



  
**HAYDEN  
OUTDOORS<sup>®</sup>  
REAL ESTATE**

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**High Desert Estate**

4076 SW Park Ln, Culver, OR

**Property Profile**  
Presented By Dan Fox





## Dan Fox

📍 Broker, Licensed in OR  
✉ DFox@HaydenOutdoors.com  
📞 541.480.0763

*Dan is a lifelong veteran of the farm and ranch industry. Starting his journey as a youth helping his neighbors with their cattle, and progressing to running his own farming and cattle operations, Dan has amassed an immense amount of experience and knowledge in this industry. Along with managing operations for an international ag company, he has been intimately involved with the sale of some of the finest land holdings in Oregon, making a number of good friends along the way. Because of his connection to the land, Dan brings a personal interest to each property he works with, ensuring that it is presented in its best light to potential new owners. His expertise and friendly approach make him an excellent choice for anyone considering buying or selling rural property.*

*Highly recognized by many for his expertise, communication and attention to detail, Dan has helped dozens of CEO's, business owners, investors and professionals to navigate the sometimes difficult process of land transactions.*

*Dan is a proud member of the following organizations: Hayden Outdoors Real Estate; Past member of the Crook County Fair Board.*

*Awarded numerous times for being a multi-million-dollar seller of farm, ranch and recreational properties.*

*Licensed in Oregon as a Real Estate Broker with a past license in Crop Consulting.*

*Previous owner of Special Fx, a land & cattle company, Burnt Trucking LLC., and JD Real Estate Group LLC.*

*Whether you require his services or just have questions about marketing unique lands, Dan is always ready to use his skills to give you the confidence you want to get the results you desire for your land transactions.*

### **Awards and Recognition:**

*2023-\$10+ Million Dollar Award for selling \$10.4 million in Farm, Ranch and Recreational properties.*

*2020-\$20+ Million Dollar Award for selling \$22.25 million in Farm, Ranch and Recreational properties.*

*2018-\$10+ Million Dollar Award for selling \$13.5 million in Farm, Ranch and Recreational properties.*

# SUMMARY & DESCRIPTION

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|                    |                                                                   |                       |                   |
|--------------------|-------------------------------------------------------------------|-----------------------|-------------------|
| <b>Square Feet</b> | 5,100                                                             | <b>Built</b>          | 2026              |
| <b>Beds/Baths</b>  | 5 bed/4.5 bath                                                    | <b>Garage</b>         | Attached-Oversize |
| <b>Zoned</b>       | EFU                                                               | <b>Deferred</b>       | No                |
| <b>Tax Year</b>    | 2025                                                              | <b>Taxes</b>          | \$2,032           |
| <b>Acres</b>       | 34.33                                                             | <b>Domestic Water</b> | Well              |
| <b>Power</b>       | PP&L                                                              | <b>Shop</b>           | 30x60             |
| <b>Fenced</b>      | No                                                                | <b>Map/TL</b>         | 13131900-00104    |
| <b>HOA</b>         | No                                                                | <b>CCR's</b>          | No                |
| <b>Game Unit</b>   | 38-Grizzly                                                        | <b>LOP Tags</b>       | No                |
| <b>Schools</b>     | Elementary-Terrebonne<br>Middle-Elton Gregory<br>High-Remond High | <b>County</b>         | Jefferson         |
|                    |                                                                   | <b>Elevation</b>      | 2,800             |

**Offered at \$1,695,000**

**SEE THIS AND OTHER PROPERTIES I HAVE LISTED AT [HAYDENOUTDOORS.COM](https://www.haydenoutdoors.com)**



House:

2026 Construction

SIP (Structural Insulated Panels) construction (<1ACPH @ 50 pa)

5,094 sq ft, 5 bedroom, 4.5 bathroom

Radiant heated floors entire first floor (3,500 sq ft) - fully automated radiant heating setup to maintain optimal floor temperature

Additional underfloor and interior (all interior walls) insulation (underfloor/crawl space insulation = R-45, only R-38 required by code)

400 amp elec service, additional 200amp dedicated meter at well.

Well meter is wired for backup generator

Dedicated 2 GB Synchronous Business Fiber Optic Internet circuit

Pre Wired with Cat6a ethernet throughout (3+ miles of Cat and Speaker cable)

Smart home ready - smart locks and video doorbells installed

Whole house audio system with smart app control and internet connectivity. House wired for an additional 25 speakers, theater room ready with speaker and projector locations

Every room wired with Cat6 ethernet for internet/network, TV

2000 sq ft concrete garage apron (outdoor), gravel driveway (not paved)

1000 sq ft garage (fully insulated) w/ 3 overhead doors (Wayne dalton, R-12 insulated doors). 2 w/smart belt openers. Garage has dedicated heating/cooling, not included in conditioned living space SQ FT.

Matching high end overhead doors on metal shop

Solid core interior doors, 8'

Walk-in closet in every bedroom

24 gauge standing seam metal roof (lifetime warranty)

LP Smartside lap siding

\$40k Milgard window package, lifetime transferable warranty - Dual pane, U factor 0.21-0.23 (code requires U-0.28 minimum)

Windows include Suncoat coating to block UV rays to minimize fading of flooring and furniture

LVP flooring, granite and solid surface countertops throughout

Full appliance package (Samsung smart appliances, induction cooktop).

1200 CFM Thermador Pro range hood (kitchen)

Custom LED stair lighting

Plumbed for ERVs (energy recovery ventilators) throughout

Modern Linear (Dimplex) electric fireplaces (2)

Curbless 48 sq ft shower in master

High end Delta and Kohler faucets/fixtures throughout

2X 199K BTU tankless LP water heaters

2,000 gal cistern, 18gpm well production, 35gpm VFD well pump

Oversized underground water mainline running approx 2,000 LF across property

12 tons heating/cooling with 10 zones for maximum comfort and efficiency. All mini split units afford heating and cooling, and are internet connected with smart app functionality

Matching Gutters installed with proper drainage installed

Shop is 30x60 with 14' sidewalls, fully insulated with HVAC and plumbed for radiant floor heat in slab.

Engineered for future 2 post vehicle lift with additional slab reinforcement and thickened footings



LIST KIT

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**Jefferson County**  
**2025 Real Property Assessment Report**  
Account 5969

**Map** 131319-00-00104  
**Code - Tax ID** 0230 - 5969

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** Lot and Metes & Bounds - See legal report for full description

**Mailing** DAVIS, STEPHEN & RACHEL  
2312 LINCOLN RD  
YUBA CITY CA 95993-9759

**Deed Reference #** 2023-704  
**Sales Date/Price** 03-13-2023 / \$375,000  
**Appraiser** AARON SCHRENK

**Property Class** 501    **MA**    **SA**    **NH**  
**RMV Class** 401    06    52    000

| Site | Situs Address   | City   |
|------|-----------------|--------|
|      | 4076 SW PARK LN | CULVER |

| Value Summary          |      |         |         |         |                        |
|------------------------|------|---------|---------|---------|------------------------|
| Code Area              |      | RMV     | MAV     | AV      | RMV Exception    CPR % |
| 0230                   | Land | 294,350 |         | Land    | 0                      |
|                        | Impr | 97,660  |         | Impr    | 0                      |
| <b>Code Area Total</b> |      | 392,010 | 152,110 | 152,110 | 0                      |
| <b>Grand Total</b>     |      | 392,010 | 152,110 | 152,110 | 0                      |

| Land Breakdown |      |      |    |           |                 |         |          |            |             |
|----------------|------|------|----|-----------|-----------------|---------|----------|------------|-------------|
| Code Area      | ID # | RFPD | Ex | Plan Zone | Value Source    | Trend % | Size     | Land Class | Trended RMV |
| 0230           | 1    |      |    | RL        | Market          | 100     | 34.33 AC |            | 274,350     |
|                |      |      |    |           | OSD - EXCELLENT | 100     |          |            | 20,000      |
|                |      |      |    |           | Code Area Total |         |          |            | 34.33 AC    |

| Improvement Breakdown  |      |            |            |             |         |            |     |         |             |
|------------------------|------|------------|------------|-------------|---------|------------|-----|---------|-------------|
| Code Area              | ID # | Year Built | Stat Class | Description | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |
| 0230                   | 1    | 2023       | 351        | GP BUILDING | 100     | 1,800      |     |         | 97,660      |
| <b>Code Area Total</b> |      |            |            |             |         | 1,800      |     |         | 97,660      |

| Exemptions / Special Assessments / Notations                                                                                                                                                                                                                                          |        |          |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|-------|
| Notations                                                                                                                                                                                                                                                                             | Amount | Tax      | Years |
| <ul style="list-style-type: none"> <li>POTENTIAL ADDITIONAL TAX LIABILITY ADDED 2014<br/>DQ. 2014 - Non Use, 2019 P.P. PATL was Balanced</li> <li>MEASURE 49 FINAL STATE APPROVAL<br/>PP 2018-04</li> <li>MEASURE 49 10 YR SALE CLAUSE<br/>Sale 05/14/2015, Doc# 2015-1669</li> </ul> | 0.00   | 4,221.98 | 10    |

JEFFERSON COUNTY ASSESSOR'S  
NAME LEDGER

|            |          |       |         |     |      |        |                  |
|------------|----------|-------|---------|-----|------|--------|------------------|
| Account ID | Township | Range | Section | 1/4 | 1/16 | Taxlot | Special Interest |
| 5969       | 13       | 13    | 19      | 0   | 0    | 00104  |                  |

|                |                      |                |        |            |             |               |             |           |             |
|----------------|----------------------|----------------|--------|------------|-------------|---------------|-------------|-----------|-------------|
| Effective Date | 01-Aug-1992 12:00 AM | Transaction ID | 121047 | Entry Date | 01-Aug-1992 | Recorded Date | 01-Aug-1992 | Sale Date | 01-Aug-1992 |
|----------------|----------------------|----------------|--------|------------|-------------|---------------|-------------|-----------|-------------|

|     |            |          |                 |      |       |       |     |           |    |           |             |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|
| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation | To/From Map |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|

|   |        |      |                  |   |      |       |   |        |  |                        |  |
|---|--------|------|------------------|---|------|-------|---|--------|--|------------------------|--|
| 1 | 119726 | 1992 | HISTORICAL - BOR | U | 1900 | 19624 | 1 | 921178 |  | CONVERSION NAME CHANGE |  |
|---|--------|------|------------------|---|------|-------|---|--------|--|------------------------|--|

FULFILLMENT CONTRACT

|              |        |                               |           |                |             |
|--------------|--------|-------------------------------|-----------|----------------|-------------|
| Name Changes | Status | Name                          | Name Type | Ownership Type | Ownership % |
| D            |        | BRADLEY, CHESTER A & VIRGINIA | OWNER     |                |             |

|             |      |       |      |                |
|-------------|------|-------|------|----------------|
| Size Totals | Code | Acres | Sqft | Alternate Size |
|-------------|------|-------|------|----------------|

|                |                      |                |       |            |             |               |             |           |             |
|----------------|----------------------|----------------|-------|------------|-------------|---------------|-------------|-----------|-------------|
| Effective Date | 15-Sep-2005 12:00 AM | Transaction ID | 94639 | Entry Date | 15-Sep-2005 | Recorded Date | 15-Sep-2005 | Sale Date | 15-Sep-2005 |
|----------------|----------------------|----------------|-------|------------|-------------|---------------|-------------|-----------|-------------|

|     |            |          |                 |      |       |       |     |           |    |           |             |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|
| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation | To/From Map |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|

|   |       |      |                 |  |      |      |   |                 |  |            |  |
|---|-------|------|-----------------|--|------|------|---|-----------------|--|------------|--|
| 1 | 87911 | 2005 | ASSESSOR'S FILE |  | 2005 | 8968 | 1 | CONVERSION-5969 |  | CONVERSION |  |
|---|-------|------|-----------------|--|------|------|---|-----------------|--|------------|--|

|              |      |          |                |      |              |              |              |
|--------------|------|----------|----------------|------|--------------|--------------|--------------|
| Size Changes | Code | +/- Size | Alternate Size | Code | Area Deleted | Move to Acct | Move to Code |
|--------------|------|----------|----------------|------|--------------|--------------|--------------|

|             |      |             |      |                |
|-------------|------|-------------|------|----------------|
| Size Totals | Code | Acres       | Sqft | Alternate Size |
|             | 0230 | 40.00 Acres |      |                |
|             | 0230 | 40.00       |      |                |

|                |                      |                |        |            |             |               |             |           |  |
|----------------|----------------------|----------------|--------|------------|-------------|---------------|-------------|-----------|--|
| Effective Date | 03-Oct-2014 11:05 AM | Transaction ID | 691587 | Entry Date | 01-Oct-2014 | Recorded Date | 30-Sep-2014 | Sale Date |  |
|----------------|----------------------|----------------|--------|------------|-------------|---------------|-------------|-----------|--|

DEATH CERTIFICATE FOR DANIEL RILEY JETER RECORDED 09-30-2014 IN DOC# 2014-2976.

|     |            |          |                 |      |       |       |     |           |    |           |             |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|
| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation | To/From Map |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|

JEFFERSON COUNTY ASSESSOR'S  
NAME LEDGER

| Account ID | Township | Range | Section     | 1/4 | 1/16 | Taxlot | Special Interest |
|------------|----------|-------|-------------|-----|------|--------|------------------|
| 5969       | 13       | 13    | 19          | 0   | 0    | 00104  |                  |
| 1          | 1022694  | 2014  | CLERK - BOR | CD  | 2014 | 2976   | 1                |

PT NAME CHANGE

| Name Changes |   | Status | Name                     | Name Type | Ownership Type | Ownership % |
|--------------|---|--------|--------------------------|-----------|----------------|-------------|
|              | D |        | JETER, DANIEL R & LAVERA | OWNER     | OWNER          | 100         |
|              | A |        | JETER, LAVERA            | OWNER     | OWNER          |             |

| Size Totals | Code | Acres | Sqft | Alternate Size |
|-------------|------|-------|------|----------------|
|             | 0230 | 40.00 |      |                |

Sale Price \$100,000

| Effective Date | 18-May-2015 01:59 PM | Transaction ID | 707511 | Entry Date | 18-May-2015 | Recorded Date | 15-May-2015 | Sale Date | 14-May-2015 |
|----------------|----------------------|----------------|--------|------------|-------------|---------------|-------------|-----------|-------------|
|----------------|----------------------|----------------|--------|------------|-------------|---------------|-------------|-----------|-------------|

| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation   | To/From Map |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-------------|-------------|
| 1   | 1048317    | 2015     | CLERK - BOR     | WD   | 2015  | 1669  | 1   |           |    | NAME CHANGE |             |

| Name Changes |   | Status | Name               | Name Type | Ownership Type | Ownership % |
|--------------|---|--------|--------------------|-----------|----------------|-------------|
|              | D |        | JETER, LAVERA      | OWNER     | OWNER          |             |
|              | A |        | SAGNER, JEFFERY D. | OWNER     | OWNER          |             |
|              | A |        | SAGNER, KAREN      | OWNER     | OWNER          |             |

| Size Totals | Code | Acres | Sqft | Alternate Size |
|-------------|------|-------|------|----------------|
|             | 0230 | 40.00 |      |                |

| Effective Date | 09-Oct-2015 04:43 PM | Transaction ID | 734835 | Entry Date | 09-Oct-2015 | Recorded Date | 09-Oct-2015 | Sale Date |  |
|----------------|----------------------|----------------|--------|------------|-------------|---------------|-------------|-----------|--|
|----------------|----------------------|----------------|--------|------------|-------------|---------------|-------------|-----------|--|

| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation | To/From Map |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|



JEFFERSON COUNTY ASSESSOR'S  
NAME LEDGER

Account ID    Township    Range    Section    1/4    1/16    Taxlot    Special Interest  
5969    13    13    19    0    0    00104  
1    1096090    2016    TAX OFFICE    TAX    2016    18    1    MAILING NAME

| Name Changes | Status | Name                       | Name Type | Ownership Type | Ownership % |
|--------------|--------|----------------------------|-----------|----------------|-------------|
| D            |        | SAGNER, JEFFERY D. & KAREN | AMON      |                |             |
| A            |        | SAGNER, JEFFERY D. & KAREN | AMON      |                |             |

| Size Totals | Code | Acres | Sqft | Alternate Size |
|-------------|------|-------|------|----------------|
|             | 0230 | 40.00 |      |                |

| Effective Date                                                                   | 22-Oct-2015 03:33 PM | Transaction ID | 677761 | Entry Date | 21-Jul-2014 | Recorded Date | 18-Jul-2014 | Sale Date |
|----------------------------------------------------------------------------------|----------------------|----------------|--------|------------|-------------|---------------|-------------|-----------|
| 10' TELECOMMUNICATIONS LINE EASEMENT, INSTRUMENT #2014-2202, RECORDED 07/18/2014 |                      |                |        |            |             |               |             |           |

| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation | To/From Map |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|
| 1   | 1048669    | 2015     | CLERK - BOR     | EAS  | 2014  | 2202  | 1   |           |    | TLC       |             |

| Size Totals | Code | Acres | Sqft | Alternate Size |
|-------------|------|-------|------|----------------|
|             | 0230 | 40.00 |      |                |

Action Metes and Bounds

Add: 10' TELECOMMUNICATIONS LINE EASEMENT:

See 2014-2202 for easement (map depicted in recording is wrong, so i really have no idea where the easement lies)

| Effective Date                                                                                                                                                                           | 15-Jan-2019 02:35 PM | Transaction ID | 1661461 | Entry Date | 05-Sep-2018 | Recorded Date | 05-Sep-2018 | Sale Date |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------|---------|------------|-------------|---------------|-------------|-----------|
| PARTITION PLAT 2018-04, DOCUMENT #2018-3196, RECORDED 9/5/2018<br>13-13-19 TAX LOT 104 IS PARCEL 1 (34.33 ACRES), ACCOUNT #5969<br>AND 13-13-19 TAX LOT 108 (5.00 ACRES), ACCOUNT #20888 |                      |                |         |            |             |               |             |           |

| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation | To/From Map |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|

