

First American Title Company

Property Information Division

February 6, 2018

Prepared For: Keller Williams Realty

Attention: Josh Kelleher

Regarding: 2245 Colestin Road

Prepared By:

Lacey King

MEDFORD OFFICE
FIRST AMERICAN TITLE COMPANY OF OREGON
1225 Crater Lake Ave., 101
Medford, OR 97504
OFFICE 541.779.7250 | CUSTOMER SERVICE 541.776.4555
cservice@firstam.com

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First American Title™

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Account Sequence	Map TL Sequence	Assessment Year 2017	Print Window	Close Window
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Assessment Info for Account 1-087233-9 Map 411E Taxlot 925

Report For Assessment Purposes Only Created February 06, 2018

Account Info		Tax Year 2017 Info		Land Info	
Account	1-087233-9	Pay Taxes Online		Tax Code	5-17
Map	411E 925	Tax Report	Details	Acreage	45.25
Owner	WARZYN CYNTHIA	Tax Statement	Details	Zoning	
	PRATT ANDREW G	Cor Tax Statement	Details	EFU	
Situs Address		Tax History	Details	Land Class	
2245 COLESTIN RD ASHLAND/COUNTY R		Tax Code 5-17		OD 0.00 Ac FS 1.00 Ac 7 SM 40.25 Ac VBI 4.00 Ac	
2300 COLESTIN RD ASHLAND/COUNTY MS		Tax Type	Due Date	Amount	
Mailing Address	PRATT ANDREW G PO BOX 3066 ASHLAND OR, 97520	Advalorem	11/15/17	\$2,365.45	
Associated Taxlots 1 Acct		Tax Rate	13.1356		
5-17 MS 3-008198-1 411E00 925 PURGED		District Rates	Details		
Appraiser	151	Tax Details	Details		
		Tax Rates	Details		
		Property Class 559 Stat Class 132 Unit ID 209168-1 Maintenance Area 2 Neighborhood 000 Study Area 23 Account Status ACTIVE Tax Status Assessable Sub Type NORMAL			

Sales Data (AS 400)

Last Sale	Sale Date	Instrument Number	Sales History
\$86,250.00	5/8/1996	1996-14852 Details	Details

[Value Summary Detail \(For Assessment Year 2017 \)](#)

[Market Value Summary \(For Assessment Year 2017 \)](#)

Code Area	Type	Acreage	RMV	M5	MAV	AV
5-17	LAND	1.00	\$ 47,380	\$ 1,900	\$ 1,820	\$ 1,820
5-17	LAND	44.25	\$ 446,060	\$ 0	\$ 0	\$ 0
5-17	IMPR	0.00	\$ 181,530	\$ 181,530	\$ 169,930	\$ 169,930
Value History Details			Total:	\$ 674,970	\$ 183,430	\$ 171,750

[Value Summary Details](#)

[Value History](#)

[Specially Assessed Value Summary \(For Assessment Year 2017 \)](#)

Code Area	Type	Acreage	SAV	MSAV	AV
5-17	LAND	44.25	\$ 19,137	\$ 5,232	\$ 5,182
Total:			\$ 19,137	\$ 5,232	\$ 5,182

[Total \(Market + Specially Assessed\) Value Summary \(For Assessment Year 2017 \)](#)

Code Area	RMV	M5	MAV	AV
5-17	\$ 674,970	\$ 202,567	\$ 176,982	\$ 176,932

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	5-17	1999	1999	132	Two story	Residence	1872	100 %	Details

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Improvement

Site	Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete
	1	5-17	1999	1999	132	Two story	Residence	1,872	100 %

Improvement Comment:

