

# Carpenter Hill Estate & Vineyard

Amazing views, two homes on 17 acres and a great location



974 Carpenter Hill Road  
Medford, Jackson County, Oregon

Chris Martin

541.660.5111

chris@landandwildlife.com

Ashley Lacer

541.231.7788

ashley@landandwildlife.com



**MARTIN**  
OUTDOOR PROPERTY GROUP

## Remarks

Welcome to Carpenter Hill Estate and Vineyard. Centrally located between the San Francisco Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this magnificent estate provides you the opportunity to enjoy luxury, a refreshing rural lifestyle, and charming small-town culture. The vineyard setting offers the best of Southern Oregon, with spectacular views, natural grandeur, and convenience, while the custom estate home captures the supreme style and magic of the Mediterranean.

The rod-iron entry gate opens to a newly paved drive that meanders through the vineyard, to the homesite at the top of the property. From here, the view from the estate home is breathtaking, encompassing the Cascade mountain range, the lush valley, vineyard, and city lights below. Situated amid other estate properties, orchards and vineyards, this property sits in a prized location. This 17-acre property features an estate home, farm manager's house, shop, gated private entry with paved drive, 13-acre vineyard, and is fully deer fenced.

The estate home was custom built in 2006 by Michael Pagnini and features a beautiful Tuscan design, with a stucco exterior and an octagonal theme throughout. Both the interior and exterior feature impeccable attention to detail in architectural style and finishes, giving the home incredible curb appeal.

The beautiful arched entry door is flanked by Tuscan columns. Inside, the tiled foyer opens into a spacious living area that boasts over 20-foot ceilings, hardwood floors, and an attractive gas fireplace framed by custom cabinets. Floor to ceiling windows capture breathtaking views and enjoy the incomparable natural lighting of Southern exposure.

Sliding glass doors invite you to a large covered terrace and an expansive outdoor entertaining area with an infinity pool and hot tub. The outdoor space has been recently updated with new stamped concrete and pavers, as well as a charming

lower sitting area overlooking the vineyard. Like the rest of the home, the outdoor entertaining space is replete with elegant finishes and inspiring views.

The gourmet kitchen features beautiful wood cabinetry, granite countertops, a genuine hammered-copper sink, and a raised bar for meals or conversation. The quality stainless steel appliances include a 48" Viking range with double oven, 6 burners, griddle and custom built-in hood, and a sub-Zero refrigerator. The cabinet-faced dishwasher and trash compactor blend into the artful design. A built-in china hutch and an additional peninsula island, with seeded glass inlay cabinets, partially separate the kitchen from the living room, allowing light to circulate and creating an open flow between these two elegant living spaces. The kitchen has its own access that leads to the outdoor entertainment area. The breakfast nook is spacious, surrounded by large windows with inspiring panoramic views. As a bonus, the hidden closet in the kitchen provides additional storage space for essentials.

Adjacent to the kitchen you will find a custom, climate-controlled wine cellar with beautiful built-in wood wine racks and plenty of space for you to fill with a variety of your own creations or other favorite wines. The formal dining room features hardwood floors, a tryptic window and ample room for large gatherings and special occasions.

Located on the west wing of the home is the master suite, office and guest bathroom. The office provides custom floor to ceiling cabinetry and shelving, hardwood floors and a large storage closet. Across the hall is a full guest bath with travertine tile flooring, granite countertops, custom tile and glass shower, plus direct access to the back patio, pool and hot tub.

Continuing down the hall, through French doors, leads to the expansive master suite. The suite is large and airy, filled with wonderful natural light. The wrap-around windows look out to incredible views and feature new automatic blinds. The room features a unique octagonal nook, along the southeast facing wall, perfect for a generous sitting area or a work-out space. His and Her closets with

custom built-in shelving allow for plenty of storage and functionality. The luxurious master bathroom suggests a spa, with dual antiqued-wood vanities, custom stone counters and a large jacuzzi tub. The tiled walk-in shower is unusually spacious and wonderfully relaxing with its rain shower head and easy-care design.

A well-appointed laundry room rounds out the main floor and provides access to the exterior courtyard. Upstairs you will find the second and third bedrooms. These are connected by a jack and jill bathroom, which also boasts a deep jacuzzi tub, plus a glass-enclosed shower surrounded in elegant tile, and a private water closet. Every room in the home offers unique elegance and extraordinary views. Additionally, a new high efficiency Trane Heat Pump with u.v. air filters was recently added to the home.

Across from the main entrance of the home is a detached two-car garage and a charming guest suite with a full bathroom. The guest suite could also be an ideal gym, home office or hobby room. The area between the buildings forms a natural courtyard, providing another great outdoor living space, with new pavers and landscaping. The pavers continue around the southwest of the home, leading to a new sunset pergola, maximizing the potential and beauty of the outdoor space. Updated landscaping and the irrigation system give the yard a well-cared for, healthy and verdant look.

The original dwelling at Carpenter Hill Vineyard, located near the south east corner of the property and accessed by separate entrance, was built in 1917. Though it has been updated in recent years, this lovely dwelling still brims with the historic charm of a 100-year old landmark home. Recent updates include exterior paint, flooring throughout, foundation stabilization (by Terra Firma), along with a Trane electric heat pump. The large living space features a fireplace and opens to the dining area. The charming farmhouse kitchen features white cabinetry and a breakfast nook. The home has two bedroom suites with a full bathroom and a spacious laundry room. A full unfinished basement and a detached 3 car garage provide tremendous additional storage.

Carpenter Hill Estate and Vineyard produced its first wine in 2004. Now encompassing 13 +/- acres of the property, the vineyard is mature and producing a variety of wine grapes, including Syrah, Petite Syrah, Merlot, and Mourvèdre. Average yields are over 3 tons per acre, with historical production proving both quality and consistency. In 2018, the owners added the small component of Mourvèdre to expand the wine styles on this stunning property. Irrigation is provided through the Talent Irrigation District and has been recently updated with a new drip system designed specifically for this site. The vineyard also has a dedicated electrical service separate from either home.

The 1,200 square foot shop has two sliding doors, a concrete floor, water and electricity. This is a great work space and storage area for farm equipment, and features its own access from the road.

The Southern Oregon region is known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With a distinct four seasons, and mild winters, this climate is known as one of the most enjoyable in North America.

This incredible property provides easy access to Ashland, home of the Oregon Shakespeare Festival, to historic Jacksonville, and to nearby Medford, which offers numerous medical facilities, hospitals, an international airport, and the nation's superstores.

With a magnificent Mediterranean-style home, additional second home, and the established vineyard, Carpenter Hill Estate and Vineyard is a one-of-a-kind opportunity that exceeds the expectations of the discerning buyer. Call us for more information.

## Property Identification

The property has a physical address of 974 Carpenter Hill Road, Medford, OR 97501. It is made up of 2 parcels/2 tax lots and 2 account numbers.

| Township | Range | Section | Tax Lot | Account #    | Acres        |
|----------|-------|---------|---------|--------------|--------------|
| 38S      | 1W    | 7       | 400     | 10018319     | 17.48        |
| 38S      | 1W    | 7       | 1700    | 10025429     | <u>0.01</u>  |
|          |       |         |         | <b>Total</b> | <b>17.49</b> |

## Property Details

|                                   |  |
|-----------------------------------|--|
| <b>Access:</b>                    | Access is via a paved driveway off of Carpenter Hill Road  |
| <b>Present Land Use:</b>          | Vineyard estate  |
| <b>2021-2022 Taxes:</b>           | \$9,744.04   |
| <b>Zoning:</b>                    | EFU (Exclusive Farm Use)   |
| <b>Elevations:</b>                | +/- 1,550' - +/-1,730' above sea level   |
| <b>Topography:</b>                | Rolling  |
| <b>Water Rights:</b>              | +/-15.9 acres of water rights through the Talent Irrigation District   |
| <b>Water Costs:</b>               | \$1,088.80   |
| <b>Irrigation Infrastructure:</b> | Irrigation water is delivered to the vineyard via pressurized mainline from Talent Irrigation District. The property utilizes a boost pump at the shop to maintain pressure. The vineyard was recently updated with new drip irrigation. The landscaping around the main home can be run off of either irrigation water or well water. |
| <b>Domestic Water:</b>            | 16 GPM private well (per well flow test in 2016 - well log JACK_31549). Well serves both homes. The estate home has a 2,000 gallon water storage tank and a variable drive (constant pressure) pump + water softener. The farm labor dwelling runs directly off of the well.   |
| <b>Sanitation:</b>                | Estate Home: Sand filter septic system - installed in 2007 (two 1,500 gallon tank compartments)  |

## Farm Labor Dwelling: Standard system

### Electric/Power:

Each home is served by an independent residential service. The shop has a separate power service for the vineyard. All services are currently single phase.