JEFFERSON COUNTY ASSESSOR'S  
NAME LEDGER

Account ID    Township    Range    Section    1/4    1/16    Taxlot    Special Interest  
5969    13    13    19    0    0    00104  
1    2112437    2019    CLERK - BOR    PP    2018    3196    1    SIZE CHANGE  
SIZE CHANGE ON 13-13-19 TAX LOT 104, (MINUS 0.67 ACRES), PER SURVEY FOR THIS PARTITION PLAT #2018-04.

| Size Changes |  | Code | +/- Size    | Alternate Size | Code           | Area Deleted | Move to Acct | Move to Code |
|--------------|--|------|-------------|----------------|----------------|--------------|--------------|--------------|
|              |  | 0230 | -0.67 Acres | 0              |                |              |              |              |
| Size Totals  |  | Code | Acres       | Sqft           | Alternate Size |              |              |              |
|              |  | 0230 | 39.33       |                |                |              |              |              |

2    2112303    2019    CLERK - BOR    PP    2018    3196    1    PARTITION PLAT - FROM    131319-00-00108

| Size Changes |  | Code | +/- Size    | Alternate Size | Code Area Deleted | Move to Acct | Move to Code |
|--------------|--|------|-------------|----------------|-------------------|--------------|--------------|
|              |  | 0230 | -5.00 Acres | 0              |                   |              |              |
| Size Totals  |  | Code | Sqft        | Alternate Size |                   |              |              |
|              |  |      | Acres       |                |                   |              |              |

4    2112326    2019    CLERK - BOR    PP    2018    3196    1    TLC

| Size Totals |  | Code | Acres | Sqft | Alternate Size |  |
|-------------|--|------|-------|------|----------------|--|
|             |  | 0230 | 34.33 |      |                |  |

| Action Subdivision              |  | Direction | Part | Part Type |
|---------------------------------|--|-----------|------|-----------|
| Add: PARTITION PLAT NO. 2018-04 |  | PARCEL 1  |      |           |

| Effective Date                                                                                                                                                       | 22-Jul-2020 04:25 PM | Transaction ID | 1679831 | Entry Date | 20-Mar-2019 | Recorded Date | 19-Mar-2019 | Sale Date |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------|---------|------------|-------------|---------------|-------------|-----------|--|
| RIGHT OF WAY EASEMENT AGREEMENT, DOCUMENT NO. 2019-0801, RECORDED 3/19/2019. GRANTOR(S): JEFFERY D. AND KAREN SAGNER. GRANTEE(S): PACIFICORP, AN OREGON CORPORATION. |                      |                |         |            |             |               |             |           |  |

| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation | To/From Map |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|

JEFFERSON COUNTY ASSESSOR'S  
NAME LEDGER

| Account ID | Township | Range | Section     | 1/4 | 1/16 | Taxlot | Special Interest |
|------------|----------|-------|-------------|-----|------|--------|------------------|
| 5969       | 13       | 13    | 19          | 0   | 0    | 00104  |                  |
| 1          | 2186331  | 2020  | CLERK - BOR | EAS | 2019 | 801    | 1                |
|            |          |       |             |     |      |        | EASEMENT         |

| Size Totals | Code | Acres | Sqft | Alternate Size |
|-------------|------|-------|------|----------------|
|             | 0230 | 34.33 |      |                |

Action Metes and Bounds

Delete:

Add: 10' TELECOMMUNICATIONS LINE EASEMENT:

See 2014-2202 for easement (map depicted in recording is wrong, so i really have no idea where the easement lies)

RIGHT OF WAY EASEMENT

For value received, Jeffery D Sagner and Karen Sagner, as tenants by the entirety, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a perpetual easement for a right of way 20(twenty) feet in width and 425'(four hundred twenty five) feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of Grantee's electric power transmission, distribution and communication lines and all necessary or desirable accessories....

Assessor's Map No. 13S 13E 19. Parcel No. 104

| Effective Date | 17-Nov-2020 | 12:43 PM | Transaction ID | 1718355 | Entry Date | 17-Nov-2020 | Recorded Date | 17-Nov-2020 | Sale Date |
|----------------|-------------|----------|----------------|---------|------------|-------------|---------------|-------------|-----------|
|----------------|-------------|----------|----------------|---------|------------|-------------|---------------|-------------|-----------|

| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation    | To/From Map |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|--------------|-------------|
| 1   | 2208966    | 2021     | ASSESSOR'S FILE | AL   | 2021  | 13    | 1   |           |    | SITUS CHANGE |             |

| Size Totals | Code | Acres | Sqft | Alternate Size |
|-------------|------|-------|------|----------------|
|             | 0230 | 34.33 |      |                |

| Effective Date | 27-Jul-2022 | 02:44 PM | Transaction ID | 1741381 | Entry Date | 27-Jul-2022 | Recorded Date | 26-Jul-2022 | Sale Date |
|----------------|-------------|----------|----------------|---------|------------|-------------|---------------|-------------|-----------|
|----------------|-------------|----------|----------------|---------|------------|-------------|---------------|-------------|-----------|

SHARED WELL WATER AGREEMENT BETWEEN ACT. 5969-JEFF & KAREN SAGNER AND ACT. #20888, JOHN & CATHIE THOMAS

| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation | To/From Map |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|

JEFFERSON COUNTY ASSESSOR'S  
NAME LEDGER

| Account ID | Township | Range | Section     | 1/4 | 1/16 | Taxlot | Special Interest |
|------------|----------|-------|-------------|-----|------|--------|------------------|
| 5969       | 13       | 13    | 19          | 0   | 0    | 00104  |                  |
| 1          | 2280983  | 2022  | CLERK - BOR | WO  | 2022 | 3105   | 1                |

TLC

| Size Totals | Code | Acres | Sqft | Alternate Size |
|-------------|------|-------|------|----------------|
|             | 0230 | 34.33 |      |                |

Sale Price \$375,000

| Effective Date           | 15-Mar-2023 08:35 AM | Transaction ID | 1759118         | Entry Date | 15-Mar-2023        | Recorded Date  | 14-Mar-2023 | Sale Date   | 13-Mar-2023 |             |             |
|--------------------------|----------------------|----------------|-----------------|------------|--------------------|----------------|-------------|-------------|-------------|-------------|-------------|
| Seq                      | Voucher ID           | Tax Year       | Document Source | Type       | ID #1              | ID #2          | PID         | Source ID   | PT          | Operation   | To/From Map |
| 1                        | 2303777              | 2023           | CLERK - BOR     | WD         | 2023               | 704            | 1           |             |             | NAME CHANGE |             |
| Name Changes Status Name |                      |                |                 | Name Type  |                    | Ownership Type |             | Ownership % |             |             |             |
|                          |                      |                |                 | D          | SAGNER, JEFFERY D. |                | OWNER       |             | OWNER       |             |             |
|                          |                      |                |                 | D          | SAGNER, KAREN      |                | OWNER       |             | OWNER       |             |             |
|                          |                      |                |                 | A          | DAVIS, STEPHEN     |                | OWNER       |             | OWNER       |             |             |
|                          |                      |                |                 | A          | DAVIS, RACHEL      |                | OWNER       |             | OWNER       |             |             |

| Size Totals | Code | Acres | Sqft | Alternate Size |
|-------------|------|-------|------|----------------|
|             | 0230 | 34.33 |      |                |

| Effective Date                          | 28-Feb-2024 04:46 PM | Transaction ID | 1760419         | Entry Date | 25-Aug-2023    | Recorded Date | 24-Aug-2023 | Sale Date |    |           |             |
|-----------------------------------------|----------------------|----------------|-----------------|------------|----------------|---------------|-------------|-----------|----|-----------|-------------|
| UNDERGROUND ROW EASEMENT DOC #2023-2437 |                      |                |                 |            |                |               |             |           |    |           |             |
| Seq                                     | Voucher ID           | Tax Year       | Document Source | Type       | ID #1          | ID #2         | PID         | Source ID | PT | Operation | To/From Map |
| 1                                       | 2335055              | 2024           | CLERK - BOR     | EAS        | 2023           | 2437          | 1           |           |    | EASEMENT  |             |
| Size Totals                             |                      | Code           | Acres           | Sqft       | Alternate Size |               |             |           |    |           |             |
|                                         |                      | 0230           | 34.33           |            |                |               |             |           |    |           |             |

JEFFERSON COUNTY ASSESSOR'S  
NAME LEDGER

|            |          |       |         |     |      |        |                  |
|------------|----------|-------|---------|-----|------|--------|------------------|
| Account ID | Township | Range | Section | 1/4 | 1/16 | Taxlot | Special Interest |
| 5969       | 13       | 13    | 19      | 0   | 0    | 00104  |                  |

|                                                                                                                                                       |                      |                |         |            |             |               |             |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------|---------|------------|-------------|---------------|-------------|-----------|
| Effective Date                                                                                                                                        | 18-Sep-2024 01:35 PM | Transaction ID | 1777522 | Entry Date | 21-Dec-2023 | Recorded Date | 20-Dec-2023 | Sale Date |
| ENCROACHMENT AGREEMENT BY AND BETWEEN PORTLAND GENERAL ELECTRIC AND PACIFICORP RECORDED AS INSTRUMENT NO. 2023-3529 TO CORRECT AND REPLACE 2023-3287. |                      |                |         |            |             |               |             |           |

|     |            |          |                 |      |       |       |     |           |    |           |             |
|-----|------------|----------|-----------------|------|-------|-------|-----|-----------|----|-----------|-------------|
| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation | To/From Map |
| 1   | 2354629    | 2024     | CLERK - BOR     | EAS  | 2023  | 3529  | 1   |           |    | EASEMENT  |             |

|             |      |       |      |                |
|-------------|------|-------|------|----------------|
| Size Totals | Code | Acres | Sqft | Alternate Size |
|             | 0230 | 34.33 |      |                |

**JEFFERSON COUNTY ASSESSOR  
REAL PROPERTY ACCOUNT NAMES**

**Account #** 5969  
**Map** 13131900 00104  
**Owner** DAVIS, STEPHEN & RACHEL  
2312 LINCOLN RD  
YUBA CITY CA 95993-9759

| <b>Name<br/>Type</b> | <b>Name</b>    | <b>Ownership<br/>Type</b> | <b>Own<br/>Pct</b> |
|----------------------|----------------|---------------------------|--------------------|
| OWNER                | DAVIS, STEPHEN | OWNER                     |                    |
| OWNER                | DAVIS, RACHEL  | OWNER                     |                    |



**JEFFERSON COUNTY**  
**Real Legal Descriptions**

**Account #** 5969  
**Map** 13131900 00104  
**Effective Date** 22-Jul-2020 04:25 PM  
**Disclaimer** This information is maintained for assessment and taxation purposes only. The county is not responsible for possible errors, omissions, misuse, or misinterpretation. The legal description shown will not show any changes and/or modifications thereto subsequent to the EFFECTIVE DATE.

| <b>Subdivision</b>         | <b>Lot</b> | <b>Block</b> | <b>Direction</b> | <b>Part</b> | <b>Part Type</b> |
|----------------------------|------------|--------------|------------------|-------------|------------------|
| PARTITION PLAT NO. 2018-04 | PARCEL 1   |              |                  |             |                  |

**Metes and Bounds**

10' TELECOMMUNICATIONS LINE EASEMENT:

See 2014-2202 for easement (map depicted in recording is wrong, so i really have no idea where the easement lies)

**RIGHT OF WAY EASEMENT**

For value received, Jeffery D Sagner and Karen Sagner, as tenants by the entirety, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a perpetual easement for a right of way 20(twenty) feet in width and 425'(four hundred twenty five) feet in length, more or less, for the construction, reconstruction, operation, maintainence, repair, replacement, enlargement, and removal of Grantee's electric power transmission, distribution and communication lines and all necessary or desirable accessories....

Assessor's Map No. 13S 13E 19. Parcel No. 104

**STATEMENT OF TAX ACCOUNT**  
**JEFFERSON COUNTY TAX COLLECTOR**  
**66 S.E. D STREET, SUITE E**  
**MADRAS, OR 97741**  
**(541) 475-4458**

19-Jun-2026

DAVIS, STEPHEN & RACHEL  
2312 LINCOLN RD  
YUBA CITY CA 95993-9759

|                |                                 |             |           |
|----------------|---------------------------------|-------------|-----------|
| Tax Account #  | 5969                            | Lender Name |           |
| Account Status | A                               | Loan Number |           |
| Roll Type      | Real                            | Property ID | 0230      |
| Situs Address  | 4076 SW PARK LN CULVER OR 97734 | Interest To | 7/15/2026 |

**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             | \$2,031.96   | Nov 15, 2025 |
| 2024         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,947.63   | Nov 15, 2024 |
| 2023         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,191.98   | Nov 15, 2023 |
| 2022         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,158.12   | Nov 15, 2022 |
| 2021         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,097.10   | Nov 15, 2021 |
| 2020         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,073.25   | Nov 15, 2020 |
| 2019         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,041.76   | Nov 15, 2019 |
| 2018         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$757.69     | Nov 15, 2018 |
| 2017         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$739.84     | Nov 15, 2017 |
| 2016         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$724.93     | Nov 15, 2016 |
| 2015         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$701.78     | Nov 15, 2015 |
| 2014         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$686.89     | Nov 15, 2014 |
| 2013         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$7.23       | Nov 15, 2013 |
| 2012         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$7.62       | Nov 15, 2012 |
| 2011         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$7.40       | Nov 15, 2011 |
| 2010         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$7.75       | Nov 15, 2010 |
| 2009         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$7.72       | Nov 15, 2009 |
| 2008         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$6.58       | Nov 15, 2008 |
| 2007         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$6.19       | Nov 15, 2007 |
| 2006         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5.88       | Nov 15, 2006 |
| 2005         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5.46       | Nov 15, 2005 |
| 2004         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5.51       | Nov 15, 2004 |
| 2003         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5.89       | Nov 15, 2003 |
| 2002         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5.64       | Nov 15, 2002 |
| 2001         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5.30       | Nov 15, 2001 |
| 2000         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4.83       | Nov 15, 2000 |
| 1999         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4.96       | Nov 15, 1999 |
| 1998         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4.63       | Nov 15, 1998 |
| 1997         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4.76       | Dec 15, 1997 |
| 1996         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4.96       | Nov 15, 1996 |
| <b>Total</b> |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$13,261.24  |              |

JULY 1, 2025 TO JUNE 30, 2026  
JEFFERSON COUNTY TAX COLLECTOR  
66 S.E. D STREET, SUITE E  
MADRAS, OR 97741  
www.jeffco.net

ACCOUNT NUMBER  
5969

DAVIS, STEPHEN & RACHEL  
2312 LINCOLN RD  
YUBA CITY CA 95993-9759

**PROPERTY DESCRIPTION**

**CODE:** 0230 **MAP:** 131319-00-00104 **CLASS:** 501  
**SITUS:** 4076 SW PARK LN CULVER  
**LEGAL:** PP# 2018-04 (L:PARCEL 1)

| VALUES:        | LAST YEAR | THIS YEAR |
|----------------|-----------|-----------|
| LAND           | 294,350   | 294,350   |
| STRUCTURES     | 97,655    | 97,660    |
| TOTAL RMV      | 392,005   | 392,010   |
| ASSESSED VALUE | 147,680   | 152,110   |
| TOTAL PROPERTY | 1,947.63  | 2,031.96  |

If your net taxable value has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (541) 475-2443.

