



Property Profile Report

Today's Date:

06/16/2021

Owner Name:

Friends Of Trillium LLC

Property Address:

**10000 Little Applegate Rd
Jacksonville OR 97530 9440**

Reference Number:

392W230000300

Account Number:

10478132

Four Southern Oregon locations to serve you:

1555 E McAndrews Rd, Ste 100 Medford, OR 97504 541.779.2811	3539 Heathrow Way, Ste 100 Medford, OR 97504 541.245.6730	180 Lithia Way, Ste 101 Ashland, OR 97520 541.488.2240	744 NE 7th St Grants Pass, OR 97526 541.476.1171
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This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.ticortitleoregon.com

For all your customer service needs: TicorSOCS@ticortitle.com

Parcel Information

Parcel #:	10478132
Tax Lot:	392W230000300
Site Address:	10000 Little Applegate Rd
	Jacksonville OR 97530 - 9440
Owner:	Friends Of Trillium LLC
Owner2:	
Owner Address:	10000 Little Applegate Rd
	Jacksonville OR 97530 - 9440
Twn/Range/Section:	39S / 02W / 23
Parcel Size:	77.30 Acres (3,367,188 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	002300 / 1053
Waterfront:	

Assessment Information

Market Land Value:	\$682,270.00
Market Impr Value:	\$124,710.00
Market Total Value:	\$806,980.00
Assessed Impr Value:	\$123,610.00
Assessed Land Value:	\$289,480.00
Assessed Total Value:	\$413,090.00

Tax Information

Levy Code Area:	4916
Levy Rate:	9.5063
Tax Year:	2020
Annual Tax:	\$4,057.39

Legal**Land**

Cnty Land Use:	408 - Tract	Land Use Std:	RSFR - Single Family Residence
Zoning:	County-OSR - Open Space Reserve	Recreation:	
School District:	549C - Medford	Primary School:	Ruch Elementary School
Middle School:	McLoughlin Middle School	High School:	South Medford High School

Improvement

Year Built:	1930 (1950)	Fin. SqFt:	1,072	Bedrooms:	1
Floor 1 SqFt:	1,072	Floor 2 SqFt:		Bathrooms:	1
Basement Fin. SqFt:		Attic Fin SqFt:		Garage:	
Patio SqFt:		Porch SqFt:		Carport SqFt:	
Roof Covering:	COMP SHGL	Fireplace:	1	AC:	No
Heat:					

Transfer Information

Rec. Date:	02/01/2017	Sale Price:	\$900,000.00	Doc Num:	3646	Doc Type:	Deed
Owner:	Friends Of Trillium LLC	Grantor:	THOMAS CHARLES & SUSANNA B				
Orig. Loan Amt:	\$150,000.00	Title Co:	AMERITITLE				
Finance Type:		Loan Type:		Lender:	THOMAS		

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.

Assessment Info for Account 1-047813-2 Map 392W23 Taxlot 300
Report For Assessment Purposes Only Created June 16, 2021

Account Info

Account1-047813-2
Map392W23 300
Taxlot
OwnerFRIENDS OF TRILLIUM LLC
Situs Address10000 LITTLE APPEGATE RD MEDFORD/COUNTY R
Mailing AddressFRIENDS OF TRILLIUM LLC
10000 LITTLE APPEGATE RD
JACKSONVILLE OR, 975309440
Appraiser182

Tax Year 2020 Info

Pay Taxes Online
Tax ReportDetails
Tax StatementDetails
Tax HistoryDetails
Tax DetailsDetails
Tax RatesDetails

Land Info
Tax Code49-16
Acreage77.30
Zoning
Land Class
Property Class408
Stat Class121
Unit ID296303-1
Maintenance Area5
Neighborhood406
Study Area23
Account StatusACTIVE
Tax StatusAssessable
Sub TypeNORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)
\$ 900,000

Sale DateFeb 01, 2017
Instrument Number2017-3646
Sales HistoryDetails

Value Summary Detail (For Assessment Year 2020)

ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	HOME SITE	49-16	0		F		
1	MARKET OSD	49-16	0		R		
2	MISC STRUCTURE	49-16	0	300	R		
2	RURAL TRACT	49-16	0		F	77.30	A
3	SING FAMILY RES	49-16	0	121	R		
1	SING FAMILY RES	49-16	0	121	R		

ID	Value Source	RMV	M5	Exception Value	Previous Max AV	Previous Max SAV	Max AV
1	HOME SITE	\$ 138,130	\$ 138,130	\$ 0	\$ 127,490	\$ 0	\$ 127,490
1	MARKET OSD	\$ 73,130	\$ 73,130	\$ 0	\$ 10,350	\$ 0	\$ 10,350
2	MISC STRUCTURE	\$ 18,640	\$ 18,640	\$ 0	\$ 17,780	\$ 0	\$ 17,780
2	RURAL TRACT	\$ 471,010	\$ 471,010	\$ 0	\$ 143,210	\$ 0	\$ 143,210
3	SING FAMILY RES	\$ 30,420	\$ 30,420	\$ 0	\$ 21,950	\$ 0	\$ 21,950
1	SING FAMILY RES	\$ 76,830	\$ 76,830	\$ 0	\$ 80,280	\$ 0	\$ 80,280

Market Value Summary (For Assessment Year 2020)

Code Area	Type	Acreage	RMV	M5	MAV	AV
49-16	LAND	77.30	\$ 682,270	\$ 682,270	\$ 281,050	\$ 281,050
49-16	IMPR	0.00	\$ 125,890	\$ 125,890	\$ 120,010	\$ 120,010
Value History Details			Total:	\$ 808,160	\$ 808,160	\$ 401,060

