Property Profile~
9100 Boyd Road, Rogue River, Oregon 97537

“9100 Boyd Road”

Chris Martin
Wes Walton
Licensed Real Estate Brokers in the State of Oregon

Chris Cell: 541-660-5111
Chris Email: Chris@LandAndWildlife.com
Wes Cell: 541-840-8685
Wes Email: Wes@LandAndWildlife.com
Website: www.LandAndWildlife.com
Remarks

Welcome to 9100 Boyd Road in beautiful Southern Oregon! This is the quintessential rural property dream for the discerning outdoorsman. Situated on 169.83 acres, this private estate includes over 10 miles of riding trails, direct access to 3,000 (+/-) acres of contiguous public lands, great hunting, hiking and much more! The grand, lodge style residence boasts over 7600 square feet and is accented with quality woodwork and soaring ceilings throughout. Surrounding the lodge home is breathtaking mature landscaping, multiple deck and patio areas, a cascading water feature with small pond, and an in-ground pool with expansive patio. Improvements include a lighted tennis court, beautiful horse barn, shop with covered RV parking, paved driveway and a whole house backup generator system. Multiple tax lots provides potential for additional homesites.

A true Northwestern setting with a variety of native trees, plants and two creeks, including year-round Ward Creek running along the southern border. There is a great area down near the creek for camping or just relaxing. Peaceful and privately set in the beautiful Rogue Valley, you will forget that you’re only minutes to the town of Rogue River and public recreation areas along the renowned Rogue River. There is easy access to I-5, and the Rogue Valley International Airport (21 miles).

The residence is surrounded by a terraced yard that has been beautifully landscaped with a collection of plants, trees and flowers and features a deck and lawn area, providing multiple spaces to enjoy the private tranquility. As you step through the grand entryway, you will find this spacious home features a unique floorplan that creates both formal and informal living areas to accommodate any lifestyle. The Living room features a 24’ vaulted ceiling, wooden beams, a stately rock fireplace wall and 16’ tall Pella windows that allow the park-like setting and trees to be a part of the room. The elegant Dining room is accented with coffered ceilings and leads to the large Kitchen with island, ample storage and breakfast nook that overlooks the beautiful backyard. The spacious home office has an attached library and is the perfect space for working from home, hobbies, and more. The main level also includes a large laundry room and full bath with exterior access.

Upstairs you will find the stunning Master suite. The suite includes a corner fireplace, deck with sunken hot tub that leads to a private garden, 2 walk-in closets and a spa-like bathroom with skylight, double sinks, vanity and sauna! Both of the guest bedroom suites have sliding doors with access to a shared balcony, attached bathrooms and spacious closets. The Recreation Room has soaring ceilings, rustic accents and is over 1000 square feet. Great as a second family room, game room, or media room.

Downstairs is the large hobby room with over 1,000 square feet of space. The room features soaring ceilings, a work space for projects, lots of storage and more. This is an ideal room for a home gym or hobby room with ample storage. There is also an attached 3-car garage.

The property is complete with lighted tennis court and pathways, established vegetable garden, a workshop with RV bay, plus a horse barn with 4 stalls, tack room and ample storage for hay and equipment, 8 acres of fenced pastures, an outdoor arena and more. A 68+ GPM well services the property. There is a 100KW generator that supplies backup power. Also, there is high speed cable internet available!

The property is home to deer, bear, turkey and many more species of wildlife. There are two deer stands and a food plot for your recreational enjoyment. This property is located in the Evans Creek hunting unit with over the counter tags available for big game species, including the sought after late season archery deer tag. Miles of riding and ATV trails have been developed throughout the property, with access to vast BLM land. By any standard this is a great home and property for the most discerning buyer.
Property Name

9100 Boyd Road

Address

9100 Boyd Rd, Rogue River, OR 97537

Property Details

Acreage

- 169.83

Details

- 36-4W-12-C0 Tax Lot 200, APN 10570326, 5.18 Acres (Zoning Woodland Resource)
- 36-4W-12-B0 Tax Lot 200, APN 10287118, 77.68 Acres (Zoning Woodland Resource)
- 36-4W-12-C0 Tax Lot 300, APN 10287183, 52.64 Acres (Zoning Woodland Resource)
- 36-4W-12-C0 Tax Lot 100, APN 10287207, 33.12 Acres (Zoning Woodland Resource)
- 36-4W-12-D0 Tax Lot 400, APN 10563596, 1.21 Acres (Zoning RR2.5)

Taxes

- $9,071.32

Elevation

- 1,300 to 1,600 Feet

Topography

- Rolling, Hillside, Pasture, Wooded

Special Features

- Private retreat situated in a wooded valley with spectacular views.
- Food Plot for Wild game with 2 hunting blinds.
- Over 10 miles of Hiking, Horseback Riding and ATV Trails on the property and the adjoining BLM Lands.
- Paved Driveway.

Vegetation/Trees

- The property has a variety of native trees and plants including evergreen trees like Douglas Fir and Sugar Pine, Deciduous trees like Black Oaks and Madrone as well as many other species of shrubs and vegetation.
- The area around the home has been professionally landscaped with an assortment of blooming plants, trees and flowers and features a lush lawn area.

Live Water

Year Round Creek

- Ward Creek runs along the southern border of the property.
- Boyd Creek Bisects the property.
August 16, 2018

Irrigation

Source and System

- Domestic Well (68 GPM Last Tested)
- The house landscaping and lawn is on drip and sprinkler.
- The horse pasture is on sprinkler irrigation.

*Buyer to complete due diligence on irrigation. There are no commercial water rights in place for this Well. Well may qualify for commercial water rights but no application has been made.*

Home

Year Built

- 1976

Square Footage

- 7,626

Bedrooms

- 3 Bedroom Suites

Bathrooms

- 4 Full & 1 Half

Main Floor Rooms


2nd Floor Rooms

- Master Bedroom, Master Bathroom, Guest Bedrooms (2), Guest Bathrooms (3), Recreation Room.

Lower Floor Rooms

- Bonus Room, Storage Room.

Heating and Air Systems

- Central Heating and Air. All electric with heat pump. Multiple Zones.
- Wood burning fireplace in Living Room.

Special Features

- Covered Front Porch
- The back of the home features multiple patios and decks.
- Cascading water feature with small pond.
- Incredible mature landscaping.
- Central Vacuum.
- Whole house backup generator.

Garage

- Attached 3 car garage
**Improvements**

**Shop**
- The shop includes Covered RV parking (over 40’) and two bay doors for general shop work or storage of vehicles or other toys. The structure is approximately 45’x45’.

**Barn**
- The horse barn includes 4 stalls, tack room, extra high ceiling, hay loft and lots of storage space. The structure is approximately 50’x50’.

