

# FIRST AMERICAN TITLE

## Property Research Report

**SUBJECT PROPERTY**

12838 Ramsey Rd  
10151299  
352W070000200  
Jackson

**OWNER**

Kirkham, Emily A H Trste Fbo

**DATE PREPARED**

09/15/2023

**PREPARED BY**

Irking@firstam.com



*First American Title*

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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### Jackson County Property Profile Information

Parcel #: 10151299

Tax Acct#: 352W070000200

Owner: **Kirkham, Emily A H Trste Fbo**

CoOwner:

Site: **12838 Ramsey Rd**

**Gold Hill OR 97525 - 9644**

Mail: 12838 Ramsey Rd

Central Point/County OR 97525 - 9644

Land Use: 581 Farm - Multiple special assessments - In

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: 35S / 02W / 07

#### ASSESSMENT & TAX INFORMATION

Market Total: **\$803,430.00**

Market Land: **\$356,270.00**

Market Impr: **\$447,160.00**

Assessment Year: **2023**

Assessed Total: **\$322,448.00**

Exemption:

2022 Taxes: **\$3,109.25**

Levy Code: 0603

Levy Rate: 9.2753

#### SALE & LOAN INFORMATION

Sale Date: 04/14/1998

Sale Amount:

Document #: 15571

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

#### PROPERTY CHARACTERISTICS

Year Built: 1991

Bedrooms: 4

Bathrooms: 3

Total SF: 2,740 SqFt

Basement SF:

Lot Size: 159.45 Acres (6,945,642 SqFt)

Garage SF: 704 SqFt

Heat Source: Heat Pump

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

School Dist: 6 Central Point

Primary School: Sams Valley Elementary School

Middle School: Hanby Middle School

High School: Crater School Of Business Innovation And S

Census: 2014 - 002800

Watershed: Gold Hill-Rogue River

Recreation:

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IMPROVEMENT: 48713		PARCEL ID: 10151299
Improvement Use: 152	Improvement Desc: RESIDENCE Two story	Year Built: 1991
% Complete:	Condition:	Eff Year Built: 1992
Total SqFt: 2,740	Bedrooms: 4	Roof Type:
Finished SqFt: 2,740	Bathrooms: 3	Roof Mat:
Unfinished SqFt:		Garage SqFt:
1st Floor SqFt: 1,556	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt: 1,184	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-Sep-2023

KIRKHAM EMILY A H TRSTE FBO  
1005 HAYES ST  
MT ANGEL OR 97362-9645

Tax Account #	10151299	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0603
Situs Address	12838 RAMSEY RD CENTRAL POINT/COUNTY OR 97525	Interest To	Sep 15, 2023

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,109.25	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,982.58	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,885.35	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,798.30	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,901.38	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,853.95	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,769.29	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,661.03	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,589.25	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,376.37	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,320.17	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,075.43	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,205.18	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,244.20	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,253.60	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,175.59	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,116.11	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,066.74	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,934.78	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,003.03	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,035.07	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,880.06	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,755.62	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,402.74	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,422.66	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,413.25	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,717.61	Nov 15, 1996
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00		

99-43646

2:39 10-  
10-  
20-

Grantor:  
Emily Ann Haffner Kirkham,  
Surviving Trustee of the  
Kirkham Joint Trust  
12838 Ramsay Road  
Gold Hill, OR 97525

Grantee:  
Emily Ann Haffner Kirkham, as  
Trustee of the Eugene Leslie  
Kirkham Family Trust and as  
Trustee of the Emily Ann Haffner  
Kirkham Survivor's Trust  
12838 Ramsay Road  
Gold Hill, OR 97525

When Recorded, Return To:  
Gregory T. Hornecker  
717 Murphy Road  
Medford, OR 97504

Mail Tax Statements To:  
Emily Ann Haffner Kirkham  
12838 Ramsay Road  
Gold Hill, OR 97525

\*\*\*\*\*

BARGAIN AND SALE DEED

I, EMILY ANN HAFFNER KIRKHAM, Surviving Trustee of the Kirkham Joint Trust, Grantor, hereby convey an undivided one-half (1/2) interest to Emily Ann Haffner Kirkham, Trustee of the Eugene Leslie Kirkham Family Trust, and further convey an undivided one-half (1/2) interest to Emily Ann Haffner Kirkham, Trustee of the Emily Ann Haffner Kirkham Survivor's Trust, Grantees, to the real property situated in Jackson, County, Oregon, and more particularly described as:

The northwest quarter of Section 7, Township 35 South,  
Range 2 West of the Willamette Meridian, Jackson County,  
Oregon

There is no dollar consideration paid for this transfer.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 13 day of August, 1999.