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete
1	49-16	1930	1950	121	One story	Residence	1072	100 %
2	49-16	1980	1980	300	Residential Other Improvements	Residence	0	100 %
3	49-16	2015	2015	121	One story	Residence	480	100 %

Photos and Scanned Documents

Type	Item Number	Image Files
ACCOUNT PHOTO	1	1 PDF
ACCOUNT PHOTO	2	1 PDF
ACCOUNT PHOTO	3	1 PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal) Portal

Improvement Comments

Building #1 Comments
08/19/2013 ADJ ACC PER PHONE--ALL NO EXC #141>>> 2/21/18: NIC, #178 >>> 7/16/19 UPDT EYB, ROOF, & PORCH, ADD ENCLOSED PORCH & ADJ SQFT TO MATCH NEW SKETCH UPDATED OFF OLD BUFF CARD SKETCH, NOT REMEASURED, NEW COVERED PORCH EST PER PICT, ALL NO EXC, #182 >>>
Building #2 Comments
08/19/2013 PER PHONE CALL, LITTLE CHANGE, TRYING TO KEEP HISTORICALLY IN TACT, ADJ ACC--ALL NO EXC #141>>> 2/21/18: UPDATED EYB TO BE CLOSER TO ACTUAL CONSTRUCTION, RMV ONLY, CABINS REMAIN RUSTIC, #178 >>> 7/16/19 NIC #182 >>>
Building #3 Comments
2/21/18 SEASONAL COMMUNITY KITCHEN BUILT APPX 2015 AND RETRO-PERMITTED: PIER AND POST FOUNDATION, NO HEAT AS OF 1/18, SEPTIC FOR CODE, BUT ONLY GRAY WATER, OPEN BEAM CONSTR, NON-INSUL, #178 >>> 7/16/19 NIC #182 >>>

Appraisal Maintenance

2013 - VALID RESIDENTIAL R.T. (X-% COMP/MINOR CHGS/LNDSCP)
2017 - RESIDENTIAL R.T. (X-% COMP/MINOR CHGS/LNDSCP)
2018 - RESIDENTIAL R.T. (X-% COMP/MINOR CHGS/LNDSCP)
2019 - RESIDENTIAL R.T. (X-% COMP/MINOR CHGS/LNDSCP)
2020 - RESIDENTIAL R.T. (X-% COMP/MINOR CHGS/LNDSCP)

Account Comments

(1) POOR ACCESS TO RIVER (2) POOR ACCESS TO CABINS (3) WOODED (4) NO REASON FOR RT
05/24/01: APPRAISAL CORRECTED TO MATCH THE INSTRUCTIONS FOR SCHEDULE CODE 4 RIVER PROPERTIES, NO TRC'S>>> 8-3-05 CORRECTED THE 2004 TREND TABLES THAT WERE INCORRECT FOR THE PERIOD 2-05 THROUGH 8-05 PER #23>>> 2006-05-05 CONVERSION TO 2005 FACTOR BOOK, POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK>>> 08/19/13 NLC #141>>> 5/17/17 NAC #167 >>> 2/21/18 - DEL VEG, NO ADDITIONAL OSD ADDED DUE TO LACK OF UTILITIES #178 >>> 7/16/19 CHNG ACCESS TO ROAD, REMOVE AIC FROM ACCT#10478262 D/T OWNERSHIP NOT THE SAME, NO EXC, #182 >>> 1/16/20 NAC, ADD SOLAR NOTATION ONLY, #182 >>>

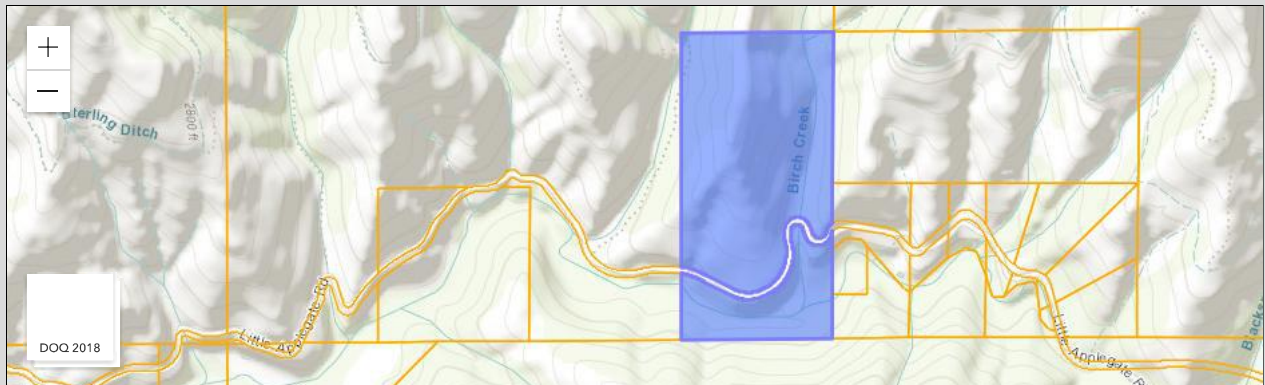
Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments

Tax Year Applied	Code	Description	Amount	Acres
2020	39	FIRE IMPROVEMENT SURCHARGE	\$47.50	

2020	40	FIRE PATROL TIMBER	\$197.30	77.3
Notations				
Description		Tax Amount	Year Added	Value Amount
ALTERNATIVE ENERGY SYSTEM EXEMPTION. ORS 307.175			2020	
X			2018	
CONVERSION TO 2005 FACTOR BOOK			2006	
STATE FIRE PROTECTION			2006	
BOPTA ORDER-REDUCTION 309.120			1993	

☐ Location Map



County of Jackson, OR, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, I... Powered by Esri

