

# Lapine Irrigated Farm

25+ Acres of Premium Irrigated Farmland in Medford, Oregon



Lapine Avenue  
Central Point, Jackson County, Oregon

Chris Martin - Ashley Lacer - Alex Larson - Shannon Forrest

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LANDLEADER

MOPG

*by* John L. Scott

## Remarks

Lapine Irrigated Farm presents a rare opportunity to acquire a highly productive irrigated land holding in the sought-after West Medford area of Southern Oregon. Spanning just over 25 acres, this exceptional farm offers level topography, an efficient and workable configuration, irrigation water rights, and a strong soil profile—making it well positioned for a wide range of agricultural uses.

The property features a desirable blend of Class II Central Point and Barron Coarse Sandy Loam soils ( $\pm 20$  acres) and Class I Silty Clay Loam soils ( $\pm 5$  acres), providing excellent versatility for crop selection and long-term productivity. Irrigation water for 24.50 acres is delivered by the Medford Irrigation District. Zoned Exclusive Farm Use (EFU), the land is protected for agricultural purposes and offers enduring value for farm operators and land investors alike.

Historically operated as a productive orchard until the early 2000s, Lapine Irrigated Farm has continued to perform, having been leased and farmed in a variety of grass and row crops over the past two decades. The property also enjoys stunning, unobstructed views of Mount McLoughlin and Roxy Ann Peak, creating a rare combination of productivity and scenic appeal.

Ideally located, the farm sits less than four miles from Central Point and Jacksonville and under five miles from Medford, providing immediate access to services, markets, and infrastructure. Interstate 5 and Rogue Valley International—Medford Airport are just minutes away, enhancing both operational efficiency and long-term desirability.

Southern Oregon is widely recognized for its abundant water resources, fertile soils, expanding wine industry, and diverse niche agriculture, all supported by a favorable climate with four distinct seasons, mild winters, and a long growing season. Lapine Irrigated Farm represents a compelling opportunity to secure a premier agricultural property in one of the Rogue Valley's most desirable locations.

## Aerial Map



## Property Identification

The property does not yet have a physical address and is located south of Lapine Avenue, Central Point, Oregon 97502. It is made up of 4 tax lots and 4 account numbers as shown in the table below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
37S	2W	21A	6200	10465900	4.21	EFU
37S	2W	21A	6203	10665867	6.23*	EFU/UR-1
37S	2W	21A	6204	10665875	5.07	EFU
37S	2W	21B	2700	10466225	<u>10.11</u>	EFU
				<b>Total</b>	<b>25.62</b>	

\*Please note that this tax lot is subject to a lot line adjustment where approximately +/-0.50 acres are being transferred to the neighbor. The original tax lot size was 6.73 acres.

## Property Details

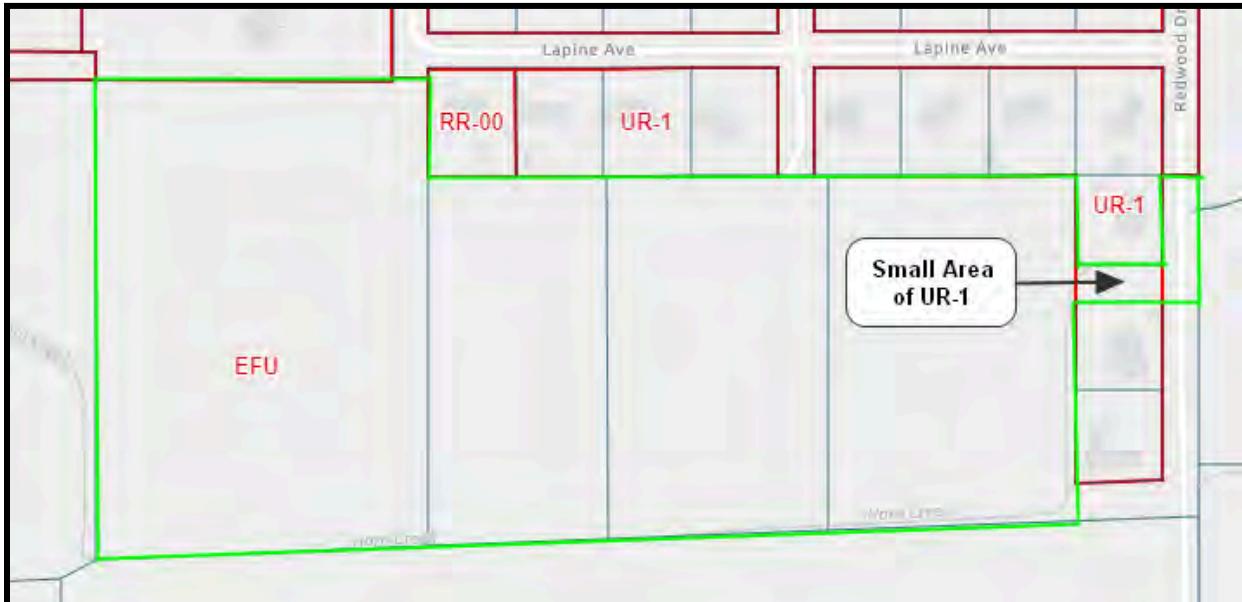
<b>Access:</b>	Access is via multiple access points: end of Niedermeyer Drive, end of Poplar Drive, and one access point off of Redwood Drive
<b>Present Land Use:</b>	Vacant irrigated land
<b>2025 Taxes:</b>	\$350.95 *subject to change pending lot line adjustment
<b>Zoning:</b>	Mostly EFU with a small component of UR-1 (Exclusive Farm Use/Urban Residential)
<b>Elevations:</b>	+/- 1,400' above sea level
<b>Soils:</b>	+/- 20 acres of Class II loam and +/ - 5 acres of Class I loam
<b>Water Rights:</b>	24.50 acres of water rights from Medford Irrigation District
<b>Water Costs:</b>	\$2,729.50 (2023 Irrigation Year)
<b>Irrigation Distribution:</b>	Point of diversion located along south end of the property, adjacent to the small irrigation bulge
<b>Water/Sanitation:</b>	None at this time
<b>Electric/Power:</b>	No power on-site

## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
31A	Central Point sandy loam, 0 to 3 percent slopes	13.94	54.5	0	55	2s
10B	Barron coarse sandy loam, 0 to 7 percent slopes	6.76	26.43	0	49	2e
127A	Medford silty clay loam, 0 to 3 percent slopes	4.87	19.04	0	66	1
TOTALS		25.57( * )	100%	-	55.49	1.81

## Zoning Map



## 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 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 varietals 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 tending 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 low 80s to the lower 90s and January average minimum temperatures stay around the low 30s. There is an average of 36 inches of rain and an average of 5 inches of snow per year. On average, there are also 194 sunny days per year in Josephine County.

