FLOOR: 1,597 sq ft, MAIN FLOOR: 2,617 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

LOWER FLOOR



GROSS INTERNAL AREA
TOTAL: 4,214 sq ft
LOWER FLOOR: 1,597 sq ft, MAIN FLOOR: 2,617 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

MAIN FLOOR

Seller's Property Disclosures

Coming Soon...

Well Information

JACK 50678

RECEIVED
OCT 17 1996
WATER RESOURCES DEPT.
SALEM, OREGON

L08493

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

(START CARD) # 87438

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number

Name James Chester

Address 9628 Alcosta Blvd.

City San Ramon State California Zip 94583

(2) TYPE OF WORK

[X] New Well [ ] Deepening [ ] Alteration (repair/recondition) [ ] Abandonment

(3) DRILL METHOD:

[X] Rotary Air [ ] Rotary Mud [ ] Cable [ ] Auger

[ ] Other

(4) PROPOSED USE:

[X] Domestic [ ] Community [ ] Industrial [ ] Irrigation

[ ] Thermal [ ] Injection [ ] Livestock [ ] Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval [ ] Yes [X] No Depth of Completed Well 82 ft.

Explosives used [ ] Yes [X] No Type Amount

HOLE Diameter	From	To	SEAL Material	From	To	Sacks or pounds
10	0	18	Bentonite	0	18	8
6	18	82				

How was seal placed: Method [ ] A [ ] B [ ] C [ ] D [ ] E

[X] Other Dry Poured

Backfill placed from ft. to ft. Material

Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6	+2	18	250	[X]	[ ]	[X]	[ ]
					[ ]	[ ]	[ ]	[ ]
					[ ]	[ ]	[ ]	[ ]
					[ ]	[ ]	[ ]	[ ]
Liner:	4	+1	82	160	[ ]	[X]	[ ]	[ ]
					[ ]	[ ]	[ ]	[ ]

Final location of shoe(s) 18

(7) PERFORATIONS/SCREENS:

[X] Perforations Method Saw

[ ] Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
62	82	1/4X6	60			[ ]	[X]
						[ ]	[ ]
						[ ]	[ ]
						[ ]	[ ]
						[ ]	[ ]

(8) WELL TESTS: Minimum testing time is 1 hour

[ ] Pump [ ] Bailer [X] Air [ ] Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
16		80	1 hr.

Temperature of water 54 Depth Artesian Flow Found

Was a water analysis done? [ ] Yes By whom

Did any strata contain water not suitable for intended use? [ ] Too little

[ ] Salty [ ] Muddy [ ] Odor [ ] Colored [ ] Other

Depth of strata:

(9) LOCATION OF WELL by legal description:

County Jackson Latitude Longitude

Township 38 N or S Range 1-W E or W. WM.

Section 25C NW 1/4 SE 1/4

Tax Lot 4100 Lot Block Subdivision

Street Address of Well (or nearest address) 294 Hill Top Dr.

(10) STATIC WATER LEVEL:

10 ft. below land surface. Date 10/9/96

Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 36

From	To	Estimated Flow Rate	SWL
36	40	7	
61	62	5	
80	81	4	

(12) WELL LOG:

Ground Elevation

Material	From	To	SWL
Brown Clay	0	13	
Rotten Basalt Very - Fractured Consolidated	13	60	
Blue Basalt Very Hard Consolidated	60	82	

Date started 10/9/96 Completed 10/9/96

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WWC Number 1251

Signed Michael Pierce Date 10/9/96

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WWC Number 1251

Signed Michael Pierce Date 10/9/96

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

Septic Information

SAND FILTER SYSTEM CONSTRUCTION REPORT

ENVIRONMENTAL QUALITY SECTION

PLANNING & DEVELOPMENT SERVICES • 10 SOUTH OAKDALE • MEDFORD, OREGON 97501 • (541) 776-7554

Name: James Chesser Twp: 38 Range: 1W Section: 25C Tax Lot: 4100

Address (location) 274 Hilltop Loop System Type: SAND FILTER PERMIT# 15-360-97N

TANKS AND SEWER LINES

Date: 10-31-97 Effluent Sewer 150' ±3034
Pressure Transport Pipe 102' 2" SCH 40
Septic Tank Size 1500 Dbl X Sgl ___
Material & Manuf. CONCRETE - RIVERSIDE
Dosing Tank Size ~~2000~~ COMPARTMENT
Material & Manuf. ___
Fittings, Connections OK Riser(s) 3 ABOVE
Passed Water Test 12-9-97
Tank to House ~50'

