

Logtown Estate Option

Hwy 238
Jacksonville, Oregon



LANDLEADER



Ranch
GROUP

541.696.LAND | Z5Ranch.com | Team@Z5Ranch.com



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Listed By: Garrett Zoller | Principal Broker | OR License #200411174







LOGTOWN ESTATE

An Exclusive Opportunity

Logtown Holdings is proud to present a new option to the already unique and expansive offering: 38.54 acres of pristine, gently sloped land, thoughtfully subdivided into five distinct buildable parcels. Ranging in size from 5 to 18 acres, each parcel boasts its own deeded access, ensuring privacy and exclusivity. This remarkable property provides an unparalleled opportunity to develop a luxury gated community, all within a short, convenient drive from the charming and historic town of Jacksonville, Oregon.

Imagine crafting an enclave of custom homes, each nestled into the verdant landscape, while still enjoying easy access to local amenities, cultural attractions, and the vibrant community of Jacksonville.

As you meander along the smoothly paved driveway, a sense of anticipation builds, culminating in your arrival at the Logtown Estate. This secluded sanctuary, sprawling across its 54 private, picturesque acres, is more than just a residence; it is a meticulously crafted log home, a testament to timeless design and enduring quality. Built in 1978, the home exudes the unmistakable charm of its era, its distinct character deeply rooted in the locally sourced timbers from which it was constructed. Indeed, some of the very logs that form the backbone of this magnificent residence were carefully selected and harvested directly from the property itself, grounding the home intrinsically within its natural surroundings.

OFFERED AT - \$1,750,000





PROPERTY HIGHLIGHTS

A Bespoke Sanctuary

The Logtown Estate spans three well-defined levels, offering a generous 2,584 square feet of comfortable and inviting living space. Below the main living areas, a substantial 680-square-foot basement provides ample storage solutions or presents an exciting opportunity for further customization, allowing for an expansion of the home's functional footprint to suit your specific needs.

Inside, the layout of the home masterfully strikes a perfect balance between intimacy and spaciousness. It is thoughtfully designed to accommodate both the quiet rhythms of family life and the joyful energy of lively gatherings. Four thoughtfully appointed bedrooms offer personal retreats for every member of the household, each a haven of comfort and tranquility. These are complemented by three well-equipped bathrooms, ensuring convenience and privacy.



The master suite, a true sanctuary within the home, is specifically designed for ultimate relaxation. Its luxurious master bath features a soothing whirlpool tub, the perfect antidote for unwinding after a long day, and double sinks that add both convenience and a touch of refined elegance.

The heart of the home, the central gathering space, is anchored by a traditional wood stove. Its warm, inviting glow radiates a cozy heat throughout the main level, creating an atmosphere of comfort and nostalgia. For modern comfort and efficient climate control, a contemporary heat pump system is seamlessly integrated, further enhanced by the delightful addition of heated floors, promising warmth underfoot during the cooler months of the year.

The kitchen, a true culinary haven, is equipped with high-quality Jenn-Air appliances, a brand synonymous with reliability and performance. This includes a built-in oven, a microwave, and a dishwasher, all designed to streamline meal preparation and cleanup. A practical pantry provides ample storage for ingredients and culinary supplies, while a dedicated laundry area adds convenience to daily routines.