*Sources: Greg Jones, <https://www.linfield.edu/wine/greg-jones.html> and Sperling's Best Places.*

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# **Exhibit A**

**(Property Information)**



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

Lapine Ave

**Parcel #:** 10465900

**Map & Taxlot #:** 372W21A006200

**County:** Jackson

**OWNER**

Bear Creek Orchards Inc

Bear Creek Operations, Inc Lorin Parsons

**DATE PREPARED**

01/27/2026

**PREPARED BY**

Irking@firstam.com



*First American Title*

Customer Service Department

541.776.4555

[cservice@firstam.com](mailto:cservice@firstam.com)

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**First American Title™**

**Jackson County Property Profile Information**

Parcel #: 10465900

Tax Acct#: 372W21A006200

Owner: **Bear Creek Orchards Inc**

CoOwner: Bear Creek Operations, Inc Lorin Parsons

Site: **Lapine Ave**

**Central Point OR 97502**

Mail: PO Box 712

Medford OR 97501 - 0712

Land Use: 550 Farm - Exclusive Farm Use (EFU) - Vacant

Std Land Use: 8008 - Rural/Agricultural-Vacant Land

Legal:

Twn/Rng/Sec: 37S / 02W / 21 / NE

**ASSESSMENT & TAX INFORMATION**

Market Total: **\$194,310.00**

Market Land: **\$194,310.00**

Market Impr:

Assessment Year: **2025**

Assessed Total: **\$4,750.00**

Exemption:

2024 Taxes: **\$58.88**

Levy Code: 4915

Levy Rate: 12.7616

**SALE & LOAN INFORMATION**

Sale Date: 12/07/1984

Sale Amount: \$137,183.00

Document #: 1984019891

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

**PROPERTY CHARACTERISTICS**

Year Built:

Bedrooms:

Bathrooms:

Total SF:

Basement SF:

Lot Size: 4.21 Acres (183,387 SqFt)

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

School Dist: 549 Medford

Primary School: Jacksonville Elementary School

Middle School: McLoughlin Middle School

High School: South Medford High School

Census: 2006 - 000901

Watershed: Bear Creek

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™**

**Jackson County Property Profile Information**

Parcel #: 10466225

Tax Acct#: 372W21B002700

Owner: **Bear Creek Orchards Inc**

CoOwner: Bear Creek Operations, Inc Lorin Parsons

Site: **Niedermeyer Dr**

**Central Point OR 97502**

Mail: PO Box 712

Medford OR 97501 - 0712

Land Use: 550 Farm - Exclusive Farm Use (EFU) - Vac

Std Land Use: 8008 - Rural/Agricultural-Vacant Land

Legal:

Twn/Rng/Sec: 37S / 02W / 21 / NW

**ASSESSMENT & TAX INFORMATION**

Market Total: **\$458,210.00**

Market Land: **\$458,210.00**

Market Impr:

Assessment Year: **2025**

Assessed Total: **\$10,567.00**

Exemption:

2024 Taxes: **\$130.95**

Levy Code: 4915

Levy Rate: 12.7616

**SALE & LOAN INFORMATION**

Sale Date: 12/07/1984

Sale Amount: \$137,183.00

Document #: 1984019891

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

**PROPERTY CHARACTERISTICS**

Year Built:

Bedrooms:

Bathrooms:

Total SF:

Basement SF:

Lot Size: 10.11 Acres (440,391 SqFt)

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

School Dist: 549 Medford

Primary School: Jacksonville Elementary School

Middle School: McLoughlin Middle School

High School: South Medford High School

Census: 2006 - 000901

Watershed: Bear Creek

Recreation:

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**First American Title™**

**Jackson County Property Profile Information**

Parcel #: 10665867

Tax Acct#: 372W21A006203

Owner: **Bear Creek Orchards Inc**

CoOwner: Bear Creek Operations, Inc Lorin Parsons

Site: **Lapine Ave**

**Central Point OR 97502**

Mail: PO Box 712

Medford OR 97501 - 0712

Land Use: 550 Farm - Exclusive Farm Use (EFU) - Vac

Std Land Use: 8008 - Rural/Agricultural-Vacant Land

Legal:

Twn/Rng/Sec: 37S / 02W / 21 / NE

**ASSESSMENT & TAX INFORMATION**

Market Total: **\$193,070.00**

Market Land: **\$193,070.00**

Market Impr:

Assessment Year: **2025**

Assessed Total: **\$7,594.00**

Exemption:

2024 Taxes: **\$94.11**

Levy Code: 4915

Levy Rate: 12.7616

**SALE & LOAN INFORMATION**

Sale Date: 12/07/1984

Sale Amount: \$137,183.00

Document #: 1984019891

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

**PROPERTY CHARACTERISTICS**

Year Built:

Bedrooms:

Bathrooms:

Total SF:

Basement SF:

Lot Size: 6.73 Acres (293,158 SqFt)

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

School Dist: 549 Medford

Primary School: Jacksonville Elementary School

Middle School: McLoughlin Middle School

High School: South Medford High School

Census: 2006 - 000901

Watershed: Bear Creek

Recreation:

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**First American Title™**

**Jackson County Property Profile Information**

Parcel #: 10665875

Tax Acct#: 372W21A006204

Owner: **Bear Creek Orchards Inc**

CoOwner: Bear Creek Operations, Inc Lorin Parsons

Site: **Lapine Ave**

**Central Point OR 97502**

Mail: PO Box 712

Medford OR 97501 - 0712

Land Use: 550 Farm - Exclusive Farm Use (EFU) - Vac

Std Land Use: 8008 - Rural/Agricultural-Vacant Land

Legal:

Twn/Rng/Sec: 37S / 02W / 21 / NE

**ASSESSMENT & TAX INFORMATION**

Market Total: **\$220,890.00**

Market Land: **\$220,890.00**

Market Impr:

Assessment Year: **2025**

Assessed Total: **\$5,721.00**

Exemption:

2024 Taxes: **\$70.89**

Levy Code: 4915

Levy Rate: 12.7616

**SALE & LOAN INFORMATION**

Sale Date: 12/07/1984

Sale Amount: \$137,183.00

Document #: 1984019891

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

**PROPERTY CHARACTERISTICS**

Year Built:

Bedrooms:

Bathrooms:

Total SF:

Basement SF:

Lot Size: 5.07 Acres (220,849 SqFt)

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

School Dist: 549 Medford

Primary School: Jacksonville Elementary School

Middle School: McLoughlin Middle School

High School: South Medford High School

Census: 2006 - 000901

Watershed: Bear Creek

Recreation:

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

27-Jan-2026

BEAR CREEK ORCHARDS INC  
 BEAR CREEK OPERATIONS, INC LORIN PARSONS  
 PO BOX 712  
 MEDFORD OR 97501-0712

Tax Account #	10465900	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4915
Situs Address	LAPINE AVE MEDFORD/COUNTY OR	Interest To	Jan 27, 2026

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.03	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.88	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.04	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.71	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.27	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.98	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.77	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.45	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.64	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$48.71	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.67	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.96	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.08	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.67	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.22	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,490.21	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,452.28	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,414.39	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,360.52	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,193.18	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,156.39	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.72	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.67	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.46	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.71	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.54	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.93	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.83	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.65	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.73	Nov 15, 1996
<b>Total</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

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

27-Jan-2026

Tax Account #	10466225	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4915
Situs Address	NIEDERMEYER DR MEDFORD/COUNTY OR	Interest To	Jan 27, 2026

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$133.52	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.95	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.92	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.91	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$120.79	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$117.96	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$115.23	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$112.35	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$110.51	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$108.44	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$103.87	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$102.34	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.97	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$92.81	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$91.20	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,156.64	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,101.76	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,046.91	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,968.90	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,726.67	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,673.39	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$75.31	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.34	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.88	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.37	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.08	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63.85	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.67	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.41	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.23	Nov 15, 1996
<b>Total</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

**STATEMENT OF TAX ACCOUNT**  
**JACKSON COUNTY TAX COLLECTOR**  
**JACKSON COUNTY COURTHOUSE**  
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Tax Account #	10665867	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4915
Situs Address	LAPINE AVE MEDFORD/COUNTY OR	Interest To	Jan 27, 2026

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.97	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$94.11	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$91.17	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$89.03	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$86.80	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$84.74	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$82.77	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$80.68	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.36	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$77.84	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$74.57	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.47	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.89	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.62	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.75	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,509.30	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,470.91	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,432.56	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,378.00	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,208.50	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,171.18	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.28	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.07	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.49	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.36	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.39	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.42	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.19	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.84	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.38	Nov 15, 1996
<b>Total</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

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

27-Jan-2026

BEAR CREEK ORCHARDS INC  
 BEAR CREEK OPERATIONS, INC LORIN PARSONS  
 PO BOX 712  
 MEDFORD OR 97501-0712

Tax Account #	10665875	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4915
Situs Address	LAPINE AVE MEDFORD/COUNTY OR	Interest To	Jan 27, 2026

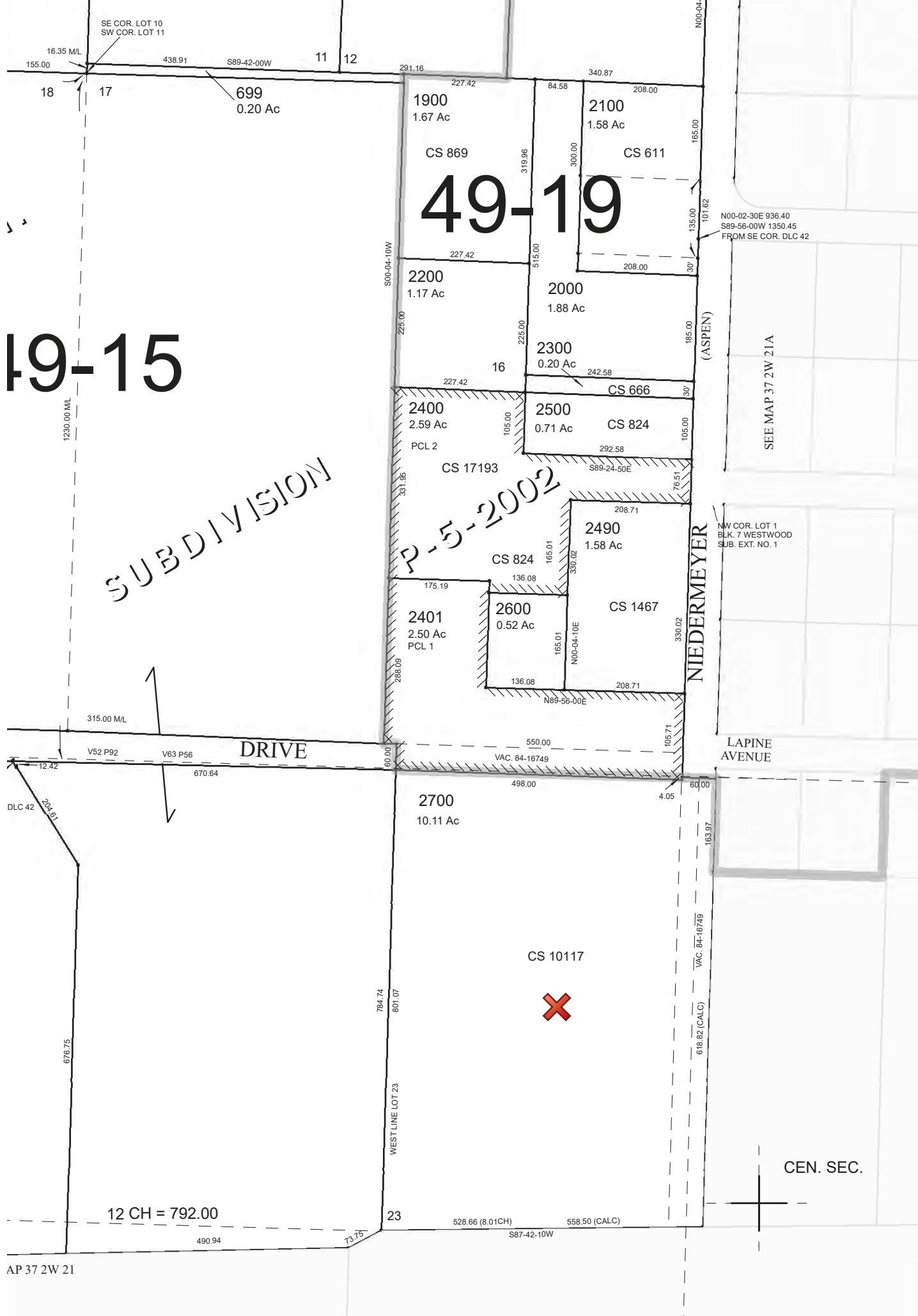
**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.29	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$70.89	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.70	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.05	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.37	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63.82	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.36	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.79	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.81	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.67	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.18	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.37	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.90	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.18	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.29	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,490.47	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,452.52	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,414.66	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,360.79	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,193.40	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,156.62	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.79	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.75	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.53	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.81	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.66	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.04	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.95	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.76	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.73	Nov 15, 1996
<b>Total</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		