**Tennis Court**
- 120’x60’ Concrete Tennis Court with Lights and Fence.

**Arena**
- Outdoor riding arena.

**Pasture**
- Approximately 8 acres of fenced horse pasture with underground sprinklers.

**Hunting Blinds/Food Plot**
- There are two raised hunting blinds and a food plot for deer.

**Domestic Water**

**Source**
- 68 Gallon Per Minute Well (See Well Flow Test Performed in 2017)

**Sewer**

**Onsite Septic System**
- Sand Filter System

**Utilities & Services**

**Electricity**
- Pacific Power Co.

**Gas**
- Propane (1,000 Gallon Tank)

**Internet**
- Spectrum (High Speed Cable)

**TV**
- Spectrum (Dish or Direct TV available)

**Home Phone**
- Spectrum
Location

Rogue River  (Town)
  ●  3 Miles
Access & Boat Launch to the Rogue River
  ●  7 Miles - Valley of the Rogue State Park
Grants Pass
  ●  12 Miles
Rogue Valley International Airport
  ●  21 Miles
Providence Hospital
  ●  24 Miles
Medford
  ●  23 Miles
Jacksonville
  ●  25 Miles
Ashland
  ●  35 Miles
Mt Ashland Ski Resort
  ●  56 Miles
Crater Lake
  ●  70 Miles
Oregon Coast  (Brookings)
  ●  108 Miles

Other Local Attractions

Applegate Valley Wine Trail, Oregon Shakespeare Festival, The Britt Music Festival, the Charming towns of Jacksonville and Ashland. The Oregon Caves, Crater Lake National Park, the Rogue & Applegate Rivers. Many lakes, hiking and other outdoor recreational opportunities. Southern Oregon also has thousands of acres of public lands for your recreational enjoyment.
CLIMATE (Source: “Sperlings Best Places”) | Rogue River, Oregon
---|---
"The annual rainfall in inches. Updated: December, 2016" | Rainfall (in.) | 28.5
"The annual snowfall in inches. Updated: December, 2016" | Snowfall (in.) | 13.8
"The annual number of days with measurable precipitation (over .01 inch). Updated: December, 2016" | Precipitation Days | 70
"The average number of days per year that are predominantly sunny. Updated: December, 2016" | Sunny Days | 199
"The average daily high temperature for the month of July, in degrees Fahrenheit. Updated: December, 2016" | Avg. July High | 89.5
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.
Well Flow Test

Test ID: 5285  
Street Address: 9100 Boyd Rd  
ROGUE RIVER, OR 97537

Test Date: Feb 03, 2017  
Name: Marilyn & John Duke

Service Tech: John Aldridge  
Billing Address: Po Box 430  
Rr, Oregon 97537

Telephone: 582-1536/944-2275

Test Requirements: 4 HOUR FLOW TEST

Remarks:

Equipment Used: EXISTING 5HP PUMP  
Source: WELL

Well Depth: 200  
Pumping Level: 180  
Diameter: 6  
Seal: Yes  
Vent: Yes  
Pop Off Valve: Yes

Water Color: CLEAR  
Taste: N/A  
Odor: NONE

Flow Data

<table>
<thead>
<tr>
<th>Time</th>
<th>Flow</th>
<th>Level</th>
<th>Meter</th>
</tr>
</thead>
<tbody>
<tr>
<td>10:30 AM</td>
<td>68 GPM</td>
<td>44 feet</td>
<td>1020.00 Gallons</td>
</tr>
<tr>
<td>10:45 AM</td>
<td>68 GPM</td>
<td>50 feet</td>
<td>2040.00 Gallons</td>
</tr>
<tr>
<td>11:00 AM</td>
<td>68 GPM</td>
<td>51 feet</td>
<td>3060.00 Gallons</td>
</tr>
<tr>
<td>11:15 AM</td>
<td>68 GPM</td>
<td>52 feet</td>
<td>4080.00 Gallons</td>
</tr>
<tr>
<td>11:30 AM</td>
<td>68 GPM</td>
<td>52 feet</td>
<td>5100.00 Gallons</td>
</tr>
<tr>
<td>11:45 AM</td>
<td>68 GPM</td>
<td>53 feet</td>
<td>6120.00 Gallons</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>68 GPM</td>
<td>53 feet</td>
<td>7140.00 Gallons</td>
</tr>
<tr>
<td>12:15 PM</td>
<td>68 GPM</td>
<td>53 feet</td>
<td>8160.00 Gallons</td>
</tr>
<tr>
<td>12:30 PM</td>
<td>68 GPM</td>
<td>53 feet</td>
<td>9180.00 Gallons</td>
</tr>
<tr>
<td>12:45 PM</td>
<td>68 GPM</td>
<td>53 feet</td>
<td>10200.00 Gallons</td>
</tr>
<tr>
<td>01:00 PM</td>
<td>68 GPM</td>
<td>53 feet</td>
<td>11220.00 Gallons</td>
</tr>
<tr>
<td>01:15 PM</td>
<td>68 GPM</td>
<td>54 feet</td>
<td>12240.00 Gallons</td>
</tr>
<tr>
<td>01:30 PM</td>
<td>68 GPM</td>
<td>54 feet</td>
<td>13250.00 Gallons</td>
</tr>
<tr>
<td>01:45 PM</td>
<td>68 GPM</td>
<td>54 feet</td>
<td>14280.00 Gallons</td>
</tr>
<tr>
<td>02:00 PM</td>
<td>68 GPM</td>
<td>54 feet</td>
<td>15300.00 Gallons</td>
</tr>
<tr>
<td>02:15 PM</td>
<td>68 GPM</td>
<td>54 feet</td>
<td>16320.00 Gallons</td>
</tr>
<tr>
<td>02:30 PM</td>
<td>68 GPM</td>
<td>54 feet</td>
<td>17340.00 Gallons</td>
</tr>
</tbody>
</table>

Total Time: 4 Hours  
Total Gallons: 17340.00 Gallons

3PM = Gallons per minute being pumped out of well.  
Level = The distance from the top of the well to the water level in the well.
**WATER WELL REPORT**

**STATE OF OREGON**

---

**1. OWNER:**
- **Name:** JOHN DUKE
- **Address:** 9100 BOYD RD.
- **City:** DOUGIE RIVER
- **State:** OR

**2. TYPE OF WORK (check):**
- New Well □
- Deepening X
- Reconditioning □
- Abandon □

If abandonment, describe material and procedure in Item 12.

**3. TYPE OF WELL:**
- Rotary Air □
- Rotary Mud [ ]
- Dow □
- Bowl [ ]

**4. PROPOSED USE (check):**
- Domestic [ ]
- Industrial [ ]
- Municipal [ ]
- Irrigation □
- Test Well □
- Other [ ]
- Thermal [ ]
- Withdrawal □
- Reclamation [ ]

**5. CASING INSTALLED:**
- Steel □
- Plastic □
- Welded □

**6. LINER INSTALLED:**
- Dia from ft to ft
- Gauge □

**7. PERFORATIONS:**
- Perforated? □ Yes [ ]

**8. SCREENS:**
- Well screen installed? □ Yes [ ]

**9. CONSTRUCTION:**
- Special standards: Yes □

**10. LOCATION OF WELL:**
- County: JACKSON
- Driller's well number: 36-1/2 W
- Tax Lot #: 3/7
- Loc: 10
- Blk: 1
- Subdivision: SAME

**11. WATER LEVEL:**
- Completed well.
- Depth at which water was first found: 60 ft
- Static level: 60 ft below land surface