To pay by Credit Card or Echeck, go to [www.jeffco.net](http://www.jeffco.net) and click link for Tax Payments. Or call 1-877-865-0432. ADDITIONAL FEES APPLY  
POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS (541) 475-4458  
ASSESSMENT QUESTIONS (541) 475-2443  
WEBSITE WWW.JEFFCO.NET

**TAX PAYMENT OPTIONS**

**PAYMENT DUE: November 17, 2025**

|              |               |          |
|--------------|---------------|----------|
| FULL PAYMENT | — 3% Discount | 1,971.00 |
| 2/3 PAYMENT  | — 2% Discount | 1,327.55 |
| 1/3 PAYMENT  | — No Discount | 677.32   |

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

2025 - 2026 TAX (before discount) 2,031.96

**FULL PAYMENT 1,971.00**

Includes discount and any pre-payments

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

☐ Mailing address change on back

**JEFFERSON COUNTY, OREGON**

Account 5969



JEFFERSON COUNTY  
TAX COLLECTOR  
66 SE D ST SUITE E  
MADRAS, OR 97741

**PAYMENT DUE: November 17, 2025**

- ☐ FULL PAYMENT — 3% Discount 1,971.00  
☐ 2/3 PAYMENT — 2% Discount 1,327.55  
☐ 1/3 PAYMENT — No Discount 677.32

Other Amount Enclosed: \$

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

**PAY ONLINE**



**MAKE CHECKS PAYABLE TO:**

DAVIS, STEPHEN & RACHEL  
2312 LINCOLN RD  
YUBA CITY CA 95993-9759

JEFFERSON COUNTY TAX  
66 S.E. D STREET, SUITE E  
MADRAS, OR 97741

16100000059690000067732000013275500001971000

## WELL LOGS

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**STATE OF OREGON**  
**WATER SUPPLY WELL REPORT**  
(as required by ORS 537.765 & OAR 690-205-0210)

JEFF 51535

4/18/2020

WELL I.D. LABEL# L

START CARD #

ORIGINAL LOG #

137983

1046358

**(1) LAND OWNER**

Owner Well I.D. \_\_\_\_\_

First Name JEFFLast Name SAGNER

Company \_\_\_\_\_

Address 252 TIMOTHY DRCity CULVERState ORZip 97734**(2) TYPE OF WORK**☒ New Well ☐ Deepening ☐ Conversion☐ Alteration (complete 2a & 10) ☐ Abandonment (complete 5a)**(2a) PRE-ALTERATION**

Casing: Dia + From To Gauge Stl Plstc Wld Thrd  
Material From To Amt sacks/lbs  
Seal: \_\_\_\_\_

**(3) DRILL METHOD**
☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud  
☐ Reverse Rotary ☐ Other \_\_\_\_\_
**(4) PROPOSED USE**☒ Domestic ☐ Irrigation ☐ Community☐ Industrial/ Commercial ☐ Livestock ☐ Dewatering☐ Thermal ☐ Injection ☐ Other \_\_\_\_\_**(5) BORE HOLE CONSTRUCTION**Special Standard ☐ (Attach copy)Depth of Completed Well 650.00 ft.

| BORE HOLE |      |      | SEAL            |      |      | sacks/lbs  |       |
|-----------|------|------|-----------------|------|------|------------|-------|
| Dia       | From | To   | Material        | From | To   | Amt        |       |
| 12        | 0    | 18.5 | Bentonite Chips | 0    | 18.5 | 13         | S     |
| 8         | 18.5 | 650  |                 |      |      | Calculated | 11.94 |
|           |      |      |                 |      |      | Calculated |       |

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E☒ Other POURED DRY

Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_

Filter pack from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_ Size \_\_\_\_\_

Explosives used: ☐ Yes Type \_\_\_\_\_ Amount \_\_\_\_\_**(5a) ABANDONMENT USING UNHYDRATED BENTONITE**

Proposed Amount

Actual Amount

**(6) CASING/LINER**

| Casing                              | Liner                               | Dia | +                                   | From | To   | Gauge | Stl                                 | Plstc                    | Wld                                 | Thrd                     |
|-------------------------------------|-------------------------------------|-----|-------------------------------------|------|------|-------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 8   | <input checked="" type="checkbox"/> | 1.5  | 18.5 | .250  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6   | <input type="checkbox"/>            | 0    | 650  | .188  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            |     | <input type="checkbox"/>            |      |      |       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            |     | <input type="checkbox"/>            |      |      |       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            |     | <input type="checkbox"/>            |      |      |       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Shoe ☐ Inside ☐ Outside ☐ Other Location of shoe(s) \_\_\_\_\_Temp casing ☐ Yes Dia \_\_\_\_\_ From + \_\_\_\_\_ To \_\_\_\_\_**(7) PERFORATIONS/SCREENS**Perforations Method FACTORY

Screens Type \_\_\_\_\_ Material \_\_\_\_\_

| Perf/  | Casing/ | Screen | Perf/ | From | To  | Scrn/slot | Slot   | # of  | Tele/     |
|--------|---------|--------|-------|------|-----|-----------|--------|-------|-----------|
| Screen | Liner   | Dia    | Perf  |      |     | width     | length | slots | pipe size |
|        |         | 6      |       | 630  | 650 | .125      | 3      | 228   |           |
|        |         |        |       |      |     |           |        |       |           |
|        |         |        |       |      |     |           |        |       |           |
|        |         |        |       |      |     |           |        |       |           |

**(8) WELL TESTS: Minimum testing time is 1 hour**☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

| Yield gal/min | Drawdown | Drill stem/Pump depth | Duration (hr) |
|---------------|----------|-----------------------|---------------|
| 10            |          | 650                   | 1             |
|               |          |                       |               |
|               |          |                       |               |

Temperature 60 °F Lab analysis ☐ Yes By \_\_\_\_\_Water quality concerns? ☐ Yes (describe below) TDS amount 181 ppm

| From | To | Description | Amount | Units |
|------|----|-------------|--------|-------|
|      |    |             |        |       |
|      |    |             |        |       |

**(9) LOCATION OF WELL (legal description)**County JEFFERSON Twp 13.00 S N/S Range 13.00 E E/W WMSec 19 SE 1/4 of the SE 1/4 Tax Lot 104

Tax Map Number \_\_\_\_\_ Lot \_\_\_\_\_

Lat \_\_\_\_\_ " or \_\_\_\_\_ DMS or DD

Long \_\_\_\_\_ " or \_\_\_\_\_ DMS or DD

☐ Street address of well ☒ Nearest addressPARK LN**(10) STATIC WATER LEVEL**

|                                | Date                     | SWL(psi) | + | SWL(ft) |
|--------------------------------|--------------------------|----------|---|---------|
| Existing Well / Pre-Alteration |                          |          |   |         |
| Completed Well                 | 4/8/2020                 |          |   | 550     |
| Flowing Artesian?              | <input type="checkbox"/> |          |   |         |
| Dry Hole?                      | <input type="checkbox"/> |          |   |         |

WATER BEARING ZONES

Depth water was first found 550.00

| SWL Date  | From | To  | Est Flow | SWL(psi) | + | SWL(ft) |
|-----------|------|-----|----------|----------|---|---------|
| 4/10/2020 | 550  | 650 | 10       |          |   | 550     |
|           |      |     |          |          |   |         |
|           |      |     |          |          |   |         |
|           |      |     |          |          |   |         |

**(11) WELL LOG**

Ground Elevation \_\_\_\_\_

| Material                     | From | To  |
|------------------------------|------|-----|
| TOP SOIL                     | 0    | 2   |
| BROWN BASALT                 | 2    | 135 |
| BLACK SANDSTONE              | 135  | 185 |
| BLACK SANDSTONE CONGLOMERATE | 185  | 197 |
| FINE BROWN SANDSTONE         | 197  | 215 |
| SANDSTONE CONGLOMERATE       | 215  | 272 |
| BASALT                       | 272  | 305 |
| BROWN CONGLOMERATE           | 305  | 435 |
| BROWN BASALT CONGLOMERATE    | 435  | 512 |
| HARD GRAY BASALT             | 512  | 550 |
| W/B MILD NO RETURNS          | 550  | 650 |
|                              |      |     |
|                              |      |     |
|                              |      |     |
|                              |      |     |
|                              |      |     |
|                              |      |     |
|                              |      |     |

Date Started 4/8/2020 Completed 4/10/2020**(unbonded) Water Well Constructor Certification**

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number 1987 Date 4/14/2020Signed MATHEW ROGERS (E-filed)**(bonded) Water Well Constructor Certification**

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1720 Date 4/18/2020Signed JACK ABBAS (E-filed)Contact Info (optional) JACK ABBAS

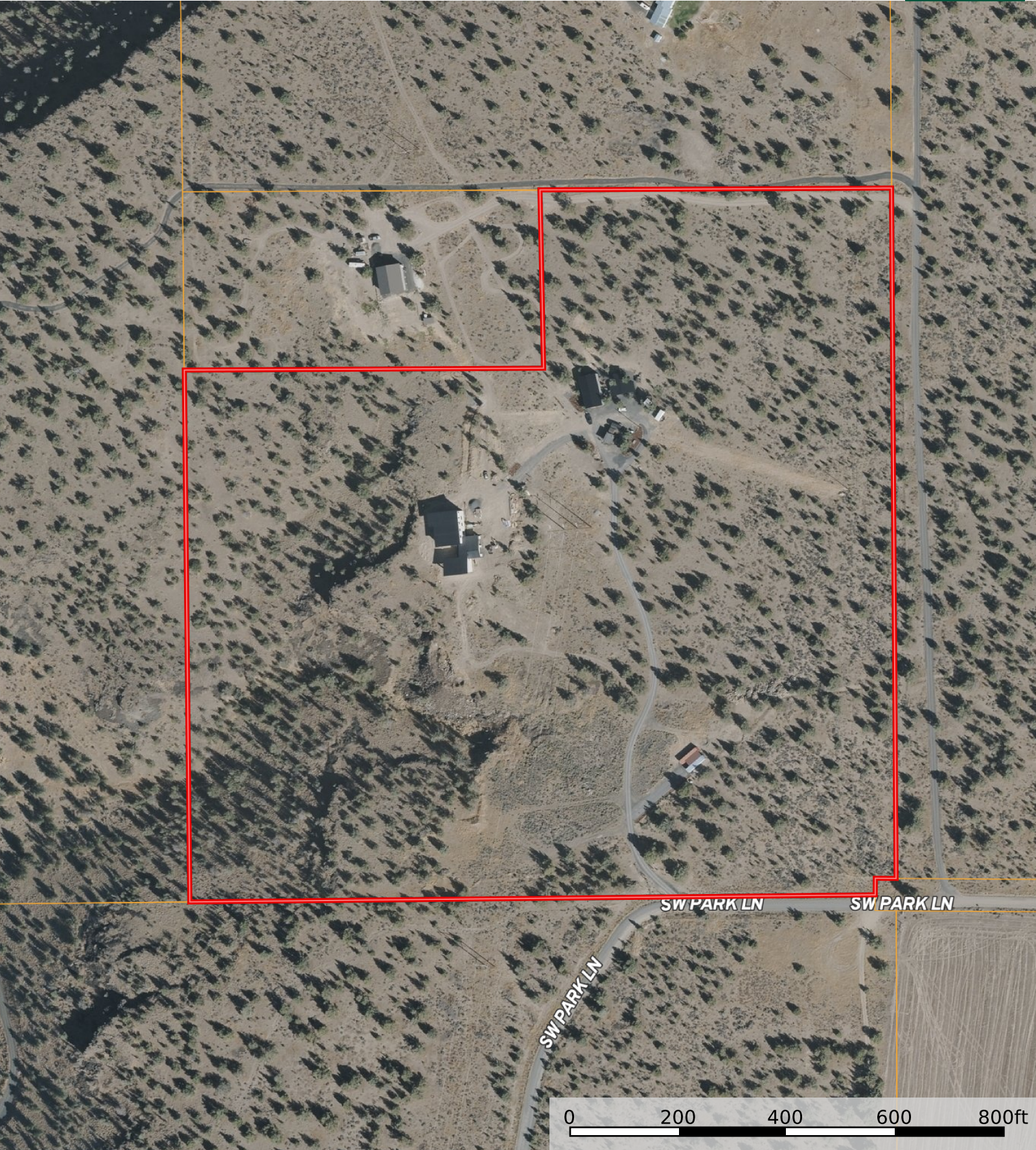
ORIGINAL - WATER RESOURCES DEPARTMENT

THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:

MAPS

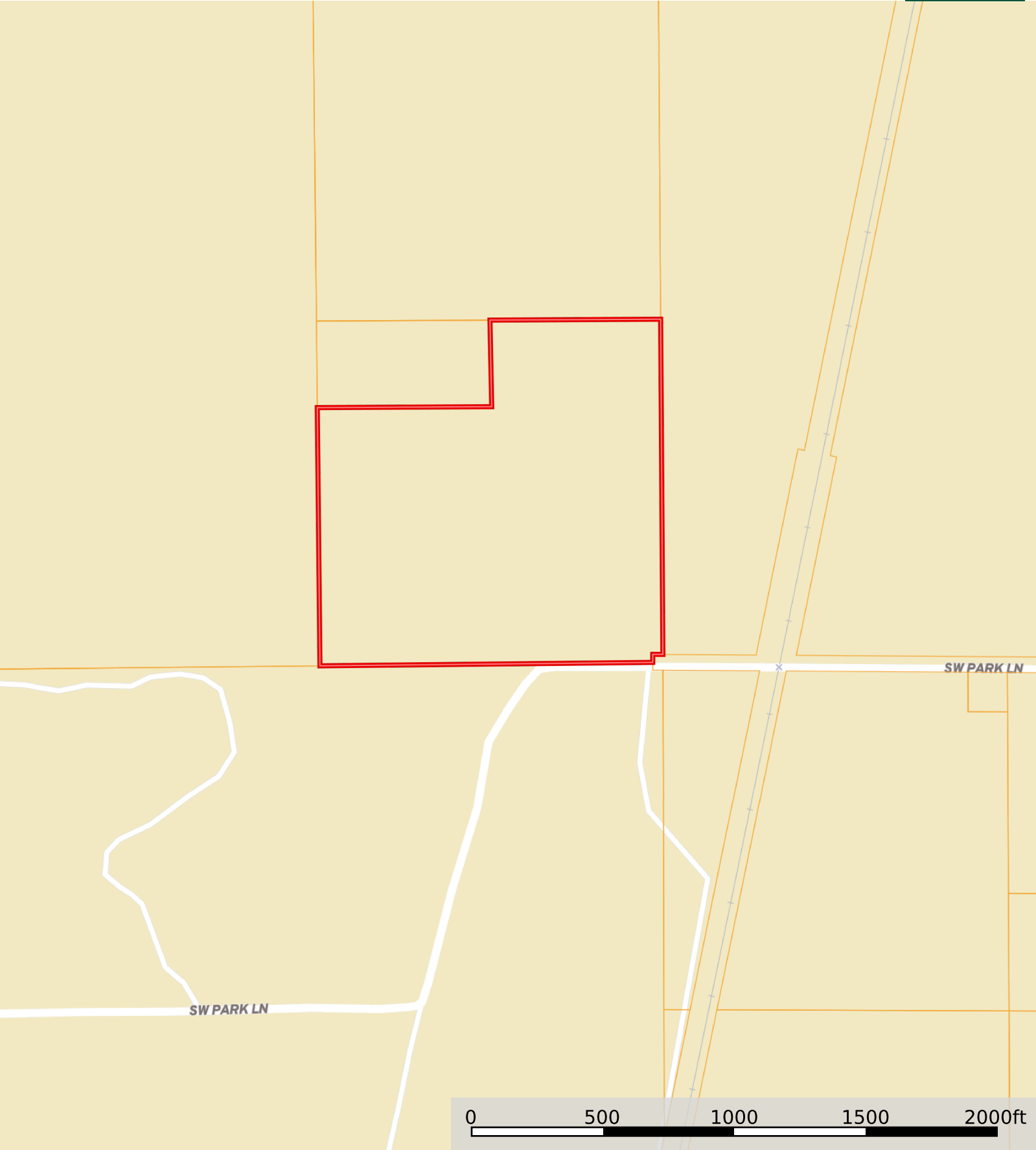
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 Boundary





 Boundary



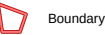
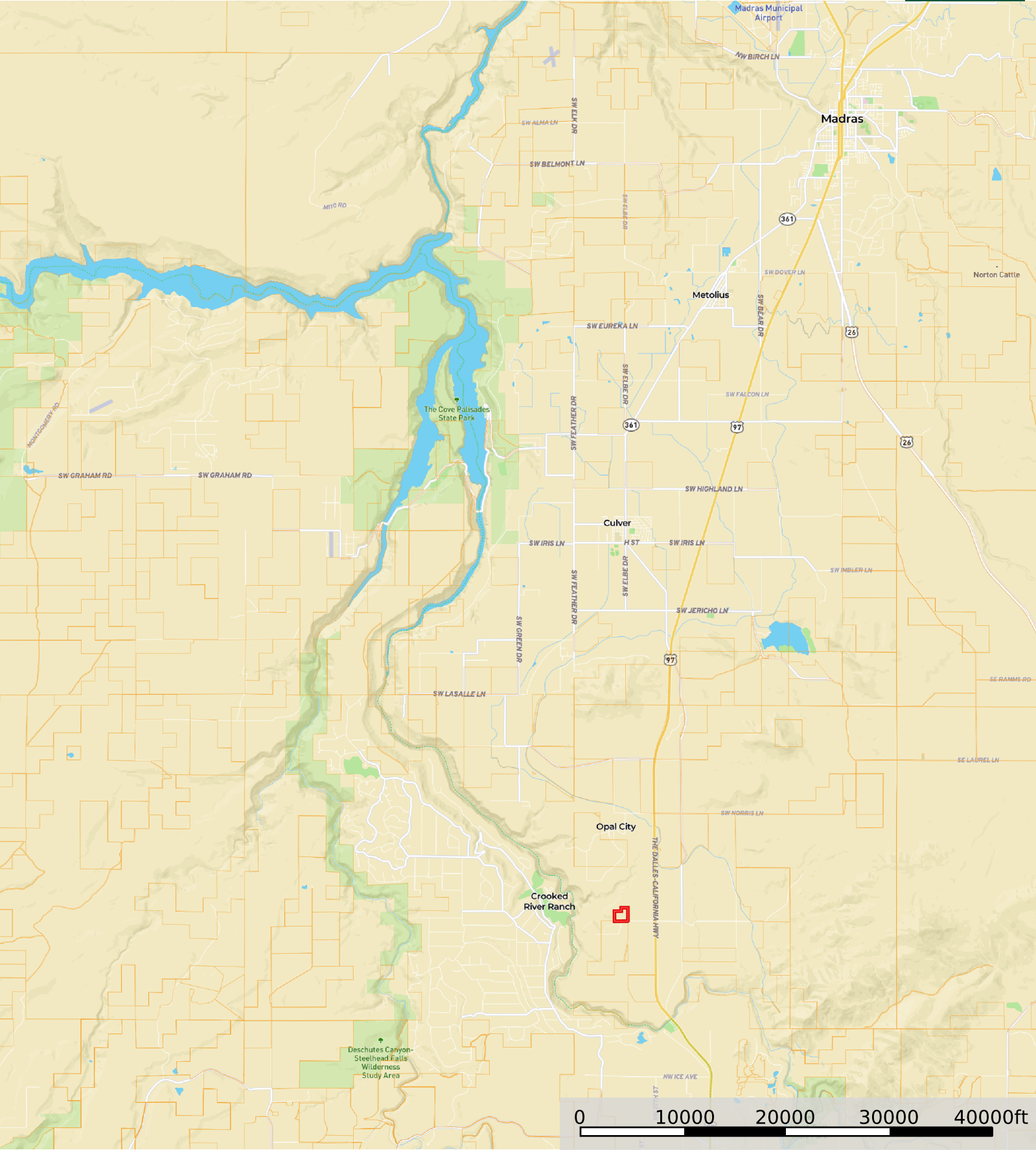