## Vineyard Details

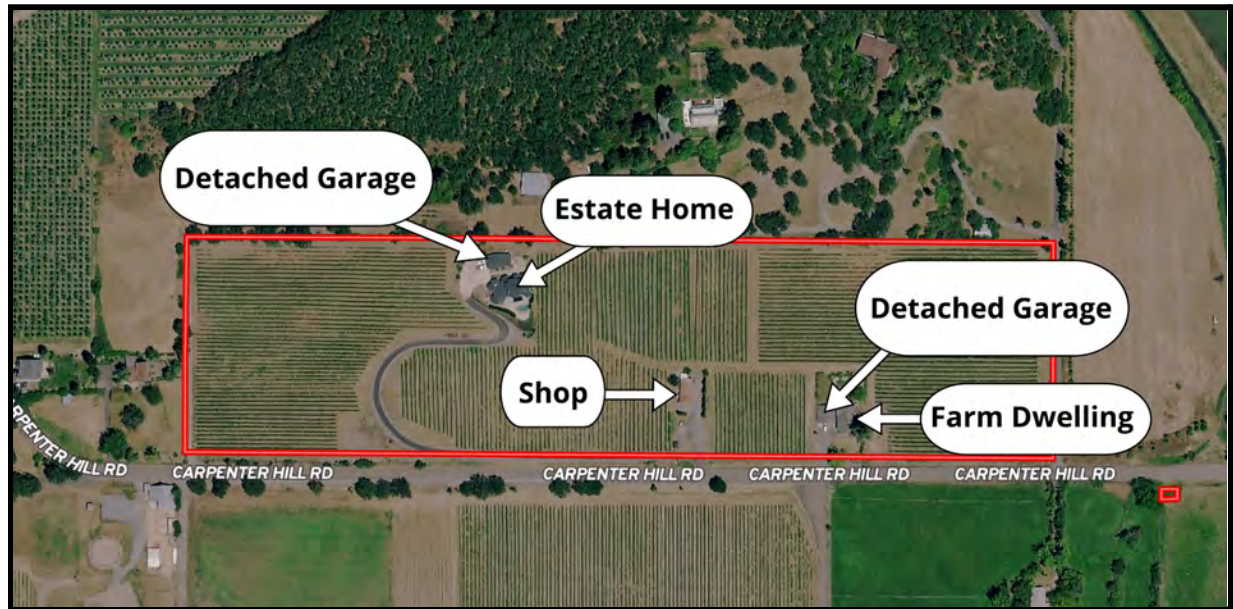
The estate vineyard has a mix of four varieties that total 13.21 net acres as shown in the chart below, which coordinates with the blocking map below. Vineyard management is currently provided through G.C.C. Farming LLC. Average prices per ton paid for the past three years are as follows: \$1,875 in 2019, \$1,950 in 2020, and \$1,975 in 2021.

| Carpenter Hill Vineyard Data Summary |              |           |           |                        |         |                  |              |             |                |              |              |              |
|--------------------------------------|--------------|-----------|-----------|------------------------|---------|------------------|--------------|-------------|----------------|--------------|--------------|--------------|
| Block #                              | Variety      | Clone     | Rootstock | Self-Rooted or Grafted | Trellis | Total # of Vines | Vine Spacing | Row Spacing | Vines Per Acre | Year Planted | # of Rows    | Net Acreage  |
| Estate Vineyard                      |              |           |           |                        |         |                  |              |             |                |              |              |              |
| 1                                    | Petite Syrah | Mixed     | 101-14    | Grafted                | VSP     | 2,256            | 6'           | 9'          | 807            | 2004         | 3--26        | 2.92         |
| 2                                    | Merlot       | 181       | 101-14    | Grafted                | VSP     | 1,250            | 6'           | 9'          | 807            | 2004         | 1,2,1-21     | 1.33         |
| 3 South                              | Syrah        | Entav 470 | Self      | Self                   | VSP     | 672              | 5'           | 9'          | 968            | 2012         | 1--21        | 0.69         |
| 3 North                              | Syrah        | Austr. 1  | 101-14    | Grafted                | VSP     | 650              | 6'           | 9'          | 807            | 2005         | 1-46, 1-21   | 2.00         |
| 4                                    | Syrah        | Austr. 1  | 101-14    | Grafted                | VSP     | 1,555            | 7'           | 9'          | 691            | 2004         | 1--21        | 2.30         |
| 5                                    | Syrah        | 470,383   | 101-14    | Grafted                | VSP     | 1,611            | 6'           | 9'          | 807            | 2006         | 12--60       | 1.71         |
| 5B                                   | Petite Syrah | Mixed     | 101-14    | Grafted                | VSP     | 326              | 6'           | 9'          | 807            | 2004         | 1--11        | 0.60         |
| 6A                                   | Mourvedre    | 04        | Self      | Self                   | VSP     | 800              | 6'           | 8'          | 908            | 2018         | 1--15        | 0.80         |
| 6B                                   | Petite Syrah | Mixed     | 101-14    | Grafted                | VSP     | 800              | 6'           | 8'          | 908            | 2006         | 7,8,16-29    | 0.86         |
|                                      |              |           |           |                        |         |                  |              |             |                |              | <b>Total</b> | <b>13.21</b> |

| Carpenter Hill Vineyard Overall Yield Data Summary |              |                 |                 |                 |                |                     |
|--|--------------|-----------------|-----------------|-----------------|----------------|---------------------|
| Variety  | Net Acres    | 2019 Production | 2020 Production | 2021 Production | 3-Year Average | 3-Year Average/Acre |
| Syrah  | 6.70         | 25.68           | 23.92           | 11.89           | 20.50          | 3.059               |
| Petite Syrah                                       | 4.38         | 17.20           | 21.49           | 10.99           | 16.56          | 3.781               |
| Merlot   | 1.33         | 8.35            | 7.62            | 3.93            | 6.63           | 4.987               |
| Mourvedre  | 0.80         | 1.31            | 5.75            | 1.20            | 2.75           | 3.442               |
| <b>Totals</b>                                      | <b>13.21</b> | <b>52.54</b>    | <b>58.78</b>    | <b>28.01</b>    |                |                     |



## Structural Improvement Location Map



## Estate Home Characteristics

|                               |  |
|-------------------------------|--|
| <b>Gross Area:</b>            | 3,429 square feet  |
| <b>Number of Stories:</b>     | Two story  |
| <b>Year of Construction:</b>  | 2006 (county records)  |
| <b>Bedrooms:</b>              | Three bedrooms   |
| <b>Bathrooms:</b>             | Three full bathrooms   |
| <b>Rooms Main Level:</b>      | Living room, dining room, office, kitchen, master suite, 2nd full bath (with pool access), wine cellar, laundry room |
| <b>Rooms Second Level:</b>    | Second and third bedrooms, full bath (jack and jill)   |
| <b>Foundation:</b>            | Perimeter concrete with crawl space  |
| <b>Flooring:</b>              | Carpet, hardwood, and custom tile  |
| <b>Exterior Siding:</b>       | Stucco   |
| <b>Roofing:</b>               | Composition  |
| <b>Heat/Air Conditioning:</b> | Electric heat pump (heat & cool), gas fireplace  |
| <b>Guest Suite + Garage:</b>  | Detached from the house, the 960 square feet building includes a 2-car garage and guest suite with full bath.        |



The building's exterior is finished to match the estate home and includes stucco siding and beautiful details

|                           |   |
|---------------------------|---|
| <b>Internet:</b>          | Rogue Broadband (advertised speeds up to 25 mbs download and 5 mbs upload)  |
| <b>Propane:</b>           | 120 gallon tank, leased from Suburban   |
| <b>Site Improvements:</b> | Perimeter deer fencing, automatic gate with keypad remote and 911 frequency entry, paved driveway, colored cement apron in front of garage and parking area, patio pavers in perimeter of main house, sunset pergola seating area, spa with dedicated 50 amp GFI circuit, high efficiency Trane heat pump with UV air filter, new landscaping and drip irrigation system for yard, new septic lift pump for drainage system, replaced submersible pump in deep well in 2019, auto blinds and window coverings installed |

