

Griffin Creek Estate + Vineyard

Mediterranean Rural Estate + Vineyard Along Griffin Creek



2956 Griffin Creek Road
Medford, OR 97501

Chris Martin, Alex Larson, & Ashley Lacer

541.660.5111

Team@MartinOutdoorProperties.com



 **MARTIN**
OUTDOOR PROPERTY GROUP

Remarks

Welcome to the Griffin Creek estate and vineyard. This feature-rich 2.14 acre property features a custom Mediterranean home, majestic old-growth trees, creek frontage, vineyard that produces award-winning wines, an ADU licensed as a bonded winery and tasting room, and more. The home is set behind a gated entrance with an elegant custom wall to match the style of the home. Fully fenced, the landscape and setting provides privacy to a home nestled under the trees with a shaded and peaceful ambiance.

Surrounding the home you will find raised garden beds, established fruit trees, chicken coop, greenhouse, and extensive landscaping with over 30 irrigation sets, providing endless opportunities for your country estate. The serene setting along Griffin Creek is perfect for guests and entertaining, with a small bridge providing access to the established vineyard on the north side of the creek. This property presents country living at its best and is just a short distance from all the conveniences of Jacksonville, Medford, and Ashland.

The home, being completely renovated in 2011, offers an alluring appeal and provides plenty of room, measuring just over 3,800 square feet. The Mediterranean design provides a unique atmosphere not found in many Southern Oregon homes; the floor plan offers a great flow with airy two-story cathedral ceilings, multiple verandas, a back deck, and more.

The foyer opens to the living and dining space; it is set up to easily allow for large gatherings and features a see-through fireplace as well as plentiful windows to let in the natural light and views of the creek, gardens, and both on-site and neighboring vineyards. Centrally located in the floor plan is the kitchen, with granite countertops, updated appliances, custom cabinets, and features sure to please any culinary enthusiast.

The main level hosts two spacious bedrooms, each with their own en-suite bathrooms, along with a laundry room and guest half bathroom. The large butler's pantry features plentiful cabinet storage and walk-in cooler perfect for wine storage.

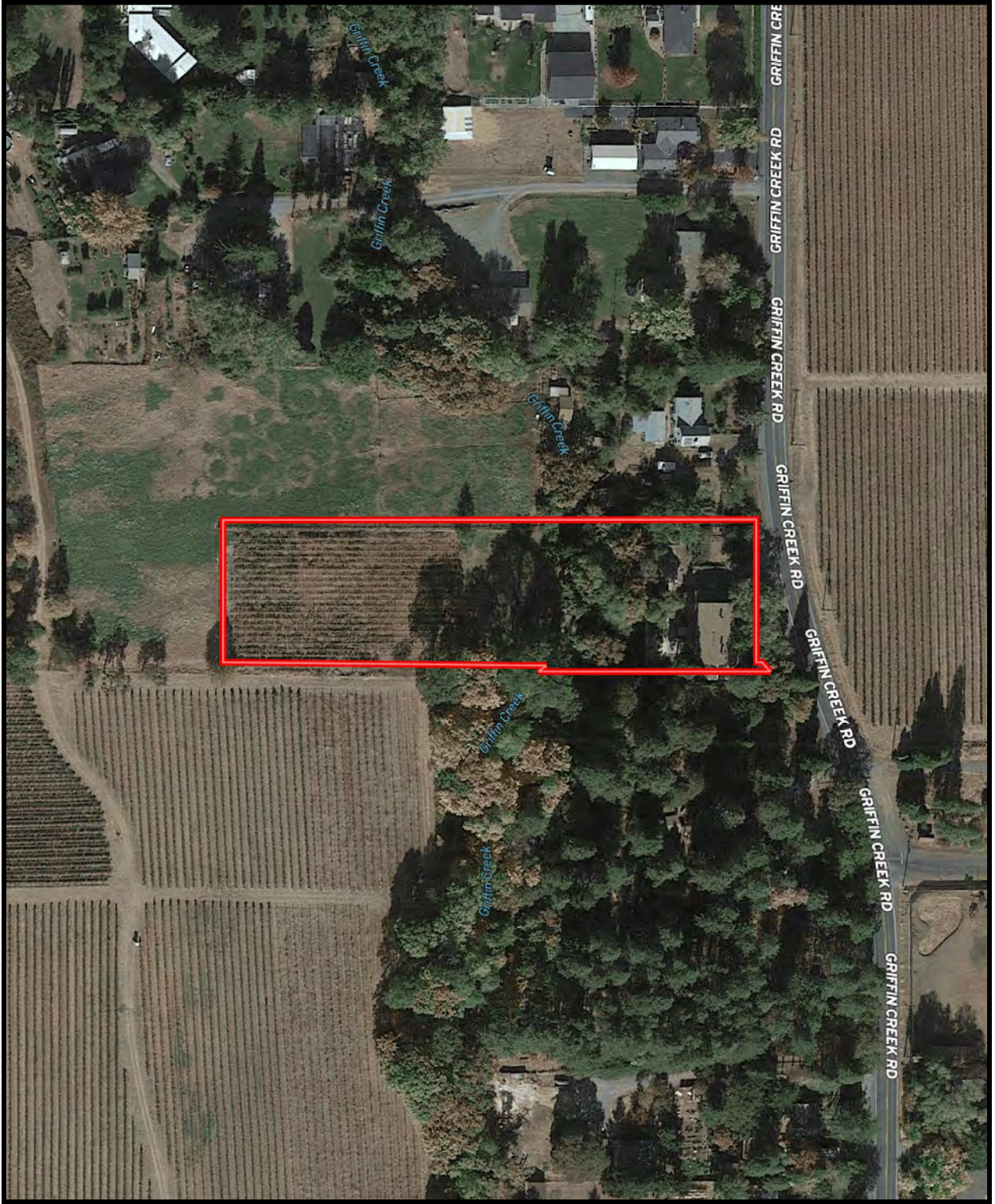
As you arrive on the second floor, you are welcomed by an office space with its own veranda overlooking the neighboring vineyard, and a versatile flex space that is currently used as a craft room and home theater. Adjacent to the office space, the expansive primary suite boasts a custom stone-faced fireplace and spacious veranda overlooking the gardens and vineyard below.

The detached 672 square foot ADU (accessory dwelling unit) was just finished in 2022 with quality finishes to match the home, and currently benefits from being permitted as a winery and for wine tasting in the garden and along the creekside. It features concrete flooring with floor drain, full bathroom with shower, laboratory area with dishwasher, storage room, and climate controlled wine cellar.

Griffin Creek Estate and Vineyard is ideal for a luxurious rural lifestyle - sustaining a high level of privacy and providing the utility of an irrigated vineyard to support a variety of social, rural, and agricultural endeavors. It presents an opportunity for a buyer to enjoy a true custom rural estate.

Centrally located on the I-5 corridor in a region known for its beautiful rural estates, vineyards, and mountains, the Griffin Creek Estate and Vineyard is within a highly sought locale. The climate is extremely enjoyable with four distinct seasons and a mild winter. The area is also an outdoor recreational paradise, with access to thousands of acres of public lands, hiking, great camping and RV'ing, horseback riding, a multitude of rivers and lakes plus Crater Lake National Park. This property is just over six miles to the conveniences of Medford & travel options of Interstate 5 - the Rogue Valley benefits from reasonable travel to the Oregon Coast at Brookings, boating on Lost Creek Reservoir and nearby Shasta Lake, as well as snow sports at Mt Ashland and Mt Shasta.

