Shining Hand Ranch

2700 North Valley View Road, Ashland, Oregon, 97520



<u>Chris Martin</u> 541.660.5111 chris@landandwildlife.com <u>Garrett Zoller</u> 541.840.8685 garrett@landandwildlife.com





Remarks

Centrally located along the I-5 corridor, between the San Francisco Bay Area and the Pacific Northwest metropolitan areas of Portland and Seattle, this spectacular one-of-a-kind home, on 700 awe-inspiring acres, offers magnificent sanctuary and adventure, as well as convenience. One of the most naturally beautiful regions of the country, this area of southern Oregon is known for a developing wine industry and phenomenal outdoor recreation opportunities. Characterized by four distinct seasons and mild winters, the climate is one of the most sought-after in North America. Designed to reflect and honor the majesty of this natural environment, this home sits on a high bench with open terraces that bring the view so close, you feel like you could reach out and touch it. Unique features like all rounded corners and smooth edges, a perfectly balanced use of the natural elements, and purposeful architectural design, create a remarkable effect, both peaceful and expansive. This home is beyond custom: it is a work of art. This property is an unparalleled place to rejuvenate and become inspired.

Home to the Oregon Shakespeare Festival, Ashland, Oregon is a delightful art town with unique shopping, a bountiful farmers' market, mineral hot springs, and outdoor eateries alongside the bubbling Ashland Creek, which flows past the open-air Elizabethan Theatre and through Lithia Park designed by John McLaren, developer of Golden Gate State Park. The town enjoys the annual Ashland Independent Film Festival, ScienceWorks hands-on museum, and the Britt Music Festival in historic Jacksonville, which welcomes international acts on an outdoor stage. Local produce, meats, cheeses, and wine from the region's numerous award-winning wineries can be found at area restaurants or at the breathtaking wineries themselves. Twenty minutes north, nearby Medford offers the nation's superstores, major medical facilities, and Rogue Valley International Airport. West of the Cascade Mountain Range and just north of the Siskiyous, the Rogue Valley boasts outdoor adventure all year round - for all levels, young families and adrenaline-chasers alike.

Hundreds of glorious hiking and biking trails, including a section of the Pacific Crest Trail, criss-cross through the region, abundant with wildlife, and great for bird-watching with osprey, bald eagles and red tail hawks. Kayaking and rafting, on Class II to Class V rapids, are easily enjoyed on the world-renowned Rogue River and other rivers and creeks that wind through thick forests, volcanic geography, and jaw-dropping gorges. Downhill and cross-country skiing and other snow sports can be found at Mount Ashland Ski Area. Skinner Aviation at Ashland Municipal Airport offers scenic charters, hangar leasing, and other services to private and commercial pilots. A number of lakes are just a short drive away, and southern Oregon offers hundreds of thousands of acres of public lands for recreation. Three hours west, through redwoods, farmland, or expansive inland dunes, lies the mythical Oregon coast where the Pacific crashes onto monolithic sea rocks, and fern, spruce, cedar and fir-covered cliffs.

A few minutes drive from I-5, the property immediately embraces you in a sanctuary of wilderness, where magnificent elk herds can be seen roaming the rolling meadows and oak savannas. The property is easily accessible year-round. Two enormous rock faces rise from a blanket of green and greet you as you gently climb higher and approach this spectacular home.

The arresting view encompasses the highest peaks on the other side of the valley and the sparkling lights of Ashland nestled below. From Wagner Butte in the north to Mount Ashland in the south, the Siskiyou Mountain Range stretches out before you. Furthest south, the prominent Pilot Rock juts into the sky, and over its shoulder, on the clearest day, Mount Shasta can be seen glittering in the distance. This astonishing home is one of a kind. Earthen tiles cascade down four distinct, rounded roofs crowned with small cupolas, capturing the geometrical beauty of Byzantine architecture. Beneath the tiles, the outer walls are smooth stucco, accented with a myriad of windows, rounded and flowing, reminiscent of the graceful and curvaceous architecture of Antoni Gaudi. Domes and crests of stucco stand against the sky, giving the impression of a white-washed chapel on the island of Mykonos. But despite its references to world-class art and architecture, this home has its own distinct and extraordinary style, borne out in every detail. Brazilian mahogany double doors, hand-carved by local artist Russell Beebe, introduce you to the essence of the home's unique design: a celebration of nature.

The sculptural carving depicts a traditional Native American theme with animals of the region including salmon, coyotes and eagles. The doors are framed by sinuous sculptures of trees, wrought in copper, a theme which continues throughout the house and the encircling stone patio. Inside the landing, the granite floor suggests the sandy shore at a river's edge. A low accent of river rocks that flows around the house and into the front landing, ushers you forward to a second set of glass doors wrapped in copper design that stretches out like tree branches onto the glass walls at either side. All the depth and color of the interior and the natural beauty reaching through multitudinous windows, can be seen from this grand entryway, welcoming you home.

As you step forward, a custom-designed hardwood floor winds like a river, carrying you in, as it flows and eddies around two free-standing staircases and continues deep into the home. The first staircase captures the eye, curving upward from the left and featuring two carved hawks at the base of a black walnut and glass railing, designed like a treehouse with copper accents. The low river rock wall from the foyer snakes out, supporting an abundance of house plants, and creating a border between the river path floor and a sunken living room on the right. As you curve around the rock wall and plants, the floor gently slopes down, past double glass doors that open to the front terrace and two wide floor-to-ceiling windows that let in the sky. A colorful mosaic of two dragons forming a heart wraps up a wood-burning fireplace. A miniature door to the right of the fireplace houses a wood closet that can be accessed from outside. The exalting cedar ceilings above, and throughout the house, are expertly crafted with tapered tongue-and-groove planks and cedar beams.

To the immediate left of the entrance way is the guest bathroom. A translucent blue glass sink drips toward the tiled floor mimicking the water it is home to. Just beyond, rounding out from the first staircase is the dining room. Five large windows let ample light spill into this gracious space, which is embraced by numerous preserved manzanita trees that seem to grow out of the walls and tickle the ceiling. A glass door leads to a back patio and terraced garden that rises up the slope of the hillside. The garden is colorfully landscaped with rose bushes, lavender, rosemary, small needle-leaf trees, and low river rock walls.

Continuing through the dining room and further into the house, a wall of windows wraps around a second free-standing staircase featuring two exquisitely carved salmon, and leads to the open, airy center of the home, the kitchen. Beautiful curved granite provides ample counter space and a home to top-of-the-line stainless steel appliances. The floor transitions to a warm earth-tone travertine featuring pewter inserts embossed with a spiral design, also found on the pewter drawer pulls. Natural manzanita tree trunks support a large kidney-shaped center island with seating for four. The earthy rose and red tones of this welcoming space are complemented by the blue of the sky and the ever-green of the trees that seem to enter through the abundance of windows. A breakfast bar with seating for four extends part-way into the space, creating a small divide between the kitchen and a relaxed open living space that enjoys five custom skylights, sculptural windows and two sets of glass double doors that open to the stone patio. A flat screen TV hides in the wall of the basement below and slides up to this friendly space for viewing.

From here you notice a remarkable quality of the home: every direction provides an

awe-inspiring vista, to the natural environs and endless view, but also to the beauty of the home itself. You can see deep into the house from almost any point and enjoy the extraordinary appointments and artwork in the foreground, mid-ground and distant background. It is perfectly cinematic. The sensation is expansive, without being overwhelming, like wandering through a magical wood or the narrow, promising streets of that white-washed Greek isle.