## Farm Labor Dwelling Characteristics

|                               |   |
|-------------------------------|---|
| <b>Gross Area:</b>            | 1,869 square feet   |
| <b>Number of stories:</b>     | One story residence with basement   |
| <b>Year of Construction:</b>  | 1917 (county records)   |
| <b>Bedrooms:</b>              | Two bedrooms  |
| <b>Bathrooms:</b>             | Two full bathrooms  |
| <b>Foundation:</b>            | Concrete perimeter with basement storage space  |
| <b>Flooring:</b>              | Tile & Laminate   |
| <b>Exterior Walls:</b>        | Wood  |
| <b>Roofing:</b>               | Composition   |
| <b>Heat/Air Conditioning:</b> | Electric heat pump (New)  |
| <b>Garage:</b>                | Detached 1,296 square feet, 3 car garage  |
| <b>Additional Notes:</b>      | Covered front patio, paved driveway, gated  |
| <b>Site Improvements:</b>     | Exterior painting, new flooring, Terra Firma foundation system to stabilize walk-in basement, Carbon well water filter, replaced septic tank, new Trane electric heat pump/AC, and interior wall painting and refresh |

## Shop Characteristics

|                              |  |
|------------------------------|--|
| <b>Gross Area:</b>           | 1,250 square feet  |
| <b>Year of Construction:</b> | Unknown  |
| <b>Additional Notes:</b>     | 10' eave, concrete floor, 2 sliding doors and 1 man door                         |
| <b>Site Improvements:</b>    | Newly dedicated 200 amp ag-service meter for shop and vineyard irrigation system |

## Property Inclusions List

- Spa/hot tub
- (2) sets of washers and dryers
- (1) garage refrigerator
- Shelving in garage at 974
- Garden shed located next to automatic gate
- Black 1,500 gallon plastic water storage tank
- Any and all vineyard trellis, posts, piping, and irrigation equipment
- 200 gallon diesel storage tank
- Basketball hoop
- Washer & dryer set at 928 Carpenter Hill Rd
- Liberty Home Safe inside office closet at 974 Carpenter Hill Rd
- Refrigerator located at 928 Carpenter Hill Rd
- Refrigerator/freezer located in garage

## Locational Attributes

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

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

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

## Climate

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

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

Source: Greg Jones,

<https://www.linfield.edu/wine/greg-jones.html>

### Jackson County Climate Averages

|                |             |
|----------------|-------------|
| Rainfall:      | 25.9 inches |
| Snowfall:      | 6 inches    |
| Precipitation: | 108.8 days  |
| Sunny Days:    | 196 days    |
| July High:     | 88.9°       |
| January Low:   | 30.6°       |

Source: Sperlings Best Places, Website

## Notice of Disclosures

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. Land and Wildlife LLC assumes no liability for inaccuracy contained herein. The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, and is the property of the Sender or its affiliates and subsidiaries. If you are not the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession.

# Exhibit A

(Property Information)



**First American Title™**

**Jackson County Property Profile Information**

Parcel #: 10018319  
Tax Acct#: 381W070000400  
Owner: **Fernandes Scott J Trustee Et Al**  
CoOwner:  
Site: **974 Carpenter Hill Rd**  
**Medford OR 97501 - 9610**  
Mail: 974 Carpenter Hill Rd  
Medford OR 97501 - 9610  
Land Use: 551 Farm - Exclusive Farm Use (EFU) - Imprc  
Std Land Use: AFAR - Farms And Crops  
Legal:  
Twn/Rng/Sec: 38S / 01W / 07

**ASSESSMENT & TAX INFORMATION**

**PROPERTY CHARACTERISTICS**

|  |  |
|--|--|
| Market Total: <b>\$1,678,910.00</b><br>Market Land: <b>\$733,480.00</b><br>Market Impr: <b>\$945,430.00</b><br>Assessment Year: <b>2021</b><br>Assessed Total: <b>\$794,733.00</b><br>Exemption:<br>2020 Taxes: <b>\$9,430.34</b><br>Levy Code: 0403<br>Levy Rate: 12.2201 | Year Built: 1917<br>Bedrooms: 3<br>Bathrooms: 2<br>Total SF: 1,869 SqFt<br>Basement SF: 1,717 SqFt<br>Lot Size: 17.48 Acres (761,428 SqFt)<br>Garage SF: 960 SqFt<br>Heat Source: Heat Pump<br>Fireplace:<br>Lot:<br>Block:<br>Plat/Subdiv:<br>Zoning: County-EFU<br>School Dist: 4 Phoenix-Talent<br>Primary School: Orchard Hill Elementary School<br>Middle School: Talent Middle School<br>High School: Phoenix High School<br>Census: 3008 - 001602<br>Watershed: Bear Creek<br>Recreation: |
| <b>SALE &amp; LOAN INFORMATION</b>   |  |
| Sale Date: 11/02/2016<br>Sale Amount: \$1,599,554.00<br>Document #: 36292<br>Deed Type: Deed<br>Loan Amount: \$1,016,000.00<br>Lender: YOSEMITE PROD CR PCA<br>Loan Type: Conventional<br>Interest Type:<br>Title Co: AMERITITLE   |  |

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

**IMPROVEMENT: 120377****PARCEL ID: 10018319**

Improvement Use: 162

Improvement Desc: RESIDENCE Two  
story

Year Built: 2006

% Complete:

Condition:

Eff Year Built: 2006

Total SqFt: 3,374

Bedrooms: 4

Roof Type:

Finished SqFt: 3,374

Bathrooms: 3

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt: 2,781

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt: 593

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:

**IMPROVEMENT: 13459****PARCEL ID: 10018319**

Improvement Use: 133

Improvement Desc: RESIDENCE One  
story with basement

Year Built: 1917

% Complete:

Condition:

Eff Year Built: 1962

Total SqFt: 1,869

Bedrooms: 3

Roof Type:

Finished SqFt: 1,869

Bathrooms: 2

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt: 1,869

Basement Fin SqFt: 1717

Carport SqFt:

2nd Floor SqFt:

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:



**First American Title™**

**Jackson County Property Profile Information**

Parcel #: 10025429  
Tax Acct#: 381W070001700  
Owner: **Fernandes Scott J Trustee Et Al**  
CoOwner:  
Site: **Carpenter Hill Rd**  
**Medford OR 97501**  
Mail: 974 Carpenter Hill Rd  
Medford OR 97501  
Land Use: 551 Farm - Exclusive Farm Use (EFU) - Imprc  
Std Land Use: AFAR - Farms And Crops  
Legal:  
Twn/Rng/Sec: 38S / 01W / 07

**ASSESSMENT & TAX INFORMATION**

**PROPERTY CHARACTERISTICS**

Market Total: **\$4,750.00**  
Market Land: **\$4,750.00**  
Market Impr:  
Assessment Year: **2021**  
Assessed Total: **\$10.00**  
Exemption:  
2020 Taxes: **\$0.12**  
Levy Code: 0408  
Levy Rate: 12.9239

Year Built:  
Bedrooms:  
Bathrooms:  
Total SF:  
Basement SF:  
Lot Size: 0.01 Acres (435 SqFt)  
Garage SF:  
Heat Source:  
Fireplace:  
Lot:  
Block:  
Plat/Subdiv:  
Zoning: County-EFU  
School Dist: 4 Phoenix-Talent  
Primary School: Phoenix Elementary School  
Middle School: Talent Middle School  
High School: Phoenix High School  
Census: 3028 - 001602  
Watershed: Bear Creek  
Recreation:

**SALE & LOAN INFORMATION**

Sale Date: 11/02/2016  
Sale Amount: \$1,599,554.00  
Document #: 36292  
Deed Type: Deed  
Loan Amount:  
Lender:  
Loan Type:  
Interest Type:  
Title Co:

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



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

15-Dec-2021

|                |  |             |              |
|----------------|--|-------------|--------------|
| Tax Account #  | 10018319                                       | Lender Name |              |
| Account Status | A  | Loan Number |              |
| Roll Type      | Real   | Property ID | 0403         |
| Situs Address  | 974 CARPENTER HILL RD PHOENIX-TALENT/COUNTY OR | Interest To | Dec 15, 2021 |