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

16-Jun-2021

Tax Account #	10478132	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4916
Situs Address	10000 LITTLE APPLGATE RD MEDFORD/COUNTY OR 97530	Interest To	Jun 16, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,057.39	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,955.26	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,853.85	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,622.17	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,558.84	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,437.69	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,392.74	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,142.32	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,035.48	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,983.65	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,948.00	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,866.52	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,831.18	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,671.30	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,283.65	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,217.68	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,152.05	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,101.32	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,073.72	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,992.14	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,883.65	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,811.41	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750.41	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,700.74	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,066.97	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



Jackson County Taxation
PO BOX 1569
MEDFORD OR 97501-0242

REAL PROPERTY TAX STATEMENT
JULY 1, 2020 TO JUNE 30, 2021
www.jacksoncounty.org/tax

TAX ACCOUNT: 10478132

10478132

FRIENDS OF TRILLIUM LLC
 10000 LITTLE APPLGATE RD
 JACKSONVILLE OR 97530-9440

CODE: 4916 **MAP:** 392W23-00-00300 **ACRES:** 77.30
SITUS: 10000 LITTLE APPLGATE RD MEDFORD/

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	631,730	682,270
STRUCTURES	119,660	125,890
TOTAL RMV	751,390	808,160
MAXIMUM ASSESSED VALUE	389,380	401,060
TOTAL ASSESSED VALUE	389,380	401,060
VETERAN/MISC EXEMPTION		
NET TAXABLE:	389,380	401,060
TOTAL PROPERTY TAX:	3,955.26	4,057.39

EDUCATION SERVICE DISTRICT	141.33
RCC	205.66
MEDFORD SD 549C	1,769.60
EDUCATION TOTAL:	2,116.59

JACKSON COUNTY	806.09
4-H EXTENSION SERVICE DISTRI	17.09
VECTOR CONTROL	17.21
JACKSON SOIL & WATER CONS	20.05
JACKSON COUNTY LIBRARY DIS	208.55
GENERAL GOVT TOTAL:	1,068.99

JACKSON COUNTY BONDS ECSC	34.69
RCC BONDS	37.42
RCC SHARED BONDS	20.09
MEDFORD SD 549C BONDS-2007	534.81
OR FORESTRY FIRE SURCHARG	47.50
OR FORESTRY FIRE, TIMBER	197.30
BONDS - OTHER TOTAL:	871.81

PAYMENT QUESTIONS (541) 774-6541
 VALUE QUESTIONS (541) 774-6059

FULL PAYMENT

3,935.67

(Includes Discount and any Pre-payments)

Please include this coupon with payment. NO STAPLES, PAPER CLIPS, OR TAPE!

Due November 16th, 2020

☐ Mailing address
change on back

Check Payable To: Jackson County Taxation

3% Discount ☐ 3,935.67
 2% Discount ☐ 2,650.83 **Next Payment Due:** 05/17/2021
 Trimester Option ☐ 1,352.47 **Next Payment Due:** 02/16/2021

FRIENDS OF TRILLIUM LLC
 10000 LITTLE APPLGATE RD
 JACKSONVILLE OR 97530-9440

JACKSON COUNTY TAXATION
 PO BOX 1569
 MEDFORD OR 97501-0242

ACCOUNT NO.

10478132

AMOUNT ENCLOSED

\$

15100104781320000135247000026508300003935678

Improvement Summary

JACKSON County

For Assessment Year 2020

Account ID 10478132

Map 392W23-00-00300

Situs 10000 LITTLE APPEGATE RD MEDFORD/COUNTY OR 97530

Mailing FRIENDS OF TRILLIUM LLC
10000 LITTLE APPEGATE RD
JACKSONVILLE OR 97530-9440

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	4916	121	1930	100	121 - One story	1,072

Rooms: 1 - BD, 1 - FB, 1 - FP

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	2	100		1072

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
BATHTUB	1	RANGE, DROP IN	1
COMP SHGL	1072	SHOWER	1
LAVATORY	1	TOILET	1
OVEN	1	WOOD STOVE HEARTH	1

Accessories

Description	Size	Qty
CABIN	96	
GP SHED	360	
GP SHED		
GP SHED		
GP SHED	180	
DECK-FIR-NO COVER	160	1
PORCH-WOOD-COMP COVER	224	
PORCH-WOOD-COMP COVER	844	
CABIN		
GP SHED	258	
GP SHED	400	

Total RMV \$76,830

Improvement Summary

JACKSON County

For Assessment Year 2020

Account ID 10478132

Map 392W23-00-00300

Situs 10000 LITTLE APPEGATE RD MEDFORD/COUNTY OR 97530

Mailing FRIENDS OF TRILLIUM LLC
10000 LITTLE APPEGATE RD
JACKSONVILLE OR 97530-9440

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	4916	300	1980	100	300 - Residential Other Improvements	0

Rooms:

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size

Accessories			
Description		Size	Qty
CABIN		0	
CABIN		0	
CABIN		0	
CABIN		0	
CABIN		0	
CABIN		0	
CABIN		0	
Total RMV			\$18,640

Improvement Summary

JACKSON County

For Assessment Year 2020

Account ID 10478132

Map 392W23-00-00300

Situs 10000 LITTLE APPEGATE RD MEDFORD/COUNTY OR 97530

Mailing FRIENDS OF TRILLIUM LLC
10000 LITTLE APPEGATE RD
JACKSONVILLE OR 97530-9440

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
3	4916	121	2015	100	121 - One story	480

Rooms:

Floors					
Description		Class	Comp %	OR %	Sqft
First Floor		2	100		480

Improvement Inventory			
Description	Qty/Size	Description	Qty/Size
BAR SINK	4	METAL	480
COOKTOP	1	OVEN	1
WOOD STOVE HEARTH	1		