The journey continues along the winding hardwood floor to a third living space with magnificent eastern light. There is a full guest bath around the corner. A second passageway from the kitchen leads to an ample pantry and laundry room, and a stunning spiral staircase, built on a single beam of laminated oak that serves as the second entrance to the master suite. The main entrance to the master suite is the second staircase from the entrance. At the top, a row of copper trees curves along the banister and opens up to a wonderful, airy hideaway. Sculptural windows in the shapes of windswept pines, spruce, and buoyant clouds frame a wall of windows that looks onto the panoramic view - perfect to watch the radiant sunrise and the beautiful shale pink light at sunset. A second wall of windows gazes on the rising terraces of flowers and trees and lets in the bubbling sounds of the garden water feature. The vaulted clear oak ceiling of this rounded room gives a grand sense of spaciousness and privacy.

Two arched doorways on the east side lead to a landing area and the master bath. The bath features a bidet and a double sink set in a curved countertop of gorgeous blue Van Gogh granite. A lush teal carpet leads into a second room with so many windows, you almost feel like you've stepped outside. Floor to ceiling glass doors open into a double headed shower. Adjacent is a steam shower in Van Gogh granite, whose greys, blues, rust red, and teal, are beyond luxurious when kissed by the sun. A bell-shaped copper light fixture hangs at the center of the space. A jetted tub is perfectly placed to take in the southern view. A glass door leads to a stone tiled terrace.

The master suite terrace features a custom glass railing with a copper bannister that continues the design of the copper trees. The stone tile features spiral designs and a border of large pebbles that form an elegant draining system. The landscaped pond below is circled with a similar border of rounded stones, echoing the terrace design and the river rock wall on the first floor.

Further around the terrace, a second door leads back into the house. Crowned with a skylight, this landing area features convenient storage, a closet, and a hidden laundry chute that delivers clothes and sheets straight down to the pantry and laundry area below. A balcony overlooks a sunny first-floor room that might serve as office or yoga space.

The spiral staircase gives private access to the kitchen from the master suite, and to the eastern egress. Just outside, the stone terrace leads to an endless pool inside a glass gazebo whose shape reflects the roofs of the home. To the left is a staircase down to the basement level, and beyond, a path to the terraced garden.

The first staircase from the entrance leads to the guest bedroom, which is also surrounded with windows and graced with a vaulted cedar ceiling. A glass door opens to another terrace, and here, you are engulfed by the view. It is breathtaking. You might spy any of the abundant wildlife in this 180-degree immersion - wild turkeys, golden eagles, falcons, grazing deer and elk. The full bath is well appointed with granite, framing a large window that shares the glorious vista.

The basement level is accessed from the kitchen. Stairs lead to a 3,000 square foot level that is open to the next owner's imagination. The possibilities for this space are vast - from a kingly wine cellar and tasting room, to a Turkish or Russian bath, to a magnificent editing suite and screening room. The four large rooms and half-bath are completely wired and ready for transformation. The egress on the east side leads up a grotto-like stone staircase to the patio with access to the pool gazebo and back garden.

Also found below is the control room for the elaborate electrical system, the geothermal temperature control, and the in-floor radiant heating system which has 21 zones in the house. A significant investment to install, the geothermal system is extremely efficient and lends maximum cost efficiency to controlling the temperature of the home.

The 700 acres of land surrounding the home played an important role in the lives of the indigenous peoples who inhabited the area for centuries. A small rise nearby, known as The Wedding Knoll was the site of marriage ceremonies. Two oak trees that were once tied together to represent union now form a natural sculpture with the rope marks still visible.

A few minutes drive on the property finds a lovely off-grid cabin, fully equipped with solar power and generator. An open plan living room soars high to a large sleeping loft. The downstairs bedroom features large closets, and the full bath, a claw foot tub. The galley kitchen is equipped with a washer and dryer. A lovely porch wraps around a wall of front windows that looks upon the sweeping view.

Whether embraced by the graceful curves and exquisite artistry of the main

home, or gazing anywhere on this extraordinary land, you'll find that this property is a place to expand, and be held and nurtured by the incomparable beauty and power of nature.

Property Identification

Township	Range	Section	Tax Lot	Account #	Acres
38	1E	9	200	10044951	182.69
38	1E	10	200	10014885	43.91
38	1E	10	300	10014893	15.97
38	1E	16	100	10122841	159.67
38	1E	16	200	10122858	298.58
38	lE	16	300	10122874	3.89
38	lE	16	302	10122891	<u>3.29</u>
				Total	708.00

The property has a physical address 2700 N Valley View Road, Ashland, Oregon, 97520. It is made up of seven parcels/seven tax lots and seven account numbers

Property Details

Access:	Access to the home is via a shared gravel driveway off of paved North Valley View Road.		
Present Land Use: Rural Homesite			
2020 Taxes:	\$31,233.80		
Zoning:	EFU (Exclusive Farm Use)		
Elevations:	+/- 2,640' - 3,600' above sea level		
Topography:	Sloping		
Live Water:	+/-8,194.56' of frontage along Myer Creek		
Water Rights:	None at this time		
Domestic Water:	There are two wells on the property (Jack 30709 & Jack 62093) with holding tank		
Sanitation:	There is a sand filter septic system installed on the property.		

Main Home Characteristics

Gross Area:	9,881 square feet (per county records)	
Main Level SF:	+/- 4,199 square feet	
Second Level SF:	+/- 2,210 square feet	
Unfinished Basement SF:	+/- 3,470 square feet	
Number of Stories:	Two stories	
Year of Construction:	2002 (county records)	
Bedrooms:	Two bedrooms	
Bathrooms:	Four full bathrooms on the upper level	
Foundation:	Concrete	
Flooring:	Carpet and wood	
Roofing:	Tile	
Heat/Air Conditioning:	The home has Electric, forced air, geothermal heating.	



Guest Cabin Characteristics

Gross Area:	1,203 square feet (county records)
Number of Stories:	One story with loft
Year of Construction:	1990 (county records)
Bedrooms:	One bedroom
Bathrooms:	One bathroom

Locational Attributes

Southern Oregon Region: Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

Southern Oregon is an outdoor lifestyle paradise – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, the Oregon Caves National Monument, and the Rogue River. The area enjoys a mild Mediterranean climate with four distinct seasons and mild winters.

Timber, pears, and cattle have historically been the leading agricultural economic drivers in Southern Oregon. In recent years the region has seen a rise in other types of agriculture including row crops (hemp) as well as permanent plantings (wine grapes). In more recent years, the area has begun to see increase in notoriety within the wine industry for the region's ability to grow many different varietals at a high quality.

Climate

From a climate perspective, Southern Oregon offers the most diverse growing conditions in Oregon and arguably in the United States. According to Dr. Greg Jones, a local expert climatologist, the maritime air masses that originate over the Pacific are cooled by the ocean currents offshore and moderate the climate of the region. The Rogue Valley has the higher elevations and, along with their general north-south tending valleys, proximity to the ocean, and intervening topographical barriers, creates a climate transect of wetter and cooler conditions in the western parts of the region to the warmer and drier eastern areas.

Winter temperatures below freezing and summer temperatures above 90°F are common. July average maximum temperatures range from the upper 80s to the lower 90s and January average minimum temperatures range from the upper 20s to the lower 30s. The growing season, defined by the median dates of the first and last 32 degree frost, varies from 138-174 days and growing season temperatures vary with an average from the upper 50s to the lower 60s. Precipitation varies from 18-60 inches across the region, with an average of just over 21 inches for the year, with less than 15% of it coming during the growing season.