07/20/99: SFD 35% COMPLETE. CHECK FOR COMPLETION PER #88 08/08/00: 8-3-00 1ST FLOOR COMPLETELY FIR FLOORING. 06/28/01: NO RESPONSE FROM OWNER. AS-400 INDICATED HOME WAS FINALED ON 12/6/00. MADE 100% COMPLETE. - #96 >>> 1078 ADDES SHED AND OVERRIDE ON COV PORCH FOR SCREENING, UNKNOWN IF HAS ATTIC #96 >>> 6/11/09 CORRECTED COV PORCH RATING- MOVE LOFT BARN TO FARM SHEET -NO EXC #69>>> 05/20/10 MADE GP BLDG 75% COMPLETE #151>>> 4/18/2011 GP BLDG COMPLETE #151>>>

Floors

Description	Class	SqFt	Length x Width	Type of Heat
Second Floor	3	864		
First Floor BD-4 FB-2	3	1,008		
Carport	3	576		

Improvement Accessories

Description	Eff Year Built	SqFt	Quantity
PORCH-WOOD-HVY COMP COVER	1999	240	1
GP SHED	2000	120	

Improvement Inventory

Code	Description	Size	Quantity
0204	FORCED AIR	1872	
0124	HOOD/FAN	0	1
0130	LAVATORY	0	2
0131	TOILET	0	2
0134	TUB/SHOWER	0	2
0217	METAL	1008	0
0217	METAL	576	0

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Site	Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete
	2	5-17	2008	2008	850	GP Bldg	Farm Bldg	1,692	100 %

Improvement Comment:

6/11/09 ADD GP BLDG -EST 20% 1/1/09 #69>>> 05/20/10 MADE GP BLDG 75% COMPLETE #151>>> 4/18/2011 MAKE GP BLDG 100% #151>>>

Floors

Description	Class	SqFt	 Length x Width	Type of Heat
Building Structure	6	1,692	24 x 18 30 x 24 30 x 18	

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Site	Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete
	3	5-17	1998	1998	861	Lean-To	Farm Bldg	960	100 %

Improvement Comment:

6/16/09 RERATED LOFT BARN TO POLE BLDG WITH 2 LEAN TOS - NO EXC #69>>>

Floors

Description	Class	SqFt	 Length x Width	Type of Heat
Building Structure	4	960	40 x 12 40 x 12	

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Site	Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete
	4	5-17	1998	1998	850	GP Bldg	Farm Bldg	1,200	100 %

Improvement Comment:

6/16/09 RERATED LOFT BARN TO POLE BLDG WITH 2 LEAN TOS - NO EXC #69>>>

Floors

Description	Class	SqFt	Length x Width	Type of Heat
Building Structure	4	1,200	40 x 30	

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

6-Feb-2018

Tax Account #	10872339	Lender Name	
Account Status	A	Lender ID	
Roll Type	Real	Property ID	0517
Situs Address	2245 COLESTIN RD ASHLAND/COUNTY, OR 97520	Interest To	Feb 6, 2018

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,365.45	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,263.19	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,263.33	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,055.68	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,887.53	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,772.57	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,780.01	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,039.74	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,764.27	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,096.53	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,877.81	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,736.84	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.51	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.09	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$88.03	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$105.91	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$86.62	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.94	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$77.96	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$78.10	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.57	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.07	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$24,594.75	

96-14852.

JACKSON COUNTY TITLE DIVISION
CONTINENTAL LAWYERS TITLE COMPANY

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 779-2811

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

RICHARD E. FUJAS and ELIZABETH FUJAS

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

ANDREW G. PRATT and CYNTHIA WARZYN, not as tenants in common,
but with the right of survivorship, that is the fee shall vest in the survivor thereof

hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of JACKSON , State of Oregon, described as follows to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and that Grantor will warrant and forever defend the said 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 \$ 86,250.00

WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of May, 1996.

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

Richard E. Fujas
RICHARD E. FUJAS

Elizabeth Fujas
ELIZABETH FUJAS

STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 1st day of May, 1996,
by

RICHARD E. FUJAS and ELIZABETH FUJAS

Tammy L. Morgan
Notary Public for Oregon
My commission expires _____

SPACE FOR RECORDER'S USE

Mail Tax Statements to:
Grantee
P.O. BOX 3066
ASHLAND OR 97520
RETURN TO JACKSON COUNTY TITLE DIVISION
502 WEST MAIN ST., MEDFORD, OR 97501



EXHIBIT A

Parcel No. Two (2) of Partition Plat recorded June 22, 1995 as Partition Plat No. P-42-1995 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey #14559 in the Office of the Jackson County Surveyor.