19-15

# SUBDIVISION

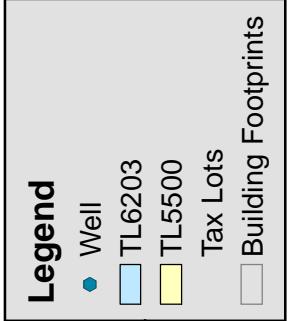


# Exhibit B

(Property Maps Including PLA For Lot Line Adjustment)

## Proposed PLA

37-2W-21A TL5500  
37-2W-21A TL6203

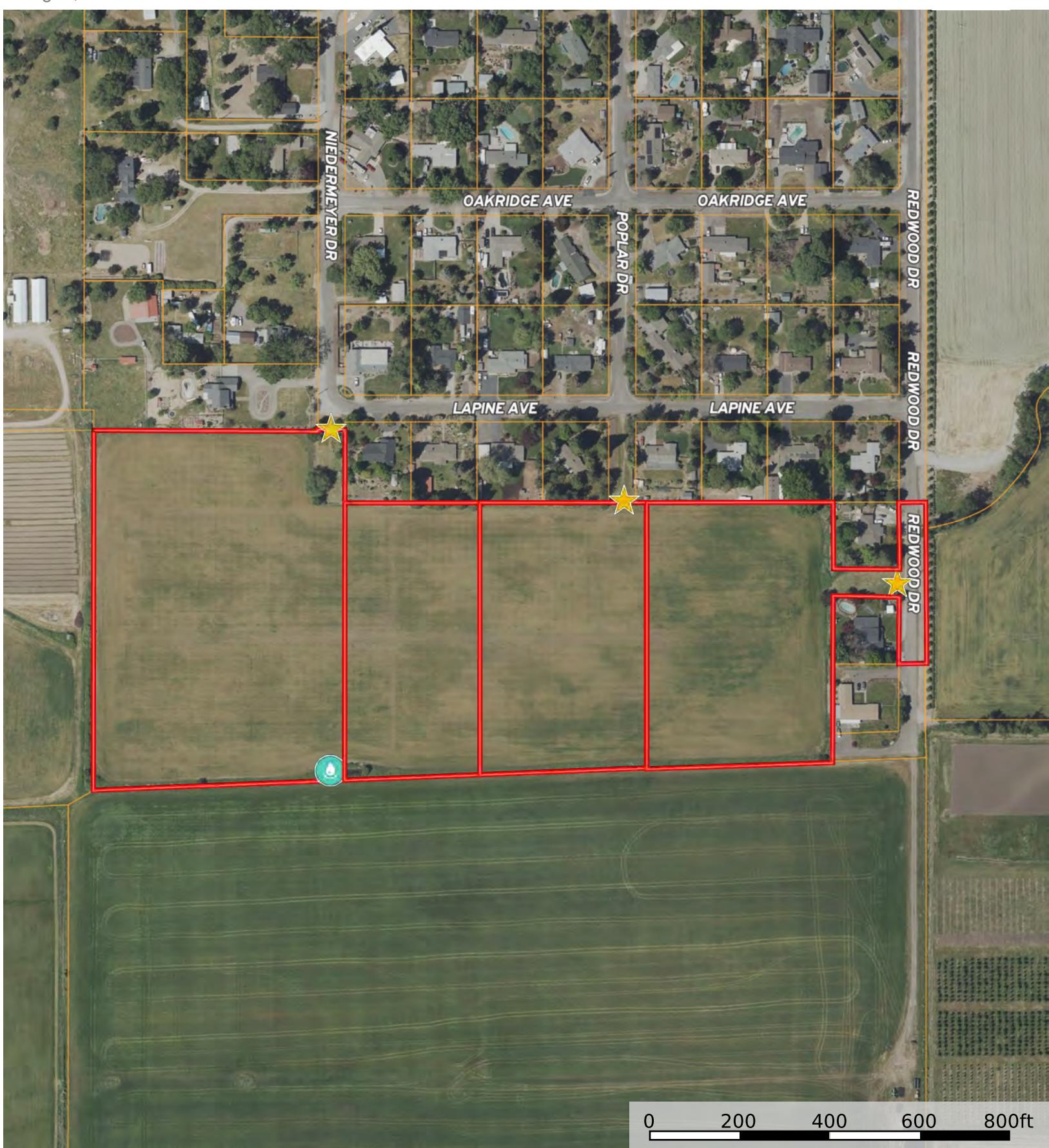


0 200  
Feet  
1 inch equals 200 feet

This map is based on a digital database compiled by Jackson County GIS from a variety of sources, and may include LaNier Land Consulting, LLC, field data collected using GPS. We cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