**12. WELL LOG:**
- Diameter of well below casing: 265 ft
- Depth drilled: 265 ft
- Depth of completed well: 60 ft

**MATERIAL**

<table>
<thead>
<tr>
<th>From</th>
<th>To</th>
<th>SWL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rock</td>
<td>Bk</td>
<td>Wnt</td>
</tr>
</tbody>
</table>

---

**NOTICE TO WATER WELL CONTRACTOR**

The original and first copy of this report are to be filed with the WATER RESOURCES DEPARTMENT, SALEM, OREGON 97301 within 30 days from the date of well completion.
STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

(1) OWNER:
Name: John Duke
Address: 9100 Boyd Rd.
City: Roseburg
State: Ore
Zip: 97473

(2) TYPE OF WORK:
☐ New Well  ☐ Recondition  ☐ Abandon
☐ Pressure Grouting  ☐ Other

(3) DRILL METHOD:
☐ Rotary Air  ☐ Rotary Mud  ☐ Cable
☐ Other

(4) PROPOSED USE:
☐ Domestic  ☐ Community  ☐ Industrial  ☐ Irrigation
☐ Thermal  ☐ Injection  ☐ Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval
☐ Yes  ☐ No
Depth of Completed Well: 200 ft.

Explosives used:
☐ Yes  ☐ No
Explosive used:
☐ Type  ☐ Amount

(6) CASING/LINER:
Diameter
From 10  To 24
Material:
From 0  To 24
Amount of casing:
650

(7) PERFORATIONS/SCREENS:
Perforations:
☐ Yes  ☐ No
Method:
☐ Holte
Material:

(8) WELL TESTS: Minimum testing time is 1 hour
☐ Pump  ☐ Baier  ☐ Air
Flowing Artesian
Yield gal/min: 105
drawdown: 200
Drill stem at Time:
1 hr.

Temperature of water: 54
Depth Artesian Flow Found
Was a water analysis done?
☐ Yes  ☐ No

Did any strata contain water not suitable for intended use?
☐ Yes  ☐ No
Depth of strata:

(9) LOCATION OF WELL by legal description:
County: Jackson
Latitude
Longitude
T Township: 26S
Nor S: Range: 4W
Sec: 12
Lot: Lot
Subdivision: Same as one
Street Address of Well (or nearest address): Same as one

(10) STATIC WATER LEVEL:
Depth at which water was first found: 77
Artesian pressure: 45
Date: 9-30-86

(11) WATER BEARING ZONES:
Depth from
72'  128'  184'
To
128'  184'  184'
Estimated Flow Rate: 45
SWL

(12) WELL LOG:
Ground elevation

Material
Soil Brown
Clay & Fractured Rock Brr
Conglomerate Gray
Brown
Gray
Brown
Gray
Basalt Gray
Granite Gray

Date started: 9/29/86
Completed: 9/30/86

(bonded) Water Well Constructor Certification:
I certify that the work I performed on this well including all abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

WWW Number: 705

(bonded) Water Well Constructor Certification:
I certify that the work I performed on this well including all abandonment of this well is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

WWW Number: 705

Signed: Debra Miller
Date: 10-30-86
Details for account number 1-057032-6

## Account Info

- **Account**: 1-057032-6
- **Map**: 35-03
- **Taxlot**: 364W12C 200
- **Owner**: BOWEN VAUGHAN R
- **Mailing Address**: ROGUE RIVER OR, 97537

## Tax Year 2017 Info

- **Account Number**: 1-057032-6
- **Tax Code**: 35-03
- **Acreage**: 5.18

## Pay Taxes Online


## Assessment Info for Account 1-057032-6 Map 364W12C Taxlot 200

### Assessment Year 2018

#### Details for account number 1-057032-6

- **BASIS**: $7,133.90
- **Description**: 364W12C 300
- **Assessable**: ACTIVE
- **Sale Data (ORCATS)**
  - **Last Sale**: 8/6/2018
  - **Sale Date**: May 31, 2017
  - **Instrument Number**: 2017-18572

#### Account Comments

- **Situs Address**: 9100 BOYD RD
- **Mailing Address**: ROGUE RIVER OR, 97537
- **Appraiser**: [Portal](http://web.jacksoncounty.org/pdo/Ora_asmt_details.cfm?account=10570326&bTextOnly=False)

### Market Value Summary

#### Value Summary Detail

- **Code Area**: 35-03
- **Type**: LAND
- **RMV**: $66,630
- **MS**: $6,160
- **MAV**: $3,490
- **AV**: $3,490

#### Market Value Summary

- **Total (Market + Specially Assessed) Value Summary**: $643,664
  - **Land**: $639,270
  - **Improvements**: $4,394

### Total (Market + Specially Assessed) Value Summary

- **Total**: $643,664
  - **Sundry Assessed**: $3,494

### Improvements

- **Building #**: 35-03
  - **Other**: 1976
  - **Eff Year**: 1976
  - **Stat**: 164
  - **Type**: Two story
  - **Residence**: 100%

### Photos and Scanned Documents

- **Photos and Scanned Documents**: [Portal](http://web.jacksoncounty.org/pdo/Ora_asmt_details.cfm?account=10570326&bTextOnly=False)

### Real Property Special Assessments

- **Tax Year Applied**: 2018
  - **Description**: FIRE IMPROVEMENT SURCHARGE
  - **Amount**: $47.50
  - ** Acres**: 2.08
- **Tax Year Applied**: 2018
  - **Description**: FIRE PATROL TIMBER
  - **Amount**: $18.75
  - ** Acres**: 0.00

### Exemptions / Special Assessments / Notations / Potential Liability

- **Notations**: [Portal](http://web.jacksoncounty.org/pdo/Ora_asmt_details.cfm?account=10570326&bTextOnly=False)

### Location Map

---

**Note**: This was previously a split code account. Accounts combined for 2006-07. Purged account #10572076.

http://web.jacksoncounty.org/pdo/Ora_asmt_details.cfm?account=10570326&bTextOnly=False
**Improvement Summary**  
*JACKSON County*  
*For Assessment Year 2018*

<table>
<thead>
<tr>
<th>Account ID</th>
<th>10570326</th>
</tr>
</thead>
<tbody>
<tr>
<td>Map</td>
<td>364W12-C0-00200</td>
</tr>
<tr>
<td>Mailing</td>
<td>BOWEN VAUGHAN R/MONIKA G</td>
</tr>
<tr>
<td></td>
<td>9100 BOYD RD ROGUE RIVER, OR 97537</td>
</tr>
<tr>
<td>Situs</td>
<td>9100 BOYD RD ROGUE RIVER/COUNTY, OR 97537</td>
</tr>
</tbody>
</table>

**Account ID:** 10570326  
**Situs:** 9100 BOYD RD ROGUE RIVER/COUNTY, OR 97537  
**Map:** 364W12-C0-00200  
**Mailing:** BOWEN VAUGHAN R/MONIKA G, 9100 BOYD RD, ROGUE RIVER, OR 97537