Accessories			
Description		Size	Qty
PORCH-WOOD-METAL COVER		48	1
DECK-FIR-NO COVER		700	
Total RMV			\$30,420

[Close Window](#)[Print Window](#)

ORCATS Sales Data for Account 1-047813-2
1 Records Found

Book - Page	Sale Date	Sale Price	Grantee	Grantor	Document Type
2017-3646	Feb 01, 2017	\$ 900,000	FRIENDS OF TRILLIUM LLC	THOMAS CHARLES/SUSANNA B	WD

JV File

Journal Voucher No.	Journal Voucher Date	Sale Date	Instrument Number	Instrument Type	Map Taxlot	Fee Owner	Sale \$
2000-02421A	02/04/2000	12/17/1999	1999-61718	BS	392W23 300	THOMAS CHARLES/SUSANNA B	\$0.00

JV History File

Journal Voucher No.	Journal Voucher Date	Instrument Number	Instrument Type	JV Type	Vol Page
2000-02421A	02/04/2000	1999-61718	BS	1	-

[Close Window](#)[Print Window](#)



Jackson County Official Records **2017-003646**

R-WD

Stn=0 BARROWKL

02/01/2017 03:17:56 PM

\$10.00 \$20.00 \$11.00 \$30.00 \$8.00

\$79.00

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:

Friends of Trillium LLC

10000 Little Applegate Road

Jacksonville, OR 97530

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

Friends of Trillium LLC

10000 Little Applegate Road

Jacksonville, OR 97530

File No. 145150AM (MR)

STATUTORY WARRANTY DEED

Charles Thomas and Susanna Bahaar Thomas, husband and wife, as tenants by the entirety ,

Grantor(s), hereby convey and warrant to **Friends of Trillium LLC ,**

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:

The Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 23, Township 39 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon.

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

392W23 300

The true and actual consideration for this conveyance is **\$900,000.00**.

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:

Friends of Trillium LLC (Trillium) grants to Charles Thomas and Susanna Bahaar Thomas (Thomas) a right of first refusal to purchase the Friends of Trillium LLC property, herein described, on the following terms and conditions: except for a transfer to an entity in which Trillium is a principal, or the Members of Trillium are substantially the same owners, Trillium will not sell or enter into an agreement to sell the property unless Trillium first offers, in writing, to sell the property to Thomas on the same price and terms as any proposed sale to a third party. If Thomas fails to agree, in writing, within 30 days after receipt of such offer to purchase, then Trillium will be free to sell the property to a third party.

Conservation Easement attached hereto as Exhibit A

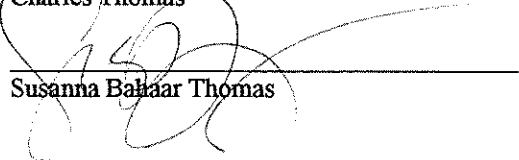
Exclusive Use Area Easement attached hereto as Exhibit B

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 1 day of February, 2017.



Charles Thomas



Susanna Bahaar Thomas

State of Oregon } ss
County of Jackson }

On this 1 day of FEBRUARY, 2017, before me, MARION ROSE a Notary Public in and for said state, personally appeared Charles Thomas and Susanna Bahaar Thomas, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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



Notary Public for the State of Oregon

Residing at: ASHLAND, OR

Commission Expires: 11-9-20



EXHIBIT A
CONSERVATION EASEMENTS

For 40 years, Trillium Farm has maintained conservation easements to protect specific natural areas and resources on the Land. These easements will be recorded with the Deed at the time of the sale.

1. EASEMENT ALONG THE LITTLE APPLGATE RIVER.

To protect the river and its riparian ecosystems, the River Gorge will remain wild and undeveloped as a spiritual resource to uplift and inspire those who spend time there. As such, the following developments are prohibited in the River Gorge: Construction of dwellings and other buildings larger than 100 square feet, commercial logging or firewood harvesting, suction dredge and other mechanized mining, livestock grazing, road construction. Permitted activities include riparian restoration, trail maintenance, primitive campsites, construction of pit privies, footbridges, sweat lodge, and non-commercial dead firewood and understory pole harvest for domestic use.

The River Gorge comprises the area from the river south to the south property boundary and bounded by the east and west property boundaries; from the river north to the lip of the gorge east of Burdock Lane to the east property boundary, and to Little Applegate Road west of Burdock Lane to the west property boundary. (See attached photo: *River Gorge CEA*.) This easement also applies to all of the 2-acre Thomas Lot #1300.