  
EMILY ANN HAFFNER KIRKHAM, Surviving  
Trustee of the Kirkham Joint Trust

99-43646

STATE OF OREGON           )  
                                  ) ss.  
County of Jackson        )

On this 13 day of August, 1999, appeared before me Emily Ann Haffner Kirkham, Surviving Trustee of the Kirkham Joint Trust, known to me to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.



*Karen R Averill*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 8/29/99

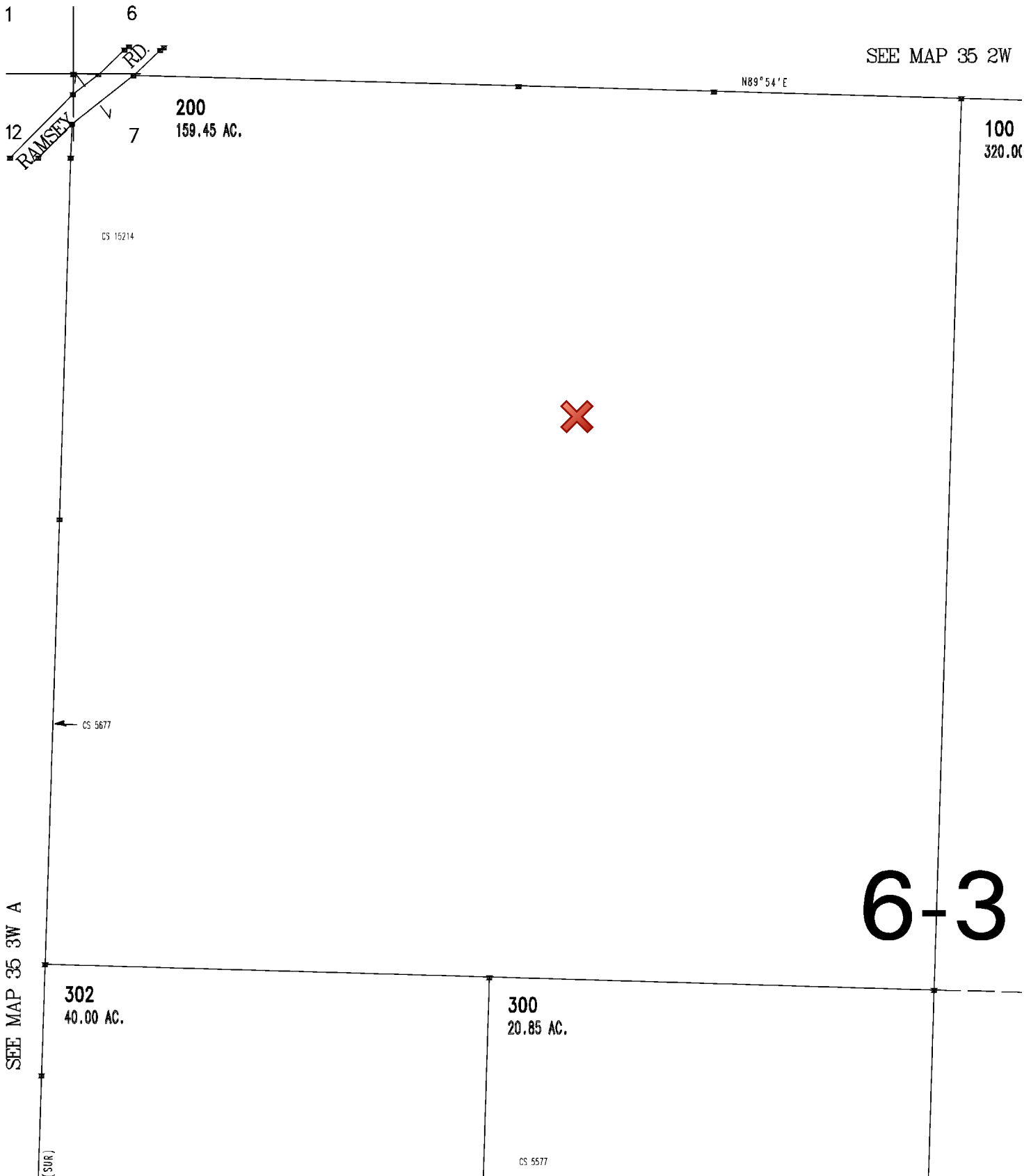
(KRA\WORK\DEEDS\KIRKHAM1.BSD)