**Tax Summary**

| Tax Year     | Tax Type  | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date     |
|--------------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|
| 2021         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$9,743.92   | Nov 15, 2021 |
| 2020         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$9,430.34   | Nov 15, 2020 |
| 2019         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$9,188.84   | Nov 15, 2019 |
| 2018         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$8,920.16   | Nov 15, 2018 |
| 2017         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$8,346.50   | Nov 15, 2017 |
| 2016         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$8,128.37   | Nov 15, 2016 |
| 2015         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$7,782.64   | Nov 15, 2015 |
| 2014         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$7,466.12   | Nov 15, 2014 |
| 2013         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$6,942.00   | Nov 15, 2013 |
| 2012         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$6,705.22   | Nov 15, 2012 |
| 2011         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$6,528.46   | Nov 15, 2011 |
| 2010         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$6,433.24   | Nov 15, 2010 |
| 2009         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$6,283.98   | Nov 15, 2009 |
| 2008         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,910.21   | Nov 15, 2008 |
| 2007         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4,431.36   | Nov 15, 2007 |
| 2006         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,954.96   | Nov 15, 2006 |
| 2005         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,948.99   | Nov 15, 2005 |
| 2004         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,819.95   | Nov 15, 2004 |
| 2003         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,767.79   | Nov 15, 2003 |
| 2002         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,806.55   | Nov 15, 2002 |
| 2001         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,754.30   | Nov 15, 2001 |
| 2000         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,563.59   | Nov 15, 2000 |
| 1999         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,482.92   | Nov 15, 1999 |
| 1998         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,446.60   | Nov 15, 1998 |
| 1997         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,419.61   | Dec 15, 1997 |
| 1996         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,482.62   | Nov 15, 1996 |
| <b>Total</b> |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             |              |              |

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

15-Dec-2021

FERNANDES SCOTT J TRUSTEE ET AL  
974 CARPENTER HILL RD  
MEDFORD OR 97501-9610

|                |  |             |              |
|----------------|--|-------------|--------------|
| Tax Account #  | 10025429   | Lender Name |              |
| Account Status | A  | Loan Number |              |
| Roll Type      | Real   | Property ID | 0408         |
| Situs Address  | CARPENTER HILL RD PHOENIX-TALENT/COUNTY OR 97501 | Interest To | Dec 15, 2021 |

**Tax Summary**

| Tax Year     | Tax Type  | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date     |
|--------------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|
| 2021         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.12       | Nov 15, 2021 |
| 2020         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.12       | Nov 15, 2020 |
| 2019         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.12       | Nov 15, 2019 |
| 2018         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.13       | Nov 15, 2018 |
| 2017         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.12       | Nov 15, 2017 |
| 2016         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.12       | Nov 15, 2016 |
| 2015         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.12       | Nov 15, 2015 |
| 2014         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.00       | Nov 15, 2014 |
| 2013         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.00       | Nov 15, 2013 |
| 2012         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.11       | Nov 15, 2012 |
| 2011         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.00       | Nov 15, 2011 |
| 2010         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.00       | Nov 15, 2010 |
| 2009         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.11       | Nov 15, 2009 |
| 2008         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.00       | Nov 15, 2008 |
| 2007         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.10       | Nov 15, 2007 |
| 2006         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.10       | Nov 15, 2006 |
| 2005         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.11       | Nov 15, 2005 |
| 2004         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$0.00       | Nov 15, 2004 |
| 2003         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1.19       | Nov 15, 2003 |
| 2002         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$75.20      | Nov 15, 2002 |
| 2001         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$66.87      | Nov 15, 2001 |
| 2000         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$60.90      | Nov 15, 2000 |
| 1999         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$54.22      | Nov 15, 1999 |
| 1998         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$48.86      | Nov 15, 1998 |
| 1997         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$49.62      | Dec 15, 1997 |
| 1996         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$38.07      | Nov 15, 1996 |
| <b>Total</b> |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             |              |              |

**TAX NOTATION...**

| NOTATION CODE | DATE ADDED  | DESCRIPTION        |
|---------------|-------------|--------------------|
| WRITE OFF     | 14-Oct-2008 | No bill sent. PJB  |
| WRITE OFF     | 15-Oct-2009 | NO BILL SENT - PJB |

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

15-Dec-2021

FERNANDES SCOTT J TRUSTEE ET AL  
 974 CARPENTER HILL RD  
 MEDFORD OR 97501-9610

|                |  |             |              |
|----------------|--|-------------|--------------|
| Tax Account #  | 10025429   | Lender Name |              |
| Account Status | A  | Loan Number |              |
| Roll Type      | Real   | Property ID | 0408         |
| Situs Address  | CARPENTER HILL RD PHOENIX-TALENT/COUNTY OR 97501 | Interest To | Dec 15, 2021 |

**Tax Summary**

| <b>Tax<br/>Year</b> | <b>Tax<br/>Type</b> | <b>Total<br/>Due</b> | <b>Current<br/>Due</b> | <b>Interest<br/>Due</b> | <b>Discount<br/>Available</b> | <b>Original<br/>Due</b> | <b>Due<br/>Date</b> |
|---------------------|---------------------|----------------------|------------------------|-------------------------|-------------------------------|-------------------------|---------------------|
|---------------------|---------------------|----------------------|------------------------|-------------------------|-------------------------------|-------------------------|---------------------|



Jackson County Official Records **2016-036292**  
R-WD  
Stn=0 SHINGLJS 11/02/2016 03:27:14 PM  
S11.00 S10.00 S20.00 S15.00 S8.00 **\$64.00**

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

After recording return to:

Scott J. Fernandes, trustee and Krissa B. Fernandes,  
trustee of the S and K Fernandes Revocable Trust  
U.T.D. 01/20/2005

3131 Old Stage Rd.  
Central Point, OR 97502

Until a change is requested all tax statements  
shall be sent to the following address:

Scott J. Fernandes, trustee and Krissa B. Fernandes,  
trustee of the S and K Fernandes Revocable Trust  
U.T.D. 01/20/2005

3131 Old Stage Rd.  
Central Point, OR 97502

File No. 129150AM

### STATUTORY WARRANTY DEED

**Vicki S. Mankin, as Trustees of the Lee and Vicki Mankin Trust dated January 2, 2007,**

Grantor(s), hereby convey and warrant to

**Scott J. Fernandes, trustee and Krissa B. Fernandes, trustee of the S and K Fernandes Revocable Trust U.T.D. 01/20/2005,**

Grantee(s), the following described real property in the County of Jackson and State of Oregon free of encumbrances except as specifically set forth herein:

See Exhibit A

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

381W07 400  
381W07 1700

The true and actual consideration for this conveyance is \$1,599,554.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2 day of November, 2016

Vicki S Mankin  
Vicki S. Mankin, trustee

State of Oregon} ss.  
County of Jackson}

On this 2 day of November, 2016, before me, Mychal K Pond a Notary Public in and for said state, personally appeared Vicki S. Mankin, Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lee and Vicki Mankin Trust dated January 2, 2007, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mychal K Pond  
Notary Public for the State of Oregon»  
Residing at: Jackson County  
Commission Expires: 11-25-17