Aerial Map



Property Details

The property has a physical address of 2956 Griffin Creek Road, Medford, Oregon 97501. It is made up of 1 tax lot and 2 account numbers as shown below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
38S	2W	2CD	2200	10995372	0.73	RR-2.5
38S	2W	2CD	2200	10445252	<u>1.41</u>	RR-2.5
				Total	2.14	

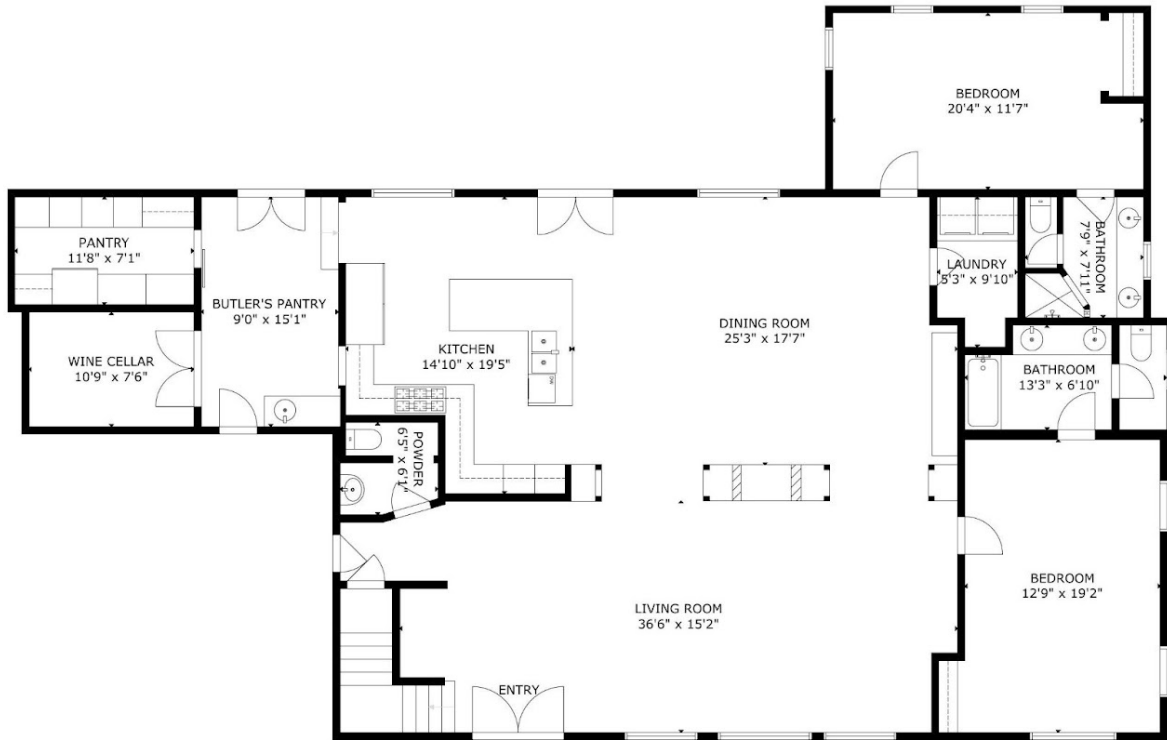
Access:	Access is via a paved Griffin Creek Road
Present Land Use:	Vineyard estate with bonded winery and tasting room
2023 Taxes:	\$5,816.29
Zoning:	RR-2.5 (Rural Residential)
Elevations:	+/- 1,600' above sea level
Topography:	Mostly level
Water Rights:	2.00 acres through Talent Irrigation District
Irrigation Infrastructure:	32 automatic irrigation zones, 28 zones currently used
Vineyard Details:	+/- 0.83 net acre mixed varietal vineyard w/drip irrigation (mostly planted in 2011 to Cabernet Sauvignon, Merlot, Cabernet Franc, Petit Verdot, Chardonnay (clone 4), Sauvignon Blanc (10% Sauvignon Musquee), and Pinot Noir; in 2014 some Chardonnay (clone 72) was also planted)
Vineyard Production:	2023 - 1.8 tons (only half harvested) 2022 - 2.5 tons 2021 - 3.0 tons 2020 - 2.0 tons (all but 34 vines each of PV and CF were grafted to Sauvignon Blanc and Merlot, respectively) 2019 - 3.9 tons
Live Water:	+/- 175 feet along both sides of Griffin Creek
Electric/Power:	200-amp service for entire property; 18kw generac whole-house generator with automatic transfer switch

Internet:	CenturyLink (Hunter fiber being is being extended)
Domestic Water:	On-site domestic well (GPM unknown)
Sanitation:	City sewer connection
Additional Notes:	Gated entry with covered carport, four raised garden beds, deck by the creek, extensive landscaping, chicken coop with run, storage shed, gated RV parking with separate entrance

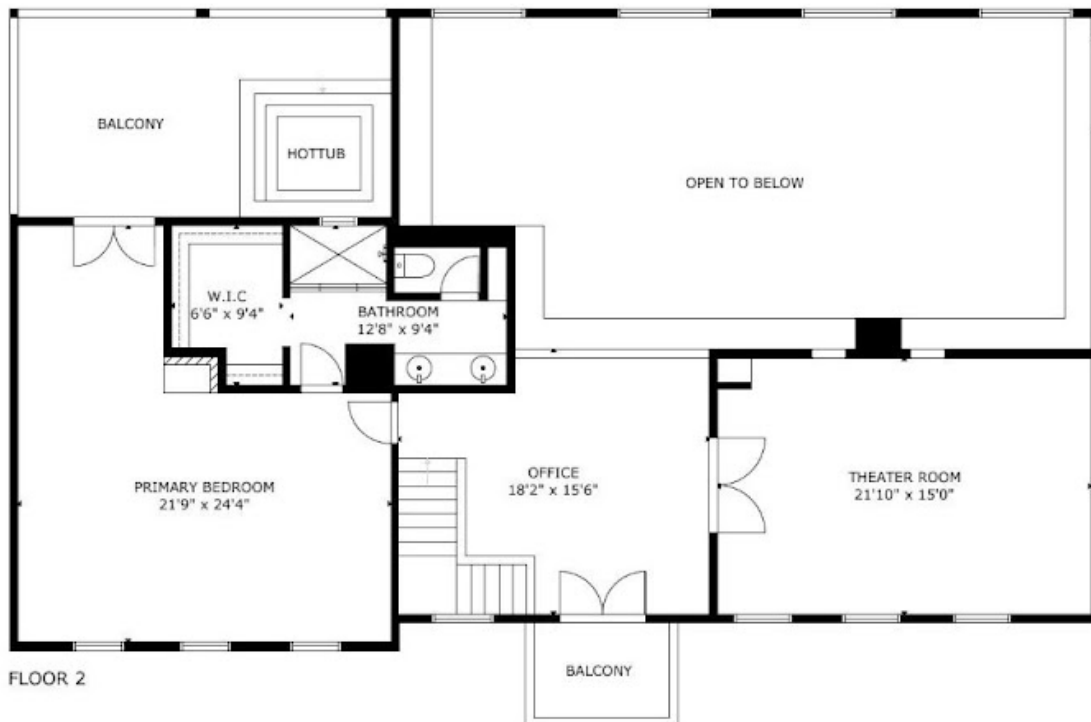
Main Home Characteristics

Gross Area:	3,823 square feet
Number of Stories:	Two stories
Year of Construction:	1949 (county records)
Bedrooms:	Three bedrooms
Bathrooms:	Three full bathrooms and one half bathroom
Foundation:	Concrete perimeter
Flooring:	Hardwood, tile, and carpet
Exterior Walls:	Stucco
Roofing:	Composition (installed in 2011)
Heat/Air Conditioning:	Central heating and air conditioning with a heat pump for upstairs (total of two compressors and two zones)
Fireplace(s):	One in living room and one in primary suite
Garage:	Attached two-car garage
Additional Rooms:	Living room, dining area, kitchen, laundry room, butler's pantry, office/loft, and craft room/home theater

Home Floor Plan - Main Level



Home Floor Plan - Upper Level

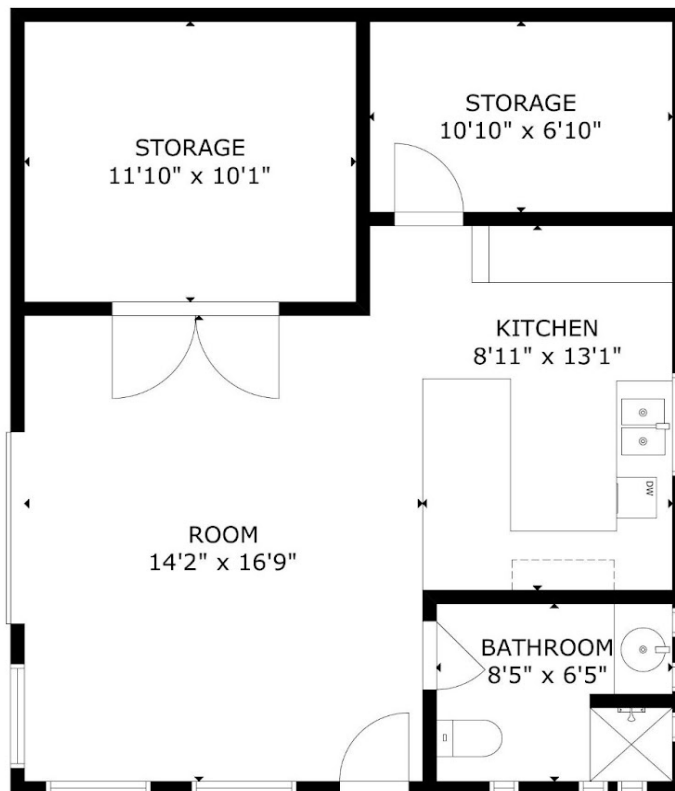


FLOOR 2

Winery

Gross Area:	672 square feet
Foundation:	Concrete
Roofing:	Composition
Framing:	Wood
Siding:	Stucco
Flooring:	Concrete slab with floor drain
Additional Notes:	Laboratory area, full bathroom, desk area, temperature controlled wine storage room, double pane vinyl windows, one walk-in door, one roll door, shed extension for storage

Winery Floor Plan



GROSS INTERNAL AREA
TOTAL: 631 sq ft
FLOOR 1: 631 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.