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

AUG 19 1999

2:39 PM

*Kirkham S. Averill*  
COUNTY CLERK





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## Taxlot



Subject



Taxlot

9/15/2023

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Aerial



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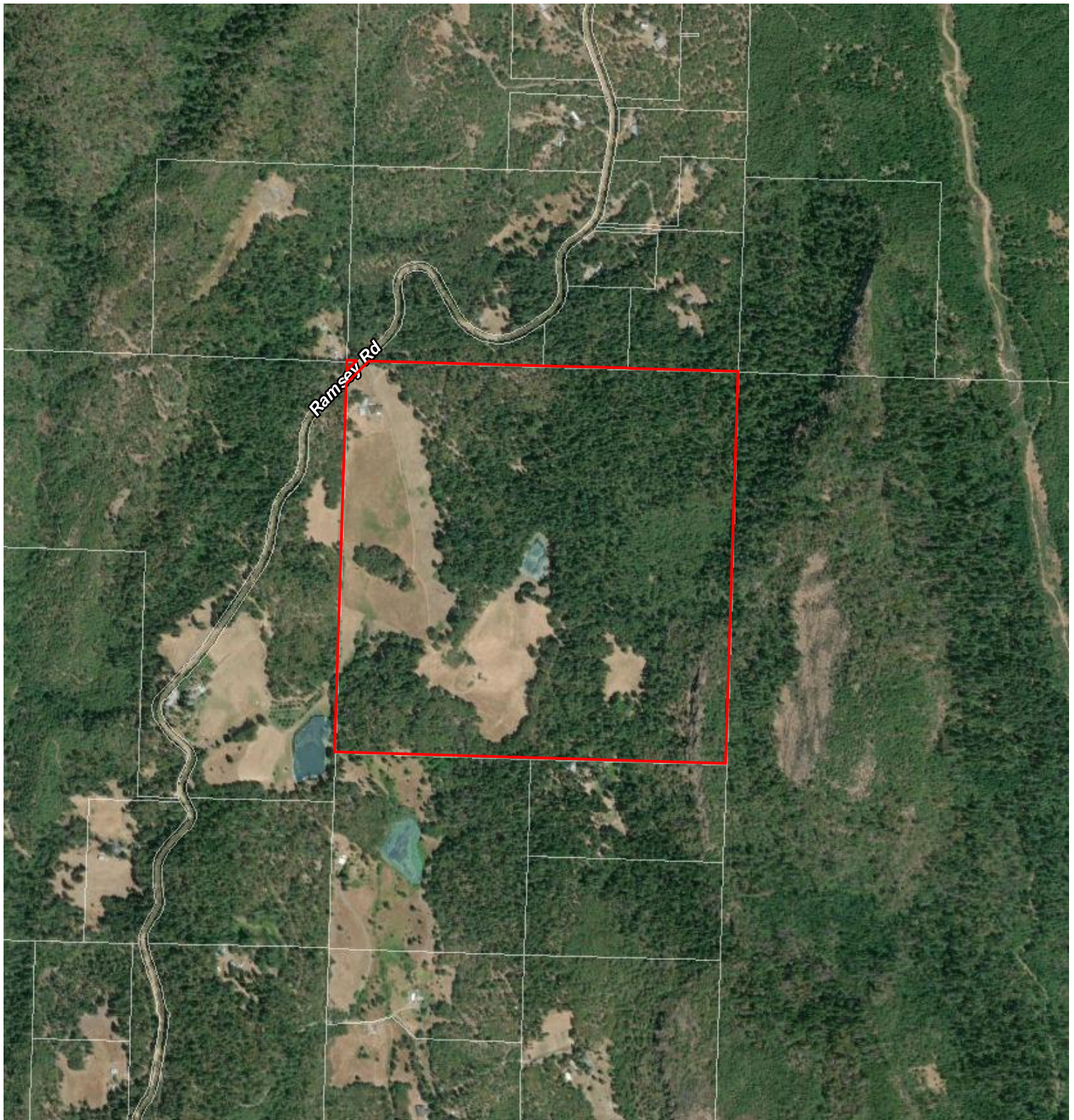
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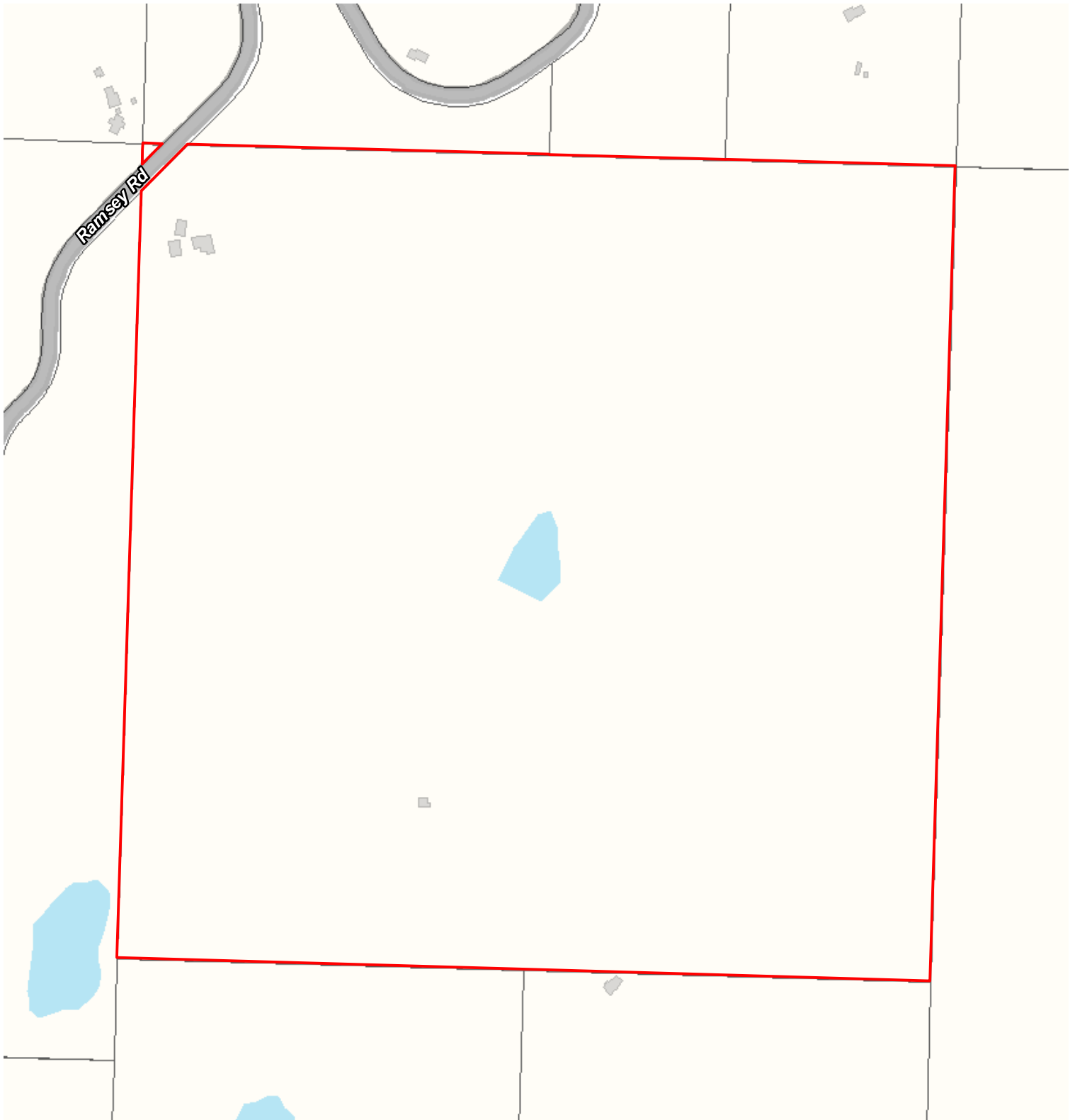
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## Community