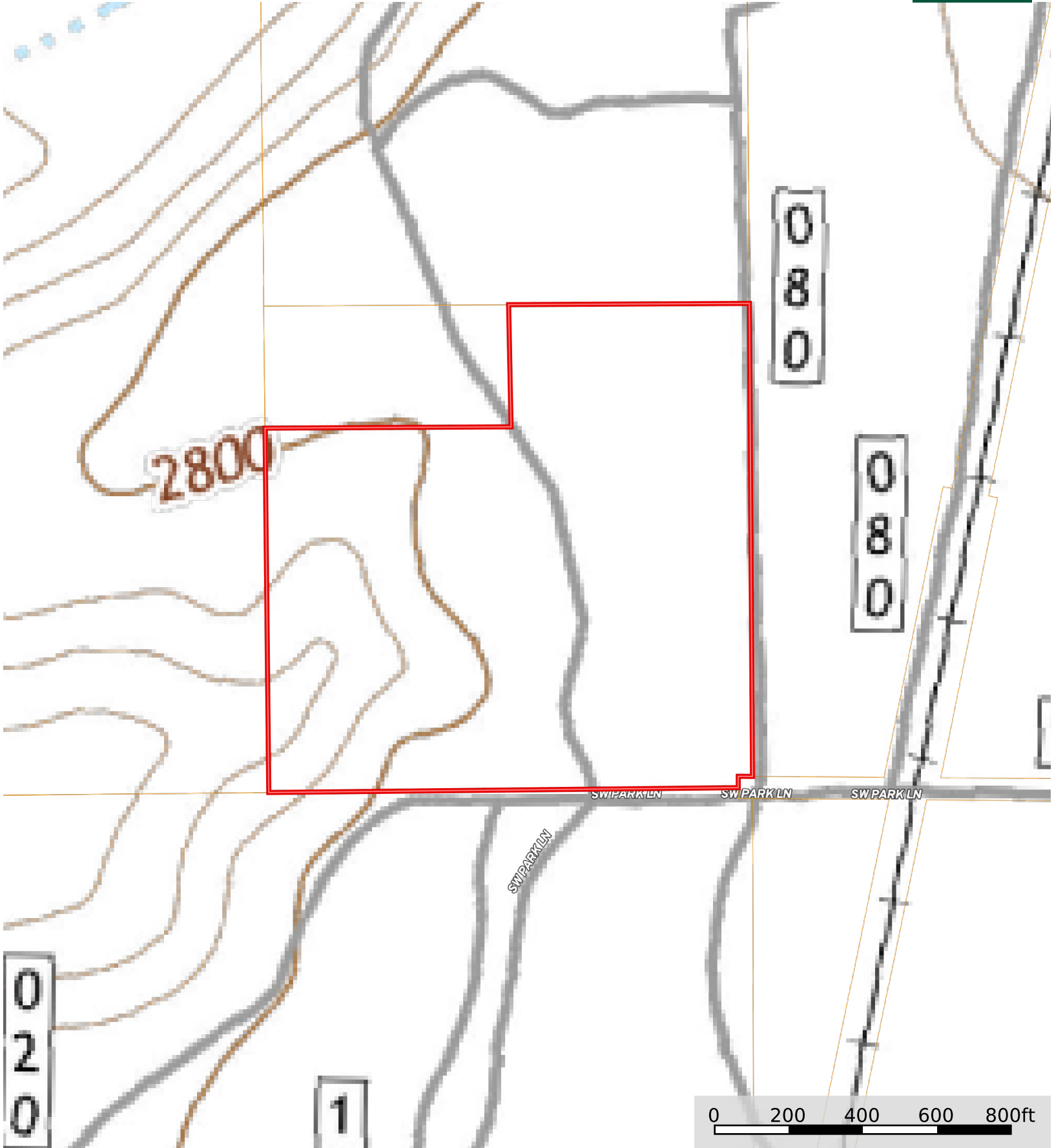
★ Star 1

□ Boundary



High Desert Estate-Park Ln  
Oregon, AC +/-





 Boundary

PERMITS

---



www.co.jefferson.or.us

## Jefferson County Community Development

85 SE D St.

Madras, OR 97741

541-475-4462

Fax: 541-325-5004

permits@co.jefferson.or.us

### EXEMPT AG BUILDING PERMIT Building Plan Review Checklist History

as of 6/15/23

**451-23-001017-AGE**

**To: Applicant** DAVIS, STEPHEN & RACHEL  
2312 LINCOLN RD  
YUBA CITY, CA 95993-9759

Phone: 530-301-8426  
Email: sjdavis11@gmail.com

**cc: Owner** DAVIS, STEPHEN & RACHEL  
2312 LINCOLN RD  
YUBA CITY, CA 95993-9759

**Project Information:** EXEMPT AGRICULTURAL BUILDING

**Worksite Address**  
4076 SW PARK LN  
CULVER, OR 97734

**Parcel**  
5969

**Category of Construction:**

**Type of Work:**

**Submitted Job Value:** \$0.00

**Description of Work:** 30x60 Ag barn for storage of farm equipment and tools for animal care.

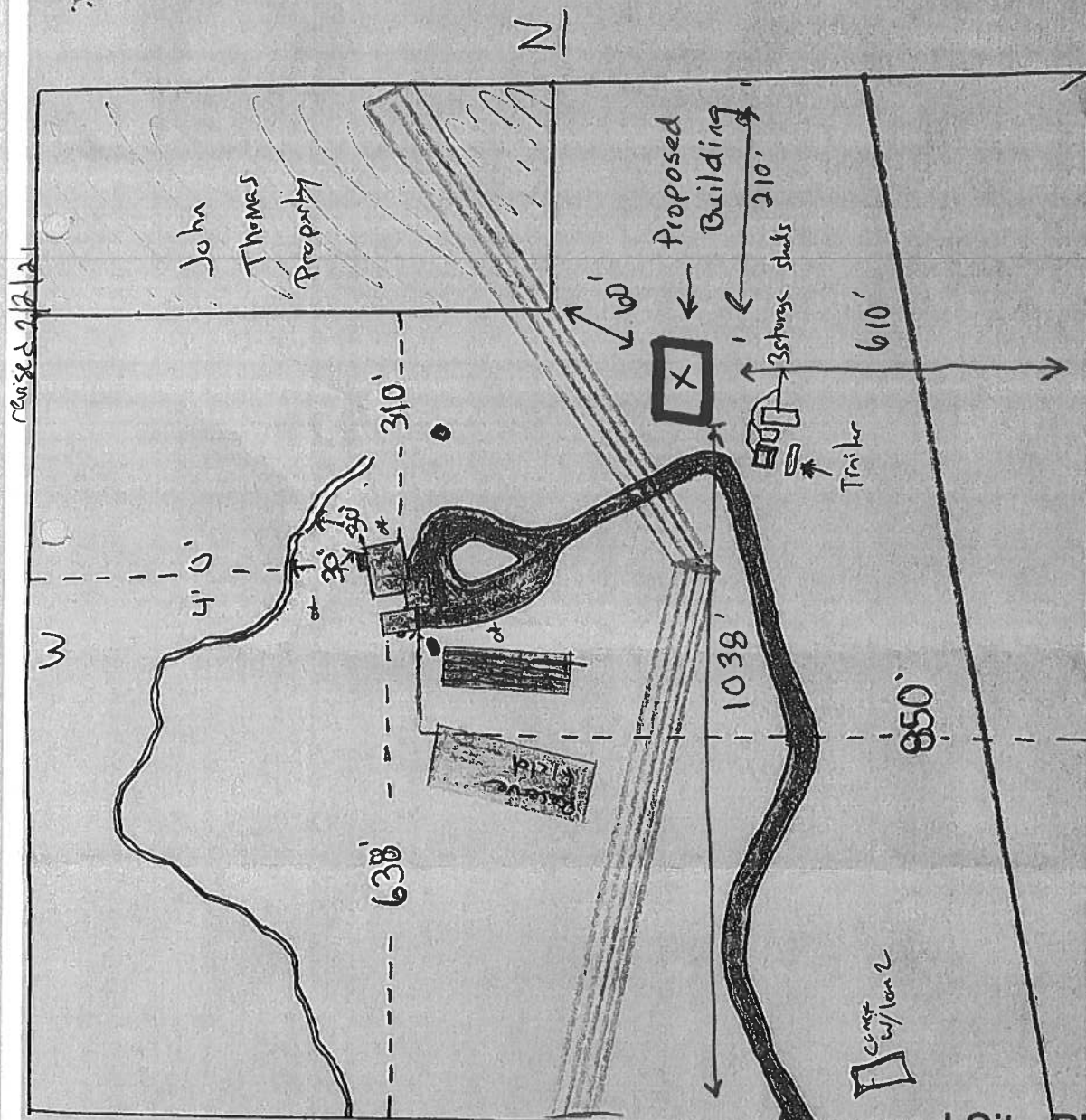
Please note that this permit authorizes construction of an agricultural building as specified in the notarized affidavit that you signed. If you decide to make changes in the location of your building you must notify this office before doing so. Any modification or change of use contrary to this permit will automatically void the permit and may constitute a zoning violation.

You are required to follow all set back regulations as per the Jefferson County Zoning Ordinance, Section 301.10, which sites a minimum set back of 30' in front, 30' on sides and 30' on rear as well as the Driveway requirements and Fire Safety Standards in Section 426. Driveway, Electrical, Plumbing, Septic, Mechanical and Boiler Permits are required before installation. Applications for the installation of such are available at the Community Development Department.

| Reviewer         | Email                             | Phone        | Result Date | Result   |
|------------------|-----------------------------------|--------------|-------------|----------|
| Exemption Review |                                   |              |             |          |
| Tanya Cloutier   | tanya.cloutier@co.jefferson.or.us | 541-475-4462 | 6/15/23     | Approved |

Scale:  $1/8'' = 22'$

- well 130' from Howe NE corner
- septic drain field
- septic field tank (20' from house SE corner)
- Drive way
- House & Garage
- PGE easment
- Quest communications easment
- ledge - Cliff -

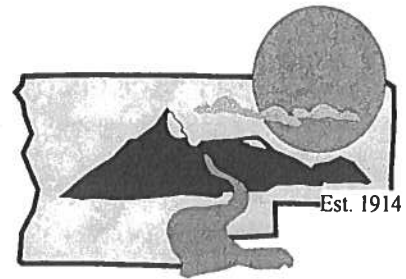




# JEFFERSON COUNTY

## COMMUNITY DEVELOPMENT DEPARTMENT

85 S.E. "D" St • Madras, Oregon 97741 • Ph: (541) 475-4462 • FAX: (541) 325-5004



FEE AMOUNT: \$154.00

PERMIT NO. 451 - 23 - 001017 - AGE

### EXEMPT AGRICULTURAL BUILDING PLACEMENT PERMIT

PLEASE INCLUDE THE FOLLOWING INFORMATION WITH THIS PERMIT REQUEST:

- ☒ JEFFERSON COUNTY TAX MAP
- ☒ ACCURATE SITE PLAN IDENTIFYING THE SETBACK DISTANCES FROM PROPERTY LINES AND EXACT LOCATION OF PROPOSED AG STRUCTURE (INCLUDE ALL OTHER STRUCTURES ON PROPERTY)
- ☒ FLOOR PLAN OF THE BUILDING OR ADDITION. PLEASE INCLUDE LOCATION OF ANY INTERIOR DOORS, WALLS AND LABEL ROOMS. ALSO INCLUDE LOCATION OF EXTERIOR DOORS AND WINDOWS

|                                                                                                                                                                                                                                                      |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| APPLICANT NAME & MAILING ADDRESS: Stephen & Rachel Davis<br>P.O. Box 650, Madras, OR. 97741                                                                                                                                                          | PHONE: 530-301-8426 |
| OWNER NAME & MAILING ADDRESS: Stephen & Rachel Davis<br>P.O. Box 650, Madras, OR. 97741                                                                                                                                                              | PHONE: 530-301-8426 |
| SITE ADDRESS: 4076 SW Park Lane, Culver, OR. 97734                                                                                                                                                                                                   |                     |
| PROPOSED USE OF BUILDING: (MUST EXPLAIN IN DETAIL <u>AND</u> INCLUDE DIMENSIONS OF BLDG)<br>Storage of farm equipment and tools related to animal care. Dimensions 30' wide X 60' long X 14' Tall at sidewalls. Peak height 17' 9"<br>.....<br>..... |                     |

ZONING AUTHORIZATION: Unless otherwise approved, this permit is only valid in the RL, EFU A-1 and EFU A-2 zones.

|                        |               |
|------------------------|---------------|
| X APPLICANT SIGNATURE: | DATE: 6-15-23 |
| X OWNER SIGNATURE:     | DATE: 6-15-23 |

### AFFIDAVIT AND CERTIFICATION BY OWNER

I, Stephen J. Davis, being the Owner/Lessee of the above noted structure and/or structures to be erected, located on Tax Map #           , Township 13 South, Range 13 East, Section 19, Tax Lot(s) 1313190000104, do hereby declare that said structure is an agriculture building as defined in OSSSSC - Appendix chapter 11, State Structural Specialty Code, and is exempt from the State Structural Specialty Code and Fire and Life Safety Code. Plans will not be required to be submitted and Building Permits will not be required. Electrical, Plumbing, Mechanical and Boiler Permits are required (Reference ORS 455.450). All plumbing fixtures in all structures from which sewage is or may be discharged, shall be connected to and shall discharge into an approved subsurface sewage disposal system. Applications for the installation of subsurface sewage are issued by Jefferson County pursuant to the DEQ Agreement.

I further declare that the Farm Agricultural Building is a structure located on a farm and used in the operation of such farm for the storage, maintenance or repair of farm machinery and equipment or for the raising, harvesting and selling of crops or in the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof, including the preparation and storage of product raised on such a farm for human use and animal use and disposal by marketing or otherwise.

Permit is not valid without Authorized signature by representative of Jefferson County

Farm agricultural building does NOT include:

- (a) A dwelling;
- (b) A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time;
- (c) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476;
- (d) A structure used by the public; or
- (e) A structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.

I further declare that prior to any changes in use of said structure and/or structures that would remove said structure and/or structures from the exemption, a Building Permit or Permits will be obtained and the structure and/or structures will be made to conform to all requirements of the State Structural Specialty Code and Fire and Life Safety Code as required for the new use. Likewise, I understand that it is my sole responsibility to make this agreement made known should I sell, lease or rent said property.

STATE OF OREGON :  
COUNTY OF JEFFERSON

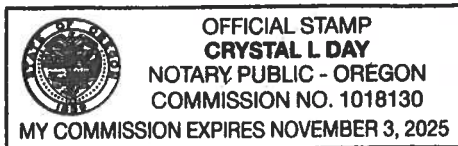
I Stephen & Rachel Davis, do hereby swear and affirm under the Penalty of Perjury that the above statement is true and correct to the best of my knowledge.

DATE: 6-15-23 SIGNATURE OF OWNER: [Signature]

DATE: 6/15/23 SIGNATURE OF OWNER: [Signature]

Subscribed and sworn to before me on this 15<sup>th</sup> day of June 2023.

NOTARY STAMP



X Crystal Day

NOTARY PUBLIC SIGNATURE

STATE OF Oregon

MY COMMISSION EXPIRES 11/3/2025

THIS PERMIT IS HEREBY ISSUED AND AUTHORIZED BY:

[Signature]  
Signature of Jefferson County Representative

6-15-23  
Date

**IMPORTANT NOTICE:** This permit authorizes construction of an agricultural building as specified herein. Any modification or change of use contrary to this permit will automatically void the permit and constitute a zoning violation under which the applicant and/or owner shall be subject to subsequent fees. The Building Official may, from time to time, conduct on-site reviews of any agricultural exempt building approval to ensure that the structure continues to be used for agricultural purposes.

*Agricultural Exempt permits are valid for two years from date of issuance per Section 15.04.100(E)(3) of the Jefferson County Code.*

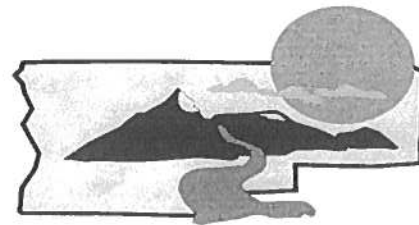
Permit is not valid without Authorized signature by representative of Jefferson County

Page 2

# JEFFERSON COUNTY

## Community Development Department

85 S.E. "D" St. • Madras, Oregon 97741 • Ph: (541) 475-4462 • FAX: (541) 475-4270



### INSTRUCTIONS

**Important information:** This exemption applies to the structural permit only. You must obtain the appropriate permits if the building includes electrical wiring, mechanical (heating, ventilation, or air conditioning), a boiler, plumbing or septic system.

1. Complete the applicant information and answer each question. Incomplete applications may be returned.
2. Include the legal description of the property where the building is to be constructed.
3. Provide the building information as appropriate. If the building will be wired, you must complete page 3 of the form.
4. Sign and date the form.
5. Submit it to Jefferson County Community Development at:

Jefferson County Community Development  
Attn: Planning Dept. – Tanya Cloutier  
85 SE D St.  
Madras, OR 97741  
Fax: (541) 325-5004

### APPROVAL PROCESS

Jefferson County Community Development will review the Exemption Request and verify that the building you intend to construct meets the requirements for a farm agricultural exemption. The decision will be mailed to you.

### CHECKLIST

- ☐ 1. Has form been approved by the local planning department?
- ☐ 2. Is property located in flood plain (if yes, additional information may be needed)?
- ☐ 3. Job site address completed. If no address is assigned, provide the legal description.
- ☐ 4. Form dated and signed.