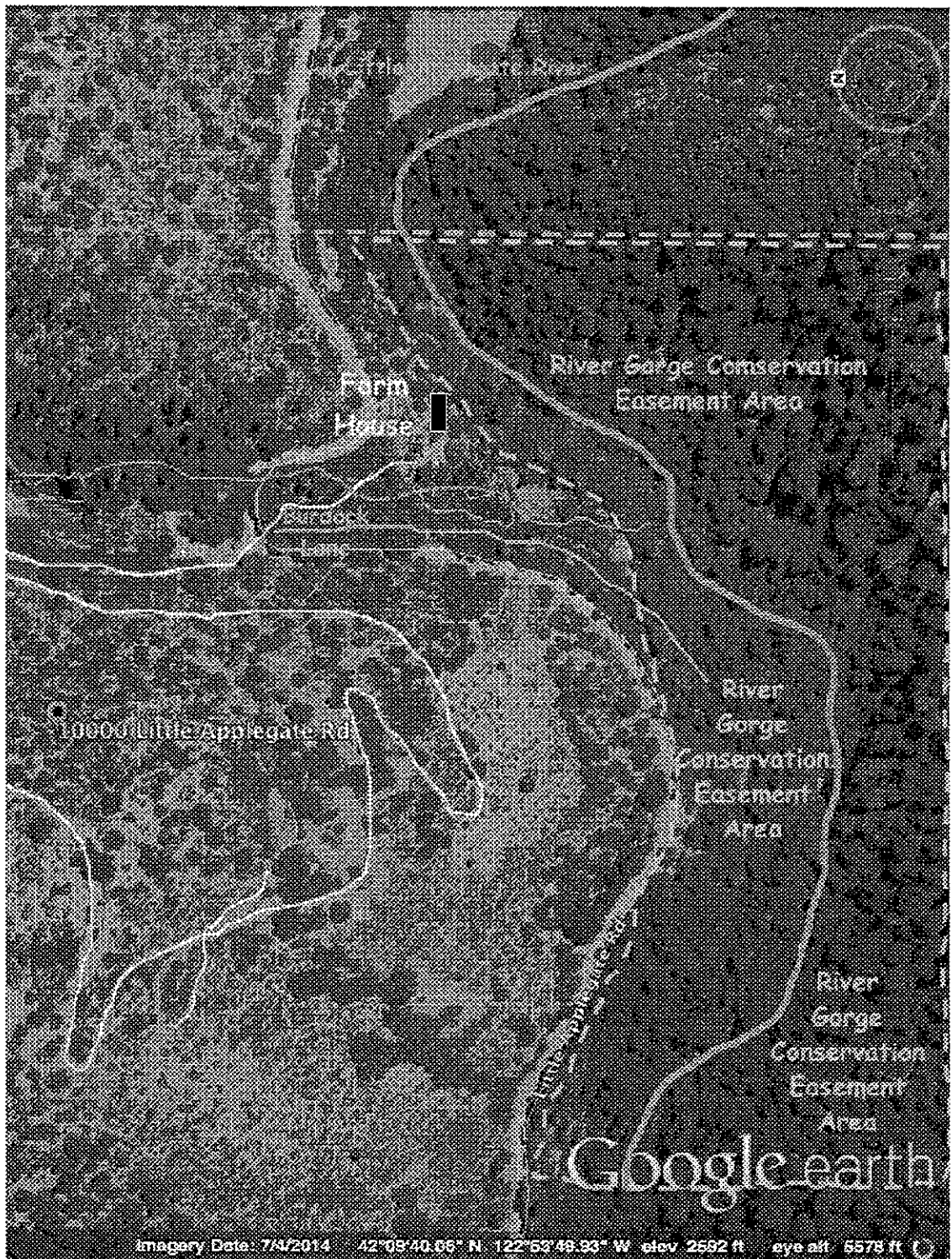
2. EASEMENT PROTECTING LEGACY TREES.

Legacy trees are those oldest and largest trees on the Land. These legacy trees provide a glimpse of the size of the trees that once grew here, providing a living link to the era before Europeans arrived in the area. As dead snags, legacy trees provide critical habitat to wildlife that need large tree trunk cavities for nesting and shelter. A list of legacy trees to be protected will be compiled by the present and future owners of Trillium.

Legacy trees will be allowed to complete their life cycle and will not be cut except when threatening a building or a location frequented by people. Two examples are noteworthy. The first is the large Douglas Fir snag on the east side of Birch Creek Road near where the driveway for the Gathering Meadow takes off just above the large dome frame. This 100+' tall dead tree was leaning over the meadow where hundreds of guests camp. The tree was topped, removing the hazardous section while leaving the lower 30 feet in place. The second example is the large Incense Cedar growing on the east side of the Farm House driveway between two ponds. The top of this tree has died. When the whole tree dies, the power company will want to remove it. Instead the owners of Trillium should have the tree topped so it would not damage the power line if it fell in that direction.

3. ORGANIC GARDENS EASEMENT

All activities performed in the garden areas will comply with Oregon Tilth certification requirements.



*River Gorge Conservation Easement Area:
 North of south boundary river gorge marked with yellow dashed lines.
 South is to the right; North to the left; East top & west bottom.*

EXHIBIT B

EXCLUSIVE USE AREA EASEMENT IN EXCHANGE FOR USE OF THOMAS LOT 1300

This easement grants Charles and Susanna Thomas an Exclusive Use Area (EUA) of less than one acre on the eastern end of the north river bank within the 80-acre Lot 300. In exchange the buyers are granted use of the Thomas Lot 1300, 2.01 acres on the south river bank, located within the River Gorge Conservation Easement Area. Use of this EUA includes placement of a tiny house, small sheds for storage and shower, decking, and a tent for guests. Use also includes planting trees, shrubs, flowers, herbs in small beds and pots; also pruning trees and removing dead trees. Charles and Susanna's use of the EUA will be occasional and sporadic with varying lengths of time. Their primary residence will be on the elsewhere, although they could spend up to a few months at a time in the tiny house depending on the season.

LEGAL DESCRIPTION

The EUA is bounded by the eastern boundary of Lot 300 (T39S-R2W-Sec.23) on the East, by Little Applegate Road on the North, by the centerline of the Little Applegate River on the South. The western boundary runs from the power pole south of the bend in the county road at its intersection with the access driveway, on an azimuth of approximately 120 degrees, along the east side of the masonry composter, down to the center line of the said river. See attached photo: Trillium Aerial Base Map: EUA outlined in white NE of Farm House.