DRAINFIELD

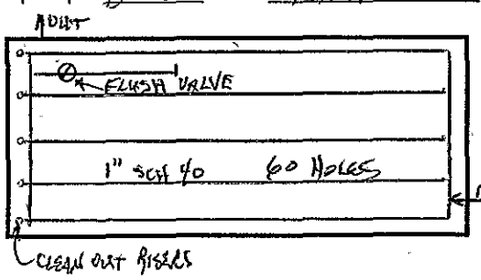
Staking Date 7-8-98 KC Install Date 7-28-98 KC
Trench Width 24 Trench Depth 12"/14"
Infiltrator — Gravel 12 Lines Level ✓
Filter Fabric ✓ Paper — Straw —
Distance Between Lines 12-14'
Overflows OK Undisturbed Earth ___
Drop Box(es) 1 PUMP-TITE Line End Caps OK
Total Lineal Feet 153'
Distance Well to: Tank >300' Drainfield 210'±

PUMP/SIPHON SYSTEMS

Date 7-31-98 KC
Type & H.P. OSI 30 - 1/2 H.P.
Floats: Sgl ✓ Dbl ___ Alarm Float ✓
Valves: Check BRASS Gate BRASS Antisiphon: —
Safety Line ✓ Screen ✓
Quick Disconnect ✓ Block —
Vault ✓ Siphon —
Alarm DAVCO - IN HOUSE

CAPPING FILL

Scarified YES Date 7-28-98
Filter Fabric ✓
Cap Depth 15~20" Date 7-31-98 & 8-7-98



YOUR SAND FILTER DETAIL

SAND FILTER/TRENCH

Trench: Date — Width — Depth —
Box Inspect Date 7-28-98 Size 12X30
Pres. Date 7-31-98 Discharge 110'±
Sand 26-27 Sieve Analysis ✓ Filter Fabric NO
Pea Gravel: Top — Btm ✓ Analysis ✓
Effl. Sewer or ~~Pres. Pipe~~ to DF 150' ±3034
Cover Depth 8-12" Date 8-7-98

FILTER PUMP SYSTEM

Type & H.P. ___ Date ___
Floats: Sgl ___ Dbl ___ Fabric Under Vault ___
Valves: Check ___ Gate ___ Safety Line ___
Quick Disconnect ___ Alarm ___
Alarm Float ___ Primary Pump Shutoff ___

TILE DEWATERING

Staking Ck Date ___
Trench Ck Date ___
Rock & Pipe Date ___
Silt Trap Dia. ___
Outlet pipe ___ Flapgate ___
Backfill Date ___