*Continue to Page 4*

# **APPLICANT INFORMATION**

Owner/applicant name: Stephen & Rachel Davis Phone: 530-301-8426  
 E-mail: Sjdavis11@gmail.com  
 Mailing address: P.O. Box 650  
 City: Madras State: OR ZIP: 97741  
 Job site address: 4076 SW Park Lane Tax lot no.: 1313190000104  
 City: Culver State: OR ZIP: 97734  
 Directions to the site: From Highway 97, proceed East on Park Lane, over the railroad tracks. Property is the  
Second right after the railroad tracks.

## **PROPOSED BUILDING INFORMATION** (A plot plan *must* be attached to this application.)

- Is the subject building located on a farm and used in the operation of the farm? ..... ☒ Yes ☐ No
- Which of the following systems will the proposed structure have?  
 Electrical (See Page 3.): ..... ☐ Yes ☒ No      Mechanical: ..... ☐ Yes ☒ No  
 Plumbing: ..... ☐ Yes ☒ No      Septic (DEQ permit required): ..... ☐ Yes ☒ No  
 Boiler: ..... ☐ Yes ☒ No  
*A separate permit is required for each of these five systems.*
- Will this structure be used by the public at any time? ..... ☐ Yes ☒ No
- What is the proposed maximum number of people (including employees, owners, etc.) that will be in the building at any one time? 7
- Where will restroom facility be provided? Portable toilet on site
- Check which of the following agricultural-building uses apply to your building:  
☒ Storage, maintenance, and repair of farm machinery, equipment, and supplies used on this farm.  
☐ Raising, harvesting, or selling of crops raised on this farm.  
☒ Feeding, breeding, management, and sale of livestock, poultry, furbearing animals, or honeybees on this farm.  
☐ Dairying and sale of dairy products produced on this farm.  
☐ Other agricultural, horticultural, or animal husbandry use.  
☐ Equine facility: Stabling, training, riding lessons, clinics.  
 Describe specific use: Storage of farm equipment and tools for livestock management

I understand that if the subject building is converted to nonagricultural use (e.g., garage, home occupancy, etc.) I must obtain a building permit before the conversion. Failure to obtain appropriate permits may result in action to enforce the applicable building codes for such structure and use. I understand that a post-occupancy inspection may be made to ensure continuing compliance with the agriculture-building requirements.

[Signature]      6-15-23      Stephen J. Davis  
 Signature of owner/authorized agent      Date      Print name

## **OFFICIAL USE ONLY** (Not valid until *all* signatures are received)

|                                                                                                                                                                                                                                                                      |                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied<br>Print name: <u>T. Cloutier</u><br>Signature: <u>[Signature]</u> Date: <u>6/15/23</u><br>Flood hazard area: ..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied<br>Print name: <u>Jeremy Faulstich</u><br>Signature: <u>[Signature]</u> Date: <u>6-15-23</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

*Continue to Page 5*

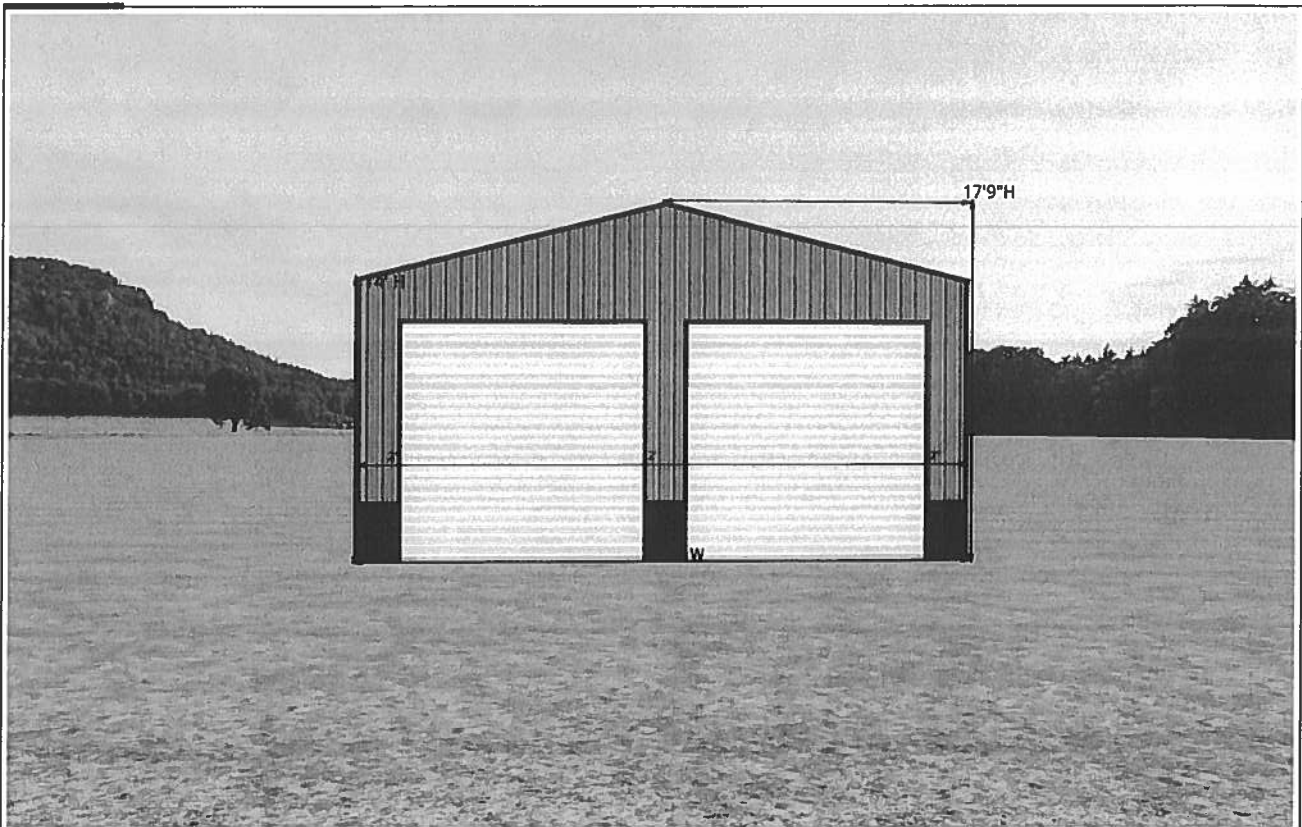
**This portion *must* be completed if the building will contain electrical wiring.**

|                                                                                                                                                                                                                                                                                                              |                                         |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| 1. Will there be a concrete slab either within or adjacent to the building? .....                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 2. Will there be farm animals (poultry excluded) within the building at any time? .....                                                                                                                                                                                                                      | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| On the slab? .....                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            |
| Will the building be used as an Equine Barn/Facility? .....                                                                                                                                                                                                                                                  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| If Yes, how many stalls will be located in the barn? _____                                                                                                                                                                                                                                                   |                                         |                                        |
| How many stalls will be for personal use? _____ How many stalls will be used for boarding? _____                                                                                                                                                                                                             |                                         |                                        |
| <b>(If the answers to questions 1 and 2 are "yes," see "A" below. An electrical permit is required before placing concrete.)</b>                                                                                                                                                                             |                                         |                                        |
| 3. Will the building be used for storage of feed, hay, or straw? .....                                                                                                                                                                                                                                       | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 4. Will the building be used for major repair of motor vehicle equipment? .....                                                                                                                                                                                                                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| The National Electrical Code defines major repair as "engine overhauls, painting, body and fender work, and repairs that require draining of the motor vehicle fuel tank."                                                                                                                                   |                                         |                                        |
| <b>Electrical concerns if an answer to any of the above questions is yes:</b>                                                                                                                                                                                                                                |                                         |                                        |
| A. If there is a concrete slab either in the building or immediately adjacent, in an area where farm animals will occupy or stand at any time, the animals may be either distressed or killed by current that would not affect humans. The slab is required to have an electrical grounding system. (547.10) |                                         |                                        |
| B. If the building is used for storing feed, hay, or straw, the electrical wiring must be installed in a dustproof manner. [547.5 (C), 547.I (A)]                                                                                                                                                            |                                         |                                        |
| C. If the building is used for major repairs of motor vehicle equipment, the electrical wiring may have to meet special wiring requirements. (547.3) (Article 500-501)                                                                                                                                       |                                         |                                        |
| These electrical requirements are not difficult or expensive when incorporated during original building construction. However, they can be expensive to retrofit.                                                                                                                                            |                                         |                                        |
| If the answer to both items 1 and 2 above are "yes," contact the local electrical inspector or your electrical contractor to determine the requirements for the grounding system in the slab prior to placing the concrete.                                                                                  |                                         |                                        |
| Provide your electrical contractor with a copy of this page or contact the local electrical inspector for specific requirements before beginning electrical work.                                                                                                                                            |                                         |                                        |