4/10/2025





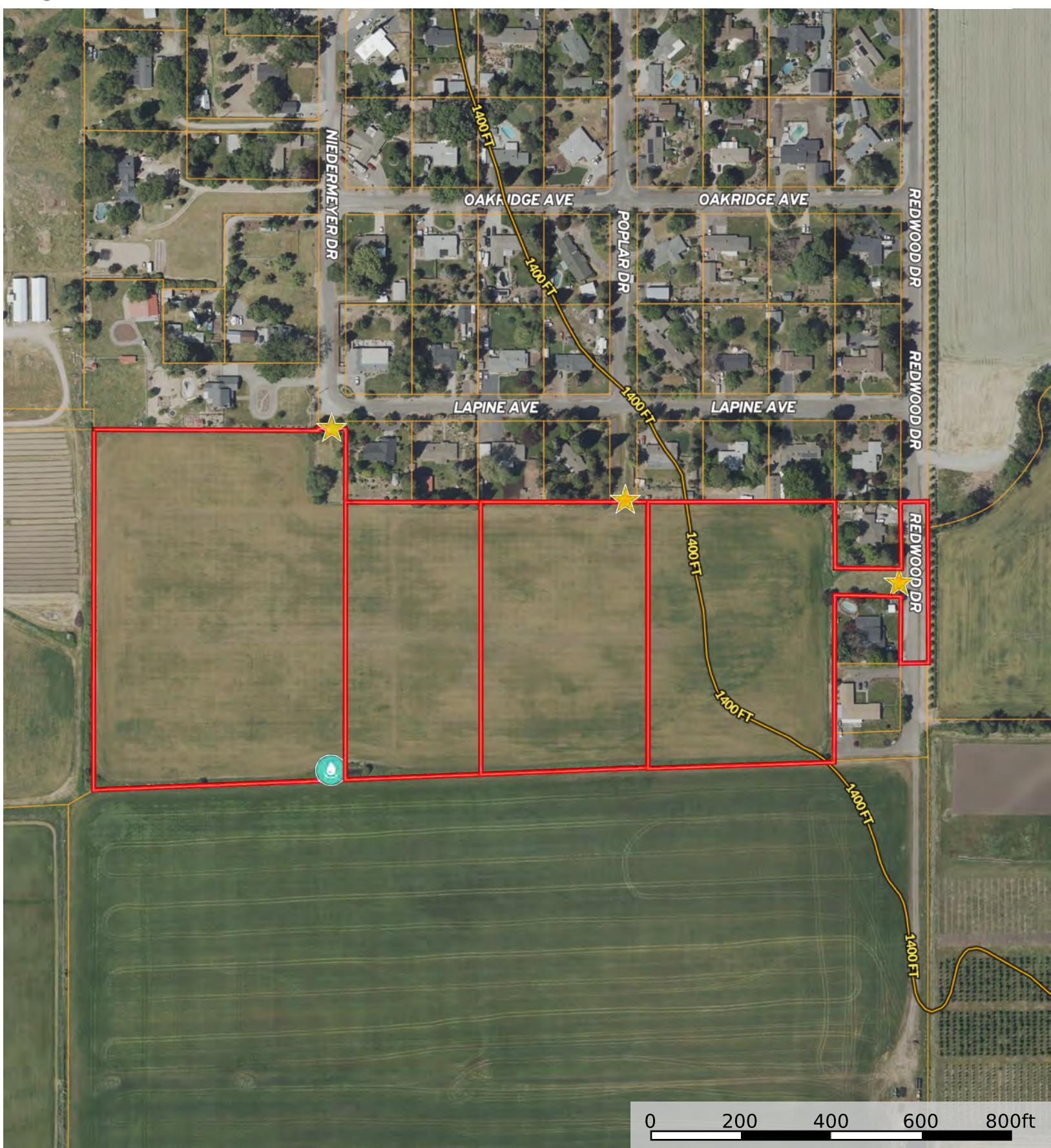
POD



Access Point



Boundary



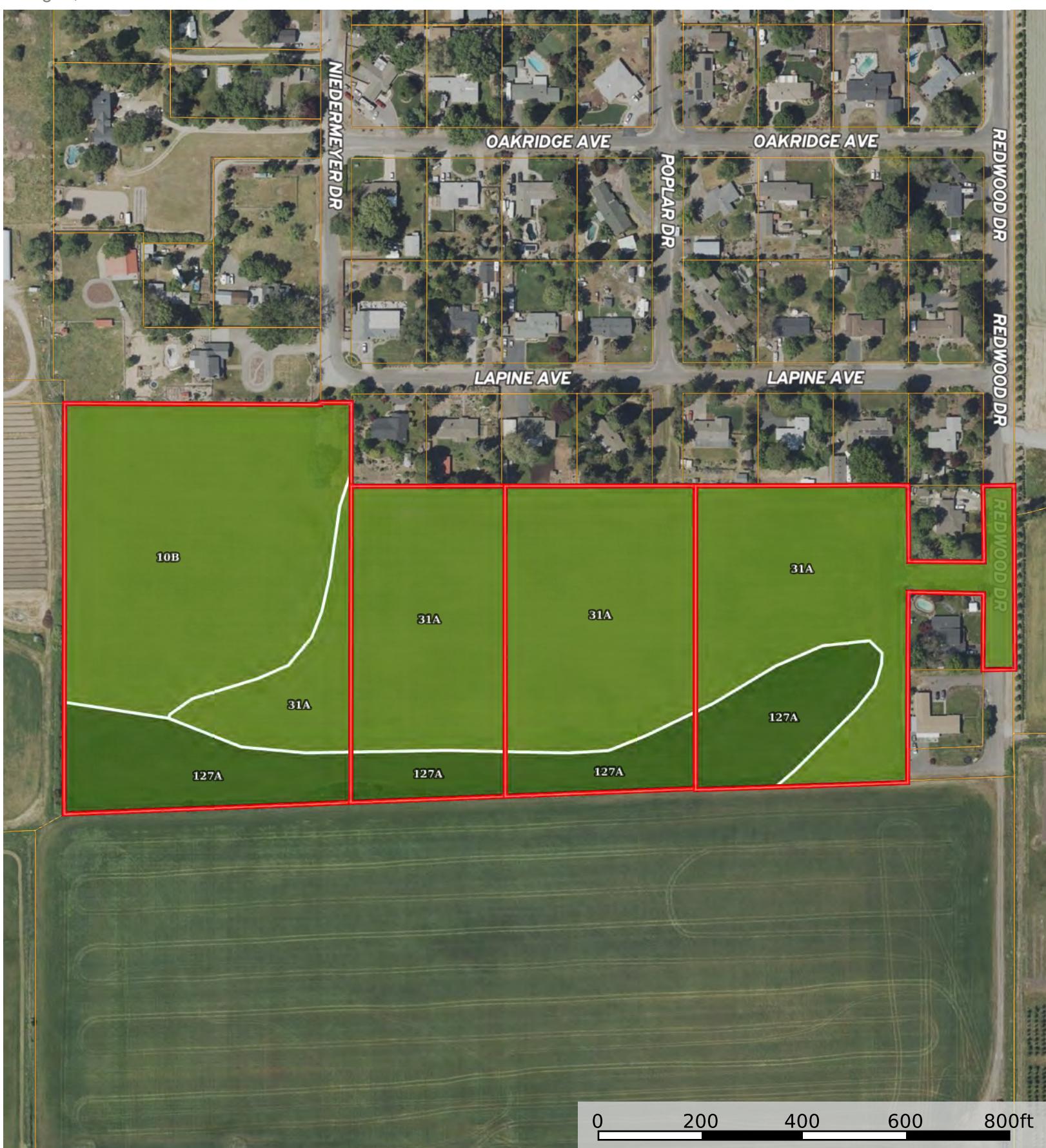
POD



Access Point



Boundary



|  All Polygons 25.57 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
31A	Central Point sandy loam, 0 to 3 percent slopes	13.94	54.5	0	55	2s
10B	Barron coarse sandy loam, 0 to 7 percent slopes	6.76	26.43	0	49	2e
127A	Medford silty clay loam, 0 to 3 percent slopes	4.87	19.04	0	66	1
TOTALS		25.57( *)	100%	-	55.49	1.81

(\*) 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.

|  Boundary 6.23 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
31A	Central Point sandy loam, 0 to 3 percent slopes	4.75	76.24	0	55	2s
127A	Medford silty clay loam, 0 to 3 percent slopes	1.48	23.76	0	66	1
TOTALS		6.23(* )	100%	-	57.61	1.76

(\*) 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.

|  Boundary 5.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
31A	Central Point sandy loam, 0 to 3 percent slopes	4.24	83.63	0	55	2s
127A	Medford silty clay loam, 0 to 3 percent slopes	0.82	16.17	0	66	1
TOTALS		5.06(* )	100%	-	56.67	1.84

(\*) 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.

|  Boundary 4.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
31A	Central Point sandy loam, 0 to 3 percent slopes	3.55	84.52	0	55	2s
127A	Medford silty clay loam, 0 to 3 percent slopes	0.65	15.48	0	66	1
TOTALS		4.2(*)	100%	-	56.7	1.85

(\*) 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.

|  Boundary 10.08 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10B	Barron coarse sandy loam, 0 to 7 percent slopes	6.76	67.06	0	49	2e
127A	Medford silty clay loam, 0 to 3 percent slopes	1.92	19.05	0	66	1
31A	Central Point sandy loam, 0 to 3 percent slopes	1.4	13.89	0	55	2s

TOTALS		10.08( *)	100%	-	53.07	1.81
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(\*) 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.