<u>Jackson County Climate Averages</u>	
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	

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

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Exhibit A

(Property Information)



First American Title™

Jackson County Property Profile Information

Parcel #: 10445252 Tax Acct#: 382W02CD02200 Owner: Dixon, Michael A CoOwner: Dixon, Christine A Site: 2956 Griffin Cr Rd OR 97501 - 9514 Mail: 2956 Griffin Creek Rd Medford OR 97501 - 9514 Land Use: 401 Tract - Improved (typical of class) Std Land Use: RSFR - Single Family Residence Legal: Twn/Rng/Sec: 38S / 02W / 02 / SW

ASSESSMENT & TAX INFORMATION

PROPERTY CHARACTERISTICS

Market Total: \$42,750.00 Market Land: \$42,750.00 Market Impr: Assessment Year: 2022 Assessed Total: \$31,370.00 Exemption: 2021 Taxes: \$296.75 Levy Code: 4930 Levy Rate: 9.7419	Year Built: Bedrooms: Bathrooms: Total SF: Basement SF: Lot Size: 1.41 Acres (61,419 SqFt) Garage SF: Heat Source: Fireplace: Lot: Block: Plat/Subdiv: Zoning: County-RR-2.5 School Dist: 549C Medford Primary School: GRIFFIN CREEK ELEMENTARY SCHOOL Middle School: MCLOUGHLIN MIDDLE SCHOOL High School: NORTH MEDFORD HIGH SCHOOL Census: 2017 - 001500 Watershed: Bear Creek Recreation:
SALE & LOAN INFORMATION	
Sale Date: 10/18/2010 Sale Amount: \$222,500.00 Document #: 34608 Deed Type: Deed Loan Amount: Lender: Loan Type: Interest Type: 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.



First American Title™

Jackson County Property Profile Information

Parcel #: 10995372
 Tax Acct#: 382W02CD02200
 Owner: **Dixon, Michael A**
 CoOwner: Dixon, Christine A
 Site: **2956 Griffin Cr Rd**
OR 97501 - 9514
 Mail: 2956 Griffin Creek Rd
 Medford OR 97501 - 9514
 Land Use: 401 Tract - Improved (typical of class)
 Std Land Use: RSFR - Single Family Residence
 Legal:
 Twn/Rng/Sec: 38S / 02W / 02 / SW

ASSESSMENT & TAX INFORMATION

Market Total: **\$563,720.00**
 Market Land: **\$193,620.00**
 Market Impr: **\$370,100.00**
 Assessment Year: **2022**
 Assessed Total: **\$414,160.00**
 Exemption:
 2021 Taxes: **\$4,919.99**
 Levy Code: 4903
 Levy Rate: 12.2357

PROPERTY CHARACTERISTICS

Year Built: 1949
 Bedrooms: 3
 Bathrooms: 3.5
 Total SF: 3,823 SqFt
 Basement SF:
 Lot Size: 0.73 Acres (31,798 SqFt)
 Garage SF: 484 SqFt
 Heat Source: Heat Pump
 Fireplace:
 Lot:
 Block:
 Plat/Subdiv:
 Zoning: County-RR-2.5
 School Dist: 549C Medford
 Primary School: GRIFFIN CREEK ELEMENTARY SCHOOL
 Middle School: MCLOUGHLIN MIDDLE SCHOOL
 High School: NORTH MEDFORD HIGH SCHOOL
 Census: 2017 - 001500
 Watershed: Bear Creek
 Recreation:

SALE & LOAN INFORMATION

Sale Date:
 Sale Amount:
 Document #:
 Deed Type:
 Loan Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co:

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IMPROVEMENT: 135045

PARCEL ID: 10995372

Improvement Use: 142

Improvement Desc: RESIDENCE Two story

Year Built: 1949

% Complete:

Condition:

Eff Year Built: 1992

Total SqFt: 3,823

Bedrooms: 3

Roof Type:

Finished SqFt: 3,823

Bathrooms: 3.5

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt: 2,560

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt: 1,263

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

20-Oct-2022

DIXON MICHAEL A/CHRISTINE A
 2956 GRIFFIN CREEK RD
 MEDFORD OR 97501-9514

Tax Account #	10445252	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4930
Situs Address	2956 GRIFFIN CR RD MEDFORD/COUNTY OR 97501	Interest To	Oct 20, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$294.91	\$304.03	\$0.00	\$9.12	\$304.03	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$296.75	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$290.28	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$284.17	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$277.42	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$273.99	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.76	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$257.41	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$254.79	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$229.58	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,338.25	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,896.51	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$292.53	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$285.38	Nov 15, 2009
Total		\$294.91	\$304.03	\$0.00	\$9.12		

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

20-Oct-2022

DIXON MICHAEL A/CHRISTINE A
2956 GRIFFIN CREEK RD
MEDFORD OR 97501-9514

Tax Account #	10995372	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4903
Situs Address	2956 GRIFFIN CR RD MEDFORD/COUNTY OR 97501	Interest To	Oct 20, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$5,153.23	\$5,312.61	\$0.00	\$159.38	\$5,312.61	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,919.99	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,804.64	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,695.56	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,578.13	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,505.96	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,422.71	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,234.03	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,174.73	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,242.54	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$82.87	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$81.52	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,084.36	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,031.70	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,257.02	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,169.14	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,881.87	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,607.02	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,585.64	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,525.62	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,519.17	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,542.73	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,449.69	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,419.20	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,375.53	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,317.44	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,420.30	Nov 15, 1996
Total		\$5,153.23	\$5,312.61	\$0.00	\$159.38		



After recording return to:
Michael A. Dixon
2956 Griffin Creek Road
Medford, OR 97501

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

Michael A. Dixon
2956 Griffin Creek Road
Medford, OR 97501

Escrow No. AP0794082
 Title No. 0794082
 SWO 1612910

794082-9W

THIS SPACE RESERVED

Jackson County Official Records 2010-034608
 R-WD
 Cnt-1 MORGANSS 10/18/2010 08:31:00 AM
 \$10.00 \$10.00 \$5.00 \$11.00 \$15.00 Total:\$51.00



01449536201000348080620026

Christine Walker, County Clerk for Jackson County Oregon certifies that the instrument identified herein was recorded in the Clerk's records
 Christine Walker - County Clerk

STATUTORY WARRANTY DEED

John P. Carbone, Grantor(s) hereby convey and warrant to **Michael A. Dixon and Christine A. Dixon, husband and wife**, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$222,500.00**.

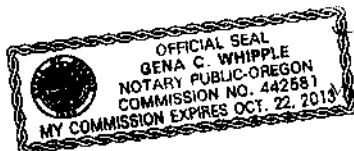
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 15 day of October 2010

John P. Carbone John P Carbone by
Advocate and Consultant for Elders, LLC, Conservator
 BY: Clare Anne Bruch, owner
 Advocate and Consultant for Elders, LLC, Clare Anne Bruch

State of Oregon
 County of JACKSON

This instrument was acknowledged before me on October 15 2010 by Advocate and Consultant for Elders, LLC, as conservator for John P. Carbone.



Gena Whipple
 (Notary Public for Oregon)

commission expires 10-22-2013

EXHIBIT 'A'

PARCEL NO. 1:

Beginning at a point 26.0 feet West and 6.0 feet North of the Southeast corner of Donation Land Claim No. 46 in Township 38 South, Range 2 West, Willamette Meridian, in Jackson County, Oregon; thence West parallel with the South line of said Claim, a distance of 580.0 feet; thence North 150.0 feet; thence East parallel with the South line of said Claim, a distance of 580.0 feet to a point which bears West 26.0 feet from the East line of said Claim; and thence South 150.0 feet to the point of beginning.