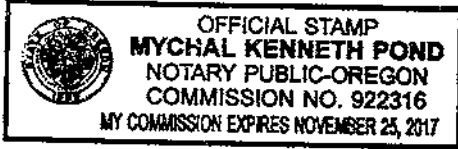


EXHIBIT A

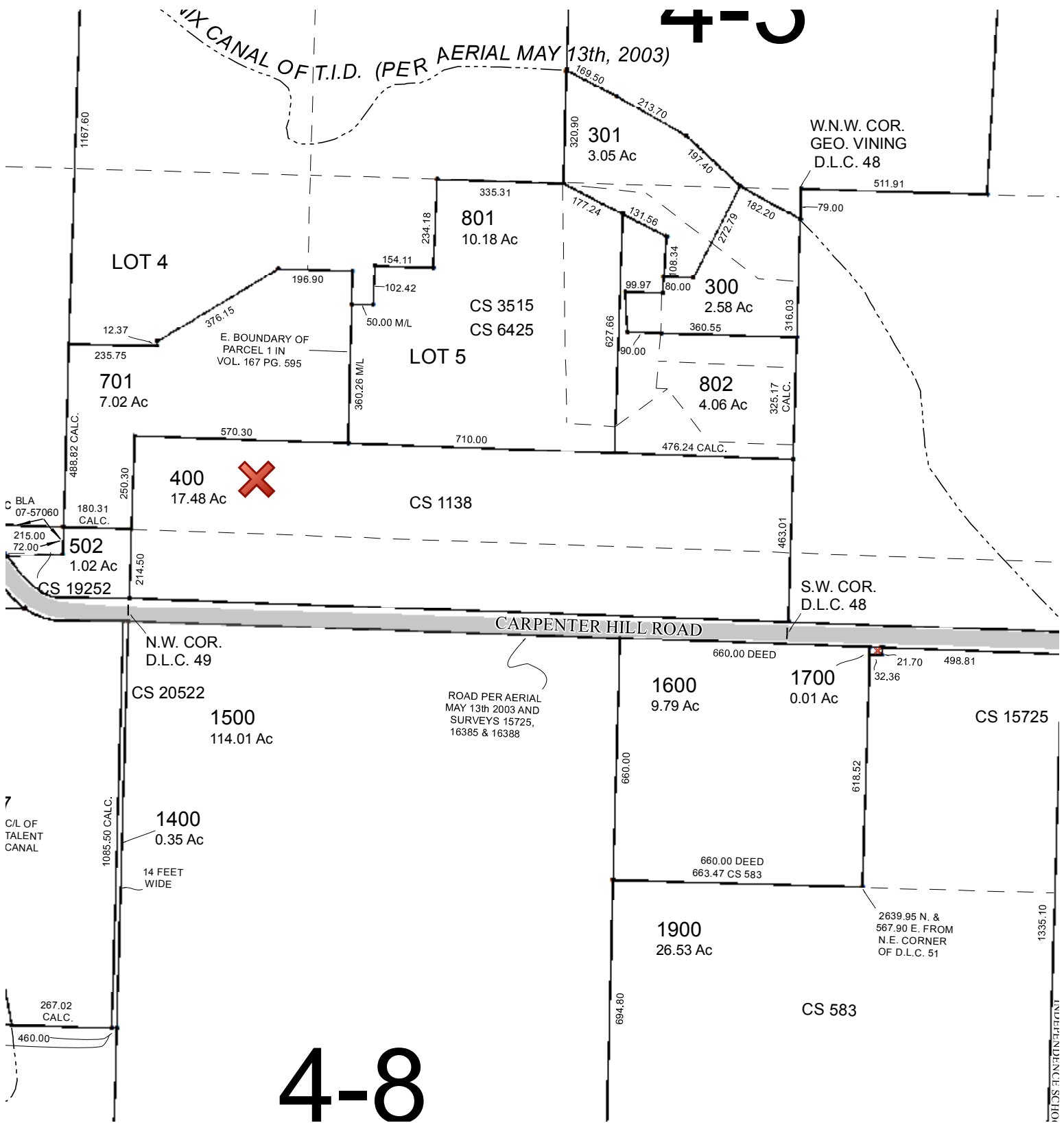
**PARCEL A:**

Beginning at a 1-1/2" galvanized iron pipe located at the Northwest corner of Donation Land Claim No. 49, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 214.50 feet to a sandstone monument located at the South-Southwest corner of that property described in Jackson County Deed Records, Volume 168, Pages 595-596; thence North 0°45' East, 248.20 feet to a 1" galvanized iron pipe found for a corner of said property; thence South 89°43'30" East, 567.81 feet to a 1" galvanized iron pipe found for the East-Southeast corner of said property; thence South 89°32' East, 1186.08 feet along the South boundary of property described in Volume 112, Page 57, Deed Records of Jackson County, Oregon, to a sandstone monument found on the West boundary of Donation Land Claim No. 48, said Township and Range; thence South 0°04' West, 463.01 feet to the Southwest corner of said Claim No. 48; thence North 89°35' West, 1756.57 feet to the point of beginning.

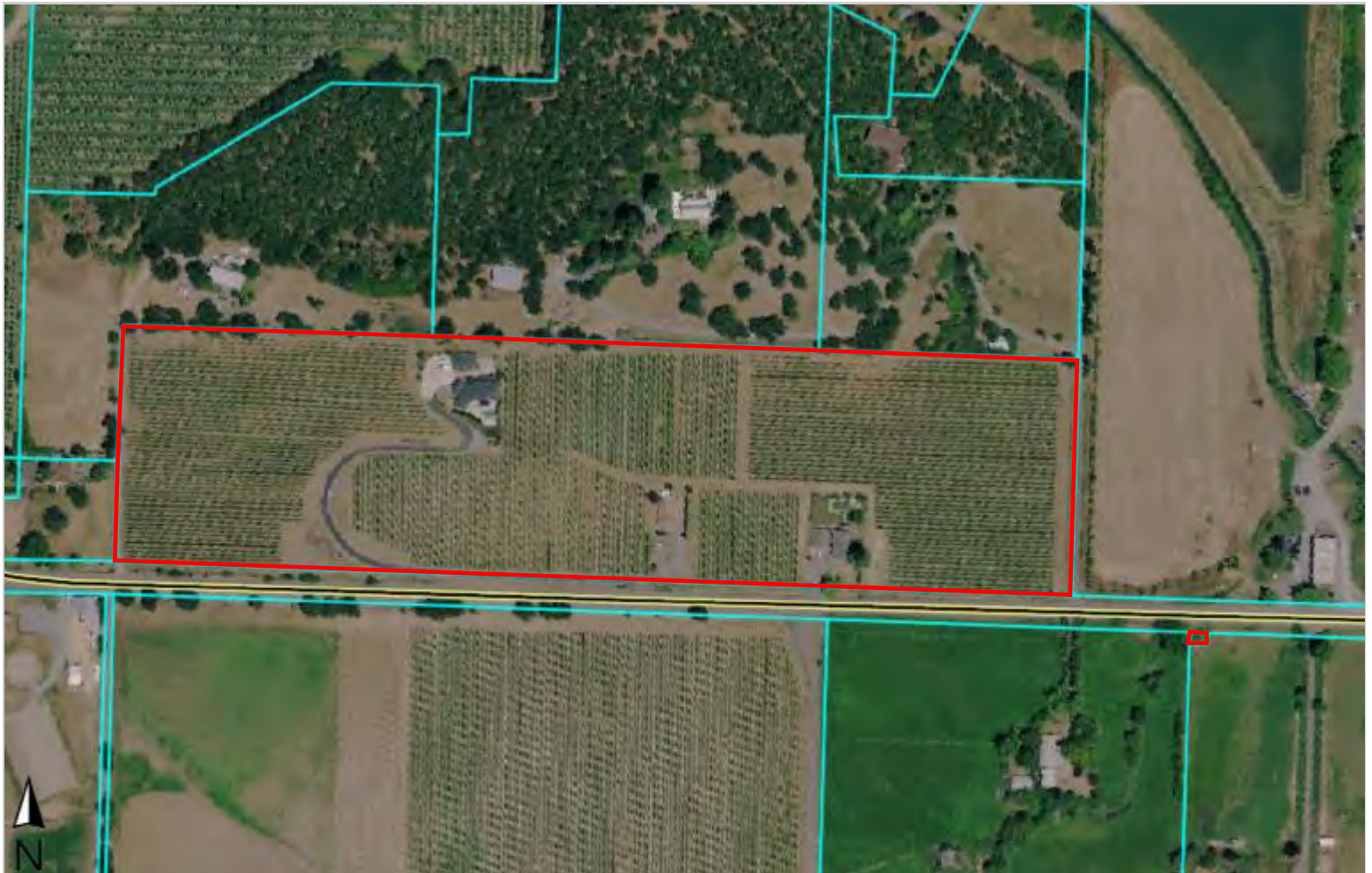
**PARCEL B:**

Commencing at the Northeast corner of Donation Land Claim No. 49, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 89°52'45" West, 251.15 feet to the Southeast corner of Donation Land Claim No. 48, said Township and Range; thence North 89°52' West along the South boundary of said Claim No. 48, 2958.71 feet; thence South, 30.0 feet to a 3/4" iron rebar located on the South boundary of the Carpenter Hill Road for the true point of beginning; thence South, 17.53 feet; thence South 87°42' West, 32.36 feet; thence North 18.91 feet to the South boundary of said road; thence South 89°52' East, 32.33 feet to the point of beginning.