## 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

• •

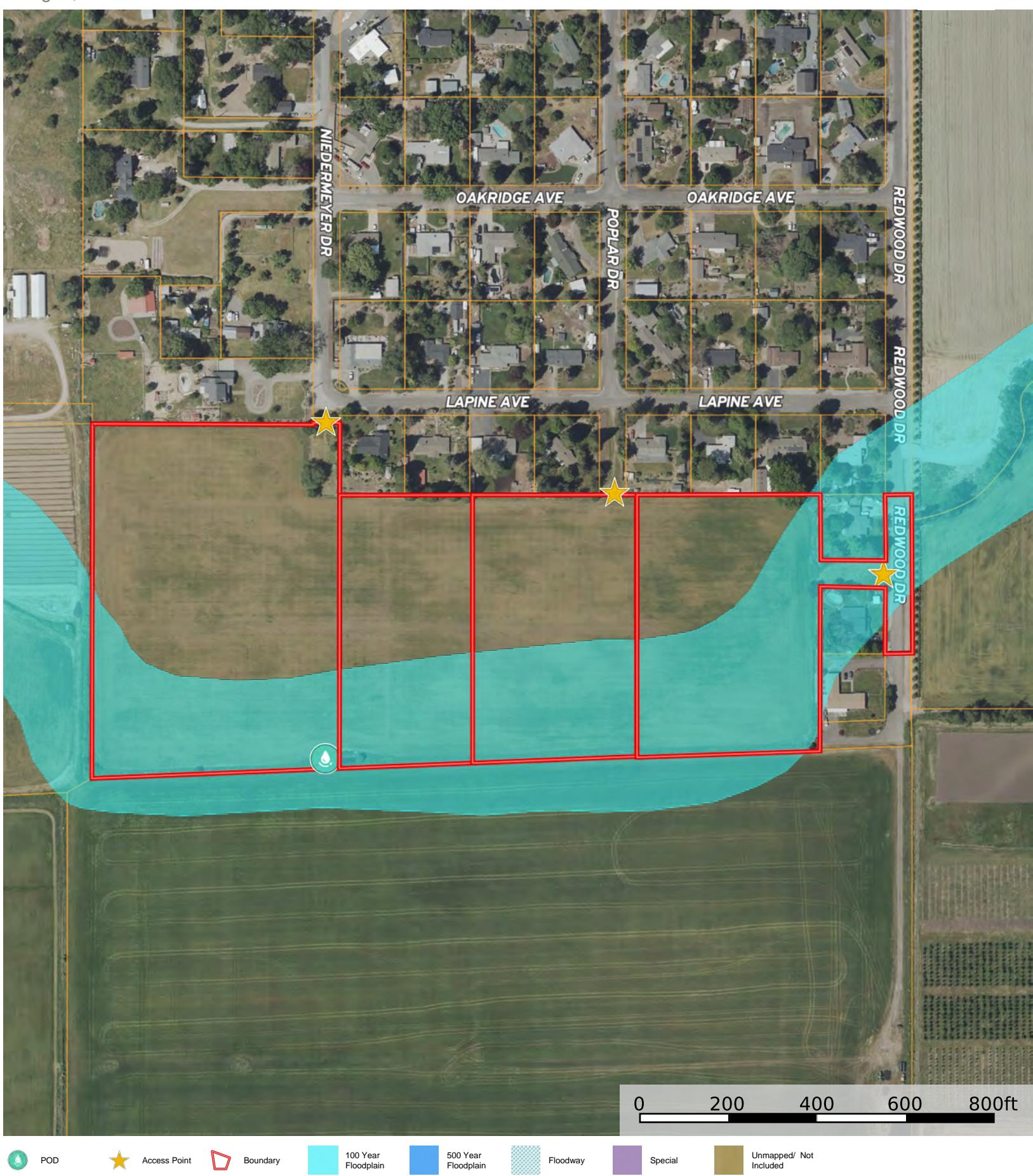
Very Intense

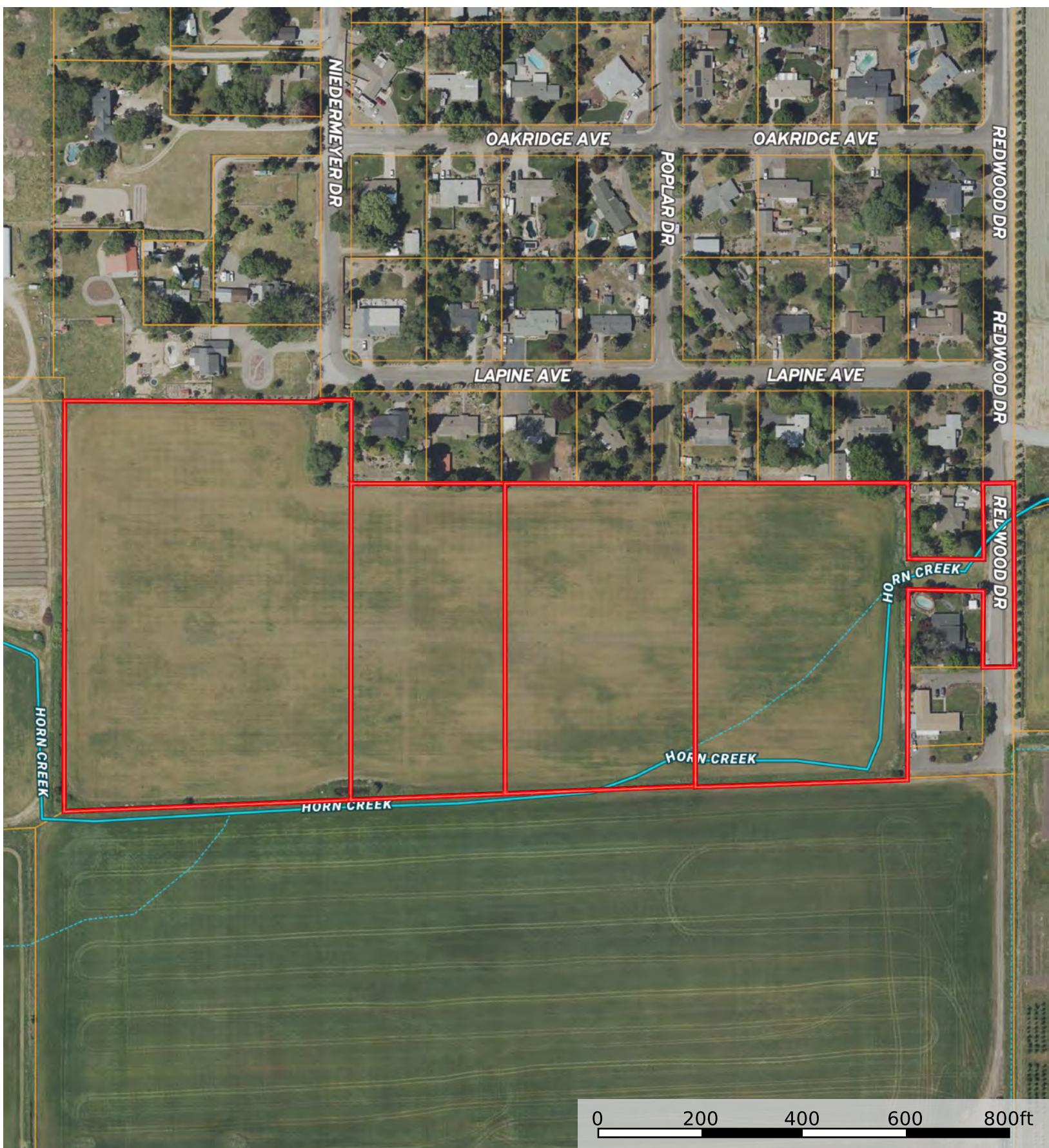