PARCEL NO. 2:

The North 10.0 feet of the following, to-wit: Beginning at a point from which the most Easterly-Southeast corner of Donation Land Claim No. 46, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, bears East, 20.00 feet, for the true point of beginning; thence South $42^{\circ}41'45''$ East, 118.88 feet; thence South $13^{\circ}42'$ East, 180.78 feet; thence South $0^{\circ}03'$ East, 173.41 feet, to the Northeast corner of premises described in Volume 525, Page 49, Jackson County, Oregon, Deed Records; thence West, along the North line of said premises, 324.38 feet, to a point, on the Westerly line of premises described in Volume 395, Page 375, said Deed Records, said point being at the center of Griffin Creek; thence Northerly, along said Westerly line, being the center of said creek, to a point due West, of said Donation Land Claim No. 46 corner; thence East, 260.11 feet, to the true point of beginning.

PARCEL NO. 3:

A strip of land 6.0 feet in width lying within Donation Land Claim No. 46, township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, and adjacent to the South line thereof; beginning 26.0 feet West of the Southeast corner of said Donation Land Claim and running thence West 580.0 feet.

For Informational purposes only, the following is included:

(Map No. 382W02CD, Tax Lot 2200, Account No. 1-044525-2, Code 49-03)

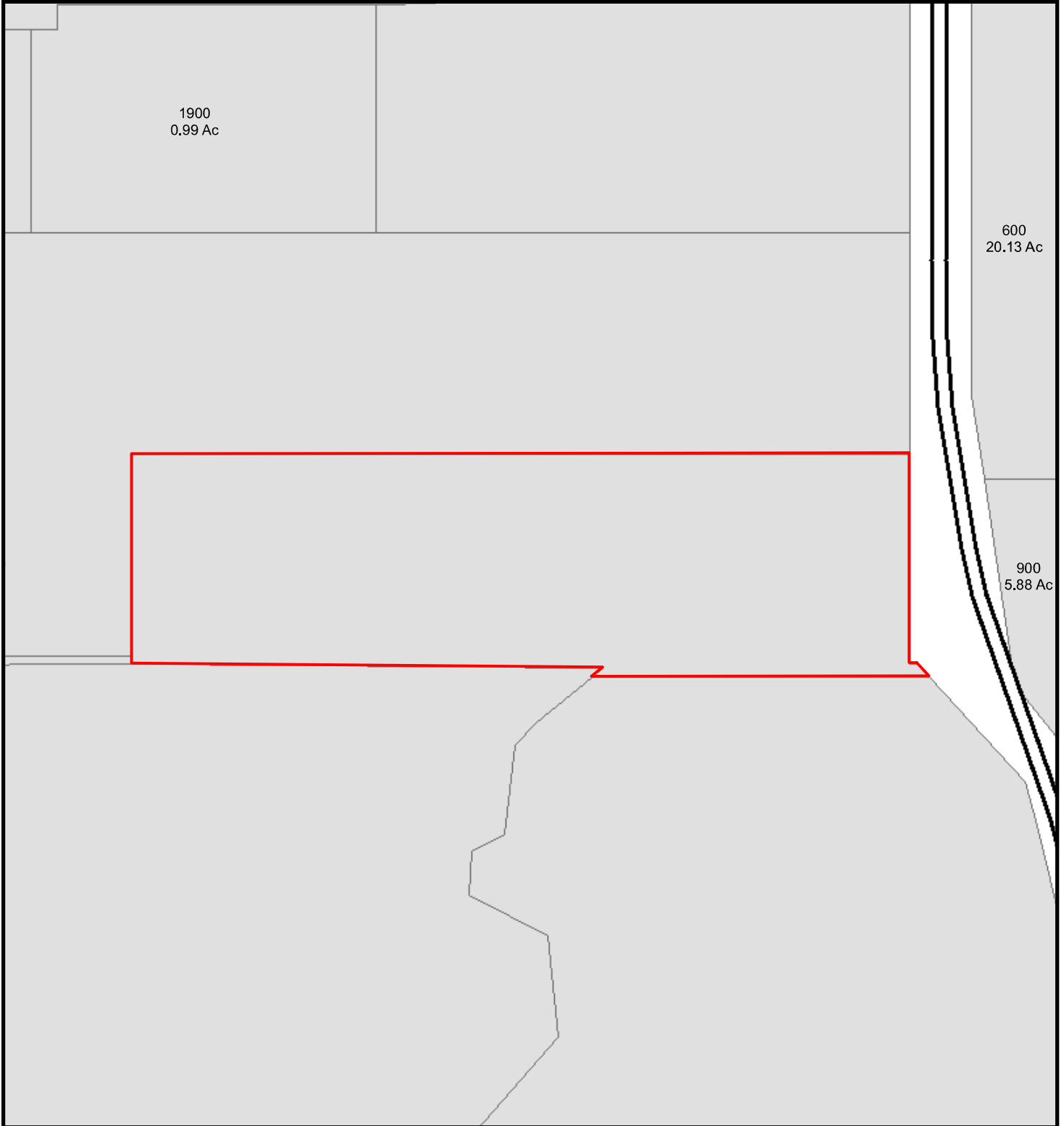
(Map No. 382W02CD, Tax Lot 2200, Account No. 1-099246-6, Code 49-30)

2



First American Title

10445252
2956 Griffin Creek Rd
Medford, OR 97501



Taxlot



Subject



Taxlot

10/20/2022

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First American Title

10445252
2956 Griffin Creek Rd
Medford, OR 97501



Aerial



Subject



Taxlot

10/20/2022

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Aerial



Subject



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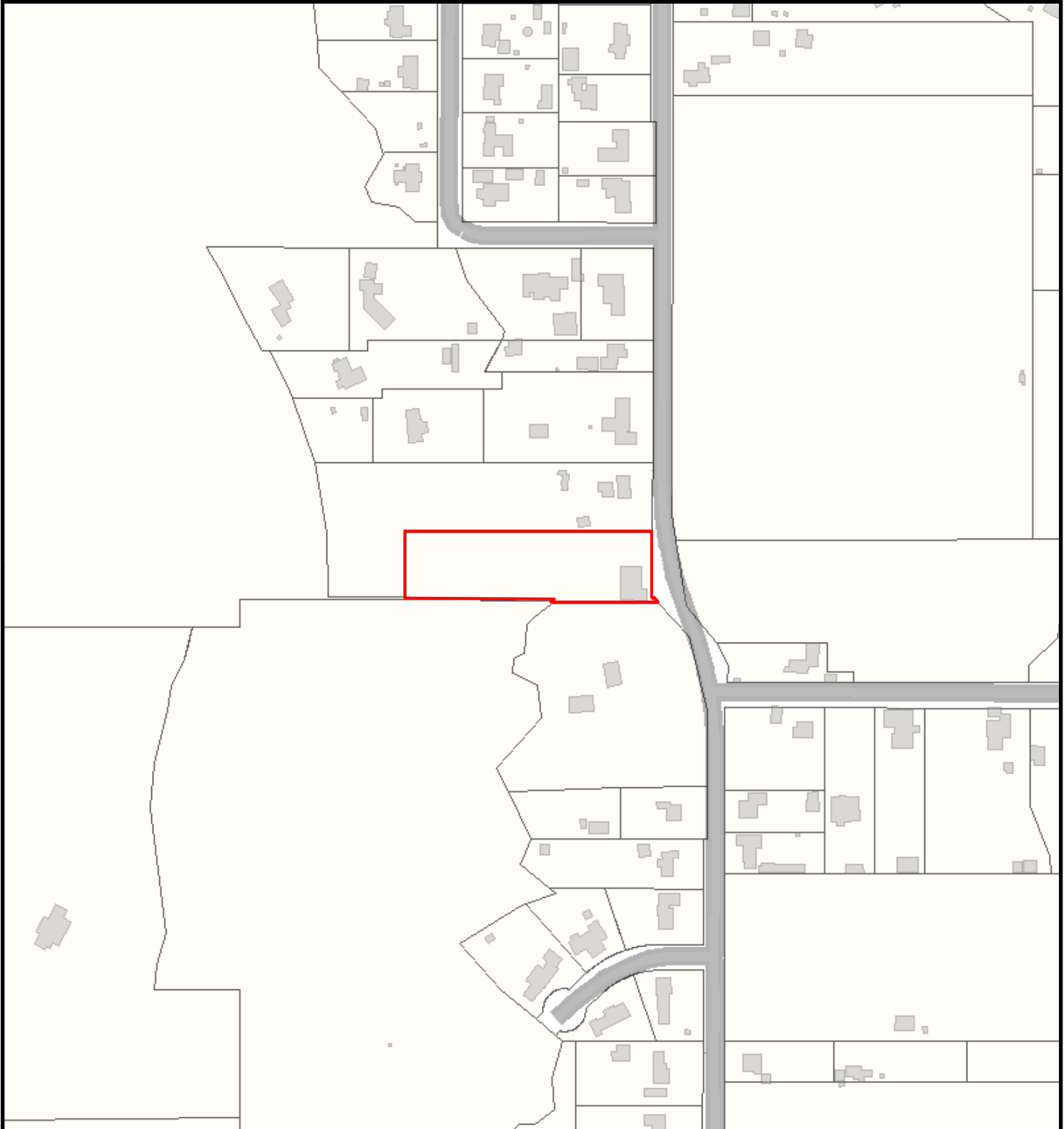
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Community