- |   |   |   |  |
|---|---|---|--|
|  High School |  Middle School |  Elementary School |  Water Feature  |
|  Health Care |  Fire Station  |  Library           |  City Limits  Parks |

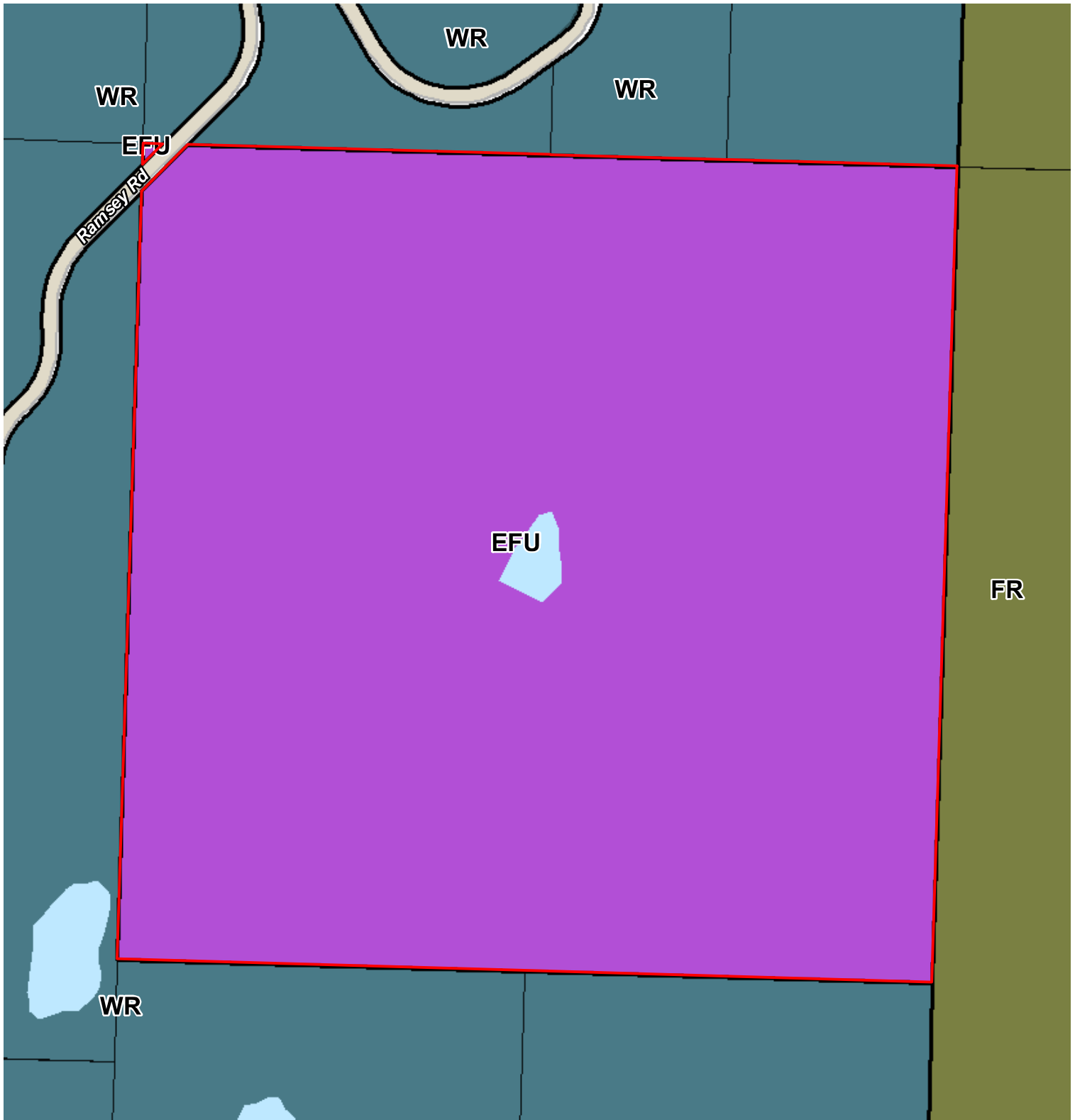
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## Zoning