•

## Grazing Cultivation

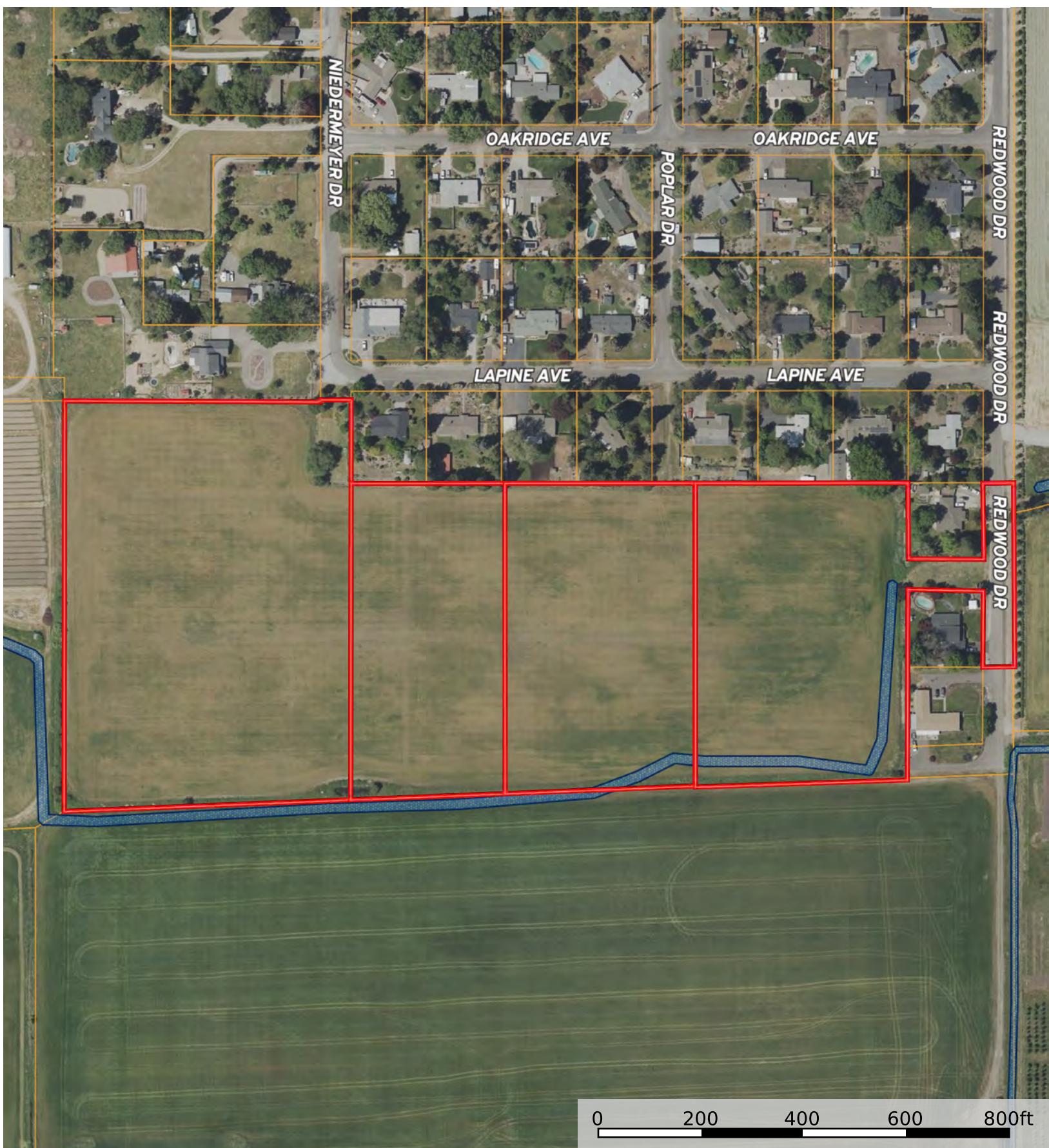
(c) climatic limitations (e) susceptibility to erosion