- High School
- Middle School
- Elementary School
- Water Feature
- Hospital
- Fire Station
- Library
- City Limits
- Parks

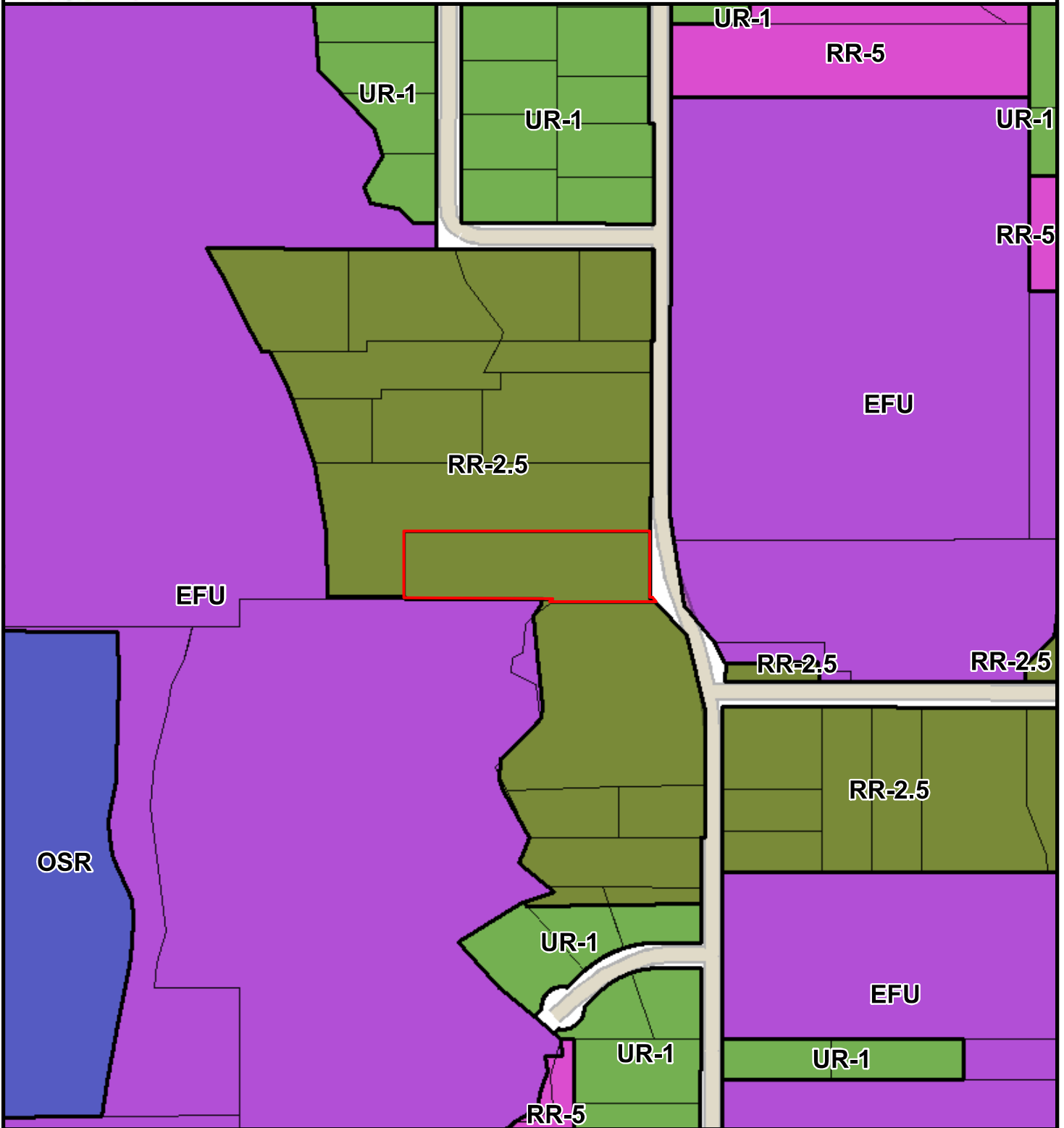
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Zoning



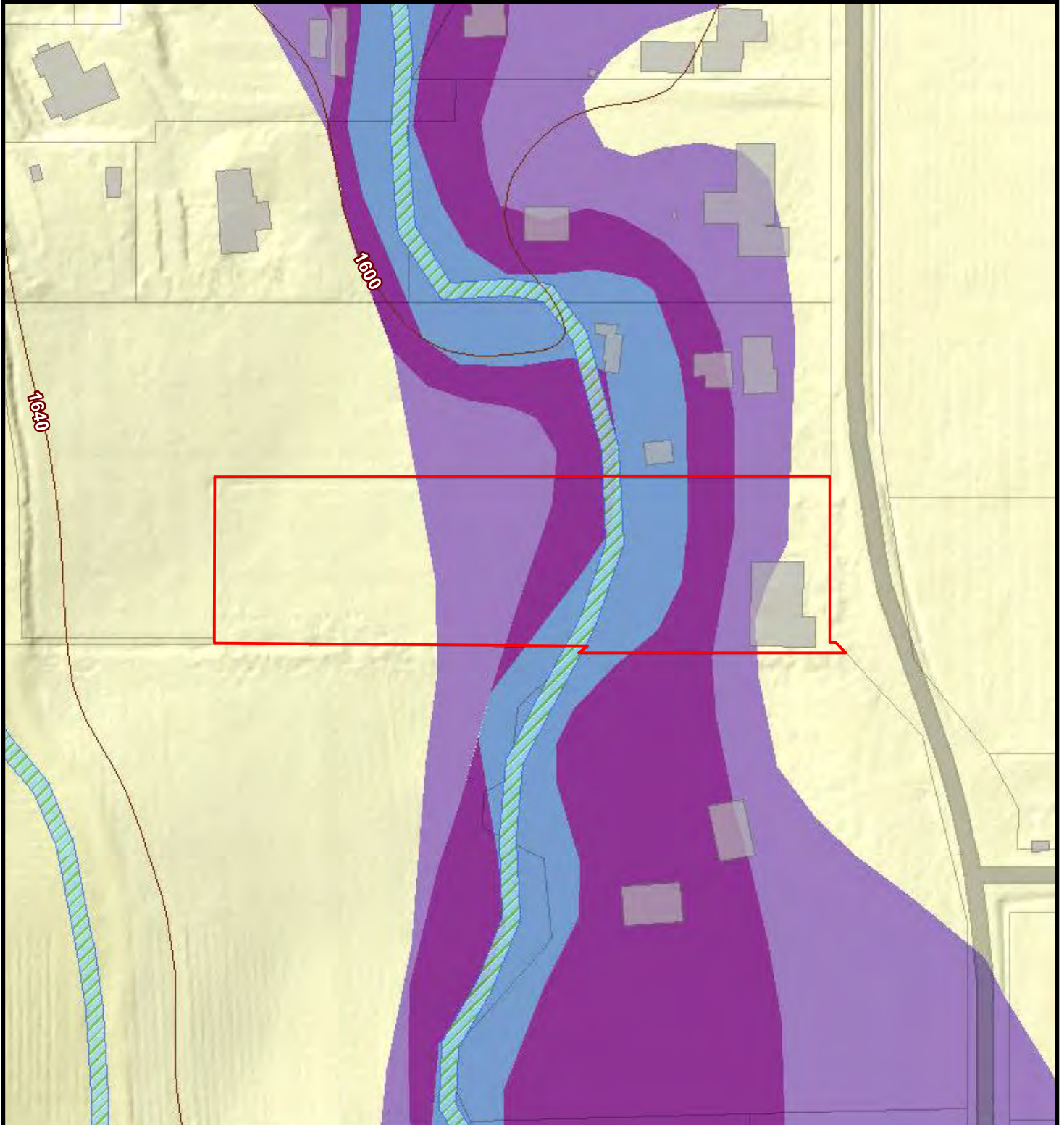
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Natural Features