Owner's signature:  Date: 6-15-23

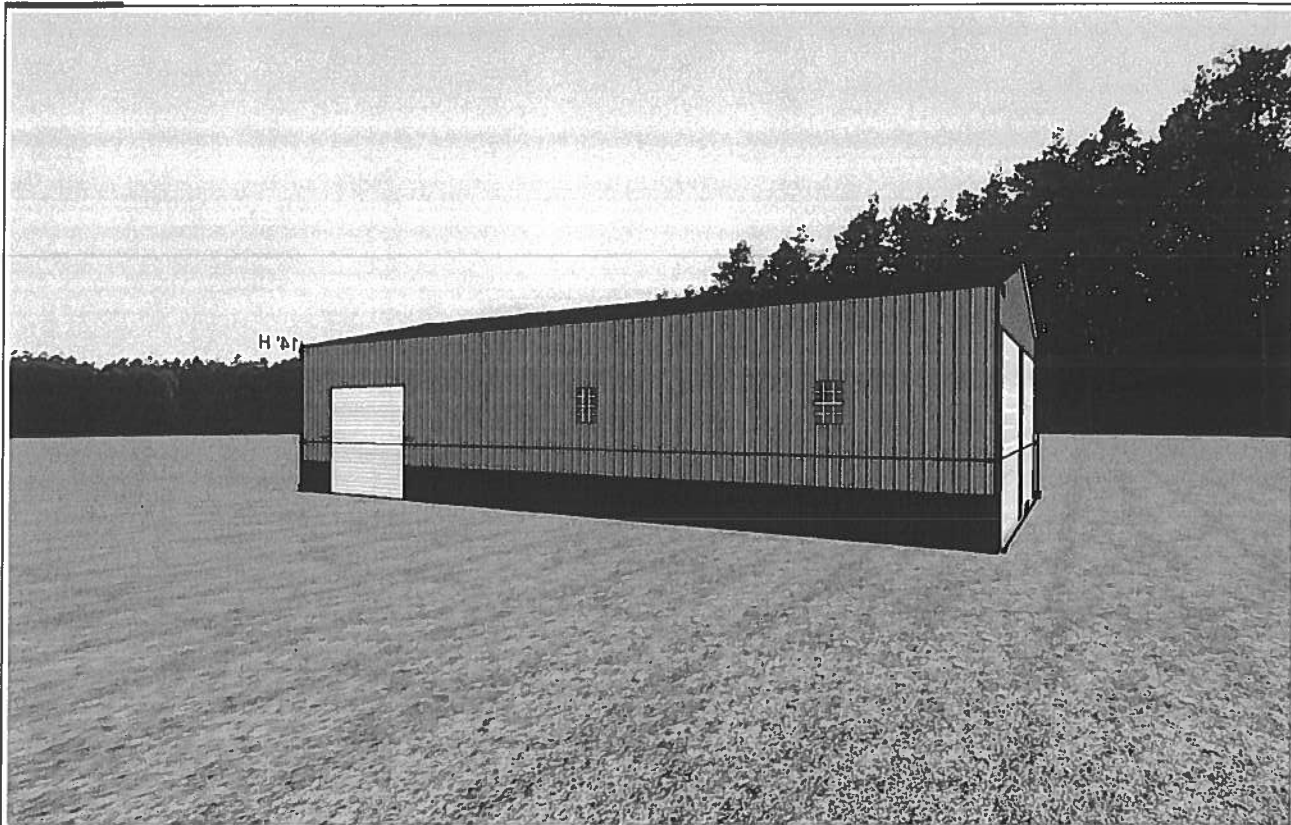


**BUILDING VIEW**



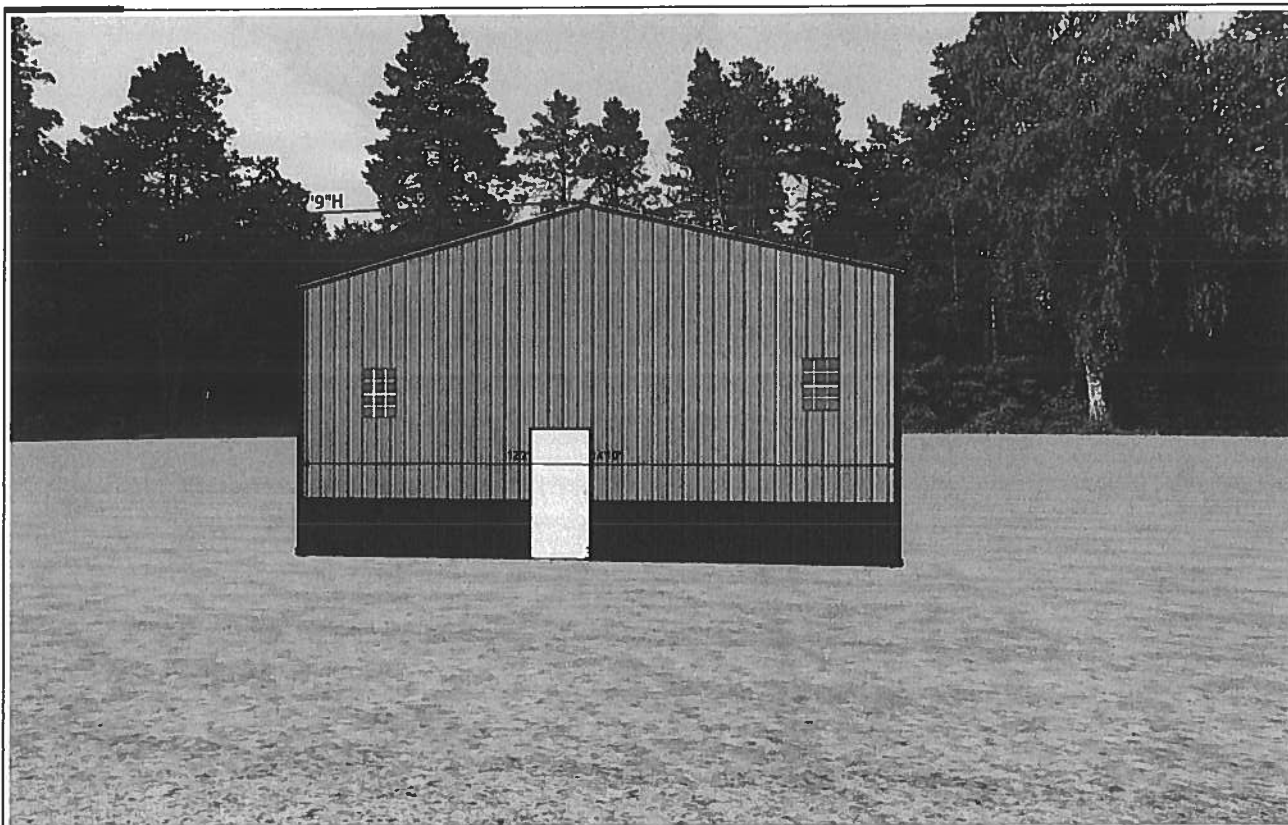
**FRONT**

**BUILDING VIEW**



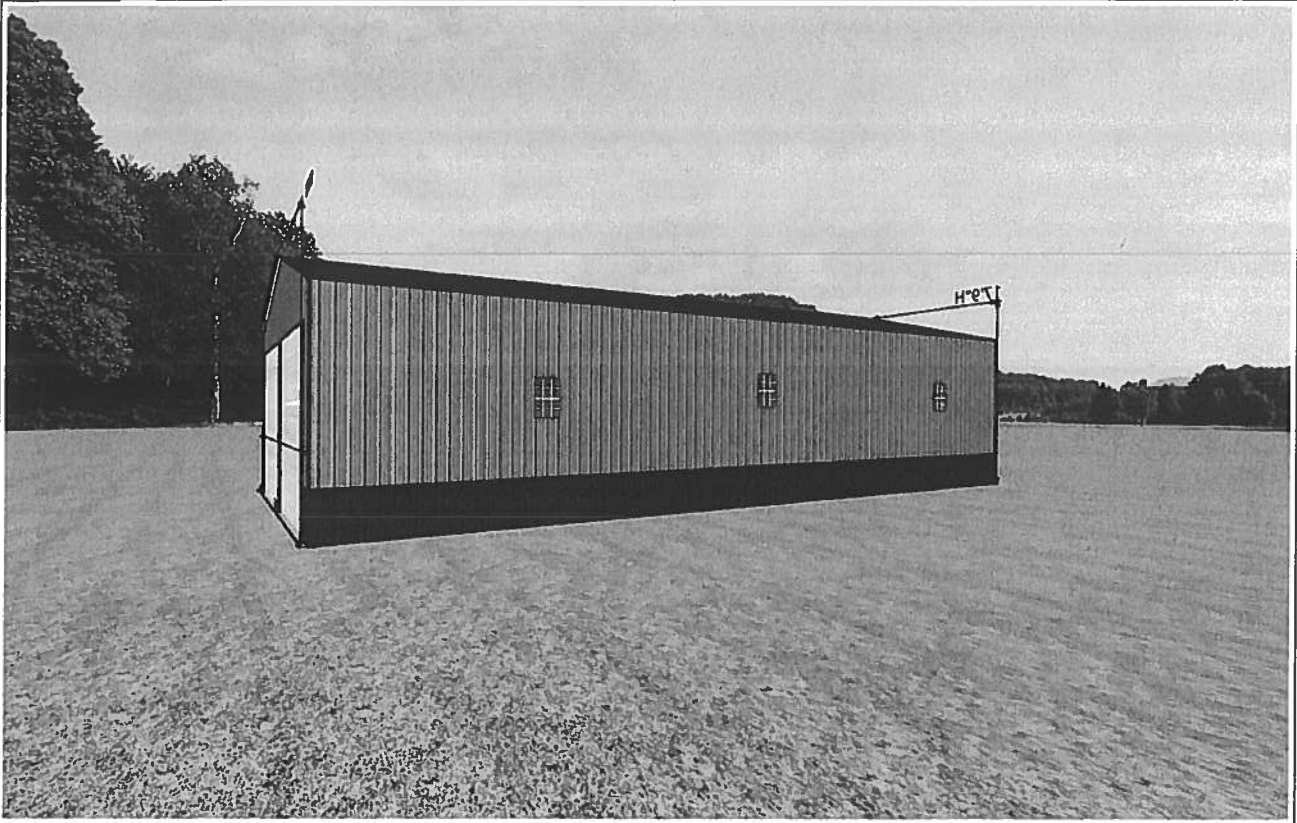
**LEFT**

**BUILDING VIEW**

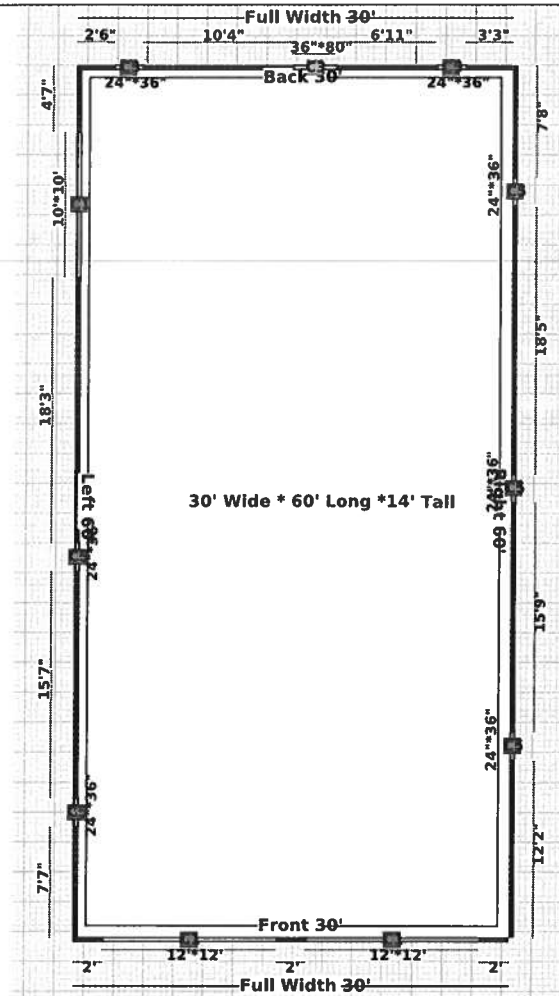


**BACK**

**BUILDING VIEW**



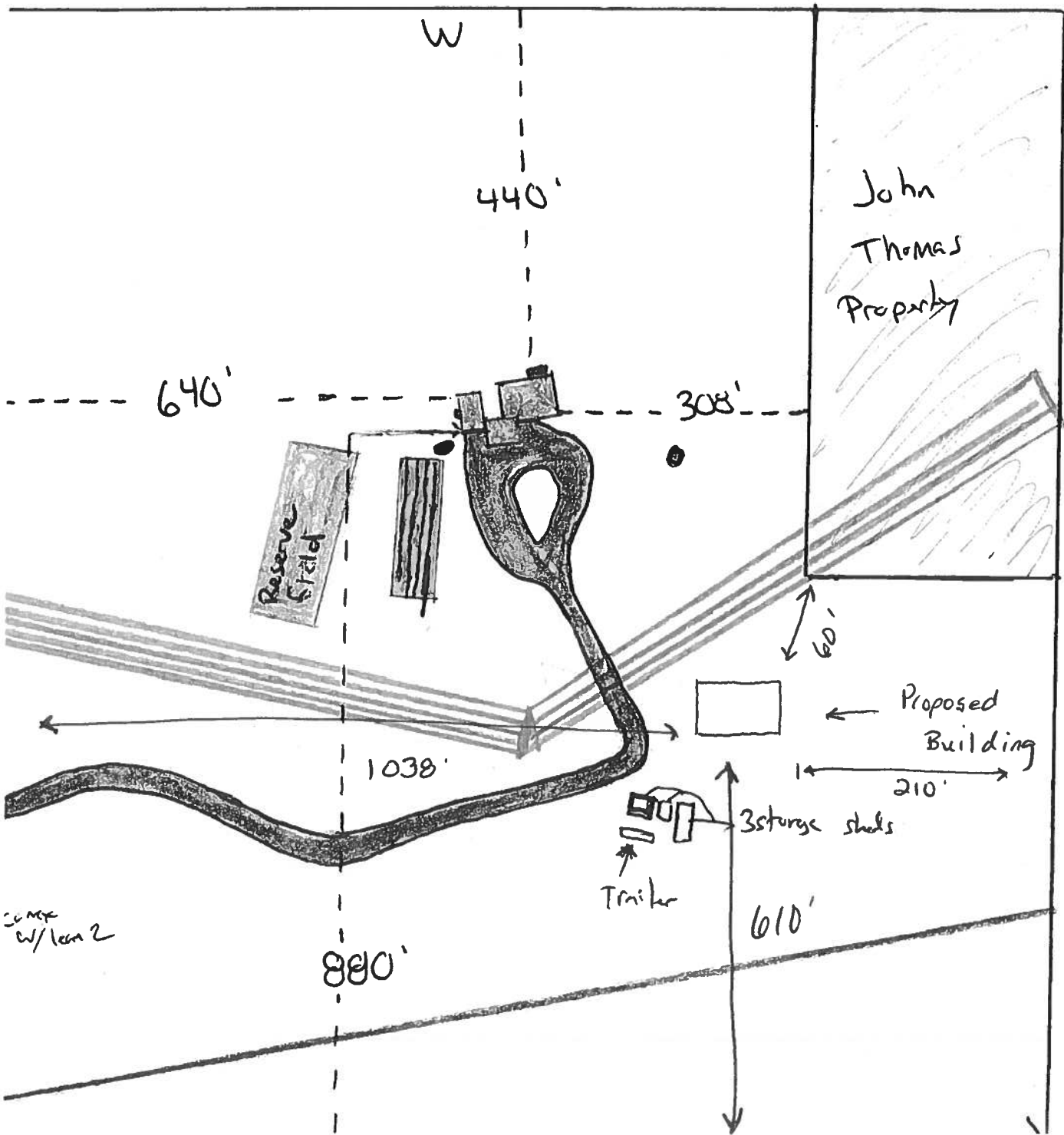
**RIGHT**



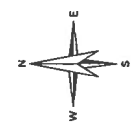
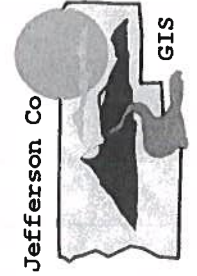
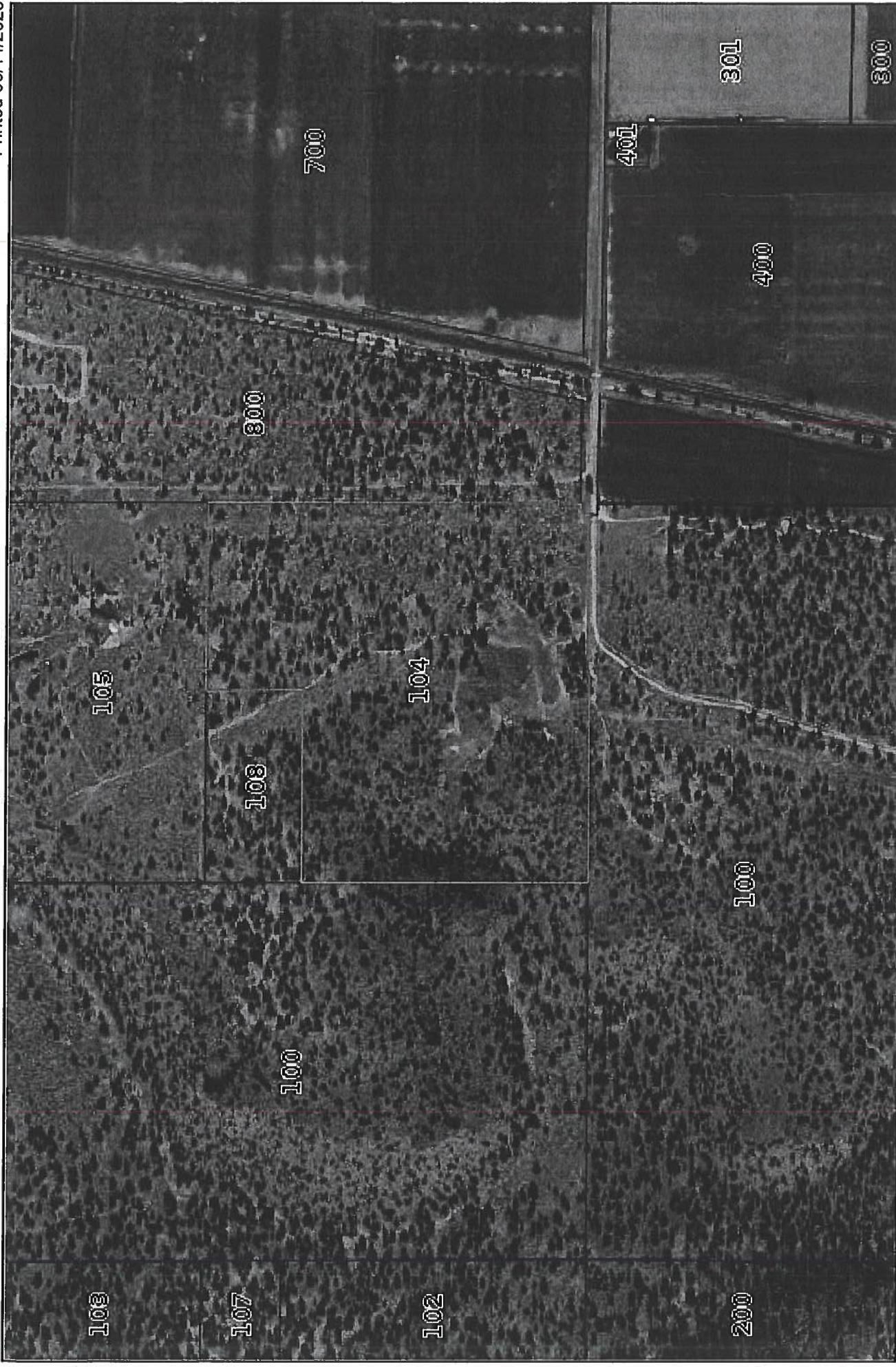
### LEGENDS

- Garage Door
  Garage Door Frameout
  Walk in Door
  Walk in Door Frameout
  Windows
  Windows Frameout
  Open Wall
- C6 Close Wall
  C9 Distance
  Storage Length (Utility)
  C Cupola





camp w/ team 2



Jefferson County uses GIS data in support of its internal business functions and the public services it provides. This GIS data, which Jefferson County distributes, may not be suitable for other purposes or uses. It is the requestor's responsibility to verify any information derived from the GIS data before making any decisions or taking any actions based on the information. Jefferson County does not warrant, either expressly or impliedly, the accuracy, completeness, or reliability of the data. Jefferson County assumes no legal responsibility for this information.



www.co.jefferson.or.us

# Inspection Summary Report

Residential Electrical

Permit #: 451-25-000755-ELEC

JEFFERSON COUNTY COMMUNITY D

85 SE D St.

Madras, OR 97741

Phone: 541-475-4462

Fax: 541-325-5004

permits@co.jefferson.or.us

Applicant: DAVIS, STEPHEN & RACHEL

Owner: DAVIS, STEPHEN & RACHEL, 2312 LINCOLN RD, YUBA CITY, CA, 95993-9759

Address: 4076 SW PARK LN  
CULVER OR 97734

Parcel: 5969

**Inspection in a Floodplain:** No

**Inspection Type:** 4220 Electrical Service

**Inspection Date:** 05/09/2025

**Inspector:** Isaac Blair

**Inspection Result:** Approved

**Comments:** Tagged for utility connection

**Inspection in a Floodplain:** No

**Inspection Type:** 4500 Rough Electrical

**Inspection Date:** 06/24/2025

**Inspector:** Isaac Blair

**Inspection Result:** Approved

**Comments:**

**Inspection in a Floodplain:** No

**Inspection Type:** 4999 Final Electrical

**Inspection Date:** 06/24/2025

**Inspector:** Isaac Blair

**Inspection Result:** Approved

**Comments:**

## Ways to Schedule Inspections

### Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



### Oregon ePermitting Website

Schedule or track inspections online at **BuildingPermits.Oregon.gov**.



For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

### Easy Scheduling Website

Start by visiting **BuildingPermits.Oregon.gov** > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below.







www.co.jefferson.or.us

# Inspection Summary Report

Residential Mechanical

Permit #: 451-24-001480-MECH

JEFFERSON COUNTY COMMUNITY D

85 SE D St.

Madras, OR 97741

Phone: 541-475-4462

Fax: 541-325-5004

permits@co.jefferson.or.us

Applicant: Kayla Roebuck

Owner: DAVIS, STEPHEN & RACHEL, 2312 LINCOLN RD, YUBA CITY, CA, 95993 975

Address: 4076 SW PARK LN  
CULVER OR 97734

Parcel: 5969

---

**Inspection in a Floodplain:** No

**Inspection Type:** 2999 Final Mechanical

**Inspection Date:**

**Inspector:**

**Inspection Result:** Pending

**Comments:**

---

**Inspection in a Floodplain:** No

**Inspection Type:** 2020 Underground Gas

**Inspection Date:** 10/07/2024

**Inspector:** Waylon Riffle

**Inspection Result:** No Access

**Comments:** Called owner. No answer gate closed.

---

**Inspection in a Floodplain:** No

**Inspection Type:** 2020 Underground Gas

**Inspection Date:** 10/07/2024

**Inspector:** Waylon Riffle

**Inspection Result:** Approved

**Comments:** Two runs of underground approved and tagged. One line from tank to inlet near the front door, and one line from tank to south corner of home.

---

**Inspection in a Floodplain:** No

**Inspection Type:** 2250 Gas Piping/Pressure Test

**Inspection Date:** 10/07/2024

**Inspector:** Waylon Riffle

**Inspection Result:** Approved

**Comments:** Interior piping from inlet to water heater location. This is the only gas piping in the residence.

Tagged for service.

---

**Inspection in a Floodplain:** No

**Inspection Type:** 2250 Gas Piping/Pressure Test

**Inspection Date:** 10/07/2024

**Inspector:** Waylon Riffle

**Inspection Result:** No Access

**Comments:** Called owner no answer gate closed

# Inspection Summary Report (continued)

Residential Mechanical  
Permit #: 451-24-001480-MECH

Applicant: Kayla Roebuck  
Owner: DAVIS, STEPHEN & RACHEL, 2312 LINCOLN RD, YUBA CITY, CA, 95993 975  
Address: 4076 SW PARK LN  
CULVER OR 97734  
Parcel: 5969

## Ways to Schedule Inspections

| Oregon ePermitting App                                                                                                    | Oregon ePermitting Website                                                        | Easy Scheduling Website                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results. | Schedule or track inspections online at <b>BuildingPermits.Oregon.gov</b> .       | Start by visiting <b>BuildingPermits.Oregon.gov</b> > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below. |
|                                          |  |                                                              |
|                                                                                                                           | For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.   |                                                                                                                                                 |





**Septic Permit**  
**Alteration (Minor) - Residential - New**  
**451-25-000176-PRMT**

Jefferson County Onsite  
85 SE D St.  
Madras, OR 97741  
541-475-4453  
Fax: 541-325-5004  
permits@co.jefferson.or.us  
Website: co.jefferson.or.us

**Date issued:** 10/9/25

**Expiration date:** 10/9/26

**Work description:** Minor Alteration

**Applicant:** DAVIS, STEPHEN & RACHEL  
**Address:** po box 650  
madras or 97741  
**Phone:** 530-301-8426  
**Email:** sjdavis11@gmail.com  
**Business License:** N/A

**Primary contractor:** SEE PROPERTY OWNER  
INFORMATION  
**Owner (Property):** OWNER

**Owner:** DAVIS, STEPHEN & RACHEL  
**Address:** 2312 LINCOLN RD  
YUBA CITY CA 95993-9759

**Property address:** 4076 SW Park Ln, Culver, OR 97734

**Parcel:** 5969 - Primary      **Township:** 13      **Range:** 13      **Section:** 19

|                                                                                                                 |                 |                                 |                                  |
|-----------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------|----------------------------------|
| <b>Lot size:</b>                                                                                                | 34.33           | <b>Water supply:</b>            | Well                             |
| <b>Zoning:</b>                                                                                                  | Range Land (RL) | <b>City/County/UGB:</b>         | N/A                              |
| <b>Land use approval:</b>                                                                                       | N/A             | <b>County:</b>                  | N/A                              |
| <b>Accessory Dwelling Unit:</b>                                                                                 | No              |                                 |                                  |
| <b>Action:</b>                                                                                                  | New             | <b>Type of application:</b>     | Alteration (Minor) - Residential |
| <b>System failing:</b>                                                                                          | N/A             | <b>Septic tank last pumped:</b> | N/A                              |
| <b>Comments:</b> replacing existing unused single compartment tank with a new 1500 gal and moving tank location |                 |                                 |                                  |

**Category of construction:** Single Family Dwelling

|                            | Existing | Proposed |
|----------------------------|----------|----------|
| <b>Number of bedrooms:</b> | 0        | 4        |

**System Specifications**

|                                |                                          |                                |          |
|--------------------------------|------------------------------------------|--------------------------------|----------|
| <b>Type:</b>                   | Septic Tank Replacement                  | <b>ATT description:</b>        | N/A      |
| <b>Max peak design flow:</b>   | 450 gpd.                                 | <b>Proposed flow:</b>          | 450 gpd. |
| <b>Min septic tank volume:</b> | 1000 gal.                                | <b>Min dosing tank volume:</b> | 500 gal. |
| <b>Special tank rqmts:</b>     | Maintain minimum 50' setback from wells. |                                |          |

Tank must pass a water tight test per OAR 340-073-0025(3)

One (1) riser is required per tank compartment per OAR 340-073-0025(2); 6" minimum unless the final grade is at ground level and easily accessible without digging.