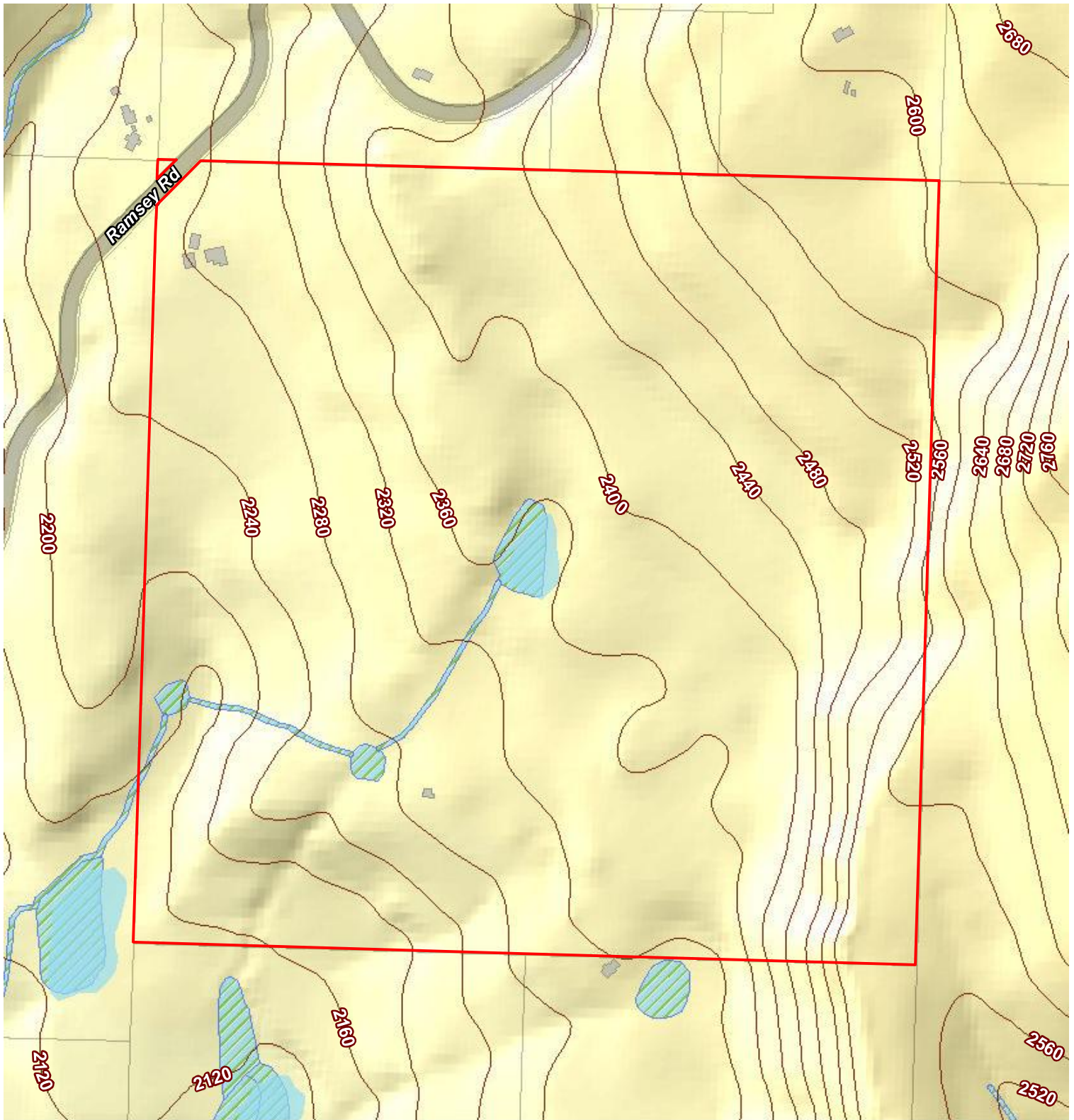


Subject



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