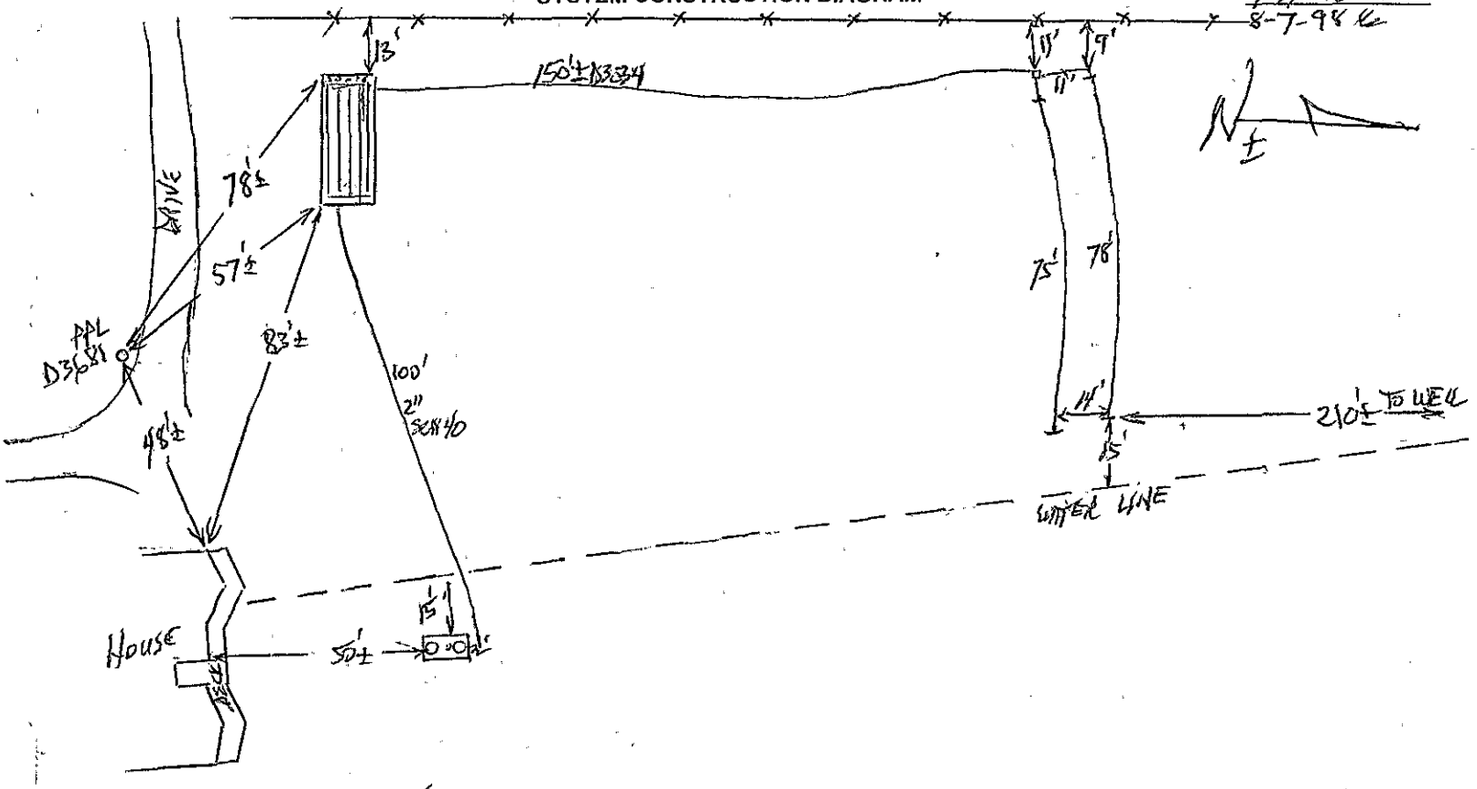
CURTAIN DRAIN

Date ___
Depth ___ Rock Depth ___
Visqueen ___ Screen ___
Filter Fabric ___
Sch.40 End(s) ___
Vditch ___ Berm ___

FINAL INSPECTION REQUEST AND NOTICE form received 4/98 8-3-98 INSTALLER: ROTO ROOTER

INSPECTION DATES: 10-31-97 KC, 7-8-98 KC, 7-28-98 KC, 7-31-98 KC, 8-7-98 KC

SYSTEM CONSTRUCTION DIAGRAM



Corrections Notice Issued: 7-31-98

COMMENTS 3½" Pump Brought Down 7-31-98 = NYSCH 80

SCALE: 40'

CERTIFICATE OF SATISFACTORY COMPLETION

In accordance with Oregon Revised Statute 454.665, this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location. **The owner/purchaser of this sand filter system shall assume the responsibility of performing regular operation and maintenance tasks as per the attached 'Sand Filter Operation and Maintenance Schedule'.**

JAN-27, 1999
Date

Jackson County Environmental Health Specialist

h:\wp\sfreprt2.kc

Water Rights

ASSIGNED, See Misc. Rec. Vol. [illegible], Page [illegible] 770

1382

15 *Permit No. 1382

Certificate 79212
ABSTRACT MADE

APPLICATION FOR A PERMIT TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

I, T W Osgood (Name of Applicant.)

of Medford (Postoffice), County of Jackson

State of Oregon, do hereby make application for a permit to appropriate the following described public waters of the State of Oregon, subject to existing rights:

If the applicant is a corporation, give date and place of incorporation

1. The source of the proposed appropriation is Emigrant Creek (Name of stream)

2. The amount of water which the applicant intends to apply to beneficial use is 40 cubic feet per second.

3. The use to which the water is to be applied is Irrigation (Irrigation, power, mining, manufacturing, domestic supplies, etc.)