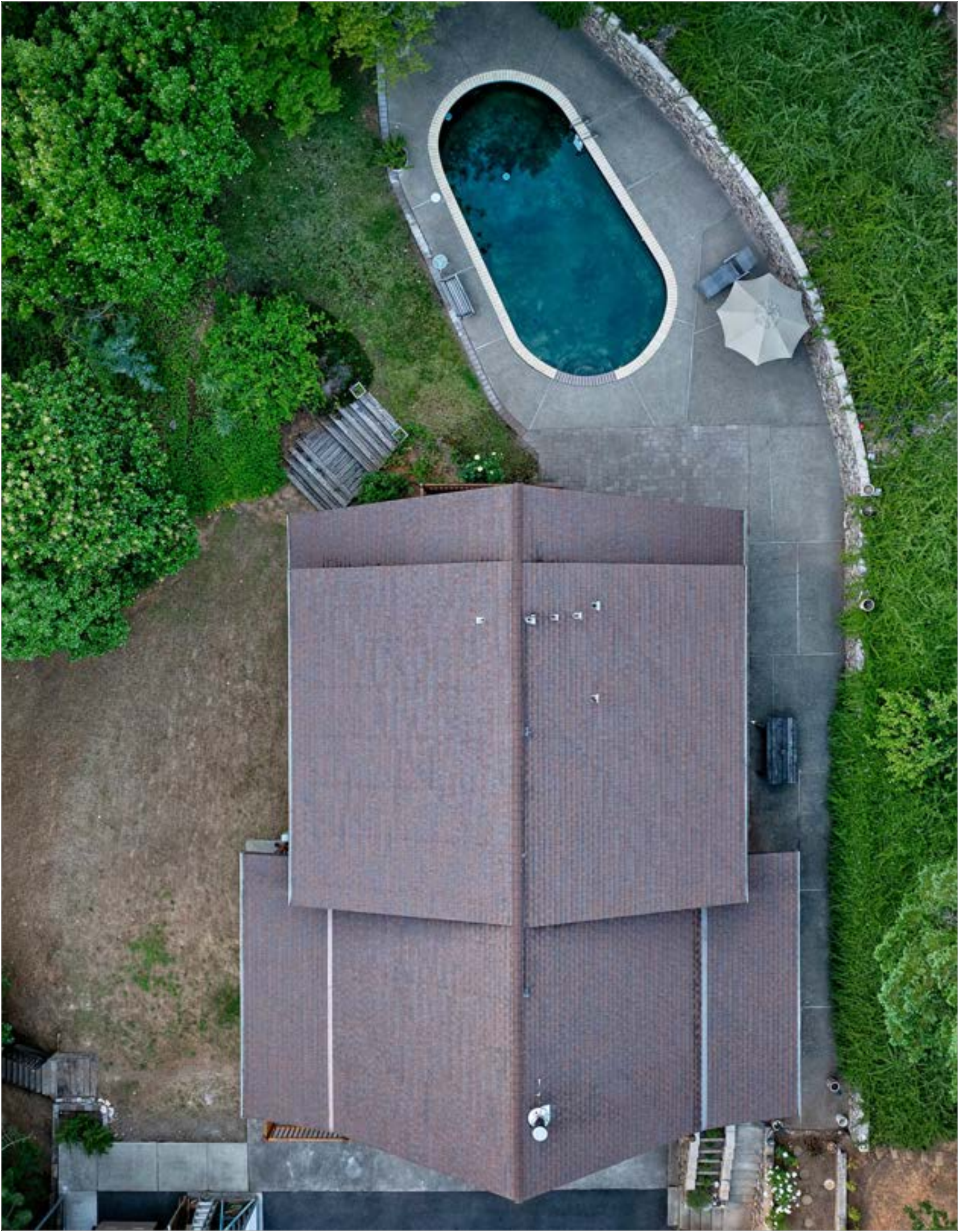
PROPERTY HIGHLIGHTS

A Natural Splendor

Stepping outside, the Logtown Estate truly shines, revealing its full splendor. A beautifully constructed gunite pool beckons on warm days, offering a refreshing escape and serving as a delightful focal point for summer fun and relaxation. The expansive views that stretch across the property are nothing short of breathtaking, painting a panorama of natural beauty that sets the stage for memorable outdoor gatherings, quiet moments of reflection, and an unparalleled connection to nature.

This remarkable property has been meticulously maintained, presenting a first-time offering since its initial development in 1978. In addition to the main residence, the estate includes two current dwellings: the bespoke log home and a fully restored single-wide mobile home. This second legal dwelling offers versatile possibilities, ideal for a two-family setup, a welcoming guest house, a caretaker's residence, or even an exciting Airbnb opportunity, providing additional income potential. The harmonious combination of the home's thoughtful design, robust construction, and stunning natural setting creates an unparalleled living experience, a truly unique offering that blends luxury, comfort, and the serene beauty of the Pacific Northwest.

Accessed via a paved driveway, the 38.54-acre Logtown Estate features a 1978 custom-built, 2,584 sq ft log home, with some logs sourced directly from the property. It includes a 680 sq ft basement. The home has four bedrooms, three bathrooms (master with whirlpool tub and double sinks), a wood stove, a heat pump, and heated floors. The kitchen boasts Jenn-Air appliances, a pantry, and a laundry area. Outside, enjoy a gunite pool, a manufactured guest home, and expansive views.