-  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

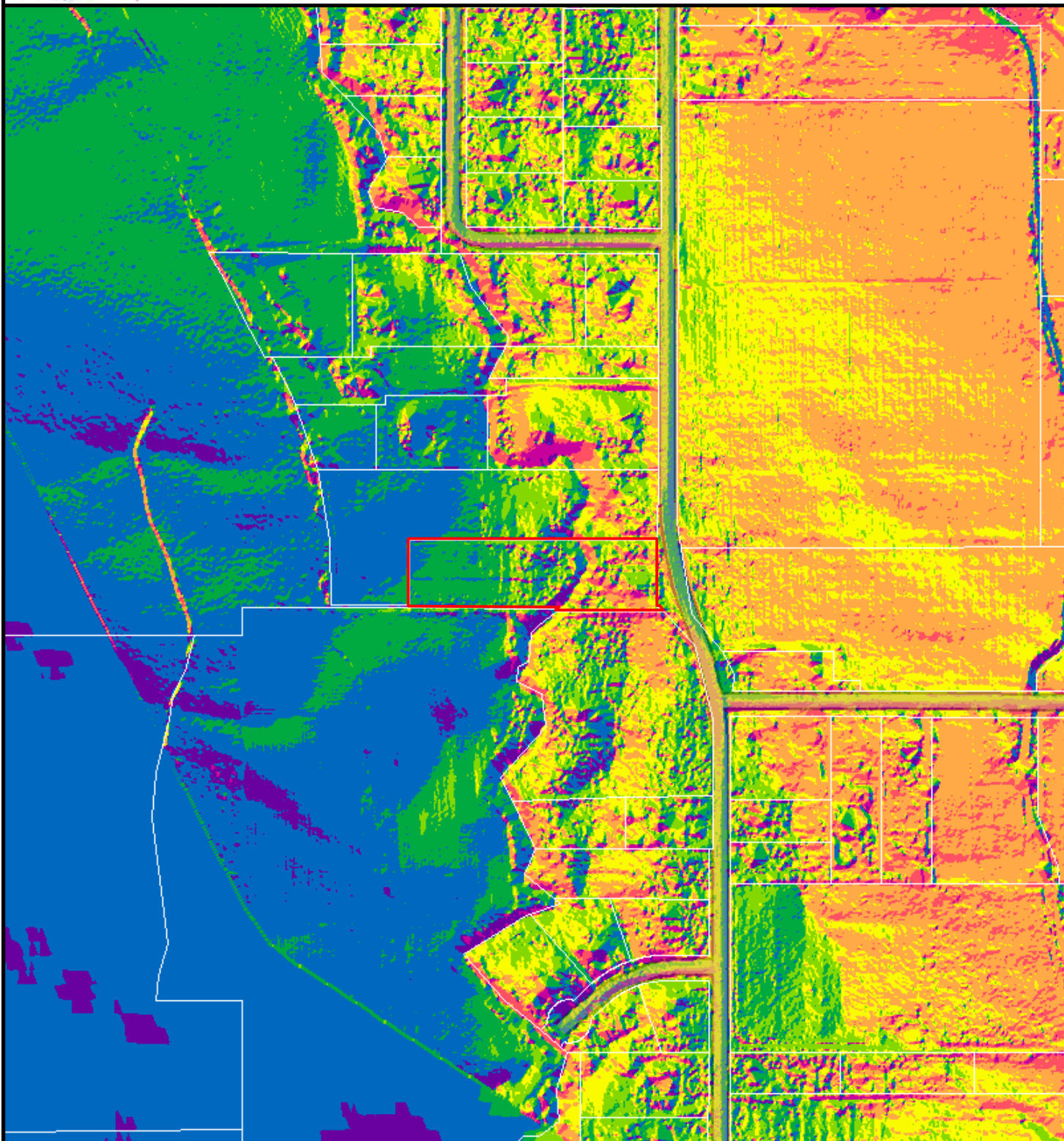
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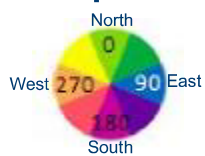


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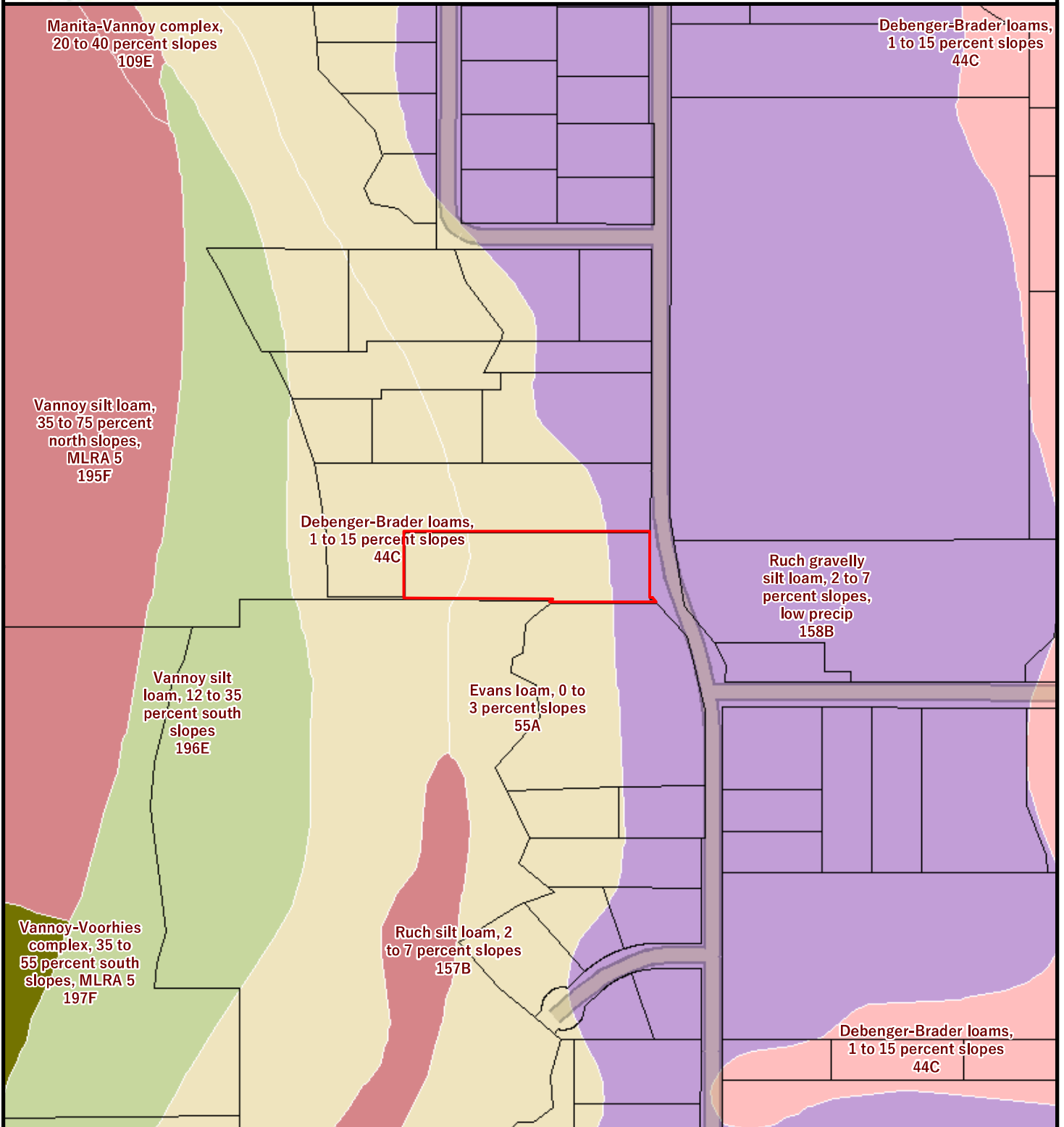