4. The point of diversion is located N 21° 49' E 1508 feet from the ¼ corner between Sections 12 & 13 in Tp. 39 S Range 1 E.W.M. (Give distance and bearing to section corner)

being within the NW¼ of SE¼ (Give smallest legal subdivision) of Sec. 12, Tp. 39 S (No. N. or S.) R. 1 E (No. E. or W.), W. M., in the county of Jackson

5. The main canal (Main ditch, canal or pipe line) to be 25 miles in length, terminating in the SE¼ of NW¼ (Smallest legal subdivision) of Sec. 4, Tp. 38 S (No. N. or S.), R. 2 W (No. E. or W.), W. M., the proposed location being shown throughout on the accompanying map.

6. The name of the ditch, canal or other works is Foothills Irrigation System

DESCRIPTION OF WORKS

Diversion Works—

7. (a) Height of dam 4 feet, length on top 60 feet, length at bottom 54 feet; material to be used and character of construction Concrete, Waste way over dam (Loose rock, concrete, masonry, rock and brush, timber crib, etc., wasteway over or around dam)

(b) Description of headgate Concrete with two controlling gates. (Timber, concrete, etc., number and size of openings)

*A different form of application is provided where an appropriation is to be made by the enlargement of existing works, or where storage works are contemplated. These forms can be secured without charge, together with instructions, by addressing the State Engineer, Salem, Oregon.

T-9316 APPL

1382(a)

Canal System—

8. *(a) Give dimensions at each point of canal where materially changed in size, stating miles from headgate. At headgate: Width on top (at water line)* 14.5 *feet; width on bottom* 3.6 *feet; depth of water* 3.6 *feet; grade* 1 *feet fall per one thousand feet.*

(b) At 13.9 *miles from headgate: Width on top (at water line)* 11.2 *feet; width on bottom* 2.8 *feet; depth of water* 2.8 *feet; grade* 1 *feet fall per one thousand feet.*

FILL IN THE FOLLOWING INFORMATION WHERE THE WATER IS USED FOR:

Irrigation—

9. *The land to be irrigated has a total area of* 8,795 *acres, located in each smallest legal subdivision, as follows:*

(Give area of land in each smallest legal subdivision which you intend to irrigate)

See attached sheets

(If more space required, attach separate sheet)

Power, Mining, Manufacturing, or Transportation Purposes—

10. *(a) Total amount of power to be developed* ..... *theoretical horsepower.*

(b) Total fall to be utilized ..... *feet.*
(Head)

(c) The nature of the works by means of which the power is to be developed .....

(d) Such works to be located in ..... *of Sec.* .....
(Legal subdivision)

Tp. ....., *R.* ....., *W. M.*
(No. N. or S.) (No. E. or W.)

(e) Is water to be returned to any stream? .....
(Yes or No.)

(f) If so, name stream and locate point of return .....

....., *Sec.* ....., *Tp.* ....., *R.* ....., *W. M.*
(No. N. or S.) (No. E. or W.)

(g) The use to which power is to be applied is .....

(h) The nature of the mines to be served. .....

T 37 S R 2 W.W.M.

Section 33

S ½ of SE¼	80	
NW¼ of SE¼	35	
NE¼ of SE¼	15	
SE¼ of SW¼	40	170 acres

Section 34

SW¼ of SW¼	7	
SE¼ of SW¼	8	
SW¼ of SE¼	2	
NW¼ " SW¼	1	18 acres

T 38 S R 1 W.W.M.