<table>
<thead>
<tr>
<th>Bldg</th>
<th>Code</th>
<th>Area</th>
<th>Stat Class</th>
<th>Year Built</th>
<th>Comp %</th>
<th>Description</th>
<th>Sqft</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3503</td>
<td>164</td>
<td>1</td>
<td>1976</td>
<td>100</td>
<td>164 - Two story with basement</td>
<td>7,626</td>
</tr>
</tbody>
</table>

Rooms: 3 - BD, 4 - FB, 3 - FP

**Floors**

<table>
<thead>
<tr>
<th>Description</th>
<th>Class</th>
<th>Comp %</th>
<th>OR %</th>
<th>Sqft</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td>6</td>
<td>100</td>
<td></td>
<td>4163</td>
</tr>
<tr>
<td>Second Floor</td>
<td>6</td>
<td>100</td>
<td></td>
<td>1183</td>
</tr>
<tr>
<td>Attic</td>
<td>6</td>
<td>100</td>
<td></td>
<td>1140</td>
</tr>
<tr>
<td>Basement</td>
<td>6</td>
<td>100</td>
<td></td>
<td>1140</td>
</tr>
</tbody>
</table>

**Improvement Inventory**

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty/Size</th>
<th>Description</th>
<th>Qty/Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>BATHTUB</td>
<td>1</td>
<td>LAVATORY</td>
<td>5</td>
</tr>
<tr>
<td>COMPACTOR</td>
<td>1</td>
<td>MICROWAVE</td>
<td>1</td>
</tr>
<tr>
<td>COOKTOP</td>
<td>1</td>
<td>OVEN</td>
<td>1</td>
</tr>
<tr>
<td>DISHWASHER</td>
<td>1</td>
<td>SHAKE</td>
<td>4163</td>
</tr>
<tr>
<td>DISPOSAL</td>
<td>1</td>
<td>SHOWER</td>
<td>3</td>
</tr>
<tr>
<td>HEAT PUMP</td>
<td>5346</td>
<td>SINGLE FP</td>
<td>2</td>
</tr>
<tr>
<td>HEAT PUMP</td>
<td>570</td>
<td>TOILET</td>
<td>4</td>
</tr>
<tr>
<td>HOOD/FAN</td>
<td>1</td>
<td>TUB/SHOWER</td>
<td>1</td>
</tr>
<tr>
<td>WOOD STOVE HEARTH</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Accessories**

<table>
<thead>
<tr>
<th>Description</th>
<th>Size</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>196</td>
<td>1</td>
</tr>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>360</td>
<td>1</td>
</tr>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>480</td>
<td>1</td>
</tr>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>130</td>
<td>1</td>
</tr>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>1760</td>
<td>1</td>
</tr>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>1728</td>
<td>1</td>
</tr>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>140</td>
<td>1</td>
</tr>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>§OI: ADDITIONAL OTHER ITEMS</td>
<td>7200</td>
<td>1</td>
</tr>
<tr>
<td>ASPHALT</td>
<td>8000</td>
<td></td>
</tr>
<tr>
<td>CONCRETE</td>
<td>1304</td>
<td>1</td>
</tr>
<tr>
<td>DECK-RW/TREX-NO COVER</td>
<td>1325</td>
<td>1</td>
</tr>
</tbody>
</table>

**Total RMV:** $691,060

8/6/2018  
Page 1 of 1
Assessment Info for Account 1-056359-6  Map 364W12D Taxlot 400
Report For Assessment Purposes Only Created August 06, 2018

Account Info

<table>
<thead>
<tr>
<th>Account</th>
<th>1-056359-6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Map</td>
<td>364W12D 400</td>
</tr>
<tr>
<td>Taxlot</td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>BOWEN VAUGHAN R</td>
</tr>
<tr>
<td>Situs Address</td>
<td>WARDS CR RD ROGUE RIVER/COUNTY R</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>BOWEN VAUGHAN R/MONIKA G 9100 BOYD RD</td>
</tr>
<tr>
<td>Appraiser</td>
<td>158</td>
</tr>
</tbody>
</table>

Tax Year 2017 Info

<table>
<thead>
<tr>
<th>Tax Code</th>
<th>35-02</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acreage</td>
<td>1.21</td>
</tr>
</tbody>
</table>

Pay Taxes Online

<table>
<thead>
<tr>
<th>Tax Report</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td></td>
</tr>
</tbody>
</table>

Land Info

<table>
<thead>
<tr>
<th>Land Class</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>RR-2.5</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Class</th>
<th>400</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stat Class</td>
<td>000</td>
</tr>
<tr>
<td>Unit ID</td>
<td>140143-1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maintenance Area</th>
<th>7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
<td>000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tax Rate</th>
<th>8.6263</th>
</tr>
</thead>
<tbody>
<tr>
<td>Study Area</td>
<td>03</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>District Rates</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Account Status</td>
<td>ACTIVE</td>
</tr>
<tr>
<td>Tax Status</td>
<td>Assessable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tax Rates</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub Type</td>
<td>NORMAL</td>
</tr>
</tbody>
</table>

Sales Data (ORCATS)

Last Sale: $1,500,000

May 31, 2017

Market Summary Detail (For Assessment Year 2018 - Subject To Change)

<table>
<thead>
<tr>
<th>Code Area</th>
<th>Type</th>
<th>Acreage</th>
<th>RMV</th>
<th>M5</th>
<th>MAV</th>
<th>AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>1.21</td>
<td>$98,950</td>
<td>$98,950</td>
<td>$44,870</td>
<td>$44,870</td>
</tr>
</tbody>
</table>

Market Summary Detail (For Assessment Year 2018 - Subject To Change)

<table>
<thead>
<tr>
<th>Code Area</th>
<th>Type</th>
<th>Acreage</th>
<th>RMV</th>
<th>M5</th>
<th>MAV</th>
<th>AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>1.21</td>
<td>$98,950</td>
<td>$98,950</td>
<td>$44,870</td>
<td>$44,870</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Value History</th>
<th>Total:</th>
<th>$98,950</th>
<th>$98,950</th>
<th>$44,870</th>
<th>$44,870</th>
</tr>
</thead>
</table>

Photos and Scanned Documents

ALL IN ONE REPORT?