# 4-5



# 4-8



*First American Title*™

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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

**Gribble Well Drilling**

(START CARD) # 35274

**JACK**  
1849

**JACK** 385/1W/7ac  
 50625 JCMP#72-92W

**(1) OWNER:** Well Number: 2  
 Name David Wright  
 Address 928 Carpenter Hill Rd.  
 City Medford State Ore. Zip 97501

**(2) TYPE OF WORK:**  
 New Well  Deepen  Recondition  Abandon

**(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 380 ft.  
 Yes No    
 Explosives used   Type \_\_\_\_\_ Amount \_\_\_\_\_

| HOLE     |      |     | SEAL     |      |    | Amount          |
|----------|------|-----|----------|------|----|-----------------|
| Diameter | From | To  | Material | From | To | sacks or pounds |
| 10"      | 0    | 20  | Bent     | 0    | 20 | 550 lbs         |
| 6"       | 20   | 380 |          |      |    |                 |

How was seal placed: Method  A  B  C  D  E  
 Other Poured Dry  
 Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
 Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Size of gravel \_\_\_\_\_

**(6) CASING/LINER:**

| Diameter   | From | To  | Gauge | Steel                               | Plastic                             | Welded                              | Threaded                 |
|------------|------|-----|-------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Casing: 6" | +1   | 58  | 250   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Liner: 4"  | 0    | 380 | 160   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Final location of sheets: 58'

**(7) PERFORATIONS/SCREENS:**

Perforations Method Saw  
 Screens Type \_\_\_\_\_ Material \_\_\_\_\_

| From | To  | Slot size | Number | Diameter | Tele/pipe size | Casing                   | Liner                               |
|------|-----|-----------|--------|----------|----------------|--------------------------|-------------------------------------|
| 320  | 380 | 6"        | 120    | 1/8      |                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Pump  Bailer  Air  Flowing Artesian

| Yield gal/min | Drawdown | Drill stem at | Time  |
|---------------|----------|---------------|-------|
| 50+           |          | 380           | 1 hr. |

Temperature of water 54 Depth Artesian Flow Found \_\_\_\_\_  
 Was a water analysis done?  Yes By whom \_\_\_\_\_  
 Did any strata contain water not suitable for intended use?  Too little  
 Salty  Muddy  Odor  Colored  Other \_\_\_\_\_  
 Depth of strata: \_\_\_\_\_

**(9) LOCATION OF WELL by legal description:**  
 County Jackson Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
 Township 38S N or S. Range 1W E or W. WM.  
 Section 7 SW 1/4 NE 1/4  
 Tax Lot 400 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Street Address of Well (or nearest address) Same

**(10) STATIC WATER LEVEL:**  
65 ft. below land surface. Date 3/19/92  
 Artesian pressure \_\_\_\_\_ lb. per square inch. Date \_\_\_\_\_

**(11) WATER BEARING ZONES:**

Depth at which water was first found 335'

| From | To  | Estimated Flow Rate | SWL |
|------|-----|---------------------|-----|
| 335  | 340 | 3                   | 65  |
| 350  | 353 | 7                   | 65  |
| 370  | 374 | 40+                 | 65  |

**(12) WELL LOG:** Ground elevation \_\_\_\_\_

| Material        | From | To  | SWL |
|-----------------|------|-----|-----|
| Soil Brown      | 0    | 7   |     |
| Claystone Brown | 7    | 43  |     |
| " Gray          | 43   | 46  |     |
| " Brown         | 46   | 50  |     |
| Claystone Gray  | 50   | 380 | 65  |

Date started 3/19/92 Completed 3/19/92

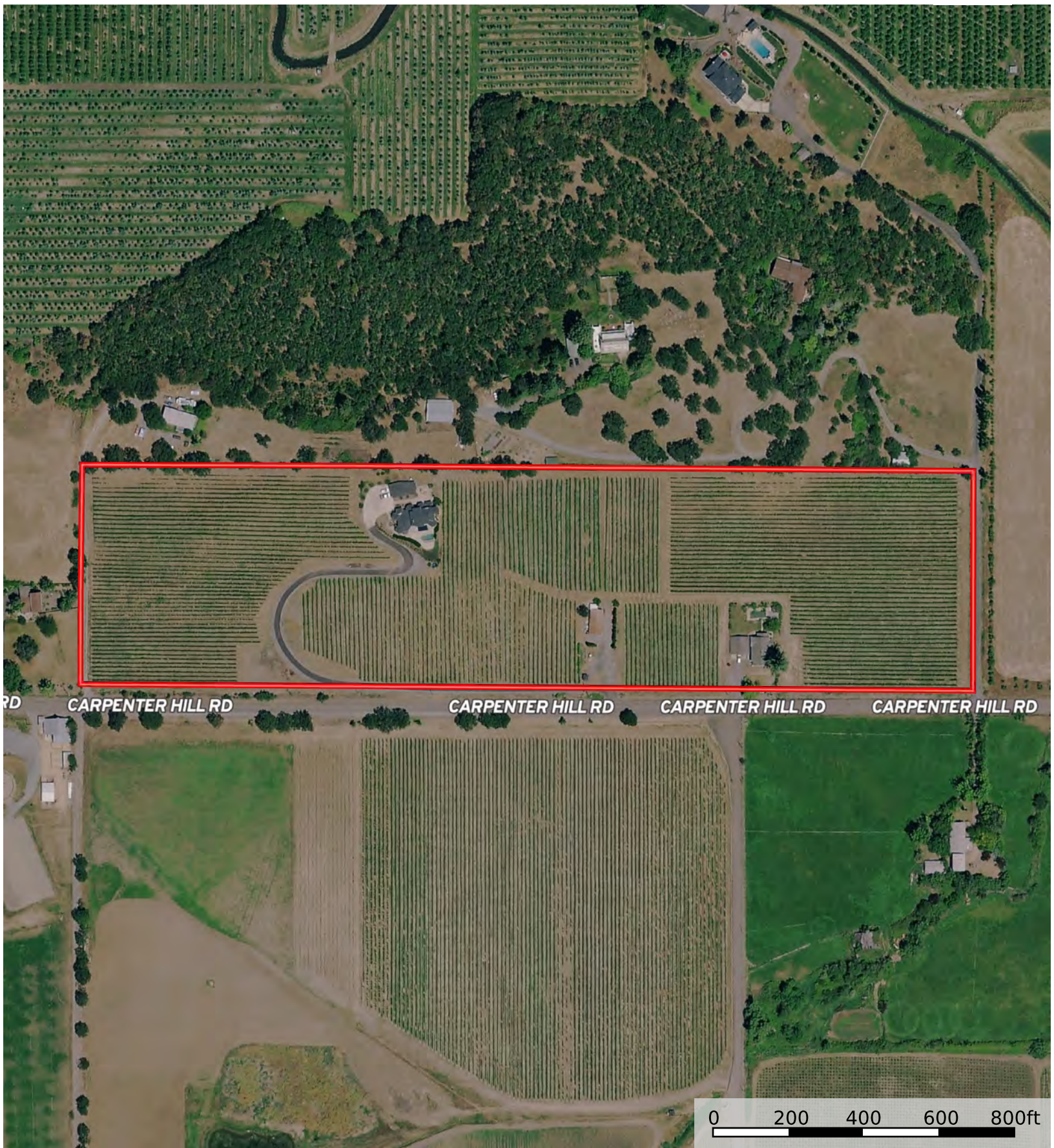
**(unbonded) Water Well Constructor Certification:**  
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.  
 Signed [Signature] WWC Number 1486  
 Date 3-20-92

**(bonded) Water Well Constructor Certification:**  
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.  
 Signed [Signature] WWC Number 205  
 Date 3-20-92


# Exhibit B

(Property Maps)