Section 7

NW¼ of NW¼	25	
SW¼ of NW¼	20	
SE¼ of NW¼	20	
NW¼ of SW¼	40	
SW¼ of SW¼	4	
E ½ of SW¼	80	
SW¼ of NE¼	25	
NW¼ of SE¼	35	
SW¼ of SE¼	39	
SE¼ of SE¼	30	318 acres

Section 8

SW¼ of SW¼	25	
SE¼ of SW¼	30	
SW¼ of SE¼	32	
SE¼ of SE¼	25	
		112 acres

Section 9

SW¼ of SW¼	8	8 acres

Section 6

SW¼ of SW¼	38	
SE¼ of SW¼	5	43 acres

Section 15

SW¼ of SW¼	5	5 acres

Section 16

SW¼	160	
W ½ of SE¼	80	
SE¼ of SE¼	35	
NE¼ of SE¼	15	
S ½ of NW¼	80	
NE¼ of NW¼	20	
NW¼ of NW¼	39	
NW¼ of NE¼	2	
SW¼ of NE¼	25	456 acres

T 38 S R 1 W. W. M (Continued)

Section 17

E ½	320	
E ½ of NW¼	80	
NW¼ of NW¼	40	
SW¼ of NW¼	35	
NE¼ of SW¼	35	
SE¼ of SW¼	35	545 acres

Section 18

NW¼ of NE¼	39	
NE¼ of NE¼	40	
SE¼ of NE¼	22	
NE¼ of NW¼	38	
NW¼ of NW¼	5	
SW¼ of NW¼	1	145 acres.

Section 20

NE¼ of NE¼	36	
NW¼ of NE¼	16	
NE¼ of NW¼	3	
		55 acres

T 38 S R 1 W.W M. (Continued)

Section 21

SE¼ of NE¼	39	
NE¼ of SE¼	39	
SE¼ of SE¼	40	
NW¼ of SE¼	5	
SW¼ of SE¼	10	
NE¼ of NE¼	40	
NW¼ of NE¼	36	
NE¼ of NW¼	35	
NW¼ of NW¼	40	284 acres

Section 22

SW¼	160	
SE¼	160	
S ½ of NE¼	80	
NW¼ of NE¼	20	
NE¼ of NE¼	8	
NW¼ of NW¼	34	
NE¼ of NW¼	29	
S ½ of NW¼	80	571 acres

Section 23

SW¼ of NW¼	39	
SE¼ of NW¼	27	
NW¼ of NW¼	4	
SW¼ of NE¼	15	
NE¼ of SE¼	14	
SE¼ of SE¼	35	
N ½ of SW¼	80	
SW¼ of SW¼	40	
SE¼ of SW¼	20	
NW¼ of SE¼	35	
SW¼ of SE¼	40	349 acres

Section 24

SW¼ of SW¼	8	8 acres

Section 25

NW¼ of NW¼	30	
SW¼ of NW¼	40	
SE¼ of NW¼	18	
SW¼	160	
NW¼ of SE¼	23	
SW¼ of SE¼	40	
SE¼ of SE¼	26	
NE¼ of SE¼	2	339 acres

Section 26

NW¼	160	
NW¼ NE¼	38	
NE¼ NE¼	40	
S ½ NE¼	80	
SW¼	160	
N ½ of SE¼	80	
SW¼ of SE¼	34	
SE¼ of SE¼	23	617 acres.

T 38 S R 1 W. W. M. (Continued)

Section 27

NE¼	160	
NW¼	160	
N ½ of SE¼	80	
SE¼ of SE¼	40	
SW¼ of SE¼	36	
NW¼ of SW¼	19	
NE¼ of SW¼	37	
SE¼ of SW¼	20	552 acres.

Section 28

NE¼ of NE¼	32	
SE¼ of NE¼	10	42 acres

Section 34

NW¼ of NE¼	14	
NE¼ of NE¼	34	
SE¼ of NE¼	4	52 acres

Section 35

NW¼ of NW¼	40	
NE¼ of NW¼	39	
SW¼ of NW¼	30	
SE¼ of NW¼	23	
NW¼ of NE¼	16	
NW¼ of SW¼	4	
NE¼ of SW¼	15	167 acres

Section 36

NW¼ of NW¼	8	
NE¼ of NW¼	22	
NW¼ of NE¼	36	
NE¼ of NE¼	40	
SW¼ of NE¼	11	
SE¼ of NE¼	34	151 acres

T 38 S R 1 E.W.M.