The legal description of the 2.01 acre Thomas Lot 1300 is as follows:

All that portion of the Southwest Quarter of the Southwest Quarter of Section 24, Township 39 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, lying southerly of the centerline of the Little Applegate River. EXCEPTING THEREFROM that portion of Section 24, Township 39 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, described as follows: (Tax Lot #1200) Commencing at the Southwest corner of Section 24, Township 39 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence East 659.68 feet to the true point of beginning; thence North 386.39 feet, more or less, to the centerline of the Little Applegate River; thence upstream (Easterly) along said centerline to the North-South centerline of Section 24; thence South 511.28 feet to the South boundary line of Section 24; thence West 659.68 feet to the true point of beginning. ALSO, EXCEPTING THEREFROM that portion of Section 24, Township 39 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, described as follows: (Tax Lot #1301) Commencing at the Southwest corner of Section 24, Township 39 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 379.97 feet; thence East 300.00 feet; thence North 310 feet, more or less, to the centerline of the Little Applegate River; thence upstream (Easterly) along said centerline to the North-South centerline of the Southwest Quarter of Section 24; thence South 386.39 feet to the South boundary line of Section 24; thence West 659.68 feet to the true point of beginning.

BATH HOUSE PROVISION

This easement also grants Charles & Susanna use of the bath house and pantry facilities at the farmhouse, including toilet, outhouse and laundry for themselves and occasional guests, unless an event precludes this provision.

UTILITIES

Charles and Susanna will make an agreed-upon monthly donation for their use of electricity, bath house, and wifi during their stays at the EUA. The present farmhouse telephone line will transfer to the tiny house as Charles & Susanna's personal line for which they will pay.

ACCESS TO TRILLIUM LAND

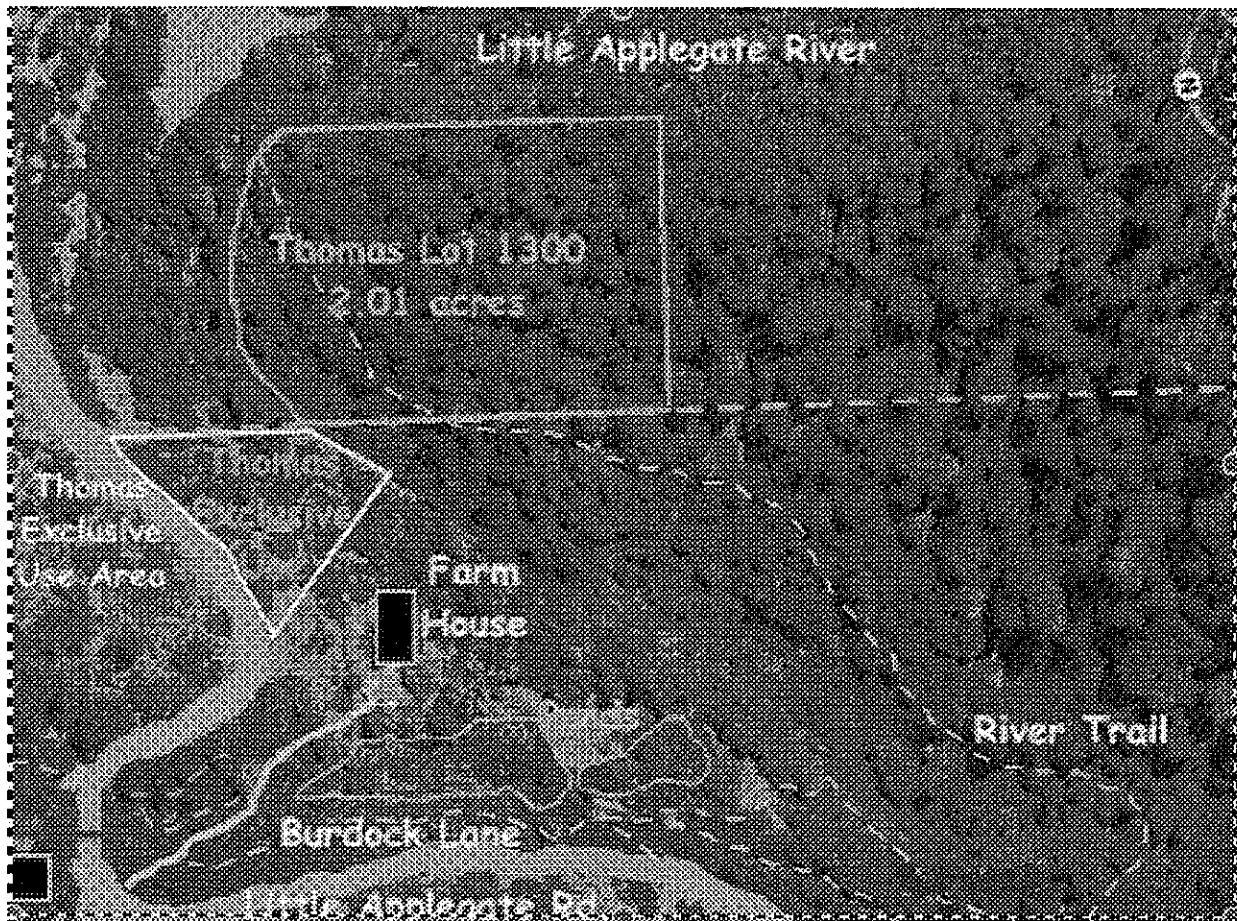
This agreement also grants Charles and Susanna access to the Trillium Land (80 acre Lot 300) for hiking, wildlife observation, and visiting with residents.

NON-TRANSFERABLE

This easement applies only to Charles and Susanna Thomas, and as such is not transferable to any other party. The only exception to this non-transferable status would be that, should either Charles or Susanna die or leave their marriage, the survivor's new partner would become a beneficiary of this easement.

EASEMENT RUNS WITH THE LAND

This easement shall be duly recorded as part of the deed upon closing. Therefore, this easement will continue forward if Friends of Trillium sell the property, as the new owners become grantors of this easement, enabling Charles and Susanna Thomas to continue as beneficiaries of this easement.