Source: Greg Jones, https://www.linfield.edu/wine/greg-jones.html





First American Title™

Jackson County Property Profile Information

Parcel #: 10014885 Tax Acct#: 381E100000200 Owner: James Robin Ann CoOwner: Site: N Valley View Rd OR 97520 Mail: 726 Kumulani Dr Kihei HI 96753 Land Use: 551 Farm - Exclusive Farm Use (EFU) - Improv Std Land Use: AFAR - Farms And Crops Legal: Twn/Rng/Sec: 38S / 01E / 10

ASSESSMENT & TAX INFORMATION

Market Total:	\$501,680.00
Market Land:	\$376,350.00
Market Impr:	\$125,330.00
Assessment Year:	2021
Assessed Total:	\$146,782.00
Exemption:	
2020 Taxes:	\$1,457.11
Levy Code:	0417
Levy Rate:	9.4191

SALE & LOAN INFORMATION

Sale Date:	10/14/2002
Sale Amount:	
Document #:	54421
Deed Type:	Deed
Loan Amount:	
Lender:	
Loan Type:	
Interest Type:	
Title Co:	JACKSON COUNTY TITLE

PROPERTY CHARACTERISTICS

Year Built:	1990
Bedrooms:	1
Bathrooms:	1
Total SF:	1,203 SqFt
Basement SF:	
Lot Size:	44.00 Acres (1,916,640 SqFt)
Garage SF:	
Heat Source:	
Fireplace:	
Lot:	
Block:	
Plat/Subdiv:	
Zoning:	County-EFU
School Dist:	4 Phoenix-Talent
Primary School:	Orchard Hill Elementary School
Middle School:	Talent Middle School
High School:	Phoenix High School
Census:	1061 - 002500
Watershed:	Bear Creek
Recreation:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMENT: 133291		PARCEL ID: 10014885	
Improvement Use: 148	Improvement Desc: RESIDENCE One story with attic	Year Built: 1990	
% Complete:	Condition:	Eff Year Built: 2005	
Total SqFt: 1,203	Bedrooms: 1	Roof Type:	
Finished SqFt: 1,203	Bathrooms: 1	Roof Mat:	
Unfinished SqFt:		Garage SqFt:	
1st Floor SqFt: 1,063	Basement Fin SqFt:	Carport SqFt:	
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:	
3rd Floor SqFt:	Attic Fin SqFt: 140	Fireplace:	
4th Floor SqFt:	Attic Unfin SqFt:	Heat Type:	

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

15-Nov-2021

Tax Account #	10014885	Lender Name
Account Status	A	Loan Number
Roll Type	Real	Property ID 0417
Situs Address	VALLEY VIEW RD N PHOENIX-TALENT/COUNTY OR 97520	Interest To Nov 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	Type			Duc			Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,486.24	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,457.11	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,404.85	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,362.22	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,270.54	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,234.91	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,192.08	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,170.11	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,077.10	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,366.48	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$316.26	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.85	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.89	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.40	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.14	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.04	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.44	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.45	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.35	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.95	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.13	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.66	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.11	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$27.98	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.56	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.18	Nov 15, 1996
1993	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$8.53	Nov 15, 1993
	Total	\$0.00	\$0.00	\$0.00	\$0.00		



02 54421

After recording return to: **Jackson County Title Division of Lawyers Title Insurance Corporation** 1555 E. McAndrews Road, Suite 100 Medford OR 97504 Until a change is requested, all tax statements shall be sent to Grantee at the following address: no change

JACKSON COUNTY TITLE DIVISION has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

10 ١0 11

STATUTORY BARGAIN AND SALE DEED

Scott Young and Robin James

, Grantor, conveys to

Robin Ann James, trustee of the Robin Ann James Trus: u/a dtd 12-17-69 amended 8-31-78

, Grantee, the following described real property:

See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ None

THIS INSTRUMENT WILL 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, THIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY O PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10th day of October , 200 J. Robin James

STATE OF OREGON COUNTY OF Jackson

The foregoing instrument was acknowledged before me this _____ day of _____ Getaber____, 2003, by Robin James and Scott Young

Barban E. Han litt Notary Public for Oregon My commission expires ang. 1, 2004



02 54421

97437

EXHIBIT A

TRACT A: The Southwest Quarter of the Southwest Quarter of Section 10 in Township 38 South, Range I East of the Willamette Meridian in Jackson County, Oregon, ALSO, the diagonal Southwest Half of the Northwest Quarter of the Southwest Quarter of Section 10 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, more particularly described as follows: Beginning at the southeast corner of the Northwest Quarter of the Southwest Quarter of Section 10 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence West along the south line of said quarter-quarter, 1320.0 feet to the southwest corner thereof; thence North along the west line of said quarter-quarter, 1320.0 feet to the northwest corner thereof; thence Southeasterly in a straight line, to the point of beginning. EXCEPTING THEREFROM that portion described as follows: Beginning at the corner common to Sections 9, 10, 16 and 15, Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North along the line between Sections 9 and 10, a distance of 528.0 feet; thence East 1322.0 feet to the east line of the Southwest Quarter of the Southwest Quarter of Section 10; thence South 528.0 feet to the line between Sections 10 and 15, Township and Range aforesaid; thence West 1322.0 feet along the line between Sections 10 and 15 to the point of beginning.

(Code 4-17, Account #1-001488-5, Map #381E10, Tax Lot #200)

TRACT B: Beginning at the corner common to Sections 9, 10, 16 and 15, Township 38 South, Range 1 East, of the Willamette Meridian in Jackson County, Oregon; thence North along the line between Sections 9 and 10, a distance of 528.0 feet; thence East 1322.0 feet to the east line of the Southwest Quarter of the Southwest Quarter of Section 10; thence South 528.0 feet to the line between Sections 10 and 15, Township and Range aforesaid; thence West 1322.0 feet along the line between Sections 10 and 15 to the point of beginning.

(Code 4-17, Account #1-001489-3, Map #381E10, Tax Lot #300)

Jackson County, Oregon Recorded OFFICIAL RECORDS

OCT 1 4 2002 2:10 pm COUNTY CLERK





First American Title™

Jackson County Property Profile Information

Parcel #: 10014893 Tax Acct#: 381E100000300 Owner: James Robin Ann CoOwner: Site: N Valley View Rd OR 97520 Mail: 726 Kumulani Dr Kihei HI 96753 Land Use: 550 Farm - Exclusive Farm Use (EFU) - Vacan Std Land Use: AMSC - Agricultural Misc Legal: Twn/Rng/Sec: 38S / 01E / 10

ASSESSMENT & TAX INFORMATION

Market Total: \$254,970.00 Market Land: \$254,970.00 Market Impr: Assessment Year: 2021 Assessed Total: \$299.00 Exemption: 2020 Taxes: \$27.19 Levy Code: 0417 Levy Rate: 9.4191

SALE & LOAN INFORMATION

Sale Date:	10/14/2002
Sale Amount:	
Document #:	54421
Deed Type:	Deed
Loan Amount:	
Lender:	
Loan Type:	
Interest Type:	
Title Co:	JACKSON COUNTY TITLE

PROPERTY CHARACTERISTICS

Year Built:	
Bedrooms:	
Bathrooms:	
Total SF:	
Basement SF:	
Lot Size:	16.00 Acres (696,960 SqFt)
Garage SF:	
Heat Source:	
Fireplace:	
Lot:	
Block:	
Plat/Subdiv:	
Zoning:	County-EFU
School Dist:	4 Phoenix-Talent
Primary School:	Helman Elementary School
Middle School:	Ashland Middle School
High School:	Ashland High School
Census:	1030 - 002500
Watershed:	Bear Creek
Recreation:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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	, ypc	Duc	Duc	Due	Tranabic	Due	Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.57	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$27.19	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.41	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.33	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.14	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.07	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.00	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.34	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.18	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.00	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.61	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.60	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.77	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.38	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.72	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.77	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.77	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.82	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.80	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.33	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.85	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.94	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.80	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.73	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.68	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.82	Nov 15, 1996
	Total	\$0.00	\$0.00	\$0.00	\$0.00		