Section 30

SW¼ of SW¼	6	
SE¼ of SW¼	4	10 acres

Section 31

NW¼ of NW¼	37	
NE¼ of NW¼	36	
SW¼ of NW¼	10	
SE¼ of NW¼	21	
SW¼ of NE¼	37	
NW¼ of NE¼	6	
SE¼ of NE¼	3	
NW¼ of SE¼	31	
NE¼ of SE¼	36	
SE¼ of SE¼	18	235 acres

(Omission See Page 1382 d)

T 38 S. R. 2 W.W.M. (Continued)

Section 10

NE¼ of NE¼	1	
SE¼ of NE¼	15	
NE¼ of SE¼	25	
SE¼ of SE¼	10	51 acres

Section 11

E ½	320	
SW¼	160	
S ½ of NW¼	80	
NE¼ of NW¼	40	
NW¼ of NW¼	35	635 acres

Section 12

W ½	320	
NE¼	160	
N ½ of SE¼	80	
SW¼ of SE¼	40	
SE¼ of SE¼	10	610 acres

Section 13

N ½ of NW¼	80	
SW¼ of NW¼	25	
SE¼ of NW¼	20	
NW¼ of NE¼	15	140 acres

Section 14

NE¼ of NE¼	40	
NW¼ of NE¼	25	
SE¼ of NE¼	10	
NE¼ of NW¼	10	
NW¼ of NW¼	20	105 acres

Section 15

NE¼ of NE¼	7	7 acres

T 39 S R 1 E. W. M.

Section 3

SW¼ of SW¼	14	14 acres

Section 4

W ½ of NW¼	80	
NE¼ of NW¼	39	
SE¼ of NW¼	40	
NW¼ of NE¼	9	
SW¼ of NE¼	30	
NW¼ of SW¼	30	
NE¼ of SW¼	40	
SE¼ of SW¼	20	
SW¼ of SW¼	4	
NW¼ of SE¼	40	
SW¼ of SE¼	30	
NE¼ of SE¼	15	
SE¼ of SE¼	36	413 acres

T 39 S R 1 E W M (Continued)

Section 5

NW¼ of NW¼	3	
NE¼ of NW¼	21	
NW¼ of NE¼	39	
NE¼ of NE¼	40	
SE¼ of NE¼	35	
SW¼ of NE¼	7	145 acres

Section 9

NE¼ of NE¼	4	4 acres

Section 10

NW¼ of NW¼	19	
NE¼ of NW¼	20	
NW¼ of NE¼	12	
NE¼ of NE¼	5	
SE¼ of NE¼	2	58 acres

Section 11

SW¼ of NW¼	7	
SE¼ of NW¼	18	
SW¼ of NE¼	15	
SE¼ of NE¼	2	
NW¼ of SE¼	3	
NE¼ of SE¼	16	61 acres.

Concluded under Remarks

(Omitted from Page 1382(c))

T 38 S R 1 E. W. M. (Continued)

Section 32

SW¼ of SW¼	35		
SE¼ of SW¼	40		
NW¼ of SW¼	19		
NE¼ of SW¼	20		
SW¼ of SE¼	40		
SE¼ of SE¼	33		
NE¼ of SE¼	2		
NW¼ of SE¼	17		206 acres

Section 33

SW¼ of SW¼	16		
SE¼ of SW¼	8		24 acres

T 38 S R 2 W. W. M.

Section 1

SE¼ of SE¼	40		
SW¼ of SE¼	38		
NE¼ of SE¼	2		
NW¼ of SE¼	2		
SE¼ of SW¼	30		
SW¼ of SW¼	35		147 acres

Section 2

SW¼	160		
S ½ of SE¼	80		
NE¼ of SE¼	10		
NW¼ of SE¼	39		
SW¼ of NE¼	15		
SE¼ of NW¼	22		
SW¼ of NW¼	34		360 acres

Section 3

NE¼ of NE¼	25		
NW¼ of NE¼	37		
SW¼ of NE¼	18		
SE¼ of NE¼	37		
NE¼ of NW¼	38		
NW¼ of NW¼	39		
SW¼ of NW¼	15		
SE¼ of NW¼	3		
NE¼ of SE¼	15		
SE¼ of SE¼	10		237 acres

Section 4

N ½ of NE¼	80		
SW¼ of NE¼	40		
SE¼ of NE¼	20		
NE¼ of NW¼	40		
SE¼ of NW¼	25		
NE¼ of SW¼	5		
NW¼ of SE¼	25		235 acres

Municipal Supply—

11. To supply the city of ..... *County, having a present population of* ....., *and an estimated population of* .....*in 19*.....