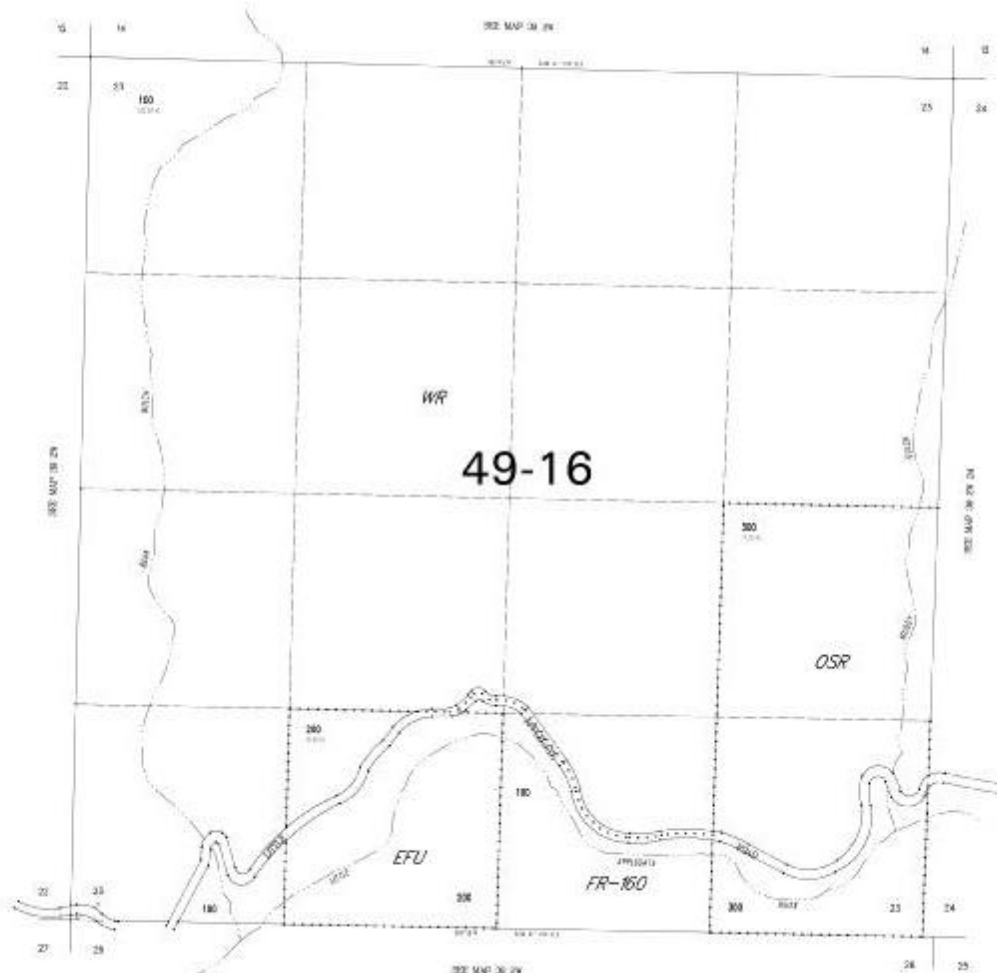
Thomas Exclusive Use Area:

*South of county road and north of river center-line, marked with white lines.
South is approximately to the right; North to the left; East top & west bottom.*

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 23 T38S R2W W.M.
JACKSON COUNTY
1"=400'