02 54421

After recording return to: **Jackson County Title Division of Lawyers Title Insurance Corporation** 1555 E. McAndrews Road, Suite 100 Medford OR 97504 Until a change is requested, all tax statements shall be sent to Grantee at the following address: no change

JACKSON COUNTY TITLE DIVISION has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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STATUTORY BARGAIN AND SALE DEED

Scott Young and Robin James

, Grantor, conveys to

Robin Ann James, trustee of the Robin Ann James Trus: u/a dtd 12-17-69 amended 8-31-78

, Grantee, the following described real property:

See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ None

THIS INSTRUMENT WILL 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, THIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY O PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10th day of October , 200 J. Robin James

STATE OF OREGON COUNTY OF Jackson

The foregoing instrument was acknowledged before me this _____ day of _____ Getaber____, 2003, by Robin James and Scott Young

Barban E. Han litt Notary Public for Oregon My commission expires ang. 1, 2004



02 54421

97437

EXHIBIT A

TRACT A: The Southwest Quarter of the Southwest Quarter of Section 10 in Township 38 South, Range I East of the Willamette Meridian in Jackson County, Oregon, ALSO, the diagonal Southwest Half of the Northwest Quarter of the Southwest Quarter of Section 10 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, more particularly described as follows: Beginning at the southeast corner of the Northwest Quarter of the Southwest Quarter of Section 10 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence West along the south line of said quarter-quarter, 1320.0 feet to the southwest corner thereof; thence North along the west line of said quarter-quarter, 1320.0 feet to the northwest corner thereof; thence Southeasterly in a straight line, to the point of beginning. EXCEPTING THEREFROM that portion described as follows: Beginning at the corner common to Sections 9, 10, 16 and 15, Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North along the line between Sections 9 and 10, a distance of 528.0 feet; thence East 1322.0 feet to the east line of the Southwest Quarter of the Southwest Quarter of Section 10; thence South 528.0 feet to the line between Sections 10 and 15, Township and Range aforesaid; thence West 1322.0 feet along the line between Sections 10 and 15 to the point of beginning.

(Code 4-17, Account #1-001488-5, Map #381E10, Tax Lot #200)

TRACT B: Beginning at the corner common to Sections 9, 10, 16 and 15, Township 38 South, Range 1 East, of the Willamette Meridian in Jackson County, Oregon; thence North along the line between Sections 9 and 10, a distance of 528.0 feet; thence East 1322.0 feet to the east line of the Southwest Quarter of the Southwest Quarter of Section 10; thence South 528.0 feet to the line between Sections 10 and 15, Township and Range aforesaid; thence West 1322.0 feet along the line between Sections 10 and 15 to the point of beginning.

(Code 4-17, Account #1-001489-3, Map #381E10, Tax Lot #300)

Jackson County, Oregon Recorded OFFICIAL RECORDS

OCT 1 4 2002 2:10 pm COUNTY CLERK





First American Title™

PROPERTY CHARACTERISTICS

Jackson County Property Profile Information

Parcel #: 10044951 Tax Acct#: 381E090000200 Owner: Shining Hand LLC CoOwner: Site: 2700 N Valley View Rd Ashland OR 97520 - 9361 Mail: 726 Kumulani Dr Kihei HI 96753 Land Use: 551 Farm - Exclusive Farm Use (EFU) - Improv Std Land Use: AFAR - Farms And Crops Legal: Twn/Rng/Sec: 38S / 01E / 09

ASSESSMENT & TAX INFORMATION

Market Total: \$3,719,690.00 Year Built: 2002 Market Land: \$801,970,00 Bedrooms: 3 Market Impr: \$2,917,720.00 Bathrooms: 4,5 Assessment Year: 2021 Total SF: 6,410 SqFt Assessed Total: \$2,276,812.00 Basement SF: 3,471 SqFt Exemption: Lot Size: 183.07 Acres (7,974,529 SqFt) Garage SF: 2020 Taxes: \$28,206.48 Heat Source: Heat Pump Levy Code: 0416 Fireplace: Levy Rate: 12.6167 Lot: **SALE & LOAN INFORMATION** Block: Sale Date: 08/31/2007 Plat/Subdiv: Sale Amount: Zoning: County-EFU Document #: 41403 School Dist: 4 Phoenix-Talent Deed Type: Deed Primary School: Orchard Hill Elementary School Loan Amount: Middle School: Talent Middle School Lender: High School: Phoenix High School Loan Type: Census: 1061 - 002500 Interest Type: Watershed: Bear Creek Title Co: Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMEN	NT: 89888 PAR	CEL ID: 10044951
Improvement Use: 184	Improvement Desc: RESIDENCE Two story with basement	Year Built: 2002
% Complete:	Condition:	Eff Year Built: 2002
Total SqFt: 6,410	Bedrooms: 3	Roof Type:
Finished SqFt: 6,410	Bathrooms: 4.5	Roof Mat:
Unfinished SqFt:		Garage SqFt:
1st Floor SqFt: 4,200	Basement Fin SqFt: 3471	Carport SqFt:
2nd Floor SqFt: 2,210	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unfin SqFt:	Heat Type:

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

15-Nov-2021

SHINING HAND LLC 726 KUMULANI DR KIHEI HI 96753-9227

Tax Account #	10044951	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0416
Situs Address	2700 VALLEY VIEW RD N PHOENIX-TALENT/COUNTY OR 97520	Interest To	Nov 15, 2021

Tax Summary

Tax Year	Тах Туре	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	~, F ~			Duc			Dute
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29,063.93	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$28,206.48	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$27,405.76	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$26,590.62	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24,935.29	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24,258.98	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23,469.42	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20,520.07	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19,111.45	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18,480.32	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17,945.99	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17,658.18	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17,283.99	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,962.21	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,582.89	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13,624.77	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$170.21	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$167.73	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$205.36	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$270.19	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$166.76	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$145.54	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$177.35	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$152.04	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$129.08	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$162.74	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$167.12	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$201.41	Nov 15, 1994
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

Grantor's Nume and Address SULARA, LLC 521 NORTH MAIN STREET ASHLAND, OREGON 97520 Grantee's Name and Address SHINING HAND, LLC 521 NORTH MAIN STREET ASHLAND, OREGON 97520 Aller recording, return to: 3AMES H. SMITH, ATTORNEY AT LAW 711 BENNETT AVENUE MEDFORD, OREGON 97504 Tuili requested otherwise, and all fax statements to: SHINING HAND, LLC 521 NORTH MAIN STREET ASHLAND, OREGON 97520



certify that the Instrument Iden/Inde herein was recorded in the Clerk records Kathleen S Beckett - County Clerk

...

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SULARA, LLC, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by SHINING HAND, LLC, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with Jackson County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

He hability and obligations of the Grantor to Grantor and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be Imited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The luminations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such hability or obligations.

to Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee supple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In constraining this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. IN WITNESS WHEREOF, the grantor has executed this instrument this D_{ab}^{ab} day of Apr_{ab}^{ab} , 2007, if grantor is a

corporation, it has name to be signed and its scal, if any, affived by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER I, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND TO DEFERMINE 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 CHAPTER I, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

zol \sim ROBIN JAMES AGENT FOR SULARA, LLC

State of Oregon

County of Jackson

Before me this 300^{+++} day of 300^{++++++} , 2007, personally appeared ROBIN JAMES, AN AGENT FOR SULARA, LLC, and acknowledged the foregoing instrument to be her voluntary act and deed.

AINI Nolary Public of Oregon My Commission expires:

. . ._ ._ ._ ._ ._



SS.

EXHIBIT "A"

. .