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

10/9/25: 1:55:51PM

ONS\_OnsitePermit\_pr

Date issued: 10/9/25

Expiration date: 10/9/26

Work description: Minor Alteration

General Conditions 1. Rules, Approved Materials listing; and a Database of Licensed Installers can be accessed at: <http://www.deq.state.or.us/wq/onsite/onsite.htm> 2. This permit becomes invalid at a change of ownership unless transferred in accordance with OAR 340-071-0160(6). 3. This permit will expire one year from the issue date, or the expiration date in the header, unless it is renewed or reinstated in accordance with OAR 340-071-0160(6). 4. System shall be installed by the property owner or by a DEQ licensed on site septic installer in accordance with OAR 340-071 and 340-073 and the terms of this permit. 5. The drain field must be installed in undisturbed native soil. No alterations of the natural site conditions such as soil removal, filling, compaction, or slope/topography alterations affecting the approval area for both the initial and replacement systems are allowed, unless authorized by the agent. Any alterations of the site adversely impacting the ability of the approved initial and/or reserve drain field areas to support an on site system may render the site evaluation and/or this permit null and void. 6. No construction October 1 to June 1 unless authorized by the Jefferson County Engineer. 7. Do not install system when soil moisture, high groundwater, adverse weather, or other conditions that could affect the quality of installation or reliability of the system are present. If such conditions are present and there is a need for sewage disposal at the site, the septic tank can be utilized as a temporary holding tank as outlined in 340-071-0160(9). 8. A person may not connect to or use any system completed after January 1, 1974, unless a Certificate of Satisfactory Completion has been issued for the installation or deemed issued by operation of law in accordance with OAR 340-071. 9. During the service life of the system, the tank, initial drain field and repair drain field area shall be kept free of livestock, structures, utilities, vehicular traffic and/or parking (other than the minimum traffic associated with the construction and maintenance of the permitted system). Owner May Request DEQ Review if Permit is Denied By Agent In accordance with OAR 340-071-165(1) Upon request of the applicant, DEQ must review a permit denied by an agent. The application for review must be submitted to DEQ in writing within 60 days of the date the agent issues the permit denial notice and must include the permit denial review fee in OAR 340-071-0140(3).

10/9/25

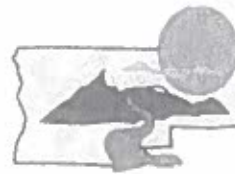
Ways to Schedule Inspections

| Oregon ePermitting App                                                                                                    | Oregon ePermitting Website                                                          | Easy Scheduling Website                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
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|                                        |  |                                                            |

For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

**JEFFERSON COUNTY**  
**COMMUNITY DEVELOPMENT ONSITE DEPARTMENT**

85 S.E. "D" St • Madras, Oregon 97741 • Ph: (541) 475-4453 • FAX: (541) 325-5004



Est. 1914

**PERMIT APPLICATION – REPAIR/ALTERATION**

**OFFICE USE:**

Permit Number: 451-25-00076-PRMT Date Received 10-9-25 Received by SB (Initials)

OWNER NAME Stephen J. DAVIS  
MAILING P.O. Box 650, MADRAS, OR 97741  
EMAIL sjdavis11@gmail.com  
PHONE NUMBER 530-301-8426

SITE ADDRESS: 4076 S.W. PARK LN. CULVER, OR 97734  
ACCOUNT # 8909  
MAP TAX LOT: 13-13-19-104  
LOT SIZE/ACREAGE 34.33 ZONING RL

**EXISTING FACILITY**

REPAIR FOR FAILING SYSTEM or ALTERATION OF NON-FAILING SYSTEM

☒ **SINGLE FAMILY RESIDENCE** # BEDROOMS 4  
☐ MINOR REPAIR (TANK ONLY) ☐ MAJOR REPAIR (DRAINFIELD or TANK & DRAINFIELD)

Or

☒ MINOR ALTERATION (TANK ONLY) ☐ MAJOR ALTERATION (DRAINFIELD or TANK & DRAINFIELD)

☐ **\*COMMERCIAL FACILITY** # EMPLOYEES \_\_\_\_\_  
(\*For Commercial Facilities Please Attach Description of Business)

☐ MINOR REPAIR (TANK ONLY) ☐ MAJOR REPAIR (DRAINFIELD or TANK & DRAINFIELD)  
Or

☐ MINOR ALTERATION (TANK ONLY) ☐ MAJOR ALTERATION (DRAINFIELD or TANK & DRAINFIELD)

**TEST HOLES (If Applicable)**

Date Test Holes Dug \_\_\_\_\_ Number of Test Holes Dug \_\_\_\_\_

**WATER SUPPLY**

☐ PUBLIC \_\_\_\_\_

(NAME)

☒ PRIVATE WELL  
(WELL, SHARED, LAKE, SPRING, CISTERN)

By my signature, I certify that the information I have provided is correct, and hereby grant the DEQ, and its authorized agents, permission to enter the above described property for the sole purpose of this application.

Signature

Date

Stephen J. DAVIS  
Applicant's Name (Please Print Legibly)

530-301-8426  
Applicant's Phone Number

sjdavis11@gmail.com  
Applicant's Email Address

P.O. Box 650 MADRAS OR 97741  
Applicant's Mailing Address

Applicant is: ☒ Owner ☐ Authorized Representative  
☐ Authorization Attached

☐ Licensed Septic Installer

DEQ License No. \_\_\_\_\_ Installer's Certification No. \_\_\_\_\_

DRAWING SUBMITTAL FOR: Minor Alteration

Acct.: 5969

Tax Map: 13-13-19-104

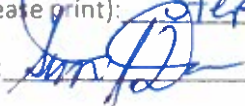
Address: 4076 SW Park Ln. Cliver OR 97734

SEE ATTACHED SITE PLAN

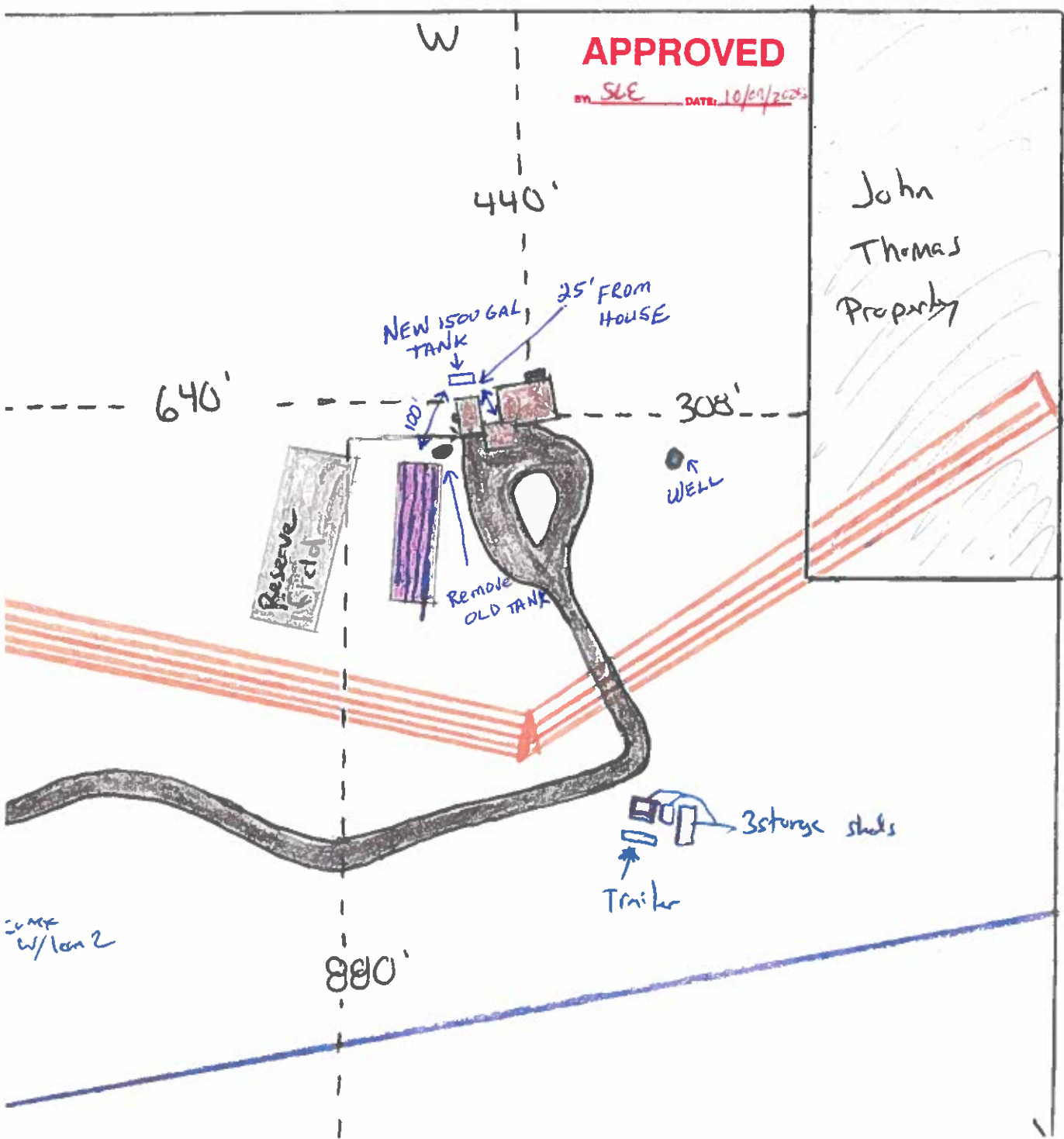
I certify that the above information is accurate to the best of my knowledge. This site plan is based on actual measurements and conditions on the site.

I am the ☒ Owner or ☐ Authorized Agent

Name (please print): Stephen J. Davis

Signature: 

Date: 10-9-25



**APPROVED**

BY SLE DATE: 10/09/2023

John  
Thomas  
Property

N



# PRECOVER REQUEST FOR

OWNER **DAVIS, Stephen and Rachel**  
P.O. Box 650  
**MADRAS, OR 97741**

SITE  
Account #: **5969**  
Tax Lot Number: **13-13-19-00104**  
Site Address: **4076 SW PARK LN, CULVER, OR.**

TANK **1,500** gallon **2** compartment

## MATERIALS LIST

☒ concrete ☒ septic tank  
☒ poly dosing septic tank  
☒ fiberglass multi compartment

Manufacture **97734**

Name **Infiltrator** Date **2 / 25**

### EFFLUENT LINE (if applicable)

**10** feet of **4** inch dia.

☒ D3034 PVC  
☐ ABS  
☐ Other

### PRESSURE LINE (if applicable)

**80** feet of **1.25** inch dia.

☒ sch 40 PVC  
☐ Other

### BOX (S)

Distribution box (s),

Drop box (s),

manufacture

no.

no.

### HEADERS

Inch dia.

☐ D3034 PVC  
☐ F 810  
☐ Other

### DRAIN MEDIA

feet of

☐ Gravel w/ filter fabric  
☐ ADS H-10  
☐ EZflow  
☐ Infiltrator  
☐ Gravelless (ATT and Sand Filter only)

C.Y. From

Pit

### CAPPING FILL (if applicable)

C.Y. From

Pit

### PUMP / CONTROLS (if applicable)

PUMP: Make **ORENCO**

Model **PF1005/1** CONTROLS **ORENCO**

OAR 340-073-0025(3)... "After installation, all tanks must be watertight. The installer must test each tank for water-tightness by filling the tank to a point at least 2 inches above the point of riser connection to the top of the tank. During the test there may be no more than one gallon leakage over 24 hour period..." A 2 inch or less drop in a 24" diameter riser indicates one gallon or less of leakage.

## REQUEST FOR PRECOVER INSPECTION, WATER-TIGHTNESS AND INSTALLATION CERTIFICATION

"I certify that The construction and installation of this system was in accordance with the permit and OAR 340-071 and 340-073; I conducted a water tightness test on the above system septic tank, as described in OA 340-073-025, and found that the tank meets the water tightness requirements"

  
Installers Signature

DEQ Liscenst No.

Installer's Certification No.

Date System Completed **11 / 13 / 2025**

### INSPECTION RECORD

### (FOR OFFICIAL USE ONLY)

| DATE REC'D | BY | 1st INSP. | BY | ( ) CORRECTION NOTICE |
|------------|----|-----------|----|-----------------------|
| DATE REC'D | BY | 2nd INSP. | BY | ( ) CORRECTION NOTICE |
| DATE REC'D | BY | 3rd INSP. | BY | ( ) CORRECTION NOTICE |
| DATE REC'D | BY | 4th INSP. | BY | ( ) CORRECTION NOTICE |
| DATE REC'D | BY | 5th INSP. | BY | ( ) CORRECTION NOTICE |

NOTES:

| OFFICIAL USE ONLY     |                         |          |
|-----------------------|-------------------------|----------|
| ITEM                  | APPROVED                | DENIED   |
| Tank                  | 2/19/26                 | 11/18/25 |
| Effluent line         | N/A/                    | / /      |
| Pressure line         | 11/18/25                | / /      |
| Box (s)               | 3/2/26                  | 2/19/26  |
| Headers               | N/A/                    | / /      |
| Drain Media           | N/A/                    | / /      |
| Cap                   | N/A/                    | / /      |
| Pump                  | 2/19/26                 | / /      |
| Controls              | 2/19/26                 | / /      |
|                       |                         | Cleared  |
| Correction Notice 1   |                         | / /      |
| Correction Notice 2   |                         | / /      |
| Correction Notice 3   |                         | / /      |
| Approved to Issue CSC |                         |          |
| By                    | Saheli Eldredson 3/2/26 |          |
|                       | DATE                    |          |

leaking at cut off

Risers  
Tracerwire 11/18/25

JEFFERSON COUNTY ON SITE SEPTIC SYSTEM  
AS-BUILT MAP FOR

PERMIT NO.:

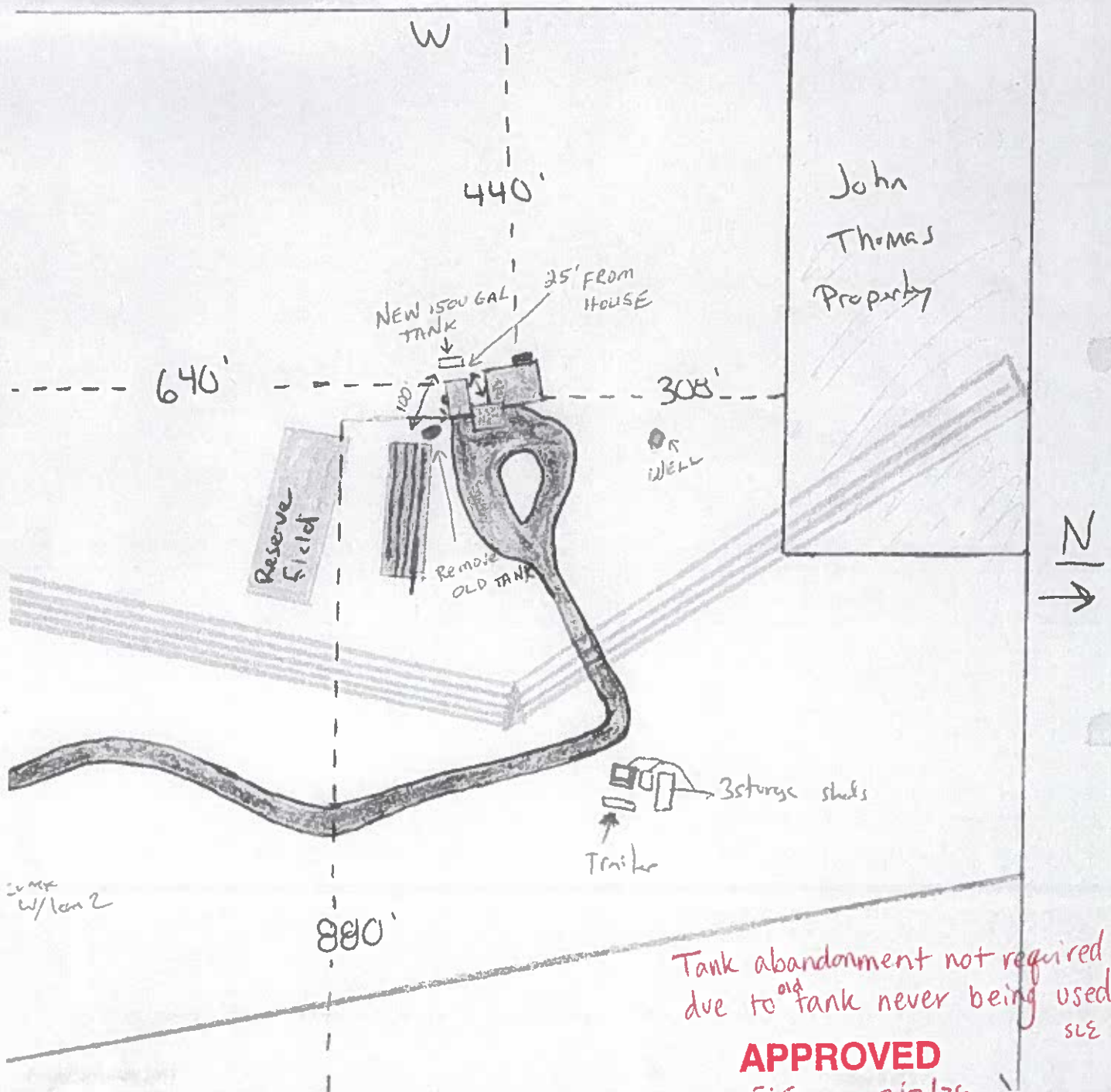
ACCOUNT NO.:

5969

TAX MAP NO.:

451-25-000176-PRMT

\*\* SHOW ALL SET BACKS; UTILITIES; STRUCTURES; DRIVEWAYS SLOPES AND COMPLETE SEPTIC SYSTEM WITH DIMENSIONS AND NORTH ARROW.