(Name of)

(Answer questions 12, 13, 14, and 15 in all cases)

12. Estimated cost of proposed works, $ 173,000.00.

13. Construction work will begin on or before One year from date of approval

14. Construction work will be completed on or before 3 years from date of "

15. The water will be completely applied to the proposed use on or before Five years from date of approval

Duplicate maps of the proposed ditch or other works, prepared in accordance with the rules of the Board of Control, accompany this application.

T W Osgood
(Name of applicant)

Signed in the presence of us as witnesses:

(1) W T York (Name), Medford, Oregon (Address of witness)

(2) W N Campbell (Name), " " (Address of witness)

Remarks: The 40 sec. ft. herein applied for, to be supplemented by the accompanying filing on 30 sec. ft. of the waters of Keene Creek, and also by that of the Keene Creek reservoir (Capacity 19,700 acre feet.)

(Conclusion of Land List from page 1382 (c))

Section 12

NW¼ of SW¼	33	
NE¼ of SW¼	28	
SW¼ of SW¼	12	
SE¼ of SW¼	15	
NW¼ of SE¼	4	92 acres.

STATE OF OREGON,
County of Marion } *ss.*

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for correction or completion, as follows: .....

In order to retain its priority, this application must be returned to the State Engineer, with corrections, on or before ....., *19*.....

WITNESS my hand this .....*day of* ....., *19*.....

State Engineer.

1382(g)

Application No. 2325

Permit No. 1382

PERMIT

TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

Division No. 1 District No. _____

This instrument was first received in the office of the State Engineer at Salem, Oregon, on the 23 *day of* May, *19* 12, *at* 5:00 *o'clock* P *M.*

Returned to applicant for correction

Corrected application received

Approved

Jan 23 1913

Recorded in Book No. 6 *of Permits on Page* 1382

John H Lewis
State Engineer.

DFM HCB 140.95
1 map

STATE OF OREGON,
County of Marion } *ss.*

This is to certify that I have examined the foregoing application and do hereby grant the same, subject to the following limitations and conditions: The appropriation for irrigation purposes shall be limited to one-eightieth of one cu. ft. per sec. for each acre irrigated. The use hereunder shall conform to any reasonable rotation system ordered by the proper State officers.

The priority date of this permit is May 23, 1912.

The amount of water appropriated shall be limited to the amount which can be applied to beneficial use and not to exceed Forty (40.00) *cubic feet per second.* or its equivalent in case of rotation.

Actual construction work shall begin on or before Jan. 23, 1914

and shall thereafter be prosecuted with reasonable diligence and be completed on or before June 1, 1916

Extended to Oct. 1, 1934 Extended to October 1, 1991 Extended to Oct. 1, 1948 Extended to Oct. 1, 1958 Extended to Oct. 1, 1953 Extended to Oct. 1, 1963 Extended to Oct. 1, 1968 Extended to Oct. 1, 1933 Extended to Oct. 1, 1951 10-1-43 10/1/24

Complete application of the water to the proposed use shall be made on or before Oct. 1, 1918

Extended to Oct. 1, 1934 Extended to Oct. 1, 1937 Extended to Oct. 1, 1938 Extended to Oct. 1, 1935 Extended to Oct. 1, 1936 Extended to Oct. 1, 1948 Extended to Oct. 1, 1953 Extended to Oct. 1, 1963 Extended to Oct. 1, 1968 Extended to October 1, 1991 Extended to Oct. 1, 1933 Extended to Oct. 1, 1938 Extended to Oct. 1, 1931 Extended to Oct. 1, 1935 10-1-43 10/1/24 10/1/25 10/1/26 10/1/27

WITNESS my hand this 23rd *day of* January, *19* 13

John H Lewis
State Engineer.

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