Aspect



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Soil



Subject



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Exhibit B

(Property Maps)

2956 Griffin Creek Road
Oregon, AC +/-



Google

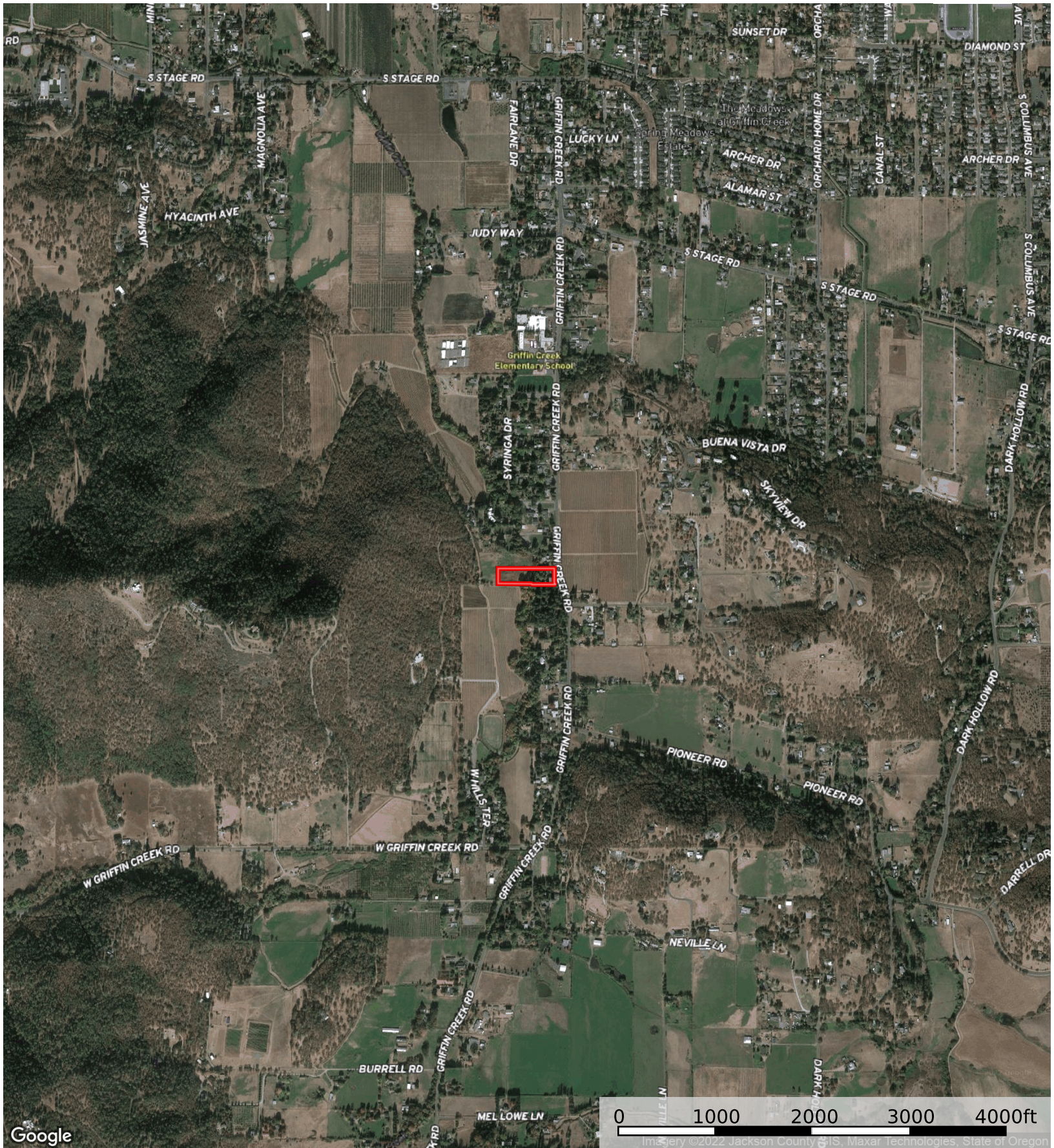
Imagery ©2022 Jackson County GIS, Maxar Technologies, State of Oregon

Boundary

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

2956 Griffin Creek Road

Oregon, AC +/-



Google

Boundary

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2956 Griffin Creek Road Oregon, AC +/-