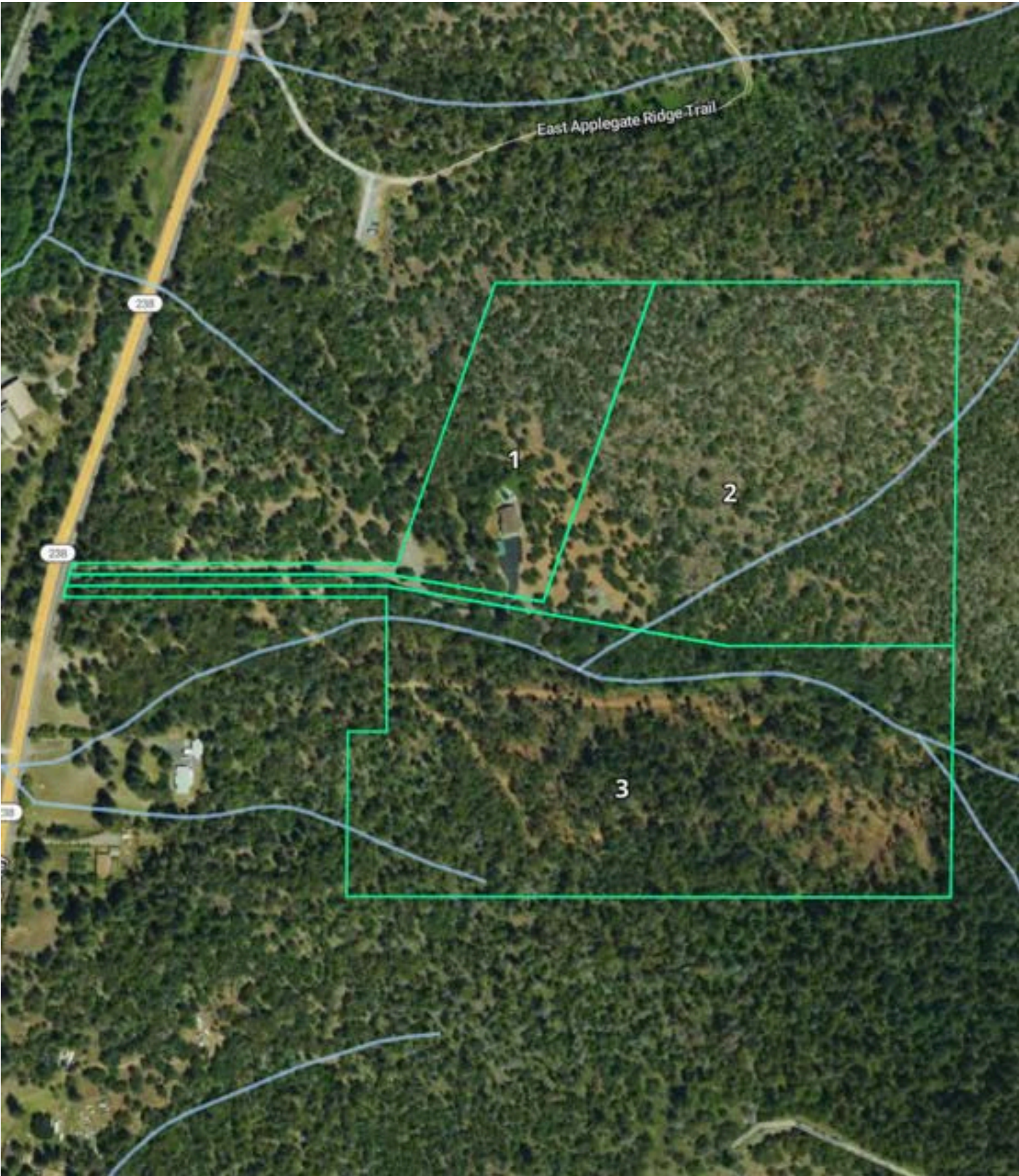


Logtown Estate



Overview

38.5 Acres, 3 Boundaries





Jackson County Property Profile Information

Parcel #: 10472105
 Tax Acct#: 383W140000400
 Owner: **Johnson, David P Trustee Et Al**
 CoOwner:
 Site: **Hwy 238**
OR 97530
 Mail: PO Box 478
 Jacksonville OR 97530
 Land Use: 600 Forest - Vacant
 Std Land Use: AMSC - Agricultural Misc
 Legal:
 Twn/Rng/Sec: 38S / 03W / 14

ASSESSMENT & TAX INFORMATION

Market Total: **\$202,580.00**
 Market Land: **\$202,580.00**
 Market Impr:
 Assessment Year: **2023**
 Assessed Total: **\$5,422.00**
 Exemption:
 2022 Taxes: **\$103.08**
 Levy Code: 4916
 Levy Rate: 9.3842

SALE & LOAN INFORMATION

Sale Date: 08/15/2014
 Sale Amount:
 Document #: 21797
 Deed Type: Deed
 Loan Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co:

PROPERTY CHARACTERISTICS

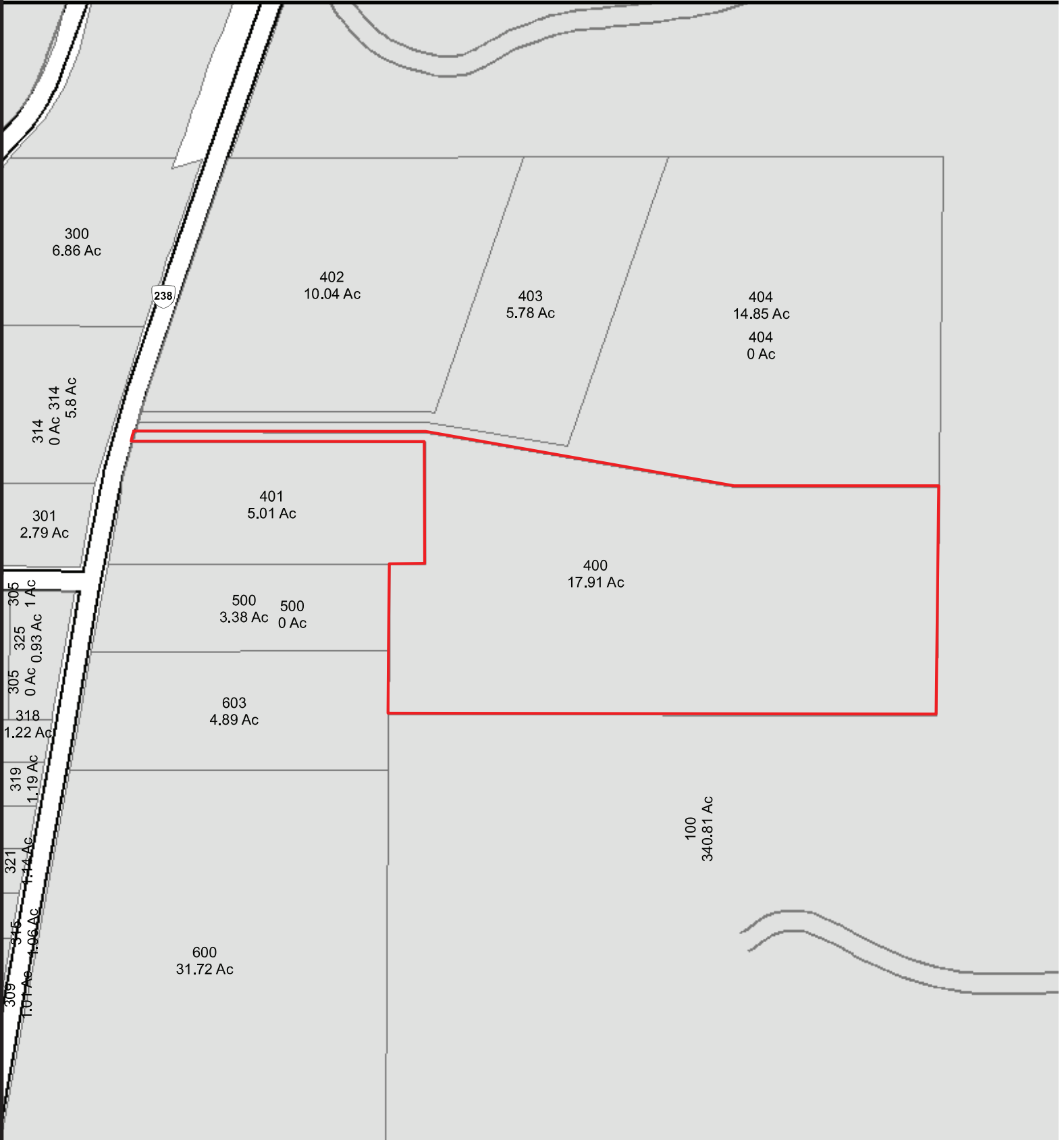
Year Built:
 Bedrooms:
 Bathrooms:
 Total SF:
 Basement SF:
 Lot Size: 17.91 Acres (780,159 SqFt)
 Garage SF:
 Heat Source:
 Fireplace:
 Lot:
 Block:
 Plat/Subdiv:
 Zoning: County-WR
 School Dist: 549C Medford
 Primary School: RUCH OUTDOOR COMMUNITY SCHOOL
 Middle School: MCLOUGHLIN MIDDLE SCHOOL
 High School: NORTH MEDFORD HIGH SCHOOL
 Census: 3014 - 003002
 Watershed: Middle Applegate River
 Recreation:

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

10472105
Highway 238
Jacksonville, OR 97530



Taxlot



Subject



Taxlot

4/14/2023

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AFTER RECORDING RETURN TO:
Douglass H. Schmor, Attorney at Law
P.O. Box 128, Medford, OR 97501

SEND TAX STATEMENTS TO:
David P. Johnson, Trustee of the
David Johnson Living Trust, UDOT August 8, 2014
5361 Hwy 238
Jacksonville, OR 97530



01636014201400217970020021
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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **David Johnson**, Grantor, conveys and warrants to **David P. Johnson, Trustee of the David Johnson Living Trust, UDOT August 8, 2014**, Grantee, that certain real property situated in Jackson County, Oregon, legally described as follows, to-wit:

See Exhibit "A" attached hereto

The liability and obligations of the Grantor to the Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

There is no monetary consideration for this transfer. The transfer is made for estate planning purposes.

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: August 15, 2014

David Johnson

STATE OF OREGON)
) ss
County of Jackson)

On the 15th day of August, 2014, personally appeared before me **David Johnson** and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon
My Commission expires: 12/01/2016

Exhibit A

Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 14, Township 38 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon; thence South $0^{\circ}40'36''$ West along the East line thereof 796.34 feet to the point of beginning thence West 496.57 feet; thence North $80^{\circ}00'12''$ West 757.57; thence South $89^{\circ}59'48''$ West 706.49 feet to the Easterly right of way line of the Medford-Provolt Highway #238; thence Southwesterly along said right of way line, along the arc of a curve to the left, having a radius of 1879.86 feet and a central angle of $0^{\circ}47'24''$ a distance of 25.92 feet (the long chord of which bears South $15^{\circ}12'58''$ West 25.92 feet); thence North $89^{\circ}59'48''$ East 711.12 feet to a $5/8$ inch iron pin; thence South $0^{\circ}00'12''$ East 293.89 feet to a $5/8$ inch iron pin; thence South $89^{\circ}59'48''$ West 85.92 feet to a $3/4$ inch iron bolt; thence South $0^{\circ}25'21''$ West 361.103 feet to a $3/4$ inch iron pipe at the center $1/4$ corner of said Section 14; thence South $89^{\circ}55'56''$ East 1326.89 feet to the Southeast corner of said quarter-quarter; thence North $0^{\circ}40'36''$ East 550.00 feet to the point of beginning.

Containing 17.92 acres more or less.



Jackson County Property Profile Information

Parcel #: 30009963

Tax Acct#: 383W140000404

Owner: **Johnson, David P**

CoOwner:

Site: **5361 Hwy 238**

Jacksonville OR 97530

Mail: PO Box 478

Jacksonville OR 97530

Land Use: 609 Forest - Manufactured structure

Std Land Use: CMOB - Mobile Home Parks, Trailers

Legal:

TwN/Rng/Sec: 38S / 03W / 14

ASSESSMENT & TAX INFORMATION

Market Total: **\$9,240.00**

Market Land:

Market Impr: **\$9,240.00**

Assessment Year: **2023**

Assessed Total: **\$2,750.00**

Exemption:

2022 Taxes: **\$42.33**

Levy Code: 4946

Levy Rate: 12.1129

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1961

Bedrooms:

Bathrooms: 1

Total SF: 470 SqFt

Basement SF:

Lot Size: ()

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-WR

School Dist: 549C Medford

Primary School: RUCH OUTDOOR COMMUNITY SCHOOL

Middle School: MCLOUGHLIN MIDDLE SCHOOL

High School: NORTH MEDFORD HIGH SCHOOL

Census: 3014 - 003002

Watershed: Middle Applegate River

Recreation:

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IMPROVEMENT: 103743

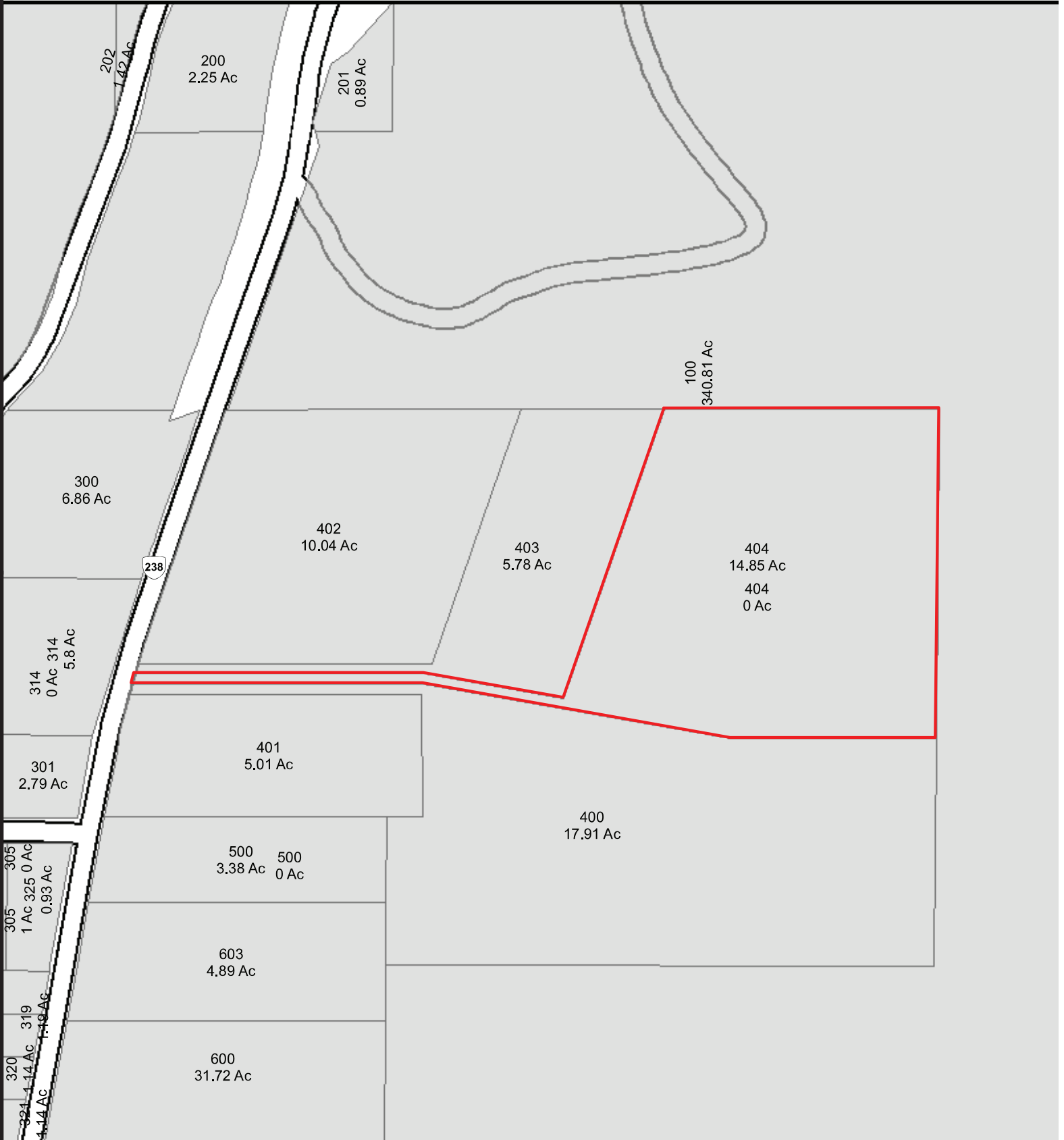
PARCEL ID: 30009963

Improvement Use: 941	Improvement Desc: MANF STRCT Single wide	Year Built: 1961
% Complete:	Condition:	Eff Year Built: 1961
Total SqFt: 470	Bedrooms:	Roof Type:
Finished SqFt: 470	Bathrooms:	Roof Mat:
Unfinished SqFt:		Garage SqFt:
1st Floor SqFt: 470	Basement Fin SqFt:	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

30009963
5361 Highway 238
Jacksonville, OR 97530



Taxlot



Subject



Taxlot

4/14/2023

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Jackson County Official Records	2019-038496
R-BSD	
Stn=10 SHINGLJS	12/13/2019 08:48:46 AM
\$20.00 \$10.00 \$11.00 \$11.00 \$60.00	\$112.00
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:

Daniel B. O'Connor
 670 G Street, Suite B
 Jacksonville, Oregon 97530

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

Logtown Holdings, LLC
 c/o David Johnson
 P.O. Box 478
 Jacksonville, Oregon 97530

STATUTORY BARGAIN AND SALE DEED

David Johnson, as Trustee of the David Johnson Living Trust U.T.D. August 8, 2014, as Grantor, does hereby grant, bargain, sell and convey unto **Logtown Holdings, LLC**, an Oregon limited liability company, as Grantee, the following described property:


See Exhibit "A" attached hereto.

There is no monetary consideration involved in this transfer. The actual consideration consists of value given or promised which is the whole consideration.

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.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date(s) set forth below.