Appraisal Maintenance

2018 - INVENTORY REVIEW

Account Comments

07/21/97: B/E PETITION #96-1288.>>10/9/17 NAC PER AERIALS #158>>>

Exemptions / Special Assessments / Notations / Potential Liability

<table>
<thead>
<tr>
<th>Tax Year Applied</th>
<th>Code</th>
<th>Description</th>
<th>Amount</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>40</td>
<td>FIRE PATROL TIMBER</td>
<td>$18.75</td>
<td>1.21</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Notations</th>
<th>Description</th>
<th>Tax Amount</th>
<th>Year Added</th>
<th>Value Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CARTOGRAPHIC ACTIVITY</td>
<td>2007</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STATE FIRE PROTECTION</td>
<td>2006</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BOPTA ORDER-REDUCTION 309.120</td>
<td>1996</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BOPTA ORDER-REDUCTION 309.120</td>
<td>1993</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BOPTA ORDER-REDUCTION 309.120</td>
<td>1986</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BOPTA ORDER-REDUCTION 309.120</td>
<td>1985</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Location Map

http://web.jacksoncounty.org/pdo/Ora_asmt_details.cfm?account=10563596&bTextOnly=False
### Improvement Detail for 1-057032-6 Improvement ID 85154

**URL:** [http://web.jacksoncounty.org/pdo/Ora_Improvement_detail.cfm?IMPR_ID=85154&account=10570326&ms_account_id=0](http://web.jacksoncounty.org/pdo/Ora_Improvement_detail.cfm?IMPR_ID=85154&account=10570326&ms_account_id=0)

#### Improvement

<table>
<thead>
<tr>
<th>Site</th>
<th>Building #</th>
<th>Code Area</th>
<th>Year Built</th>
<th>Eff Year Built</th>
<th>Stat Class</th>
<th>Description</th>
<th>Type</th>
<th>SqFt</th>
<th>% Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>35-03</td>
<td>1976</td>
<td>1976</td>
<td>164</td>
<td></td>
<td>Two story with basement</td>
<td>Residence</td>
<td>7,626</td>
<td>100 %</td>
</tr>
</tbody>
</table>

**Improvement Comment:**

04/24/01: ADDED 14 X 14 GP BLDG TO HOUSE GENERATOR. - #95

---

#### Floors

<table>
<thead>
<tr>
<th>Description</th>
<th>Class</th>
<th>SqFt</th>
<th>Length x Width</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Second Floor</strong></td>
<td>6</td>
<td>1,183</td>
<td></td>
</tr>
<tr>
<td><strong>Attic</strong></td>
<td>6</td>
<td>1,140</td>
<td></td>
</tr>
<tr>
<td><strong>Basement</strong></td>
<td>6</td>
<td>1,140</td>
<td></td>
</tr>
<tr>
<td><strong>First Floor BD-3 FB-4 FP-3</strong></td>
<td>6</td>
<td>4,163</td>
<td></td>
</tr>
</tbody>
</table>

---

#### Improvement Accessories

<table>
<thead>
<tr>
<th>Description</th>
<th>Eff Year Built</th>
<th>SqFt</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>§TENNIS COURT D-70 L-100 C-2</td>
<td></td>
<td>7,200</td>
<td>1</td>
</tr>
<tr>
<td>§TENNIS CT LIGHTS D-70 L-130 C-350</td>
<td></td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>§GP SHED D-90 L-110 C-13.94</td>
<td></td>
<td>140</td>
<td>1</td>
</tr>
<tr>
<td>§FEEDER BARN D-80 L-110 C-6</td>
<td></td>
<td>1,728</td>
<td>1</td>
</tr>
<tr>
<td>§DETACHED GARAGE D-100 L-110 C-7.75</td>
<td></td>
<td>1,760</td>
<td>1</td>
</tr>
<tr>
<td>§POOL D-30 L-100 C-160</td>
<td></td>
<td>130</td>
<td>1</td>
</tr>
<tr>
<td>§HALF CLASS D-88 L-100 C-32820</td>
<td></td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>ASPHALT</td>
<td>1976</td>
<td>8,000</td>
<td>1</td>
</tr>
<tr>
<td>§MACHINE SHED D-80 L-110 C-8.05</td>
<td></td>
<td>480</td>
<td>1</td>
</tr>
<tr>
<td>§TENNIS COURT FENCE D-70 L-100 C-16.5</td>
<td></td>
<td>360</td>
<td>1</td>
</tr>
<tr>
<td>§DIVING BOARD D-30 L-100 C-600</td>
<td></td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>§GP SHED 14 X 14 D-100 L-110 C-11.9</td>
<td></td>
<td>196</td>
<td>1</td>
</tr>
<tr>
<td>DECK-RW/TREX-NO COVER</td>
<td>1976</td>
<td>1,325</td>
<td>1</td>
</tr>
<tr>
<td>CONCRETE</td>
<td>1976</td>
<td>1,304</td>
<td>1</td>
</tr>
</tbody>
</table>

---

#### Improvement Inventory

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Size</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>0205</td>
<td>HEAT PUMP</td>
<td>570</td>
<td></td>
</tr>
<tr>
<td>0205</td>
<td>HEAT PUMP</td>
<td>5346</td>
<td></td>
</tr>
<tr>
<td>0111</td>
<td>SINGLE FP</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>0113</td>
<td>WOOD STOVE HEARTH</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>0120</td>
<td>DISHWASHER</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>0122</td>
<td>COOKTOP</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>0123</td>
<td>OVEN</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>0124</td>
<td>HOOD/FAN</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>0125</td>
<td>DISPOSAL</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>0126</td>
<td>COMPACTOR</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>0127</td>
<td>MICROWAVE</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>0130</td>
<td>LAVATORY</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>0131</td>
<td>TOILET</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>0132</td>
<td>BATHTUB</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>0133</td>
<td>SHOWER</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>0134</td>
<td>TUB/SHOWER</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>0213</td>
<td>SHAKE</td>
<td>4163</td>
<td>0</td>
</tr>
</tbody>
</table>
Account Info for Account 1-028718-3  Map 364W12C Taxlot 300
Report For Assessment Purposes Only Created August 06, 2018

Account Info

<table>
<thead>
<tr>
<th>Account</th>
<th>Map TL Sequence</th>
<th>Assessment Year</th>
<th>Print Window</th>
<th>Close Window</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-028718-3</td>
<td>364W12C 300</td>
<td>2018</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Map Taxlot

<table>
<thead>
<tr>
<th>Owner</th>
<th>Situs Address</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOWEN VAUGHAN R</td>
<td>WARDS CR RD ROGUE RIVER/COUNTY R</td>
<td>BOWEN VAUGHAN R/MONIKA G 9100 BOYD RD ROGUE RIVER OR, 97537</td>
</tr>
</tbody>
</table>

Appraiser

<table>
<thead>
<tr>
<th>Associated Taxlots</th>
<th>Tax Year 2017 Info</th>
<th>Land Info</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Acct</td>
<td>Pay Taxes Online</td>
<td></td>
</tr>
</tbody>
</table>

Tax Year 2017 Info

<table>
<thead>
<tr>
<th>Code Area</th>
<th>Type</th>
<th>Acreage</th>
<th>RMV</th>
<th>M5</th>
<th>MAV</th>
<th>AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>45.30</td>
<td>$96,100</td>
<td>$96,100</td>
<td>$56,720</td>
<td>$56,720</td>
</tr>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>7.34</td>
<td>$15,560</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

Value Summary Detail

<table>
<thead>
<tr>
<th>Code Area</th>
<th>Type</th>
<th>Acreage</th>
<th>SAV</th>
<th>MSAV</th>
<th>AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>7.34</td>
<td>$2,077</td>
<td>$1,394</td>
<td>$1,394</td>
</tr>
</tbody>
</table>

Market Value Summary

<table>
<thead>
<tr>
<th>Code Area</th>
<th>Type</th>
<th>Acreage</th>
<th>RMV</th>
<th>M5</th>
<th>MAV</th>
<th>AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>45.30</td>
<td>$96,100</td>
<td>$96,100</td>
<td>$56,720</td>
<td>$56,720</td>
</tr>
</tbody>
</table>

Specially Assessed Value Summary

<table>
<thead>
<tr>
<th>Code Area</th>
<th>Type</th>
<th>Acreage</th>
<th>SAV</th>
<th>MSAV</th>
<th>AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>7.34</td>
<td>$2,077</td>
<td>$1,394</td>
<td>$1,394</td>
</tr>
</tbody>
</table>

Total (Market + Specially Assessed) Value Summary

<table>
<thead>
<tr>
<th>Code Area</th>
<th>RMV/M5/MAV/AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>$111,660 $98,177 $58,114 $58,114</td>
</tr>
</tbody>
</table>

Photos and Scanned Documents

All In One Report?