Commencing at the southwest corner of Section 9 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence North along the West line of said Section, 528.00 feet; thence East, parallel with and 528.00 feet North of the South line of said Section to a point that bears West, a distance of 150.00 feet from the centerline of Myers Creek, said point being the True Point of Beginning; thence North 30°00'00" East, a distance of 700.00 feet; thence southeasterly in a straight line to a point that is 400.00 feet East of the centerline of Myers Creek and North, a distance of 528.00 feet from the South line of said Section; thence East parallel with and 528.00 feet North of the South line of said section to the North-South centerline of said Section 9; thence North along said North-South centerline to the northwest corner of the southeast quarter of said Section; thence East along the North line of said southeast quarter to the northwest corner thereof; thence South along the East line of said southeast quarter to the southeast corner thereof; thence West along the South line of said Section to the centerline of Myers Creek; thence northerly along said centerline to a point that bears North a distance of 528.00 feet from the South line of said Section; thence East along the Yorth line of said southeast corner thereof; thence West along the South line of said Section to the centerline of Myers Creek; thence northerly along said centerline to a point that bears North a distance of 528.00 feet from the South line of said Section; thence West parallel wit and 528.00 feet North of said South line 150.00 feet to the True Point of Beginning.

(Tax Account 1-00449-5) N*

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First American Title™

Jackson County Property Profile Information

Parcel #: 10122841 Tax Acct#: 381E160000100 Owner: James Robin Ann Trustee Et Al CoOwner: Site: N Valley View Rd OR 97520 Mail: 726 Kumulani Dr Kihei HI 96753 Land Use: 551 Farm - Exclusive Farm Use (EFU) - Improv Std Land Use: AFAR - Farms And Crops Legal: Twn/Rng/Sec: 38S / 01E / 16

ASSESSMENT & TAX INFORMATION

Market Total:	\$133,820.00
Market Land:	\$133,820.00
Market Impr:	
Assessment Year:	2021
Assessed Total:	\$2,990.00
Exemption:	
2020 Taxes:	\$277.06
Levy Code:	0502
Levy Rate:	11.1318
SAL	E & LOAN INFORMATION

Sale Amount:

Loan Amount: Lender: Loan Type: Interest Type: Title Co:

Sale Date: 09/27/2006

Document #: 49042 Deed Type: Deed

PROPERTY CHARACTERISTICS

Year Built:	
Bedrooms:	
Bathrooms:	
Total SF:	
Basement SF:	
Lot Size:	160.00 Acres (6,969,600 SqFt)
Garage SF:	
Heat Source:	
Fireplace:	
Lot:	
Block:	
Plat/Subdiv:	
Zoning:	County-EFU
School Dist:	5 Ashland
Primary School:	Helman Elementary School
Middle School:	Ashland Middle School
High School:	Ashland High School
Census:	1030 - 002500
Watershed:	Bear Creek
Recreation:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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

15-Nov-2021

JAMES ROBIN ANN TRUSTEE ET AL 726 KUMULANI DR KIHEI HI 96753-9227

Tax Account #	10122841	Lender Name
Account Status	А	Loan Number
Roll Type	Real	Property ID 0502
Situs Address	VALLEY VIEW RD N ASHLAND/COUNTY OR 97520	Interest To Nov 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	~, F ~			Dut			Dute
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.91	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$277.06	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$207.08	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$190.11	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$202.70	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$181.28	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$161.42	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$259.13	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$237.41	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$245.58	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$203.03	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$190.00	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$222.66	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$206.09	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$184.00	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$177.79	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$148.05	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$145.73	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$145.40	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$202.03	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$112.43	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.75	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$125.32	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$102.86	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$115.64	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$109.97	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$110.60	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$97.37	Nov 15, 1994
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

Grantor's Name and Address ROBIN ANN JAMES \$21 NORTH MAIN STREET ASHLAND, OREGON 97520 Grantee's Name nod Address ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES TRUST DATED DECEMBER 17, 1969 \$21 NORTH MAIN STREET ASHLAND, OREGON 97520 After recording, return to: JAMES H. SMITH. ATTORNEY AT LAW 711 BENNETT AVENUE MEDFORD, OREGON 97504 Until requested otherwise, send all has statements to: ROBIN ANN JAMES \$21 NORTH MAIN STREET ASHLAND, OREGON 97520



I, Kathleen S, Beckett, County Clerk for Jackson County, Oregon, certify that the Instrument MentMiled herein was recorded in the Clerk records Kathleen S, Beckett - County Clerk

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROBIN JAMES, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBIN ANN JAMES, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE ROBIN ANN JAMES TRUST DATED DECEMBER 17, 1969, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with Jackson County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's hears and assigns under the warranties and covenants contained herein or provided by faw shall be limited to the extent of coverage that would be available to Grantor under any policy of tide insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any fiability or obligation under this instrument, but merely define the scope, nature and amount of such tiability or obligations.

Fo Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully solved in fee simple of the above granted premises. free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of September, 2006, if grantor is a corporation, it has

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of September, 2006, if grantor is a corporation, it has eaused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER I, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND TO DITERMINE 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 CHAPTER I, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

BIN JAMES

State of Oregon

gon

) : ss.

County of Jackson

Before me this 15th day of September, 2006, personally appeared ROBIN JAMES, and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public of Oregon

My Commission expires: 10/31/2007



EXHIBIT "A"

PARCEL ONE:

The East Half of the East Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon.

(Tax Account 1-012284-1)

PARCEL TWO:

The East Half of the West Half and the West Half of the East Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon. EXCEPTING THEREFROM that portion lying westerly of the centerline of Myers Creek.

(Tax Account 1-012285-8)

PARCEL THREE:

Those portions of the West Half of the West Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon lying Easterly of Myers Creek.

÷.

(Tax Account 1-012287-4; 1-012289-1)

PARCEL FOUR:

All of Section 22 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon. EXCEPTING THEREFROM the Northeast Quarter of the Northeast Quarter of said Section 22.

(Tax Account 1-009611-0)



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First American Title™

Jackson County Property Profile Information

Parcel #: 10122858 Tax Acct#: 381E160000200 Owner: James Robin Ann Trustee Et Al CoOwner: Site: N Valley View Rd OR 97520 Mail: 726 Kumulani Dr Kihei HI 96753 Land Use: 551 Farm - Exclusive Farm Use (EFU) - Improv Std Land Use: AFAR - Farms And Crops Legal: Twn/Rng/Sec: 38S / 01E / 16

ASSESSMENT & TAX INFORMATION

 Market Total:
 \$250,250.00

 Market Land:
 \$250,250.00

 Market Impr:
 2021

 Assessment Year:
 2021

 Assessed Total:
 \$5,592.00

 Exemption:
 2020 Taxes:

 2020 Taxes:
 \$518.10

 Levy Code:
 0502

 Levy Rate:
 11.1318

SALE & LOAN INFORMATION

Sale Date:	09/27/2006
Sale Amount:	
Document #:	49042
Deed Type:	Deed
Loan Amount:	
Lender:	
Loan Type:	
Interest Type:	
Title Co:	

PROPERTY CHARACTERISTICS

Year Built:	
Bedrooms:	
Bathrooms:	
Total SF:	
Basement SF:	
Lot Size:	299.20 Acres (13,033,152 SqFt)
Garage SF:	
Heat Source:	
Fireplace:	
Lot:	
Block:	
Plat/Subdiv:	
Zoning:	County-EFU
School Dist:	5 Ashland
Primary School:	Helman Elementary School
Middle School:	Ashland Middle School
High School:	Ashland High School
Census:	1030 - 002500
Watershed:	Bear Creek
Recreation:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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