Google
Boundary

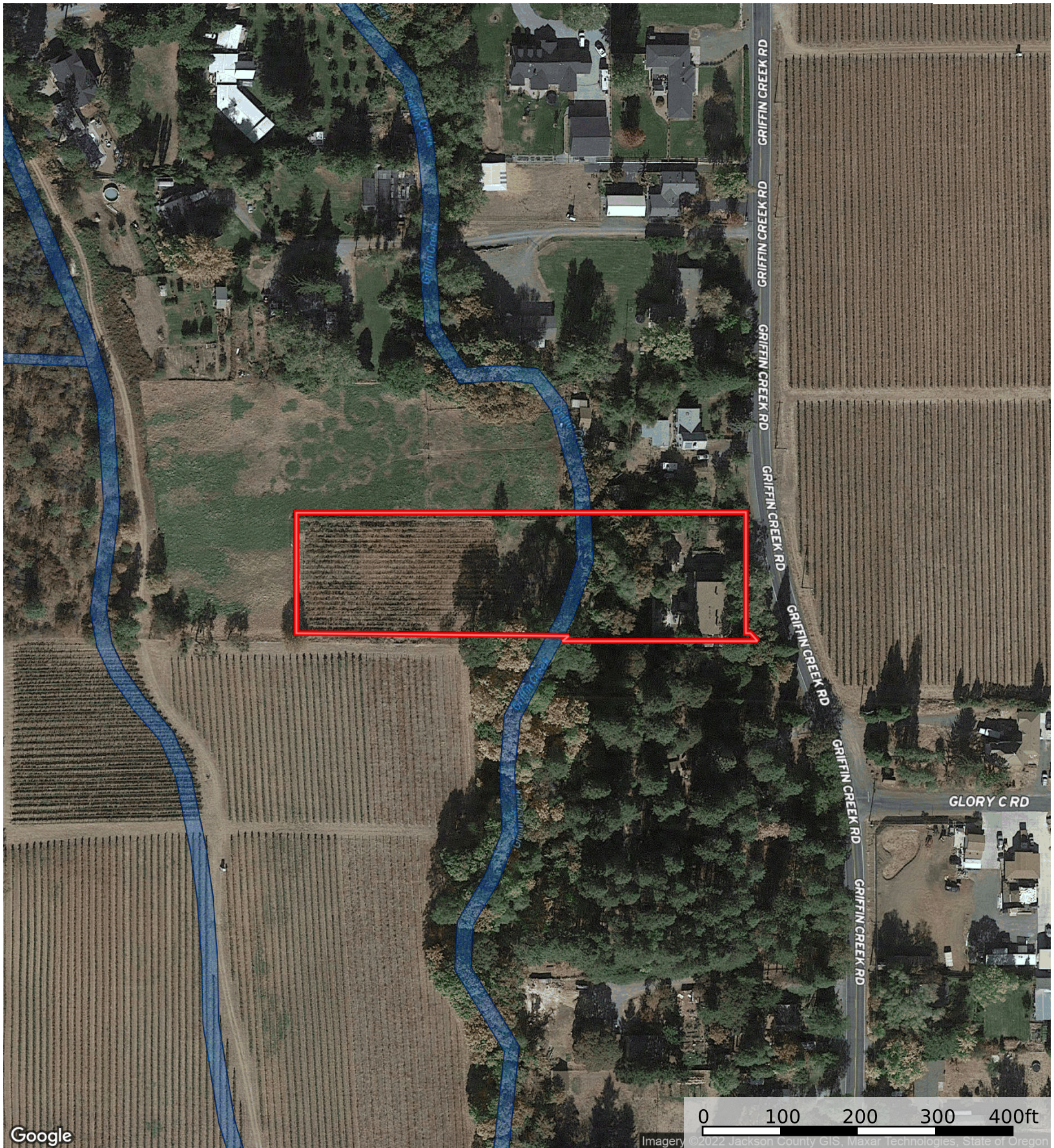
2956 Griffin Creek Road Oregon, AC +/-



-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

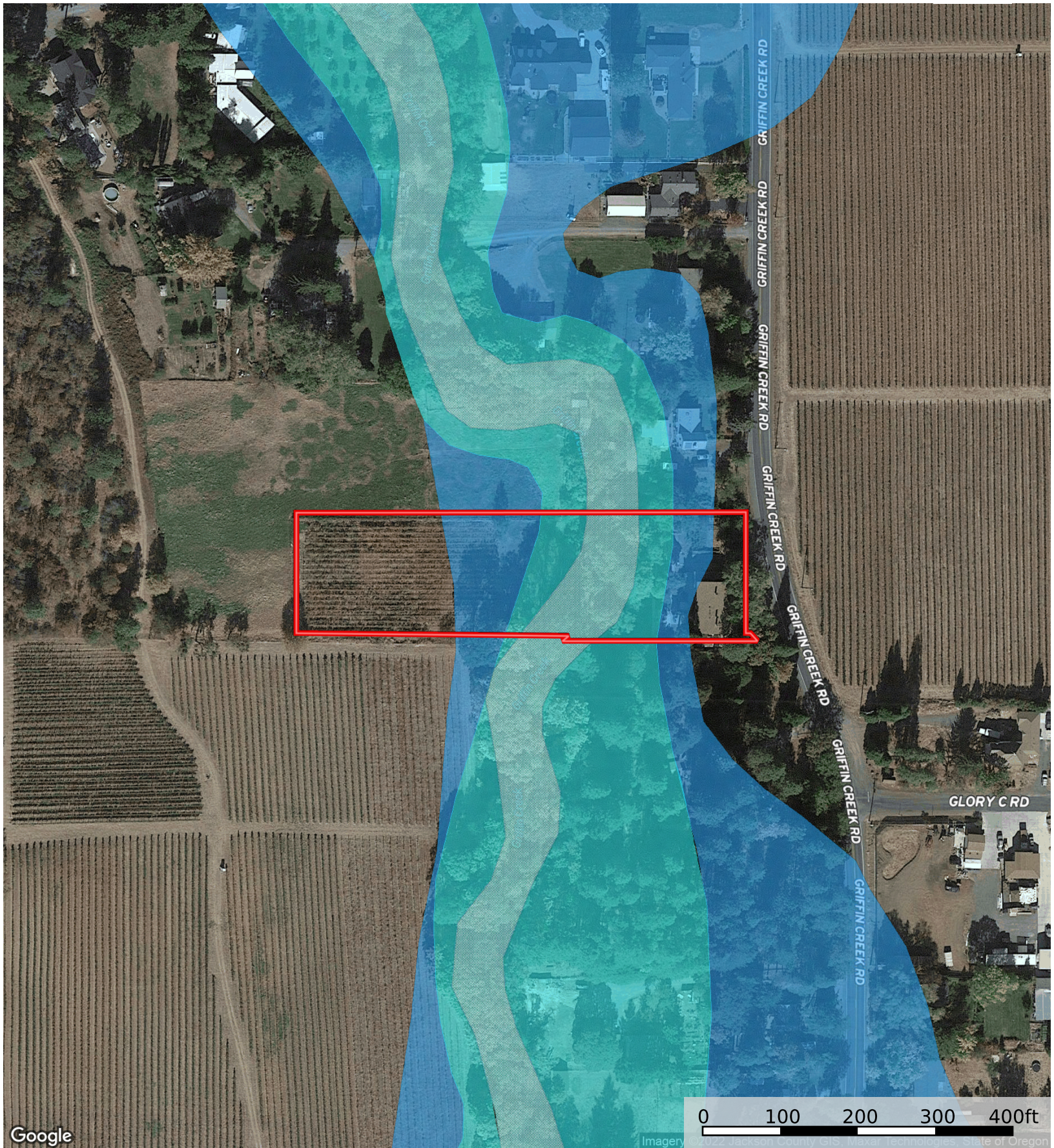
2956 Griffin Creek Road

Oregon, AC +/-



-  Boundary
-  Wetlands
-  Riparian


2956 Griffin Creek Road Oregon, AC +/-



Google

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-  Boundary
-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway
-  Special
-  Unmapped/ Not Included

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2956 Griffin Creek Road
Oregon, AC +/-



Google

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 Boundary

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|  Boundary 2.13 ac

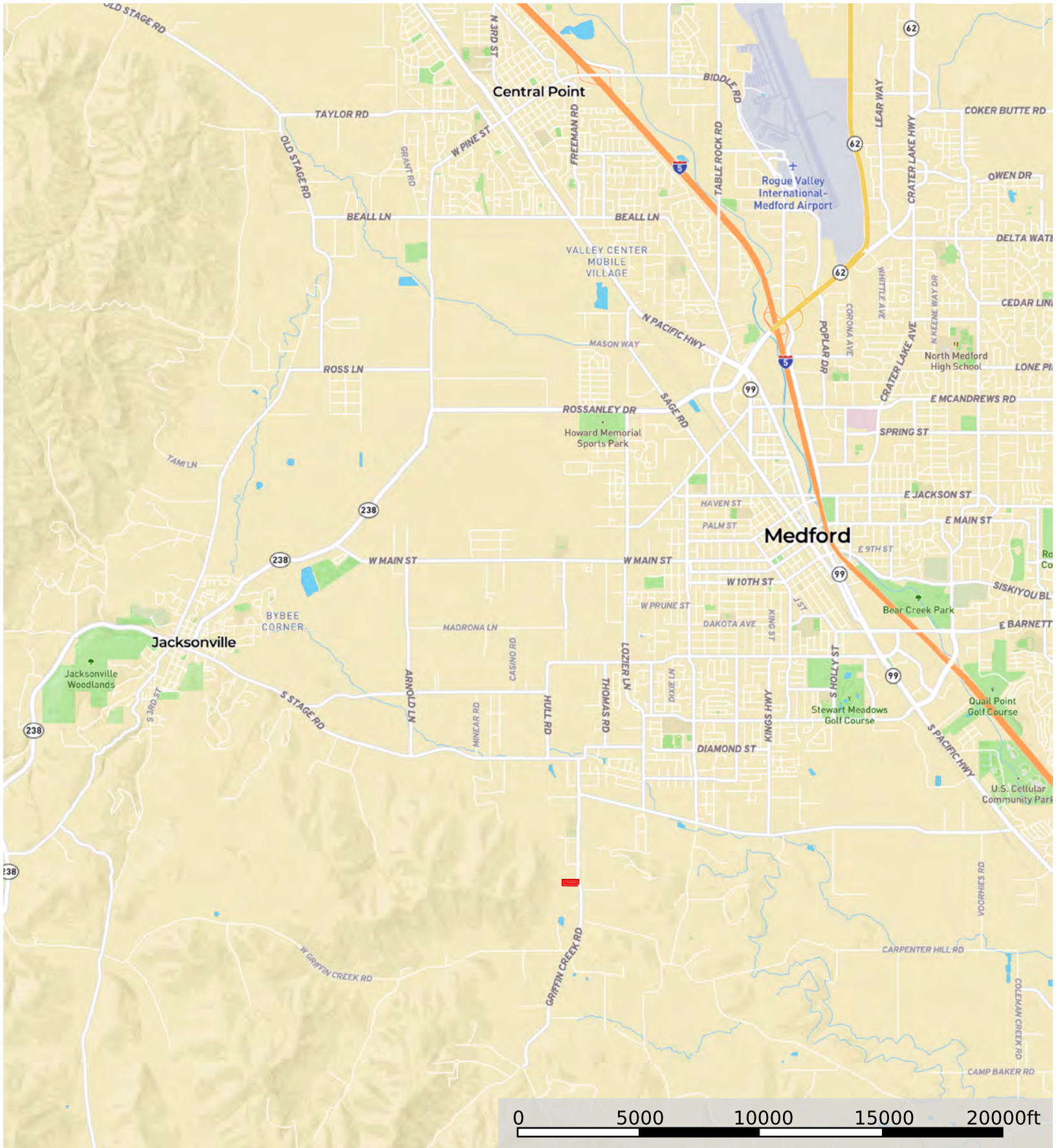
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
55A	Evans loam, 0 to 3 percent slopes	1.25	58.41	0	72	2w
44C	Debenger-Brader loams, 1 to 15 percent slopes	0.51	23.83	0	39	4e
158B	Ruch gravelly silt loam, 2 to 7 percent slopes, low precip	0.37	17.29	0	65	3e
TOTALS		2.14(*)	100%	-	62.59	2.65

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



2956 Griffin Creek Road

Oregon, AC +/-



 Boundary