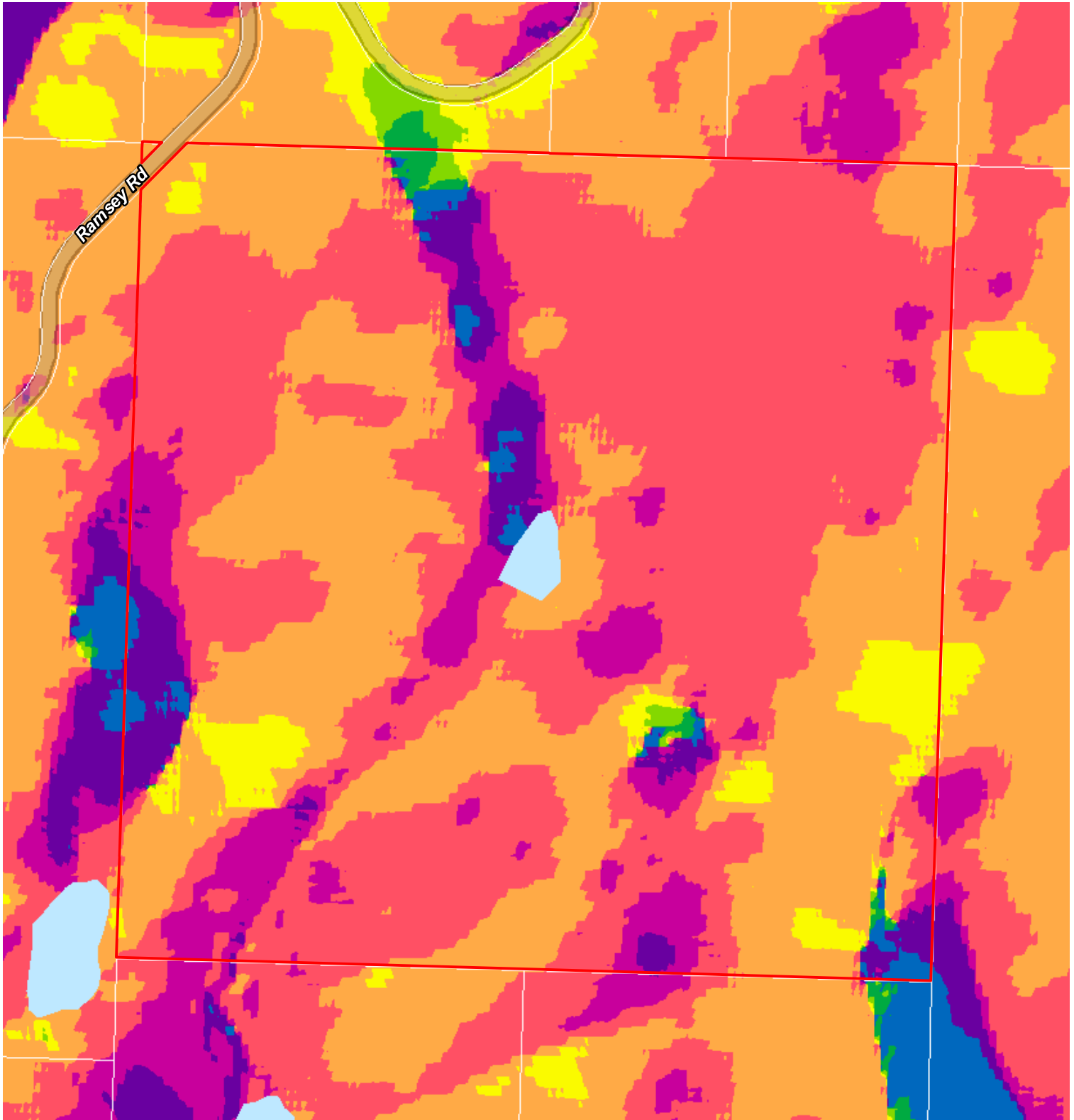
### Natural Features