974 Carpenter Hill Road, Medford, Oregon 97501  
Oregon, AC +/-

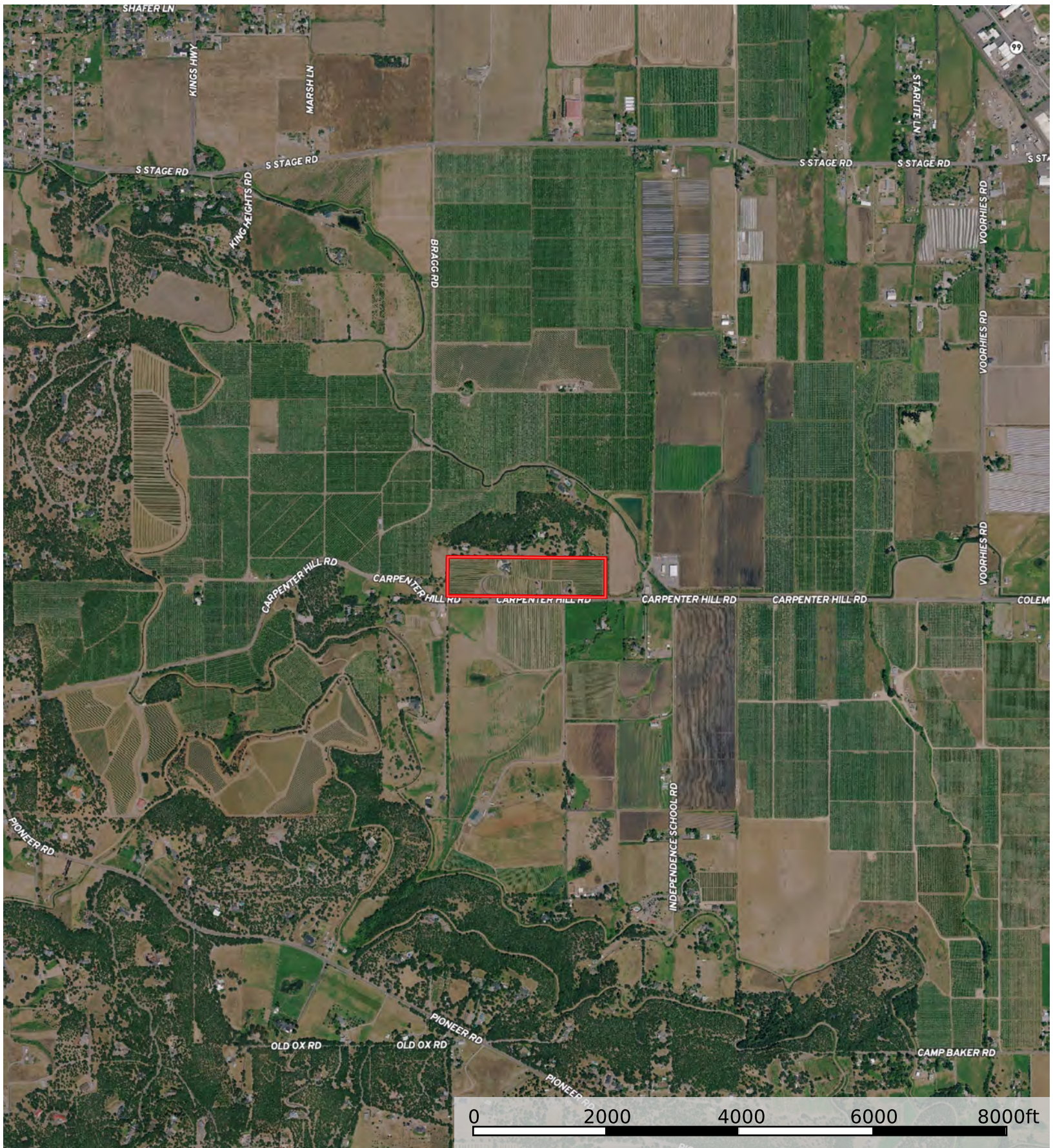



0 200 400 600 800ft

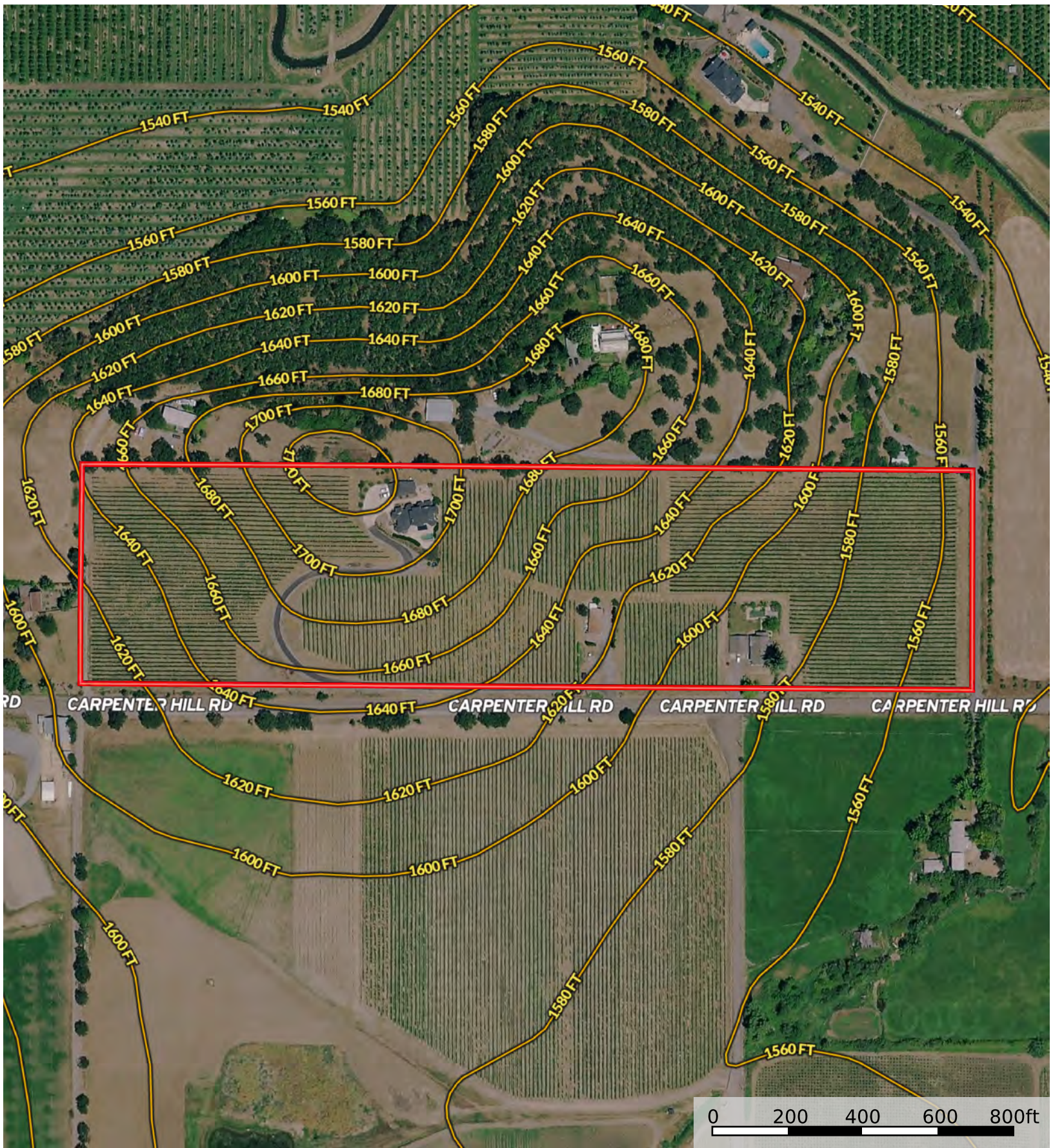
 Boundary


# 974 Carpenter Hill Road, Medford, Oregon 97501

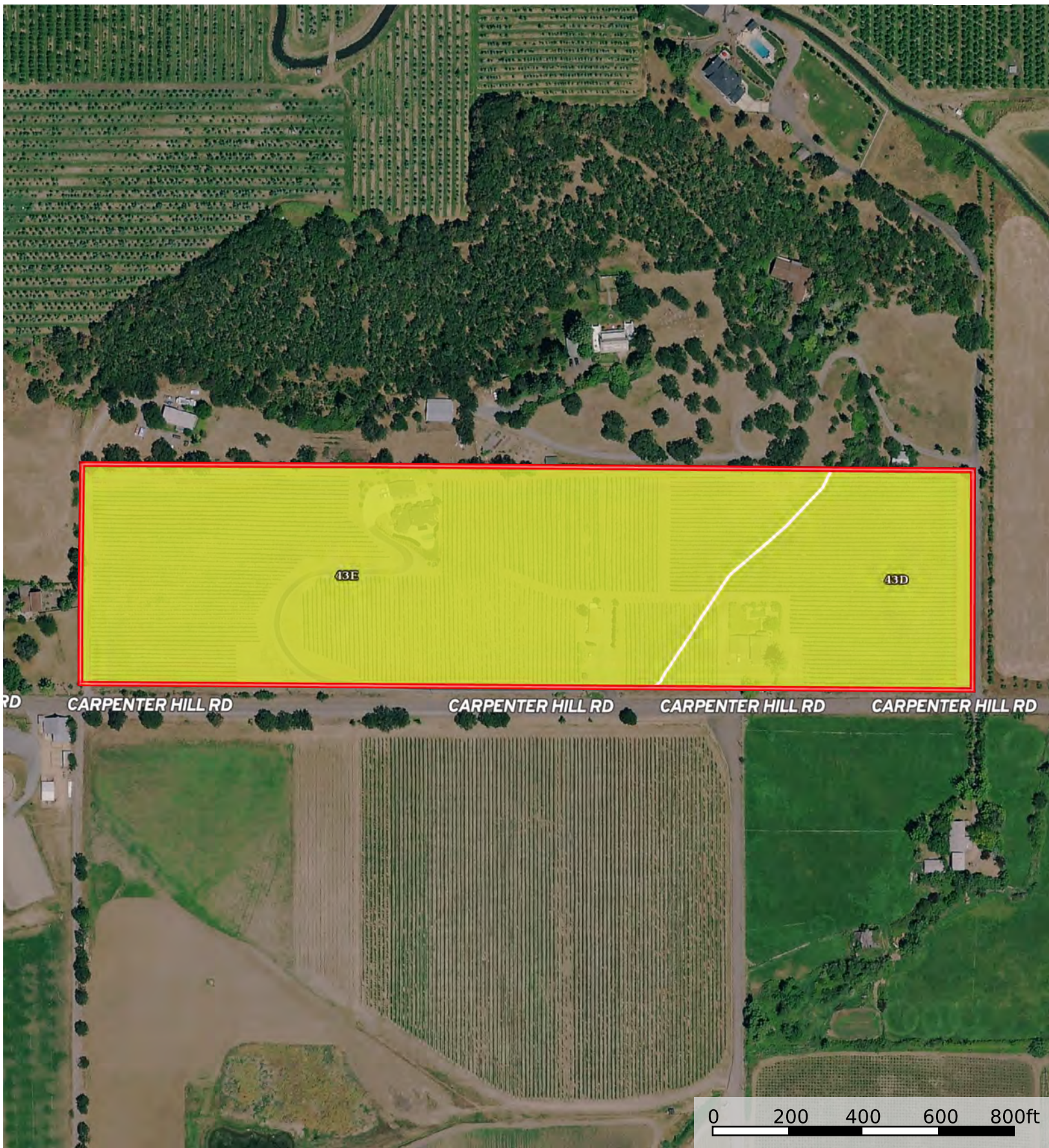
Oregon, AC +/-




 Boundary



 Boundary



0 200 400 600 800ft

 Boundary

|  Boundary 17.5 ac









| SOIL CODE | SOIL DESCRIPTION                               | ACRES | %     | CAP |
|-----------|--|-------|-------|-----|
| 43E       | Darow silty clay loam, 20 to 35 percent slopes | 12.9  | 73.73 | 4e  |
| 43D       | Darow silty clay loam, 5 to 20 percent slopes  | 4.6   | 26.27 | 4e  |
| TOTALS    |  | 17.5  | 100%  | 4.0 |

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

|              |  |  |  |  |  |  |  |  |
|--------------|---|---|---|---|--|---|---|---|