Account Comments

Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments

<table>
<thead>
<tr>
<th>Tax Year Applied</th>
<th>Code</th>
<th>Description</th>
<th>Amount</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>40</td>
<td>FIRE PATROL TIMBER</td>
<td>$116.32</td>
<td>52.64</td>
</tr>
</tbody>
</table>

Notations

<table>
<thead>
<tr>
<th>Description</th>
<th>Tax Amount</th>
<th>Year Added</th>
<th>Value Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOREST LAND-POTENTIAL LIABILITY</td>
<td></td>
<td>2007</td>
<td></td>
</tr>
<tr>
<td>CARTOGRAPHIC ACTIVITY</td>
<td></td>
<td>2006</td>
<td></td>
</tr>
<tr>
<td>STATE FIRE PROTECTION</td>
<td></td>
<td>1996</td>
<td></td>
</tr>
</tbody>
</table>

Location Map
Details for account number 1-028720-7

Account Info |
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Account</td>
</tr>
<tr>
<td>Map</td>
</tr>
<tr>
<td>Taxlot</td>
</tr>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>BOWEN MONIKA G</td>
</tr>
<tr>
<td>Situs Address</td>
</tr>
<tr>
<td>Mailing Address</td>
</tr>
<tr>
<td>Associated Taxlots</td>
</tr>
<tr>
<td>35-02 R</td>
</tr>
<tr>
<td>35-03 R</td>
</tr>
<tr>
<td>Appraiser</td>
</tr>
<tr>
<td>Account Comments</td>
</tr>
<tr>
<td>Exemptions / Special Assessments / Notations / Potential Liability</td>
</tr>
<tr>
<td>Code</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>40</td>
</tr>
<tr>
<td>Notations</td>
</tr>
<tr>
<td>Description</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>FOREST LAND-POTENTIAL LIABILITY</td>
</tr>
<tr>
<td>CARTOGRAPHIC ACTIVITY</td>
</tr>
<tr>
<td>STATE FIRE PROTECTION</td>
</tr>
<tr>
<td>BOPTA ORDER-REDUCTION 309.120</td>
</tr>
<tr>
<td>Location Map</td>
</tr>
</tbody>
</table>
### Account Info

<table>
<thead>
<tr>
<th>Account</th>
<th>1-028711-8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Map</td>
<td>364W12B 200</td>
</tr>
<tr>
<td>Taxlot</td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>BOWEN VAUGHAN R, BOWEN MONIKA G</td>
</tr>
<tr>
<td>Situs Address</td>
<td>BOYD RD ROGUE RIVER/COUNTY</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>BOWEN VAUGHAN R/MONIKA G 9100 BOYD RD ROGUE RIVER OR, 97537</td>
</tr>
<tr>
<td>Appraiser</td>
<td>58</td>
</tr>
</tbody>
</table>

### Tax Year 2017 Info

- **Tax Code**: 35-02
- **Acreage**: 77.68
- **Tax Report**: [Details](#)
- **Tax Statement**: [Details](#)
- **Cor Tax Statement**: [Details](#)
- **Tax History**: [Details](#)
- **Tax Code 35-02**
  - **Property Class**: 600
  - **Stat Class**: 000
  - **Maintenance Area**: 7
  - **Neighborhood**: 000
  - **Study Area**: 03
  - **Account Status**: ACTIVE
  - **Sub Type**: NORMAL

### Sales Data (ORCATS)

- **Last Sale (consideration > 0)**: $1,500,000
  - **Sale Date**: May 31, 2017
  - **Instrument Number**: 2017-18572

### Value Summary Detail

<table>
<thead>
<tr>
<th>Code Area</th>
<th>Type</th>
<th>Acreage</th>
<th>RMV</th>
<th>M5</th>
<th>MAV</th>
<th>AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>32.52</td>
<td>$68,980</td>
<td>$68,980</td>
<td>$39,800</td>
<td>$39,800</td>
</tr>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>45.16</td>
<td>$95,820</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

### Market Value Summary

<table>
<thead>
<tr>
<th>Code Area</th>
<th>Type</th>
<th>Acreage</th>
<th>SAV</th>
<th>MSAV</th>
<th>AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>45.16</td>
<td>$7,736</td>
<td>$5,157</td>
<td>$5,157</td>
</tr>
</tbody>
</table>

### Specially Assessed Value Summary

<table>
<thead>
<tr>
<th>Code Area</th>
<th>Type</th>
<th>Acreage</th>
<th>RMV</th>
<th>M5</th>
<th>MAV</th>
<th>AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>32.52</td>
<td>$68,980</td>
<td>$68,980</td>
<td>$39,800</td>
<td>$39,800</td>
</tr>
<tr>
<td>35-02</td>
<td>LAND</td>
<td>45.16</td>
<td>$95,820</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

### Total (Market + Specially Assessed) Value Summary

<table>
<thead>
<tr>
<th>Code Area</th>
<th>RMV/MS/MAV/AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-02</td>
<td>$164,800 $76,716 $44,957 $44,957</td>
</tr>
</tbody>
</table>

### Photos and Scanned Documents

- **Scanned Assessor Documents**: [Portal](#)

### Account Comments

**07/21/97: B/E PETITION #96-1286.**

### Exemptions / Special Assessments / Notations / Potential Liability

#### Real Property Special Assessments

<table>
<thead>
<tr>
<th>Tax Year Applied</th>
<th>Code</th>
<th>Description</th>
<th>Amount</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>40</td>
<td>FIRE PATROL TIMBER</td>
<td>$171.65</td>
<td>77.68</td>
</tr>
</tbody>
</table>

#### Notations

<table>
<thead>
<tr>
<th>Description</th>
<th>Tax Amount</th>
<th>Year Added</th>
<th>Value Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOREST LAND-POTENTIAL LIABILITY</td>
<td>2007</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CARTOGRAPHIC ACTIVITY</td>
<td>2006</td>
<td></td>
<td></td>
</tr>
<tr>
<td>STATE FIRE PROTECTION</td>
<td>1996</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Location Map
Order No.: 7161-2803868
February 16, 2017

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:
PHYLLIS STROSSER, Escrow Officer/Closer
Phone: (541)779-7250 - Fax: (866)839-7125- Email: pstrosser@firstam.com
First American Title Company of Oregon
1225 Crater Lake Ave, Ste 101, Medford, OR 97504

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:
Mark Fliegel, Title Officer
Phone: (541)779-7250 - Email: mfliegel@firstam.com