15-Nov-2021

JAMES ROBIN ANN TRUSTEE ET AL 726 KUMULANI DR KIHEI HI 96753-9227

Tax Account #10122858Lender Name	
Account Status A Loan Numbe	
Roll Type Real Property ID	0502
Situs Address VALLEY VIEW RD N ASHLAND/COUNTY OR 97520 Interest To	Nov 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
				Dut			Dute
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$403.75	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$518.10	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$387.24	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$355.50	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$379.07	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$338.99	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$301.85	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$484.62	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$443.97	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$459.21	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$379.64	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$355.29	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$416.38	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$385.40	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$344.08	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$332.50	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$276.89	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$272.55	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$271.91	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$377.78	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$210.25	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$244.47	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$234.34	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$192.35	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.28	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$205.64	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$206.84	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$182.07	Nov 15, 1994
	Total	\$0.00	\$0.00	\$0.00	\$0.00		
Grantor's Name and Address ROBIN ANN JAMES \$21 NORTH MAIN STREET ASHLAND, OREGON 97520 Grantee's Name nod Address ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES TRUST DATED DECEMBER 17, 1969 \$21 NORTH MAIN STREET ASHLAND, OREGON 97520 After recording, return to: JAMES H. SMITH. ATTORNEY AT LAW 711 BENNETT AVENUE MEDFORD, OREGON 97504 Until requested otherwise, send all has statements to: ROBIN ANN JAMES \$21 NORTH MAIN STREET ASHLAND, OREGON 97520



I, Kathleen S, Beckett, County Clerk for Jackson County, Oregon, certify that the Instrument MentMiled herein was recorded in the Clerk records Kathleen S, Beckett - County Clerk

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROBIN JAMES, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBIN ANN JAMES, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE ROBIN ANN JAMES TRUST DATED DECEMBER 17, 1969, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with Jackson County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's hears and assigns under the warranties and covenants contained herein or provided by faw shall be limited to the extent of coverage that would be available to Grantor under any policy of tide insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any fiability or obligation under this instrument, but merely define the scope, nature and amount of such tiability or obligations.

Fo Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully solved in fee simple of the above granted premises. free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of September, 2006, if grantor is a corporation, it has

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of September, 2006, if grantor is a corporation, it has eaused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER I, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND TO DITERMINE 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 CHAPTER I, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

BIN JAMES

State of Oregon

gon

) : ss.

County of Jackson

Before me this 15th day of September, 2006, personally appeared ROBIN JAMES, and acknowledged the foregoing instrument to be her voluntary act and deed,

Notary Public of Oregon

My Commission expires: 10/31/2007



EXHIBIT "A"

PARCEL ONE:

The East Half of the East Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon.

(Tax Account 1-012284-1)

PARCEL TWO:

The East Half of the West Half and the West Half of the East Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon. EXCEPTING THEREFROM that portion lying westerly of the centerline of Myers Creek.

(Tax Account 1-012285-8)

PARCEL THREE:

Those portions of the West Half of the West Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon lying Easterly of Myers Creek.

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(Tax Account 1-012287-4; 1-012289-1)

PARCEL FOUR:

All of Section 22 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon. EXCEPTING THEREFROM the Northeast Quarter of the Northeast Quarter of said Section 22.

(Tax Account 1-009611-0)





First American Title™

Jackson County Property Profile Information

Parcel #: 10122874 Tax Acct#: 381E160000300 Owner: James Robin Ann Trustee Et Al CoOwner: Site: N Valley View Rd OR 97520 Mail: 726 Kumulani Dr Kihei HI 96753 Land Use: 551 Farm - Exclusive Farm Use (EFU) - Improv Std Land Use: AFAR - Farms And Crops Legal: Twn/Rng/Sec: 38S / 01E / 16

ASSESSMENT & TAX INFORMATION

Market Total:	\$3,260.00
Market Land:	\$3,260.00
Market Impr:	
Assessment Year:	2021
Assessed Total:	\$238.00
Exemption:	
2020 Taxes:	\$21.31
Levy Code:	0502
Levy Rate:	11.1318

SALE & LOAN INFORMATION

Sale Date:	09/27/2006
Sale Amount:	
Document #:	49042
Deed Type:	Deed
Loan Amount:	
Lender:	
Loan Type:	
Interest Type:	
Title Co:	

PROPERTY CHARACTERISTICS

Year Built:	
Bedrooms:	
Bathrooms:	
Total SF:	
Basement SF:	
Lot Size:	3.90 Acres (169,884 SqFt)
Garage SF:	
Heat Source:	
Fireplace:	
Lot:	
Block:	
Plat/Subdiv:	
Zoning:	County-EFU
School Dist:	5 Ashland
Primary School:	Helman Elementary School
Middle School:	Ashland Middle School
High School:	Ashland High School
Census:	1030 - 002500
Watershed:	Bear Creek
Recreation:	

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

15-Nov-2021

JAMES ROBIN ANN TRUSTEE ET AL 726 KUMULANI DR KIHEI HI 96753-9227

Tax Account #	10122874	Lender Name
Account Status	А	Loan Number
Roll Type	Real	Property ID 0502
Situs Address	VALLEY VIEW RD N ASHLAND/COUNTY OR 97520	Interest To Nov 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	~, F ~			Dut			Dute
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.39	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.31	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.29	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.12	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.11	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.08	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.99	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.92	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.76	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.71	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.65	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.62	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.58	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.39	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.52	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.37	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.32	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.35	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.32	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.18	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.22	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.23	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.20	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.19	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.20	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.52	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.93	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.40	Nov 15, 1994
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

Grantor's Name and Address ROBIN ANN JAMES \$21 NORTH MAIN STREET ASHLAND, OREGON 97520 Grantee's Name nod Address ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES TRUST DATED DECEMBER 17, 1969 \$21 NORTH MAIN STREET ASHLAND, OREGON 97520 After recording, return to: JAMES H. SMITH. ATTORNEY AT LAW 711 BENNETT AVENUE MEDFORD, OREGON 97504 Until requested otherwise, send all has statements to: ROBIN ANN JAMES \$21 NORTH MAIN STREET ASHLAND, OREGON 97520



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IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of September, 2006, if grantor is a corporation, it has eaused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER I, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND TO DITERMINE 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 CHAPTER I, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

BIN JAMES

State of Oregon

gon

) : ss.

County of Jackson

Before me this 15th day of September, 2006, personally appeared ROBIN JAMES, and acknowledged the foregoing instrument to be her voluntary act and deed,

Notary Public of Oregon

My Commission expires: 10/31/2007



EXHIBIT "A"

PARCEL ONE:

The East Half of the East Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon.

(Tax Account 1-012284-1)

PARCEL TWO:

The East Half of the West Half and the West Half of the East Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon. EXCEPTING THEREFROM that portion lying westerly of the centerline of Myers Creek.

(Tax Account 1-012285-8)

PARCEL THREE:

Those portions of the West Half of the West Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon lying Easterly of Myers Creek.

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(Tax Account 1-012287-4; 1-012289-1)

PARCEL FOUR:

All of Section 22 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon. EXCEPTING THEREFROM the Northeast Quarter of the Northeast Quarter of said Section 22.