39 2W 23



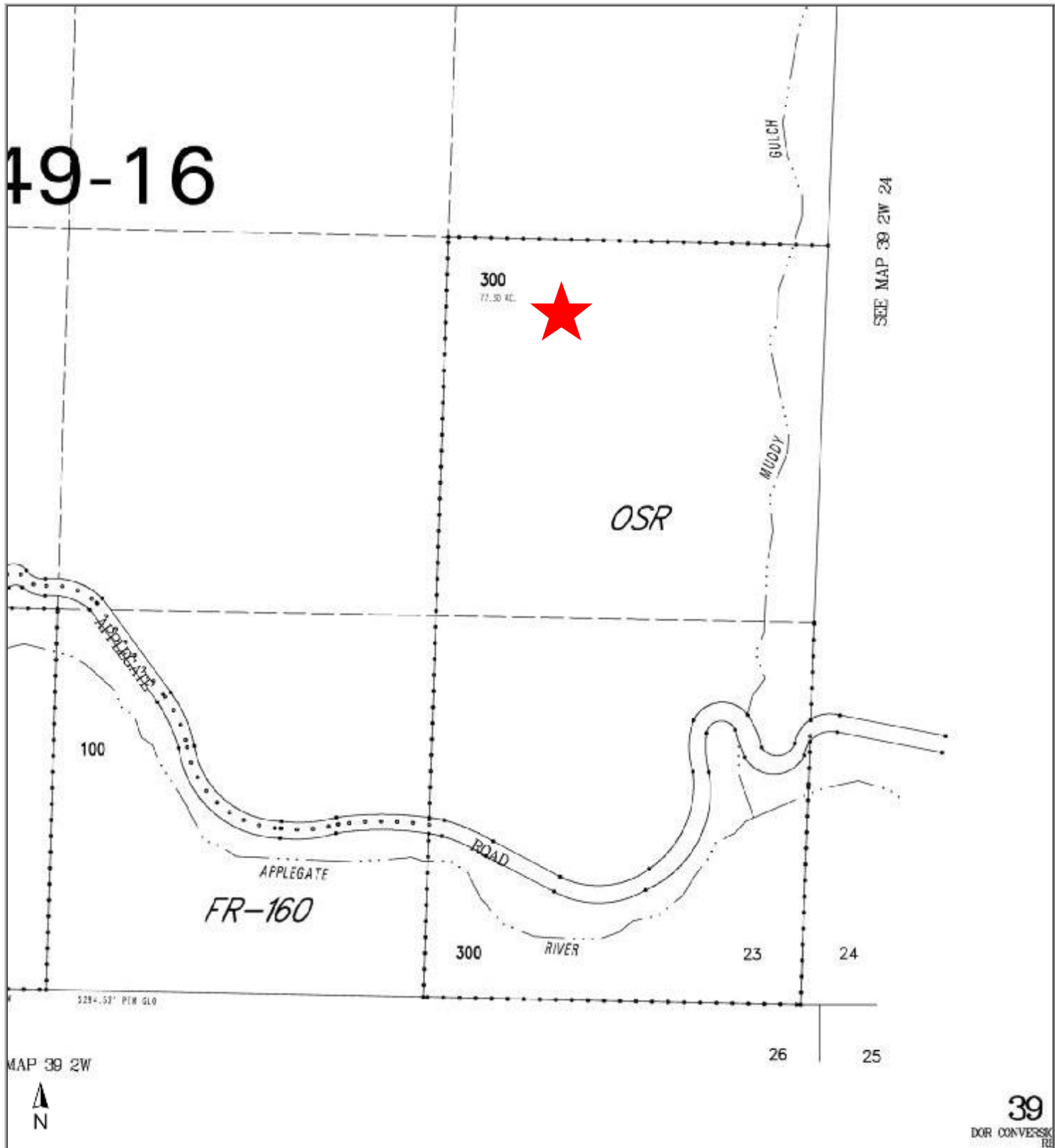
39 2W 23
OR COUNTY 10000 1000 1000



ParcelID: 10478132
10000 Little Applegate Rd
Jacksonville, OR 97530

This map/plat 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.

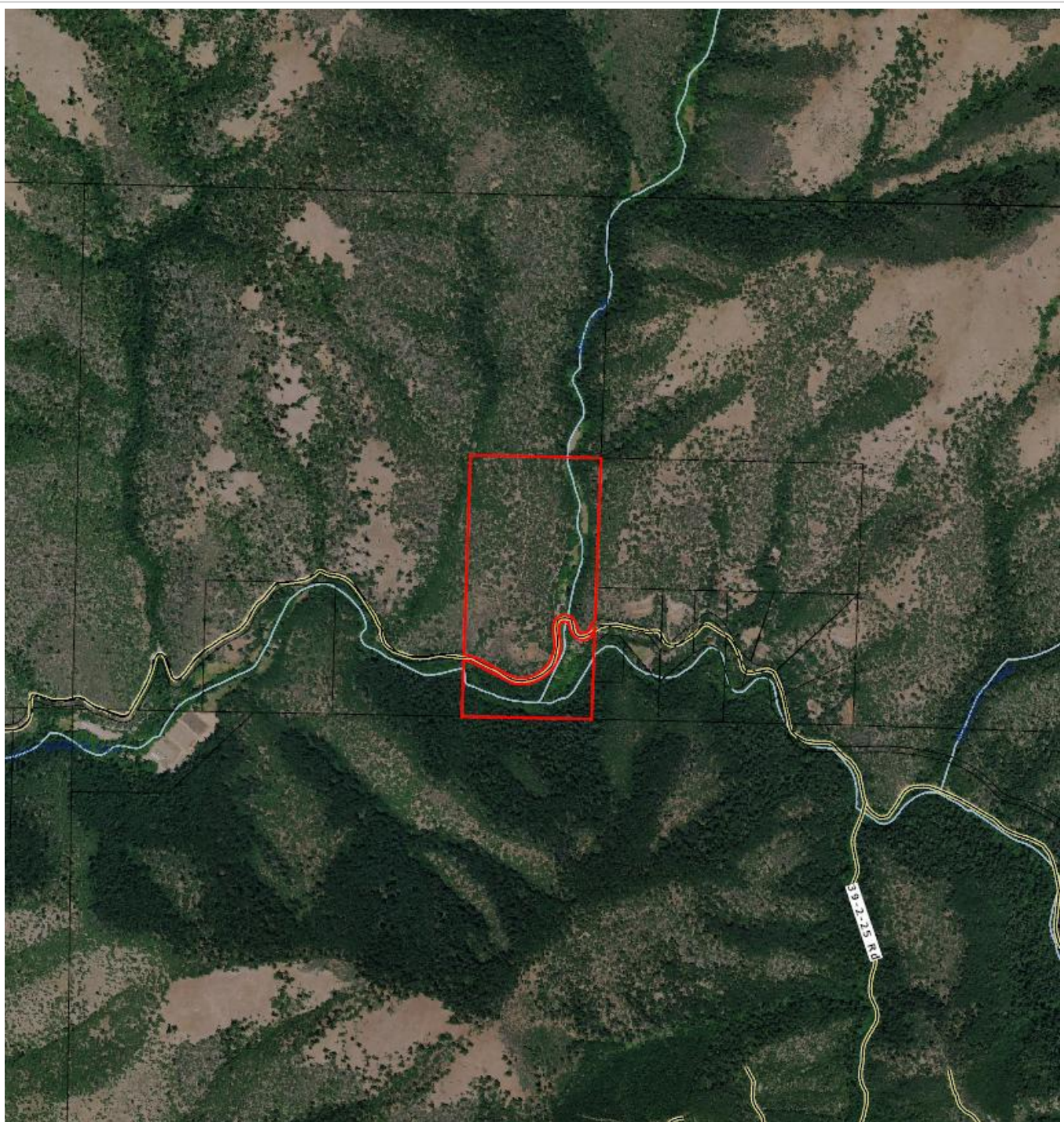
49-16



ParcelID: 10478132
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Aerial Map



TICOR TITLE COMPANY

Parcel ID: 10478132

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