Preliminary Title Report

Situs Address as disclosed on Jackson County Tax Roll:

9100 Boyd Road, Rogue River, OR 97537

2006 ALTA Owners Standard Coverage
Liability $ 1,500,000.00  Premium $ 2,850.00
2006 ALTA Owners Extended Coverage
Liability $              Premium $
2006 ALTA Lenders Standard Coverage
Liability $              Premium $
2006 ALTA Lenders Extended Coverage
Liability $ 1,460,000.00  Premium $ 937.00
Endorsement 9, 22 & 8.1
Liability $              Premium $ 100.00
Govt Service Charge
Cost $
Other
Cost $

Proposed Insured Lender: To Be Determined

Proposed Borrower: Vaughan R. Bowen and Monika G. Bowen

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 January 18, 2017 at 8:00 a.m., title to the fee simple estate is vested in:

John A. Duke and Marilyn R. Duke, Trustees of John A. Duke Trust, as to Tracts A, B, C & D; and John A.
Duke and Marilyn R. Duke, as tenants by the entirety, as to Tract E

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

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.
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 to water or title to water, whether or not such rights are a matter of public record.

7. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land pursuant to O.R.S. 321.358 to 321.372. If the land becomes disqualified for the special assessment under the statute, an addition tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land assessment. (Affects Tracts A-D)

8. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Wards Creek. (Affects Tracts C & E)
9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

10. Easement, including terms and provisions contained therein:
    Recording Information: Volume 400, Pages 53 and 196
    In Favor of: California Oregon Power Company
    For: transmission and distribution of electricity
    Affects: Tracts B, C & D

11. Easement as shown on the recorded plat/partition
    For: drainage
    Affects: 20 feet in width - Tract E

12. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
    Recording Information: Volume 589, Page 399
    (Affects Parcel E)

    Modification and/or amendment by instrument:
    Recording Information: May 23, 1975 as Document No. 75-06097

13. Easement, including terms and provisions contained therein:
    Recording Information: March 13, 1967 as Document No. 67-01949
    In Favor of: Pacific Power & Light Company, a Maine corporation
    For: transmission and distribution of electricity
    Affects: Tract A

14. Easement, including terms and provisions contained therein:
    Recording Information: August 02, 1974 as Document No. 74-09854
    In Favor of: Allen Waycott and Nancy Waycott, husband and wife
    For: ingress and egress
    Affects: See document for exact location (Tract D)

15. Easement, including terms and provisions contained therein:
    Recording Information: December 30, 1975 as Document No. 75-17955
    In Favor of: Pacific Power and Light Company
    For: transmission and distribution of electricity
    Affects: Tract B & C

16. Easement, including terms and provisions contained therein:
    Recording Information: 96-15003
    For: Fuelbreak
    (Affects Tract D)
17. Easement, including terms and provisions contained therein:
   Recording Information: April 03, 2000 as Document No. 00-12634
   In Favor of: PacifiCorp, an Oregon corporation, its successors and assigns
   For: electric power distribution lines
   Affects: Tract S B & C

18. In order to insure a transaction involving the herein named trust, we will need to be provided a
   Certification of Trust pursuant to ORS 130.800 through ORS 130.910. (Affects Parcels II to IV)

19. Unrecorded leases or periodic tenancies, if any. (Affects Parcels I to IV)

   - END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against Vaughan R. Bowen and
       Monika G. Bowen

NOTE: Taxes for the year 2016-2017 PAID IN FULL
       Tax Amount: $528.03
       Map No.: 364W12B 200
       Property ID: 1-028711-8
       Tax Code No.: 35-02
       (Affects Tract A)

NOTE: Taxes for the year 2016-2017 PAID IN FULL
       Tax Amount: $6,951.24
       Map No.: 364W12C 200
       Property ID: 1-057032-6
       Tax Code No.: 35-03
       (Affects Tract B)

NOTE: Taxes for the year 2016-2017 PAID IN FULL
       Tax Amount: $379.04
       Map No.: 364W12C 100
       Property ID: 1-028720-7
       Tax Code No.: 35-02
       (Affects Tract C)

NOTE: Taxes for the year 2016-2017 PAID IN FULL
       Tax Amount: $583.53
       Map No.: 364W12C 300
       Property ID: 1-028718-3
       Tax Code No.: 35-02
       (Affects Tract D)

NOTE: Taxes for the year 2016-2017 PAID IN FULL
       Tax Amount: $385.27
       Map No.: 364W12D 400
       Property ID: 1-056359-6
       Tax Code No.: 35-02

First American Title
NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Timber on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

(Affects Tracts A-D)

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!
MARK FLIEGEL
TITLE OFFICER
mfliegel@firstam.com

RECORDING INFORMATION

As of August 1, 2015 Jackson County recording fees are as follows:

<table>
<thead>
<tr>
<th>Recording Fees</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Deeds 1st page</td>
<td>$59.00</td>
</tr>
<tr>
<td>All Deeds for each additional page</td>
<td>$5.00</td>
</tr>
<tr>
<td>All Other Document Types</td>
<td>$68.00</td>
</tr>
<tr>
<td>All Other Document Types for each additional page</td>
<td>$5.00</td>
</tr>
</tbody>
</table>

Additional Fees will be imposed by the County Clerk of a document presented for recording fails to meet the requirements established by ORS Chapter 205.

cc: Wes Walton, Land and Wildlife LLC
3811 Crater Lake Highway, Medford, OR 97504
cc: Laurel Merkel, RE/MAX Integrity
1830 NE 7th Street, Suite 100, Grants Pass, OR 97526
### SCHEDULE OF EXCLUSIONS FROM COVERAGE

#### ALTA LOAN POLICY (06/17/06)

The following matters are expressly 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) restricting, regulating, prohibiting, or relating 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 protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters:
   - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   - (b) not known to the Company, not recorded in the Public Records at 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 Date of Policy (however, this 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 the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is:
   - (a) a fraudulent conveyance or fraudulent transfer, or
   - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

#### ALTA OWNER’S POLICY (06/17/06)

The following matters are expressly 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) restricting, regulating, prohibiting, or relating 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 protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
   - (a) a fraudulent conveyance or fraudulent transfer, or
   - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

4. 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.

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.

#### 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 encumbrance (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.

---

**First American Title**
Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American’s Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates’ Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American’s Web sites may make use of “cookie” technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy. Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy. Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data. Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections. Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner. Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.
Exhibit "A"

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

TRACT A:
The South Half of the Northwest Quarter of Section 12 in Township 36 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon.

TRACT B:
All that certain real property situated in the County of Jackson, State of Oregon, being a portion of the Southwest quarter of Section 12, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon, described as follows:

Commencing at the South quarter corner of Section 12, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon; thence North 28° 59' 11" West, 1704.63 feet, to a point on a road known as Boyd Road, said point being the true point of beginning; thence on the center line of said road, South 73° 02' 02" West, 175.47 feet, to the beginning of a curve to the right, having a radius of 200 feet, and a central angle of 25° 51' 36"; thence on the arc of said curve, 90.27 feet, to the end of said curve; thence North 81° 06' 22" West, 128.68 feet, to the beginning of a curve to the right, having a radius of 200 feet, and a central angle of 43° 58' 14"; thence on the arc of said curve, 153.49 feet, to a point where the Westerly line of the herein described tract intersects said curve; thence leaving the center line of said Boyd Road, North 30° 26' 44" East, 667.07 feet; thence South 72° 53' 16" East, 225.00 feet; thence South 04° 12' 11" West, 549.60 feet, to the point of beginning.