(Tax Account 1-009611-0)





First American Title™

Jackson County Property Profile Information

Parcel #: 10122891 Tax Acct#: 381E160000302 Owner: James Robin Ann Trustee Et Al CoOwner: Site: N Valley View Rd OR 97520 Mail: 726 Kumulani Dr Kihei HI 96753 Land Use: 551 Farm - Exclusive Farm Use (EFU) - Improv Std Land Use: AFAR - Farms And Crops Legal: Twn/Rng/Sec: 38S / 01E / 16

ASSESSMENT & TAX INFORMATION

Market Total:	\$2,760.00
Market Land:	\$2,760.00
Market Impr:	
Assessment Year:	2021
Assessed Total:	\$202.00
Exemption:	
2020 Taxes:	\$20.94
Levy Code:	0502
Levy Rate:	11.1318

SALE & LOAN INFORMATION

Sale Date:	09/27/2006
Sale Amount:	
Document #:	49042
Deed Type:	Deed
Loan Amount:	
Lender:	
Loan Type:	
Interest Type:	
Title Co:	

PROPERTY CHARACTERISTICS

3.30 Acres (143,748 SqFt)
County-EFU
5 Ashland
Helman Elementary School
Ashland Middle School
Ashland High School
1030 - 002500
Bear Creek

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

15-Nov-2021

JAMES ROBIN ANN TRUSTEE ET AL 726 KUMULANI DR KIHEI HI 96753-9227

Tax Account #	10122891	Lender Name
Account Status	А	Loan Number
Roll Type	Real	Property ID 0502
Situs Address	VALLEY VIEW RD N ASHLAND/COUNTY OR 97520	Interest To Nov 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
				Dut			Dute
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.01	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.94	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.90	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.75	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.75	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.71	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.67	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.59	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.45	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.41	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.36	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.34	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.29	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.13	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.29	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.15	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.12	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.14	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.12	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.99	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.03	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.04	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.02	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.01	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.01	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.35	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.80	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.23	Nov 15, 1994
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

Grantor's Name and Address ROBIN ANN JAMES \$21 NORTH MAIN STREET ASHLAND, OREGON 97520 Grantee's Name nod Address ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES, TRUSTEE ROBIN ANN JAMES TRUST DATED DECEMBER 17, 1969 \$21 NORTH MAIN STREET ASHLAND, OREGON 97520 After recording, return to: JAMES H. SMITH. ATTORNEY AT LAW 711 BENNETT AVENUE MEDFORD, OREGON 97504 Until requested otherwise, send all has statements to: ROBIN ANN JAMES \$21 NORTH MAIN STREET ASHLAND, OREGON 97520



I, Kathleen S, Beckett, County Clerk for Jackson County, Oregon, certify that the Instrument MentMiled herein was recorded in the Clerk records Kathleen S, Beckett - County Clerk

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROBIN JAMES, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBIN ANN JAMES, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE ROBIN ANN JAMES TRUST DATED DECEMBER 17, 1969, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with Jackson County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's hears and assigns under the warranties and covenants contained herein or provided by faw shall be limited to the extent of coverage that would be available to Grantor under any policy of tide insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any fiability or obligation under this instrument, but merely define the scope, nature and amount of such tiability or obligations.

Fo Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully solved in fee simple of the above granted premises. free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of September, 2006, if grantor is a corporation, it has

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of September, 2006, if grantor is a corporation, it has eaused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER I, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND TO DITERMINE 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 CHAPTER I, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

BIN JAMES

State of Oregon

gon

) : ss.

County of Jackson

Before me this 15th day of September, 2006, personally appeared ROBIN JAMES, and acknowledged the foregoing instrument to be her voluntary act and deed,

Notary Public of Oregon

My Commission expires: 10/31/2007



EXHIBIT "A"

PARCEL ONE:

The East Half of the East Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon.

(Tax Account 1-012284-1)

PARCEL TWO:

The East Half of the West Half and the West Half of the East Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon. EXCEPTING THEREFROM that portion lying westerly of the centerline of Myers Creek.

(Tax Account 1-012285-8)

PARCEL THREE:

Those portions of the West Half of the West Half of Section 16 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon lying Easterly of Myers Creek.

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(Tax Account 1-012287-4; 1-012289-1)

PARCEL FOUR:

All of Section 22 in Township 38 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon. EXCEPTING THEREFROM the Northeast Quarter of the Northeast Quarter of said Section 22.

(Tax Account 1-009611-0)







4	10044951			
Property A City TALI Owner Client	Address 2700 VALLEY VIEV	W RD N County JACKSON	State OR	Zip 97540
Owner		County JACKSON	State OK	ZIP 31340
Client				
	Name 168			
	OPENTOBELOW	Second 2210.		
	pex Sketch v5 Pro™			
Sketch by Ap	pex Sketch v5 Pro™			
Sketch by Ap	pex Sketch v5 Pro™			Scale: 1" = 15'
Sketch by Ap	pex Sketch v5 Pro™ S:	CALCULATIONS SUMM	ARY	
Sketch by Ap	pex Sketch v5 Pro™ S:	Factor Net Size P	ARY Perimeter Net Totals 301.2 2210.36	Scale: 1" = 15'

	Parcel No 1004	4951				File No 381E09	-200	
┢	Property Address	s 2700 VALLEY VIEW RD N						
С Ш	City TALENT		County JACKSON	1	State OR	Zip 97	540	
SUBJECT	Owner							
ຽ	Client Appraiser Name	168						
IMPROVEMENTS SKETCH	<u>Sketch by Apex Sketc</u> Comments:	ch v5 Pro™	GLA	ASS BU 647.9	HILDING sf			
		AREA CALCULA	TIONS SUM	1ARY		Comment Table	Scale: 1"	= 15'
	Code Des	AREA CALCULA scription Factor		/ARY Perimeter	Net Totals	Comment Table		= 15'
				IARY Perimeter 91.0	Net Totals 647.88	Comment Table		= 15'