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



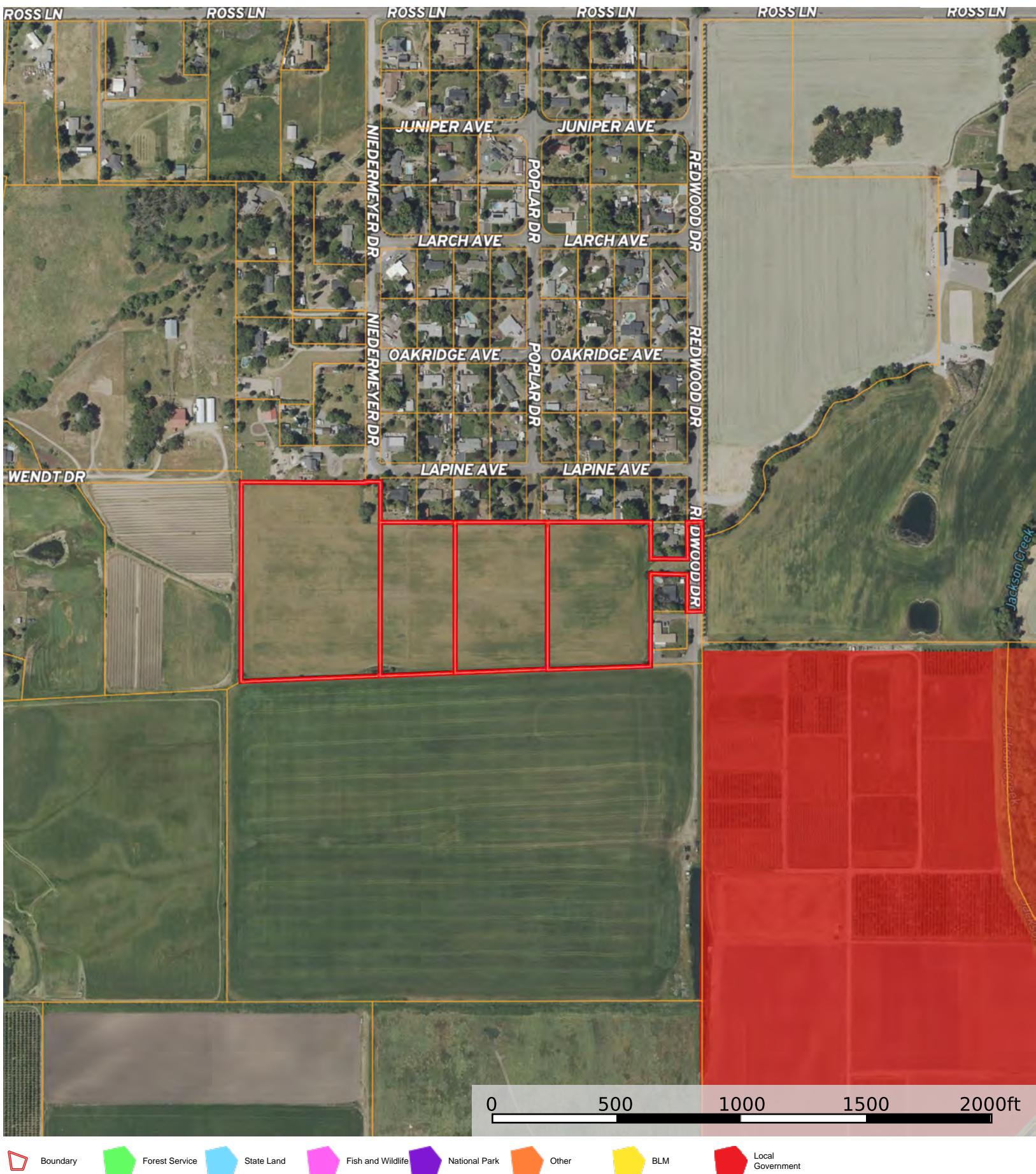


Boundary Stream, Intermittent River/Creek Water Body



# Harry and David Lapine

Oregon, AC +/-

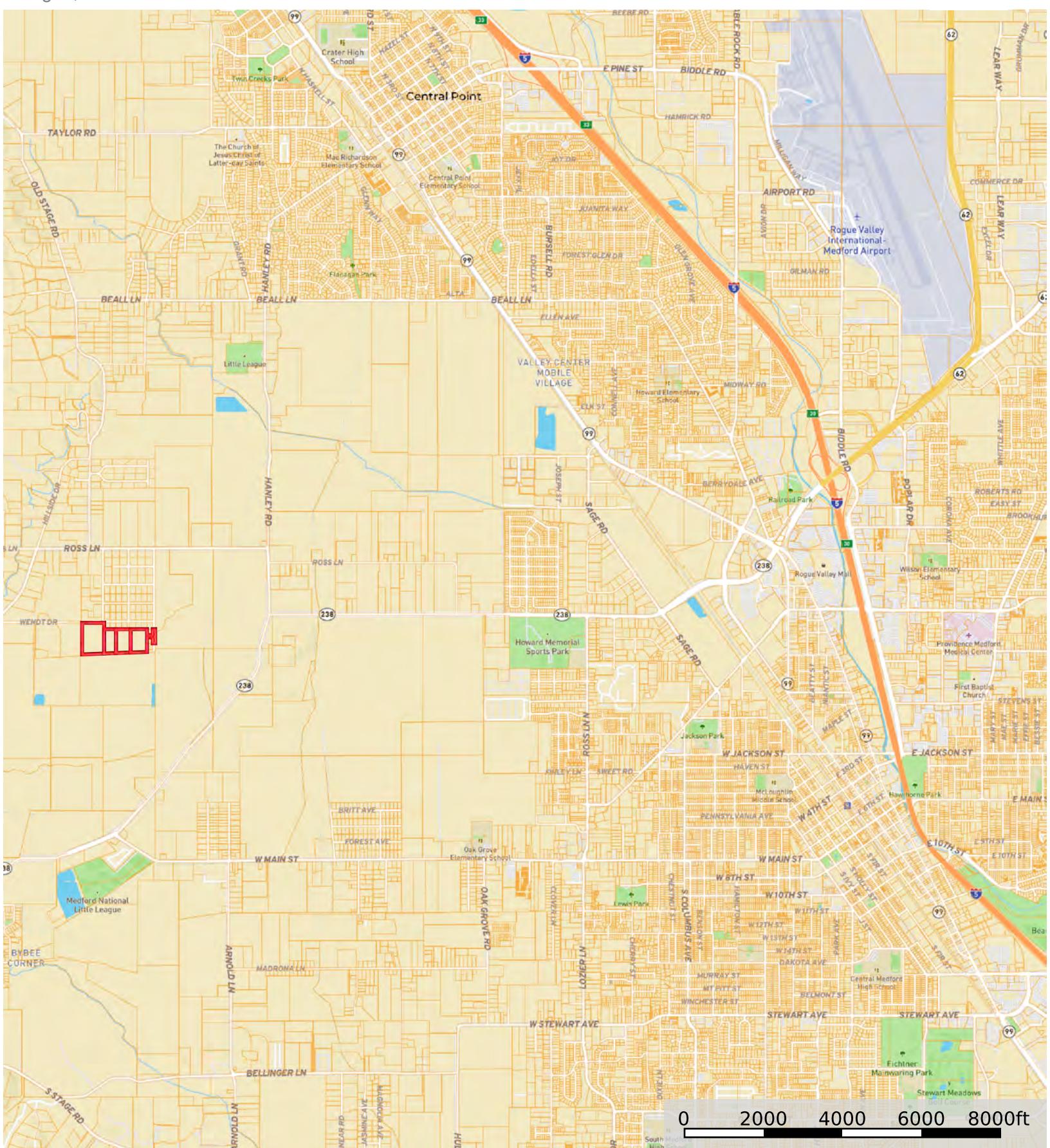




Boundary

## Harry and David Lapine

Oregon, AC +/-



## Boundary