Date: 12/12/19, 2019


David Johnson as Trustee of the David Johnson
Living U.T.D. August 8, 2014

STATE OF OREGON)
) ss.
County of Jackson)

On 12/12, 2019 personally appeared the above-named David Johnson, as Trustee of the David Johnson Living Trust U.T.D. August 8, 2014, and acknowledged the foregoing instrument to be its voluntary act and deed.



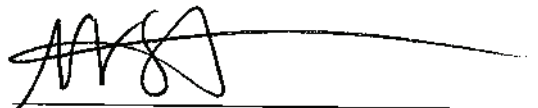

Notary Public for Oregon

EXHIBIT "A"

Tax Lot 401:

Commencing at the one quarter corner common to Sections 11 and 14, Township 38 South, Range 3 West, Willamette Meridian, Jackson County, Oregon; thence South $0^{\circ}28'00''$ West 2323.60 feet to a $3/4$ inch iron bolt, being the point of beginning; thence South $89^{\circ}59'48''$ West 685.08 feet to a $5/8$ inch iron pin on the easterly right of way of the Medford-Provolt Highway No. 238; thence North $10^{\circ}29'08''$ East along said right of way 157.69 feet to a $5/8$ inch iron pin; thence continuing along said right of way along the arc of a curve to the right, having a radius of 1879.86 feet and a central angle of $4^{\circ}20'15''$, a distance of 142.31 feet to a $5/8$ inch iron pin; thence leaving said right of way North $89^{\circ}59'48''$ East 711.12 feet to a $5/8$ inch iron pin; thence South $0^{\circ}00'12''$ East 293.89 feet to a $5/8$ inch iron pin; thence South $89^{\circ}59'48''$ West 85.92 feet to the point of beginning. Containing 5.0123 acres, more or less.

Tax Lot 402:

Commencing at a $5/8$ inch iron pin at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 14, Township 38 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon; thence North $89^{\circ}53'50''$ East along the North line of said Southwest quarter of the Northeast quarter, 316.08 feet to the point of beginning; thence South $19^{\circ}18'08''$ West, 652.45 feet; thence North $80^{\circ}00'12''$ West, 16.33 feet; thence South $89^{\circ}59'48''$ West, 696.15 feet to the easterly right of way line of the Medford-Provolt Highway number 238; thence Northeasterly along said right of way line, along the arc of a curve to the right, having a radius of 1879.86 feet and a central angle of $2^{\circ}06'02''$, a distance of 68.92 feet (the long chord of which bears North $18^{\circ}15'05''$ East, 68.92 feet) to a $5/8$ inch iron pin; thence continuing along said right of way line North $19^{\circ}18'08''$ East, 578.78 feet to a $5/8$ inch iron pin on the North line of the Southeast quarter of the Northwest quarter of said Section 14; thence North $89^{\circ}53'50''$ East to the point of beginning.

Containing 10.04 acres more or less.

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Tax Lot 404:

Beginning at the Northeast corner of Southwest quarter of the Northeast quarter of Section 14, Township 38 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon; thence South $0^{\circ}40'36''$ West along the East line thereof, 796.34 feet; thence West 496.57 feet; thence North $80^{\circ}00'12''$ West 757.57 feet; thence South $89^{\circ}59'48''$ West 706.49 feet to the Easterly right of way line of the Medford-Provolt Highway, #238; thence Northeasterly along said right of way line, along the arc of a curve to the right, having a radius of 1879.86 feet and a central angle of $0^{\circ}47'34''$, a distance of 26.01 feet (the long chord of which bears North $16^{\circ}00'34''$ East 26.01 feet); thence North $89^{\circ}59'48''$ East 701.52 feet; thence South $80^{\circ}00'12''$ East 344.57 feet; thence North $19^{\circ}18'08''$ East 739.97 feet; thence North $89^{\circ}53'50''$ East 665.92 feet to the point of beginning.

Containing 14.85 acres more or less.