Deck SKETCHÃŘÊÂFTABLE ADDENDUM

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	WATER WE	LL REPORT	r (3101)	••••	SOURCES DE M, OREGON	PT. (START CARD)	# 28776	}		
Ň	1) OWNER: Name Richard	rd Irelan	d	nber:		ION OF WELL 2kson Latitude	by logal de	ecrinti	on:	, <i>N</i>
	Address 2700 V Vity Ashlan		ew Road State Oreg	on ² ip 97520	Township Section 9 Tax Lot 20	N or S, Ran	¼	1 /4		
	2) TYPE OF		Recondition 2	- Abandon		s of Well (or nearest add	Block		vision	
(3) DRILL M	ETHOD			(10) STATI	same CWATER LE	VEL·			
Ē	Rotary Air [Cable -			ft. below land surface	<u>.</u>			<u>-1-91</u>
Ş	T	Community	Industrial 🗌 Irrig Other			R BEARING Z		Date _		
	(5) BORE HO	DLE CONSTI	DUCTION.	······		er was first found		nated Flow	Pata	SWL
	special Construction Ye Explosives used	s No 🗆 🕰	 Depth of Compl Amount 	eted Well <u>320</u> ft.	From 300	320	EStil	1.2		200
	HOLE		SEAL	Amount						
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-		<u> </u>	□в ӯ҈(с □р		Adobe,	topsoil	1-	0	_3 54	
_	How was seal placed:					rown and ro		54	62	
I	Backfill placed from _	ft. to	ft. Material		4 1		ght pinl	c 62_	70	
(Gravel placed from _	ft. to	ft. Size of gravel		11	<u> </u>	ak	70	81	ļ
((6) CASING				11	<u> </u>	ght grey	7 81	90	
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	7) PERFOR	RATIONS/SC	REENS:		11	<u> </u>	ey		235_	
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									<u> </u>	
								11		<u> </u>
					Date started4		Completed	·····	<u>.91</u>	
	(9) WETT T	ESTS. Mini-	num testing time i		- (unbonded) W	ater Well Constru hat the work I perfe	ctor Certifica	ation: constructi	ion. alte	ration. or
	• •			Flowing	abandonment (of this well is in co	mpliance with	Oregon	well cor	nstruction
	Pump	🔲 Bailer Drawdown	🛛 Air Drill stem at	L Artesian Time	standards. Mat knowledge and	erials used and infor belief.				
	Yield gal/min		<u>319</u>	1 hr.	- Signed	mh Can	ande	WWC Nu Date 4	11111111111111111111111111111111111111	492 91
	1.2	:			(bonded) Wat	er Well Constructo	r Certificatio	on:		
		s done? 🛛 Yes ain water not suitable	By whom	Too little	I accept re work performed work performed	esponsibility for the d on this well during ed during this tim andards. This report	construction, a the constructi e is in comp is true to the	alteration on dates 1 pliance w	reported vith Ore ny know	above. al egon wel rledge and
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	Lat					
	Long	ot address of wa		a ana at a d d		DMS or DD
					lless	
_J `	2700 VALLET	VILW KD. ASI	ILAND, OK	97520		
L L						
((10) STATIC	WATER L	EVEL			
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	Completed W					31
unity		Flowing A		-		
W	VATER BEARIN	IG ZONES	Depth w	ater was f	first found	114.00
	SWL Date	From	Го Es	t Flow S	SWL(psi)	+ SWL(ft)
(Attach copy)	9/30/2014	11/	116	4		31
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Amt lbs			I			
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	Conversion nt(complete 5a) urd fud inity (Attach copy) sacks/ Amt lbs 16 S d ize pea gravel ize pea gravel NITE	(9) LOCATIO County JACKSON Sec 9 N Tax Map Number Lat	(9) LOCATION OF WEJ County JACKSON Twp 38.0 Sec 9 NW 1/4 of th Tax Map Number I.at " or Lat 0 " or Long 0 Street address of we 2700 VALLEY VIEW RD. ASH Inity (10) STATIC WATER LI Mud Existing Well / Pre-Alteratio Completed Well Flowing A WATER BEARING ZONES SWL Date SWL Date From 9/30/2014 114 Material Material Material Gre Material Material Dark Brown Clay Brown Claystone Brown Claystone Red Claystone Red Claystone Grey Claystone Broken Grey Claystone Grey Claystone Red Claystone Grey Claystone Broken Grey Claystone Grey Claystone Grey Claystone Grey Claystone Broken Grey Claystone Grey Claystone Broken Grey Claystone Grey Claystone Broken Grey Claystone Grey Claystone Br	(9) LOCATION OF WELL (legal of County JACKSON Twp 38.00 S N County JACKSON Twp 38.00 S N Sec 9 NW 1/4 of the SE Tax Map Number Lat ° ' ' or Long ° ' or Long ° ' or (0) Street address of well NR 2700 VALLEY VIEW RD. ASHLAND, OR Ind fud (10) STATIC WATER LEVEL fud Sacks/ Amt lbs 16 3 16 Sacks/ Amt lbs 16 Sacks/ Brown Clay Brown Clay Brown Clay Brown Clay Brown Clay Brown Claystone Brown Claystone Red Claystone Red Claystone Red Claystone Broken Grey Claystone Red Claystone Broken Grey Claystone Red Claystone Grey/Green Claystone Grey/Green Claystone Red Claystone Grey/Green Claystone Red Claystone Grey/Green Claysto	(9) LOCATION OF WELL (legal descrip County JACKSON Twp 38.00 S N/S Ra Sec 9 NW 1/4 of the SE 1/4 Ta Conversion Tax Map Number L L Image: County JACKSON Twp 38.00 S N/S Ra Sec 9 NW 1/4 of the SE 1/4 Ta Conversion Tax Map Number Image: County JACKSON Twp 38.00 S N/S Ra Ind Conversion Tax Map Number Image: County JACKSON Top Image: County JACKSON Tup Image: County JACKSON Tup Image: County JACKSON Tup Image: County JACKSON Image: County JACKSON Tup Image: County JACKSON Tup Image: County JACKSON Image: County JA	(9) LOCATION OF WELL (legal description) County JACKSON Twp 38.00 S N/S Range 1.00 Sec 9 NW 1/4 of the SE 1/4 Tax Lot 20 Conversion Tax Map Number Lot Lot

ORIGINAL - WATER RESOURCES DEPARTMENT
THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:





🚹 Cabin 💼 Main House





Cabin 💼 Main House

D Boundary





🚹 Cabin 💼 Main House 🗋 Boundary



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







Cabin ٨Ô

D Boundary

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



Cabin 💼 Main House 🗋

se 门 Boundary



| All Polygons 713.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
28E	Carney cobbly clay, 20 to 35 percent slopes		53.54	0	21	4e
82G	Heppsie-McMullin complex, 35 to 70 percent south slopes		36.13	0	8	6e
27D	Carney clay, 5 to 20 percent slopes		6.26	0	34	4e
81G	Heppsie clay, 35 to 70 percent north slopes		3.99	0	8	6e
113E	McMullin-Rock outcrop complex, 3 to 35 percent slopes		0.08	0	22	6e
TOTALS		713.3 2(*)	100%	-	16.6	4.8

(*) 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.

|D Boundary 183.34 ac

S	OIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
	28E	Carney cobbly clay, 20 to 35 percent slopes	163.8 1	89.35	0	21	4e
	82G	Heppsie-McMullin complex, 35 to 70 percent south slopes	19.53	10.65	0	8	6e
	TOTALS		713.3 2(*)	100%	-	19.62	4.21

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

|D Boundary 43.92 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
82G	Heppsie-McMullin complex, 35 to 70 percent south slopes	35.67	81.2	0	8	6e
28E	Carney cobbly clay, 20 to 35 percent slopes	8.25	18.78	0	21	4e
TOTALS		713.3 2(*)	100%	-	10.44	5.62

(*) 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.

| D Boundary 15.62 ac

SOIL CODE	SOIL DESCRIPTION		%	CPI	NCCPI	CAP
28E	Carney cobbly clay, 20 to 35 percent slopes		50.48	0	21	4e
82G	Heppsie-McMullin complex, 35 to 70 percent south slopes	5.28	33.78	0	8	6e
27D	Carney clay, 5 to 20 percent slopes		15.67	0	34	4e
TOTALS		713.3 2(*)	100%	-	18.63	4.68

(*) 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.

SOIL CODE	SOIL DESCRIPTION		%	CPI	NCCPI	CAP
28E	Carney cobbly clay, 20 to 35 percent slopes		60.0	0	21	4e
82G	Heppsie-McMullin complex, 35 to 70 percent south slopes		29.4	0	8	6e
27D	Carney clay, 5 to 20 percent slopes		9.77	0	34	4e
81G	Heppsie clay, 35 to 70 percent north slopes		0.46	0	8	6e
113E	McMullin-Rock outcrop complex, 3 to 35 percent slopes	0.59	0.36	0	22	6e
TOTALS		713.3 2(*)	100%	-	18.39	4.6

(*) 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.

|D Boundary 3.77 ac

SOIL CODE	SOIL DESCRIPTION		%	CPI	NCCPI	CAP
82G	Heppsie-McMullin complex, 35 to 70 percent south slopes	3.77	100.0	0	8	6e
TOTALS		713.3 2(*)	100%	-	8.0	6.0

(*) 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.

|D Boundary 301.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
82G	Heppsie-McMullin complex, 35 to 70 percent south slopes		47.62	0	8	6e
28E	Carney cobbly clay, 20 to 35 percent slopes		34.77	0	21	4e
81G	Heppsie clay, 35 to 70 percent north slopes		9.19	0	8	6e
27D	Carney clay, 5 to 20 percent slopes	25.41	8.43	0	34	4e
TOTALS		713.3 2(*)	100%	-	14.71	5.14

(*) 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.

|D Boundary 3.33 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
82G	Heppsie-McMullin complex, 35 to 70 percent south slopes		70.87	0	8	6e
27D	Carney clay, 5 to 20 percent slopes	0.97	29.13	0	34	4e
TOTALS		713.3 2(*)	100%	-	15.57	5.42

(*) 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								

(c) climatic limitations (e) susceptibility to erosion

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

Shining Hand Ranch

Oregon, AC +/-



🚹 Cabin 💼 Main House 🛅

e D Boundary



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