- Contour
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Special Floodway
- Wetlands
- Area of Undetermined Flood
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Future Conditions 1% Annual Chance Flood Hazard

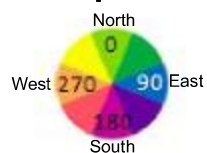


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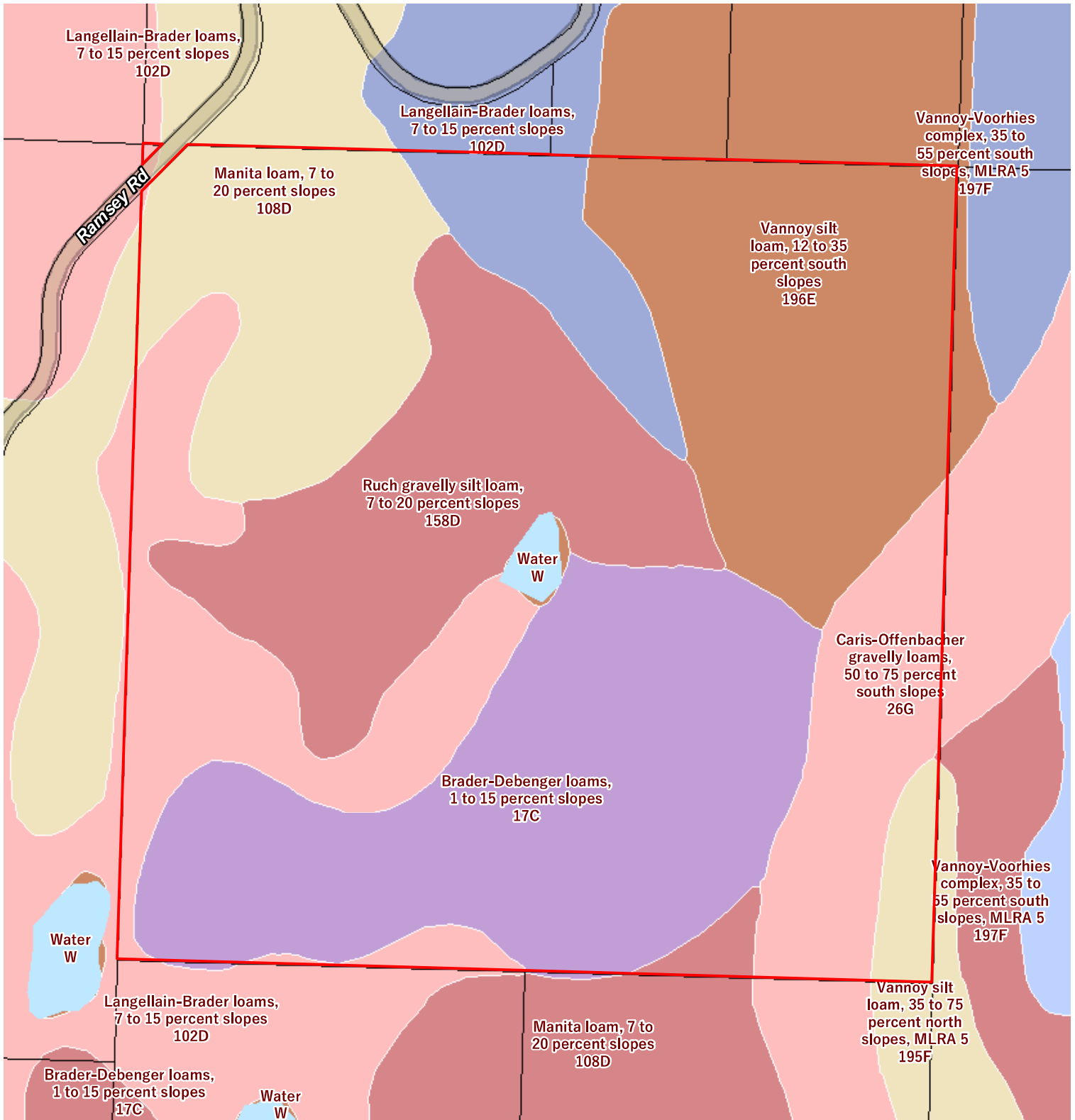


### Aspect



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