(Code 5-2, Account #1-87233-9, Map #411E, Tax Lot #925)

SUBJECT TO:

1. The premises herein described have been zoned or qualified for "Farm Use" tax assessment. At such time as said land is disqualified for such "Farm Use", the property will be subject to additional taxes and interest, and possible statutory penalty.
2. Easement over that portion lying within Colestine Road and over any portion lying within existing private roads.
3. Easement for railroad right-of-way 100 feet wide through Sections 12 and 13, Township 41 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, and rights in connection therewith, granted to The Oregon and California Railroad Company, an Oregon corporation by instrument recorded in Volume 13 page 683 of the Deed Records of Jackson County, Oregon.
4. Right of way for the transmission and distribution of electricity, and for other purposes, granted to The California Oregon Power Company, a California corporation, by instrument recorded in Volume 128 page 372 of the Deed Records of Jackson County, Oregon.
5. Easement for road right-of-way 40.0 feet in width through Sections 12 and 13, Township 41 South, Range 1 East of the Willamette Meridian in Oregon, granted to Jackson County, Oregon, by instrument recorded in Volume 173 page 194 of the Deed Records of Jackson County, Oregon.
6. Reservations as to use of water in streams appearing in deed recorded February 13, 1935, in Volume 201 page 516 of the Deed Records of Jackson County, Oregon, and as more clearly set forth in Agreement recorded in Volume 201 page 517, said Deed Records.
7. Conveyance of all oil, oil rights, mineral rights, natural gas rights, and other hydrocarbons, subject to the terms and provisions thereof, from Occidental Land, Inc., a corporation, to Eastwood Minerals and Energy Company, a California corporation, by instrument recorded July 23, 1974, as Document No. 74-09301, of the Official Records of Jackson County, Oregon.

By Quitclaim Deed from Eastwood Minerals and Energy Company, a California corporation, to Occidental Land, Inc., recorded May 26, 1978, as Document No. 78-11741, Official Records of Jackson County, Oregon, Eastwood Minerals and Energy Company conveyed their right to drill, mine, store, explore and operate through or on, and utilize all or any portion of the surface or the upper 500 feet of the subsurface.
8. Reservation of "all mineral rights not heretofore otherwise conveyed or reserved by grantor, including without limitation all oil, gas, hydrocarbon, and similar rights, geothermal steam and steam power, within or underlying said property, together with the perpetual right of development thereof; provided, however, that the rights herein reserved and excepted do not include the right to enter upon the surface and the top 500 feet of the subsurface", in deed recorded May 26, 1978, as Document No. 78-11742, of the Official Records of Jackson County, Oregon.
9. Duty to repair and maintain ditches, and other structures, pipes and appurtenances thereto, as set out in deeds recorded June 2, 1981 as No. 81-10181 of the Official Records of Jackson County, Oregon.
10. "This property has not been shown to be suitable for development and will require, at a minimum, the provision of a potable water supply and sewage disposal facilities, prior to the issuance of building or mobile home set-up permits by the Jackson County Department of Planning and Development", as set out on Minor Land Partition No. P-8992, filed September 10, 1981 in Volume 4 page 61 of the "Minor Land Partitions" of Jackson County, Oregon.
11. Right of way for the transmission and distribution of electricity, and for other purposes, granted to Pacific Power & Light Company, a corporation, by instrument recorded as No. 85-20071 of the Official Records of Jackson County, Oregon.
12. Right of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, a corporation dba Pacific Power & Light Company, by instrument recorded September 1, 1995 as No. 95-24754 of the Official Records of Jackson County, Oregon.

96-14852

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

MAY 08 1996

2:18:52
Spencer S. Seibert
County Clerk