First American Title™

Jackson County Property Profile Information

Parcel #: 10640090

Tax Acct#: 383W140000403

Owner: **Johnson, David P Trustee Et Al**

CoOwner:

Site: **5361 Hwy 238**

Jacksonville OR 97530

Mail: PO Box 478

Jacksonville OR 97530

Land Use: 601 Forest - Improved (typical of class)

Std Land Use: RSFR - Single Family Residence

Legal:

TwN/Rng/Sec: 38S / 03W / 14

ASSESSMENT & TAX INFORMATION

Market Total: **\$691,210.00**

Market Land: **\$339,510.00**

Market Impr: **\$351,700.00**

Assessment Year: **2023**

Assessed Total: **\$286,733.00**

Exemption:

2022 Taxes: **\$3,439.63**

Levy Code: 4946

Levy Rate: 12.1129

SALE & LOAN INFORMATION

Sale Date: 08/15/2014

Sale Amount:

Document #: 21800

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1978

Bedrooms: 4

Bathrooms: 3.5

Total SF: 2,584 SqFt

Basement SF: 680 SqFt

Lot Size: 5.78 Acres (251,776 SqFt)

Garage SF:

Heat Source: Heat Pump

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-WR

School Dist: 549C Medford

Primary School: RUCH OUTDOOR COMMUNITY SCHOOL

Middle School: MCLOUGHLIN MIDDLE SCHOOL

High School: NORTH MEDFORD HIGH SCHOOL

Census: 3014 - 003002

Watershed: Middle Applegate River

Recreation:

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: 86032

PARCEL ID: 10640090

Improvement Use: 144	Improvement Desc: RESIDENCE Two story with basement	Year Built: 1978
% Complete:	Condition:	Eff Year Built: 1978
Total SqFt: 2,584	Bedrooms: 4	Roof Type:
Finished SqFt: 2,584	Bathrooms: 3.5	Roof Mat:
Unfinished SqFt:		Garage SqFt:
1st Floor SqFt: 1,632	Basement Fin SqFt: 680	Carport SqFt:
2nd Floor SqFt: 952	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unfin SqFt:	Heat Type:



First American Title

10640090
5361 Highway 238
Jacksonville, OR 97530



Taxlot



Subject



Taxlot

4/14/2023

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AFTER RECORDING RETURN TO:
Douglass H. Schmor, Attorney at Law
P.O. Box 128, Medford, OR 97501

SEND TAX STATEMENTS TO:
David P. Johnson, Trustee of the
David Johnson Living Trust, UDOT August 8, 2014
5361 Hwy 238
Jacksonville, OR 97530



01638017201400218000020020
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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **David P. Johnson**, Grantor, conveys and warrants to **David P. Johnson, Trustee of the David Johnson Living Trust, UDOT August 8, 2014**, Grantee, that certain real property situated in Jackson County, Oregon, legally described as follows, to-wit:

See Exhibit "A" attached hereto

The liability and obligations of the Grantor to the Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

There is no monetary consideration for this transfer. The transfer is made for estate planning purposes.

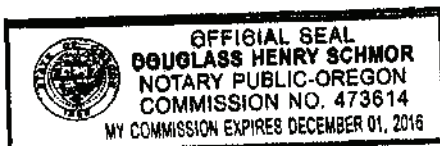
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Dated: August 15, 2014

David P. Johnson

STATE OF OREGON)
) ss
County of Jackson)

On the 15th day of August, 2014, personally appeared before me **David P. Johnson** and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon
My Commission expires: 12/01/2016

Exhibit A

That part of the Southeast quarter of the Northwest quarter of Section 14, Township 38 South, Range 3 West, Willamette Meridian, Jackson County, Oregon, described as follows:

Commencing at the North quarter corner of Section 14, Township 38 South, Range 3 West, Willamette Meridian, Jackson County, Oregon; thence South $0^{\circ} 27' 50''$ West, along the center line of said section, 2323.6 feet, to the Northeast corner of premises described in deed recorded in Volume 429, Page 335, Jackson County, Oregon, Deed Records, the true point of beginning; thence West, along the North line thereof, 685.32 feet, more or less, to a point on the Easterly boundary of the Medford - Provolt State Highway No. 238; thence North, along said Easterly line of said highway, to a point on the North line of the Southeast quarter of the Northwest quarter of said Section 14; thence East, to the Northeast corner of said quarter-quarter; thence South, along the East line of said Southeast quarter of the Northwest quarter, to the point of beginning.

ALSO: All of the Southwest quarter of the Northeast quarter of Section 14, Township 38 South, Range 3 West, Willamette Meridian, Jackson County, Oregon.

SUBJECT TO:

- a) Rights of the public in and to that portion of the herein described property lying within the boundaries of roads and highways.
- b) Easements for transmission and distribution of electricity, granted the California Oregon Power Company, as set forth in Volume 226, Page 7 and Volume 376, page 355, Jackson County, Oregon, Deed Records.

A large, faint, light gray watermark of the number '75' inside a circle, centered on the page. The watermark is composed of a thin circular outline and the numbers '7' and '5' in a stylized, bold font. The '7' is formed by two strokes, and the '5' is formed by three strokes. The watermark is centered horizontally and vertically on the page.

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