|              | 1   | 2   | 3   | 4   | 5  | 6   | 7   | 8   |
| 'Wild Life'  | •   | •   | •   | •   | •  | •   | •   | •   |
| Forestry     | •   | •   | •   | •   | •  | •   | •   |   |
| Limited      | •   | •   | •   | •   | •  | •   | •   |   |
| Moderate     | •   | •   | •   | •   | •  | •   |   |   |
| Intense      | •   | •   | •   | •   | •  |   |   |   |
| Limited      | •   | •   | •   | •   |  |   |   |   |
| Moderate     | •   | •   | •   |   |  |   |   |   |
| Intense      | •   | •   |   |   |  |   |   |   |
| Very Intense | •   |   |   |   |  |   |   |   |

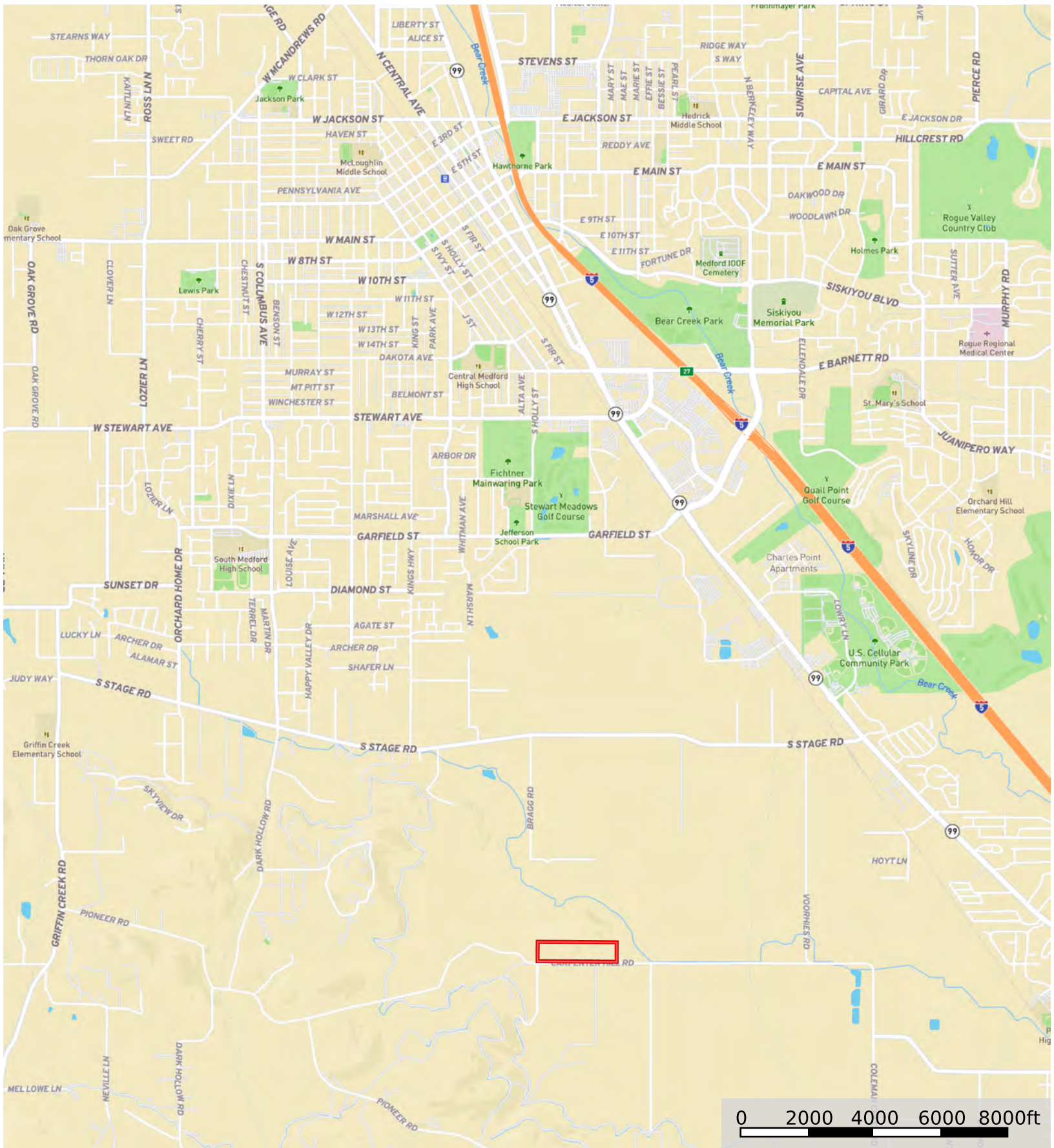
### Grazing Cultivation


(c) climatic limitations (e) susceptibility to erosion

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

# 974 Carpenter Hill Road, Medford, Oregon 97501

Oregon, AC +/-



 Boundary