EXCEPTING THEREFROM the Southerly 30 feet of the above described parcel, said 30 foot wide parcel is parallel to and 30 feet at right angles from, the above described center line of Boyd Road.

TRACT C:
That portion of the North Half of the South Half of Section 12, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon, lying Northerly and Westerly of HIGHLAND MEADOWS SUBDIVISION and Northeasterly of Boyd Road.

EXCEPTING THEREFROM All that certain real property situated in the County of Jackson, State of Oregon, being a portion of the Southwest quarter of Section 12, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon, described as follows:

Commencing at the South quarter corner of Section 12, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon; thence North 28° 59' 11" West, 1704.63 feet, to a point on a road known as Boyd Road, said point being the true point of beginning; thence on the center line of said road, South 73° 02' 02" West, 175.47 feet, to the beginning of a curve to the right, having a radius of 200 feet, and a central angle of 25° 51' 36"; thence on the arc of said curve, 90.27 feet, to the end of said curve; thence North 81° 06' 22" West, 128.68 feet, to the beginning of a curve to the right, having a radius of 200 feet, and a central angle of 43° 58' 14"; thence on the arc of said curve, 153.49 feet, to a point where the Westerly line of the herein described tract intersects said curve; thence leaving the center line of said Boyd Road, North 30° 26' 44" East, 667.07 feet; thence South 72° 53' 16" East, 225.00 feet; thence South 04° 12' 11" West, 549.60 feet, to the point of beginning.

EXCEPTING THEREFROM the Southerly 30 feet of the above described parcel, said 30 foot wide parcel is parallel to and 30 feet at right angles from, the above described center line of Boyd Road.

TRACT D:
All that part of the Southwest quarter of Section 12, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon, lying Westerly of Wards Creek and Southerly and Westerly of Boyd Road.
EXCEPTING THEREFROM the following: The South 330.0 feet of the Southwest quarter of Section 12, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon, lying Westerly of Wards Creek.

ALSO EXCEPTING THEREFROM: Beginning at a point from which the Southwest corner of Section 12, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon, bears South, 326.23 feet, and West, 535.12 feet, said point being on the North line of tract described in instrument recorded as Document No. 74-14584, Official Records of Jackson County, Oregon; thence South 89° 35' 40" East, along the North line of said tract, 358.85 feet, to the center line of Wards Creek; thence along said center line, North 17° East, 196.6 feet; North 42° East, 107.0 feet; South 56° 45' East, 174.0 feet; North 44° 30' East, 130.0 feet; and North 7° East, 55.0 feet, to the most Northerly corner of Lot 1, Block 4, HIGHLAND MEADOWS; thence North 46° 27' 20" West, 424.32 feet; thence along the arc of a 179.63 foot radius curve to the right, 241.73 feet, (the long chord of which bears North 48° 38' 35" East, 223.90 feet); thence North 87° 11' 50" East, 42.75 feet; thence along the arc of a 125.22 foot radius curve to the left, 243.20 feet, (the long chord of which bears North 31° 32' 40" East, 206.78 feet); thence North 24° 06' 30" West, 92.52 feet; thence along the arc of a 125.12 foot radius curve to the right, 71.08 feet, (the long chord of which bears North 8° 50' 05" West, 65.92 feet); thence North 6° 26' 20" East, 24.58 feet; thence along the arc of a 125.12 foot radius curve to the right, 112.39 feet, (the long chord of which bears North 32° 10' 10" East, 108.64 feet); thence North 57° 54' East, 41.95 feet, to the Westerly right of way line of Boyd Road; thence North 32° 06' West, along said Westerly line, 25.00 feet; thence South 57° 54' West, 41.95 feet; thence along the arc of a 150.12 foot radius curve to the left, 134.83 feet, (the long chord of which bears South 32° 10' 10" West, 130.34 feet); thence South 6° 26' 20" West, 24.58 feet; thence along the arc of a 150.12 foot radius curve to the left, 85.27 feet, (the long chord of which bears South 8° 50' 05" East, 79.10 feet); thence South 24° 06' 30" East, 92.52 feet; thence along the arc of a 100.22 foot radius curve to the right, 194.67 feet, (the long chord of which bears South 31° 32' 40" West, 165.48 feet); thence South 87° 11' 50" West, 42.75 feet; thence along the arc of a 204.63 foot radius curve to the right, 275.35 feet, (the long chord of which bears South 48° 38' 35" West, 255.06 feet); thence South 10° 05' 20" West, 34.47 feet; thence along the arc of a 101.04 foot radius curve to the right, 89.81 feet, (the long chord of which bears South 22° 53' 35" West, 89.10 feet); thence South 35° 42' West, 606.17 feet, to the point of beginning.

AND ALSO EXCEPTING THEREFROM: Beginning at the most Northerly corner of Lot 1, Block 4, HIGHLAND MEADOWS from which the Southwest corner of Section 12, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon, bears South, 643.13 feet, and West, 1267.43 feet; thence along the center line of Wards Creek, North 13° 13' 10" East, 130.7 feet; North 34° 52' East, 185.0 feet; North 41° 13' East, 117.0 feet; North 14° 28' West, 100.0 feet; North 32° 18' East, 102.0 feet; North 60° 01' East, 78.0 feet; North 35° 10' East, 112.0 feet; South 84° 03' East, 86.0 feet; North 51° 37' East, 120.0 feet; North 49° 30' East, 21.0 feet, to the Southwesterly right of way line of Boyd Road; thence along said right of way line, North 44° 12' West, 28.82 feet; South 74° 13' 10" West, 184.52 feet; North 80° 06' 50" West, 238.05 feet; North 32° 06' West, 150.03 feet; thence South 57° 54' West, 41.95 feet; thence along the arc of a 125.12 foot radius curve to the left, 112.39 feet, (the long chord of which bears South 32° 10' 10" West, 108.64 feet); thence South 6° 26' 20" West, 24.58 feet; thence along the arc of a 125.12 foot radius curve to the right, 71.08 feet, (the long chord of which bears South 8° 50' 05" East, 65.92 feet); thence South 24° 06' 30" East, 92.52 feet; thence along the arc of a 125.22 foot radius curve to the right, 243.20 feet, (the long chord of which bears South 31° 32' 40" West, 206.78 feet); thence South 87° 11' 50" West, 42.75 feet; thence along the arc of a 179.63 foot radius curve to the left, 241.73 feet, (the long chord of which bears South 48° 38' 35" West, 223.90 feet); thence South 46° 27' 20" West, 424.32 feet to the point of beginning.

TRACT E:
Lot 2, Block 3, HIGHLAND MEADOWS, in Jackson County, Oregon, according to the official plat thereof, recorded in Volume 10, Page 5 of Plat Records.

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