# Orenco® PF-Series 60Hz, 1-Phase Pumps

## Applications

Orenco's 60Hz, 1-phase, 4in (100mm) Submersible Effluent Pumps are designed to transport screened effluent (with low TSS counts) from septic or dosing tanks. These pumps are engineered using lightweight, corrosion-resistant stainless steel and polymers, and are field serviceable and repairable with common tools. They're also CSA and UL certified to US and Canadian safety standards for effluent pumps.

PF-Series pumps are used in a variety of applications, including pressurized drainfields, packed-bed filters, mounds, aerobic units, effluent irrigation, liquid-only (effluent) sewers, wetlands, lagoons, and more. These pumps are designed to be used with a Biotube® pump vault or after a secondary treatment system.



  
 C US  
 LR80980  
 LR2053896

Powered by  
**Franklin Electric**

## General

To specify this pump for your installation, require the following:

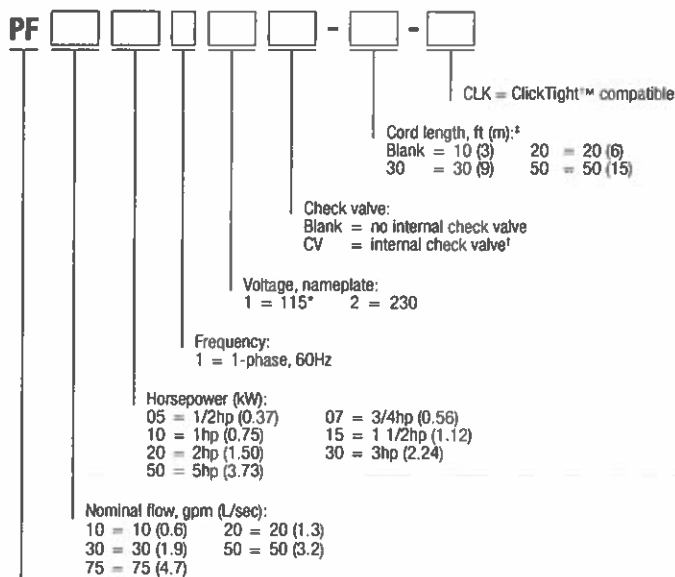
- Minimum 24-hour run-dry capability (liquid end) with no deterioration in pump life or performance\*
- 1/8in (3mm) bypass orifice to ensure flow recirculation for motor cooling and to prevent air binding
- 1/8in (3mm) mesh intake screen to limit solids
- Liquid-end repair kit availability for better long-term cost to own
- TRI-SEAL™ floating impeller design on 10, 20, and 30gpm (0.6, 1.3, and 1.9L/sec) models; floating stack design on 50 and 75gpm (3.2 and 4.7L/sec) models
- Franklin Electric Super Stainless motors are rated for continuous use and frequent cycling, with surge arrestors, hermetically sealed motor housing for moisture-free windings, and Kingsbury-type thrust bearing for thrust absorption
- Thermal overload protection trips at 203-221°F (95-105°C) for 1-phase motors through 1.5hp (1.12kW)
- Type SOOW 600V motor cable (model PF751512 uses 14 AWG, SJ00W, 300V cord)

\* Not applicable for 5hp (3.73kW) models

## Standard Models

See Specifications on page 2 for a list of standard pumps. For a complete list of available pumps, call Orenco.

## Product Code Diagram



Pump, PF-Series

\* 1/2hp (0.37kW) only

† Available for 10gpm (0.6L/sec), 1/2hp (0.37kW)

‡ Note: 20ft cords are available only for pumps through 1 1/2hp

## Specifications

| Pump Model                  | Design gpm<br>(L/sec) | Horsepower<br>(kW) | Phase | Nameplate<br>voltage | Actual<br>voltage | Design flow<br>amps | Max amps | Discharge size<br>and material <sup>1</sup> | Length<br>in (mm) | Min. liquid level<br>in (mm) <sup>2</sup> | Weight<br>lb (kg) <sup>3</sup> | Rated cycles<br>per day |
|-----------------------------|-----------------------|--------------------|-------|----------------------|-------------------|---------------------|----------|---------------------------------------------|-------------------|-------------------------------------------|--------------------------------|-------------------------|
| PF100511 <sup>9</sup>       | 10 (0.6)              | 0.50 (0.37)        | 1     | 115                  | 120               | 12.7                | 12.7     | 1¼in GFP                                    | 23.0 (584)        | 16 (406)                                  | 26 (12)                        | 300                     |
| PF100511CV <sup>9</sup>     | 10 (0.6)              | 0.50 (0.37)        | 1     | 115                  | 120               | 12.7                | 12.7     | 1¼in GFP                                    | 23.0 (584)        | 16 (406)                                  | 26 (12)                        | 300                     |
| PF100512 <sup>9</sup>       | 10 (0.6)              | 0.50 (0.37)        | 1     | 230                  | 240               | 6.3                 | 6.3      | 1¼in GFP                                    | 23.0 (584)        | 16 (406)                                  | 26 (12)                        | 300                     |
| PF100712 <sup>4,5,9</sup>   | 10 (0.6)              | 0.75 (0.56)        | 1     | 230                  | 240               | 8.3                 | 8.3      | 1¼in GFP                                    | 25.9 (658)        | 17 (432)                                  | 30 (14)                        | 300                     |
| PF101012 <sup>5,6,9</sup>   | 10 (0.6)              | 1.00 (0.75)        | 1     | 230                  | 240               | 9.6                 | 9.6      | 1¼in GFP                                    | 27.9 (709)        | 18 (457)                                  | 33 (15)                        | 100                     |
| PF200511 <sup>9</sup>       | 20 (1.3)              | 0.50 (0.37)        | 1     | 115                  | 120               | 12.3                | 12.5     | 1¼in GFP                                    | 22.3 (566)        | 18 (457)                                  | 25 (11)                        | 300                     |
| PF200512 <sup>9</sup>       | 20 (1.3)              | 0.50 (0.37)        | 1     | 230                  | 240               | 6.4                 | 6.5      | 1¼in GFP                                    | 22.5 (572)        | 18 (457)                                  | 26 (12)                        | 300                     |
| PF201012 <sup>4,5,9</sup>   | 20 (1.3)              | 1.00 (0.75)        | 1     | 230                  | 240               | 10.5                | 10.5     | 1¼in GFP                                    | 28.4 (721)        | 20 (508)                                  | 33 (15)                        | 100                     |
| PF201512 <sup>4,5</sup>     | 20 (1.3)              | 1.50 (1.12)        | 1     | 230                  | 240               | 12.4                | 12.6     | 1¼in GFP                                    | 34.0 (864)        | 24 (610)                                  | 41 (19)                        | 100                     |
| PF300511 <sup>9</sup>       | 30 (1.9)              | 0.50 (0.37)        | 1     | 115                  | 120               | 11.8                | 11.8     | 1¼in GFP                                    | 21.3 (541)        | 20 (508)                                  | 28 (13)                        | 300                     |
| PF300512 <sup>9</sup>       | 30 (1.9)              | 0.50 (0.37)        | 1     | 230                  | 240               | 6.2                 | 6.2      | 1¼in GFP                                    | 21.3 (541)        | 20 (508)                                  | 25 (11)                        | 300                     |
| PF300712 <sup>9</sup>       | 30 (1.9)              | 0.75 (0.56)        | 1     | 230                  | 240               | 8.5                 | 8.5      | 1¼in GFP                                    | 24.8 (630)        | 21 (533)                                  | 29 (13)                        | 300                     |
| PF301012 <sup>4,9</sup>     | 30 (1.9)              | 1.00 (0.75)        | 1     | 230                  | 240               | 10.4                | 10.4     | 1¼in GFP                                    | 27.0 (686)        | 22 (559)                                  | 32 (15)                        | 100                     |
| PF301512 <sup>4,5</sup>     | 30 (1.9)              | 1.50 (1.12)        | 1     | 230                  | 240               | 12.6                | 12.6     | 1¼in GFP                                    | 32.8 (833)        | 24 (610)                                  | 40 (18)                        | 100                     |
| PF302012 <sup>5,6,7</sup>   | 30 (1.9)              | 2.00 (1.49)        | 1     | 230                  | 240               | 11.0                | 11.0     | 1¼in SS                                     | 35.5 (902)        | 26 (660)                                  | 44 (20)                        | 100                     |
| PF303012 <sup>5,6,7,8</sup> | 30 (1.9)              | 3.00 (2.23)        | 1     | 230                  | 240               | 16.8                | 16.8     | 1¼in SS                                     | 44.5 (1130)       | 33 (838)                                  | 54 (24)                        | 100                     |
| PF305012 <sup>5,6,7,8</sup> | 30 (1.9)              | 5.00 (3.73)        | 1     | 230                  | 240               | 25.6                | 25.8     | 1¼in SS                                     | 66.5 (1689)       | 53 (1346)                                 | 82 (37)                        | 100                     |
| PF500511 <sup>9</sup>       | 50 (3.2)              | 0.50 (0.37)        | 1     | 115                  | 120               | 12.1                | 12.1     | 2in SS                                      | 20.3 (516)        | 24 (610)                                  | 27 (12)                        | 300                     |
| PF500512 <sup>9</sup>       | 50 (3.2)              | 0.50 (0.37)        | 1     | 230                  | 240               | 6.2                 | 6.2      | 2in SS                                      | 20.3 (516)        | 24 (610)                                  | 27 (12)                        | 300                     |
| PF500712 <sup>9</sup>       | 50 (3.2)              | 0.75 (0.56)        | 1     | 230                  | 240               | 8.5                 | 8.5      | 2in SS                                      | 23.7 (602)        | 25 (635)                                  | 31 (14)                        | 300                     |
| PF501012 <sup>9</sup>       | 50 (3.2)              | 1.00 (0.75)        | 1     | 230                  | 240               | 10.1                | 10.1     | 2in SS                                      | 27.0 (686)        | 26 (660)                                  | 35 (16)                        | 100                     |
| PF501512 <sup>4</sup>       | 50 (3.2)              | 1.50 (1.12)        | 1     | 230                  | 240               | 12.5                | 12.6     | 2in SS                                      | 32.5 (826)        | 30 (762)                                  | 41 (19)                        | 100                     |
| PF503012 <sup>4,5,7,8</sup> | 50 (3.2)              | 3.00 (2.23)        | 1     | 230                  | 240               | 17.7                | 17.7     | 2in SS                                      | 52.0 (1321)       | 37 (940)                                  | 55 (25)                        | 100                     |
| PF505012 <sup>5,6,7,8</sup> | 50 (3.2)              | 5.00 (3.73)        | 1     | 230                  | 240               | 26.2                | 26.4     | 2in SS                                      | 77.0 (1956)       | 55 (1397)                                 | 64 (29)                        | 100                     |
| PF751012 <sup>9</sup>       | 75 (4.7)              | 1.00 (0.75)        | 1     | 230                  | 240               | 9.9                 | 10.0     | 2in SS                                      | 27.0 (686)        | 27 (686)                                  | 34 (15)                        | 100                     |
| PF751512                    | 75 (4.7)              | 1.50 (1.12)        | 1     | 230                  | 240               | 12.1                | 12.3     | 2in SS                                      | 33.4 (848)        | 30 (762)                                  | 44 (20)                        | 100                     |

1. GFP = glass-filled polypropylene; SS = stainless steel. The 1 1/4in NPT GFP discharge is 2 7/8in octagonal across flats; the 1 1/4in NPT SS discharge is 2 1/8in octagonal across flats; and the 2in NPT SS discharge is 2 7/8in hexagonal across flats. Discharge is NPT threaded receptacle-style port, US nominal size, to accommodate Orenco discharge hose and valve assemblies. Consult your Orenco distributor about fittings to connect hose and valve assemblies to metric-sized piping.

2. Minimum liquid level is for single pumps when installed in an Orenco Biotube Pump Vault or Universal Flow Inducer. In other applications, minimum liquid level should be top of pump. Consult Orenco for more information.

3. Weight includes carton and 10ft (3m) cord.

4. High-pressure discharge assembly required.

5. Do not use cam-lock option (O) on discharge assembly.

6. Custom discharge assembly required for these pumps. Contact Orenco.

7. Capacitor pack (sold separately or installed in a custom control panel) required for this pump. Contact Orenco.

8. Torque locks are available for all pumps, and they are supplied with 3hp and 5hp pumps.

9. ClickTight™ compatible.

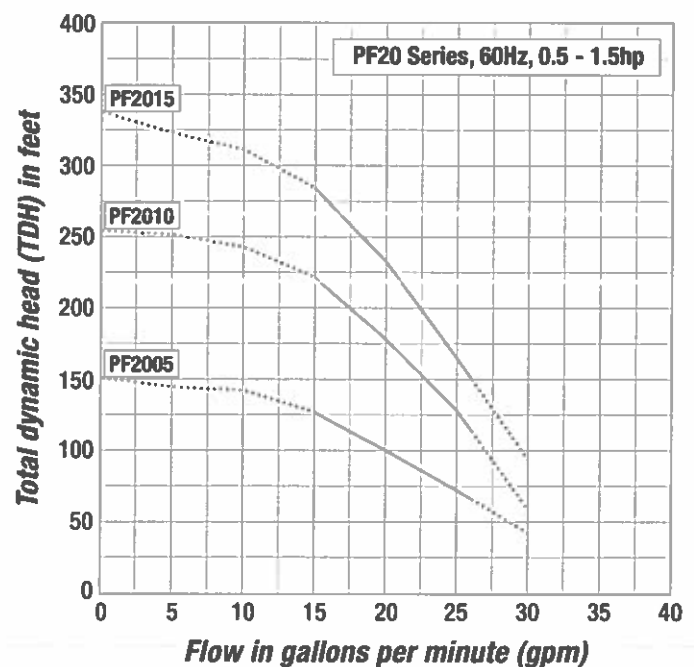
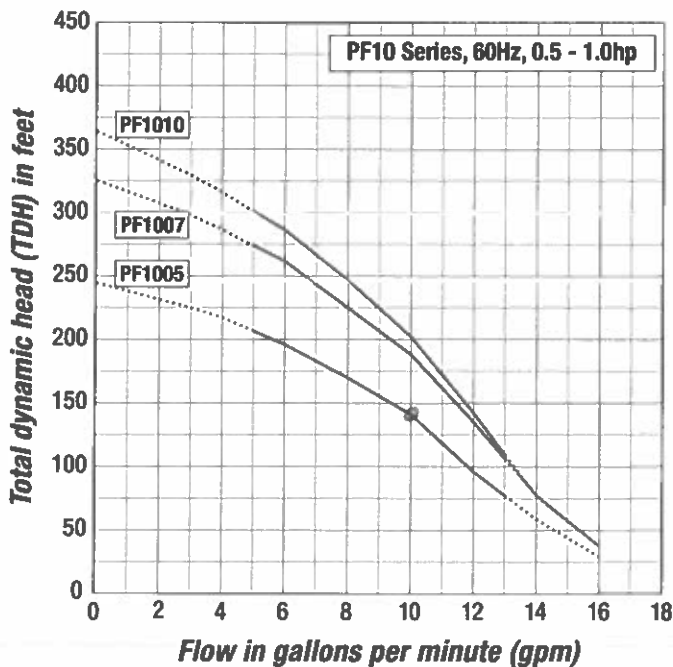
## Materials of Construction

|                    |                                                                                                                           |
|--------------------|---------------------------------------------------------------------------------------------------------------------------|
| Discharge          | Glass-filled polypropylene or stainless steel                                                                             |
| Discharge bearing  | Engineered thermoplastic (PEEK)                                                                                           |
| Diffusers          | Glass-filled PPO (SABIC's NORYL™ GFN3 resin)                                                                              |
| Impellers          | Celanese's Celcon® acetal copolymer on 10, 20, and 30gpm models; 50gpm impellers are NORYL GFN3 resin                     |
| Intake screen      | Polypropylene                                                                                                             |
| Suction connection | Stainless steel                                                                                                           |
| Drive shaft        | 7/16in hexagonal stainless steel, 300 series                                                                              |
| Coupling           | Sintered stainless steel, 300 series                                                                                      |
| Shell              | Stainless steel, 300 series                                                                                               |
| Motor              | Franklin Electric motor filled with deionized water and propylene glycol for constant lubrication. Stainless steel shell. |

## Using a Pump Curve

A pump curve helps you determine the best pump for your system. Pump curves show the relationship between flow (gpm or L/sec) and pressure (total dynamic head or TDH), providing a graphical representation of a pump's optimal performance range. Pumps perform best at their nominal flow rate – the value, measured in gpm, expressed by the first two numerals in an Orenco pump nomenclature. These graphs use solid lines to show the optimal pump operation range. Dashed lines indicate flow rates outside of the optimal range for each pump. For the most accurate pump specifications, use Orenco's PumpSelect™ software.

## Pump Curves





of water settings, it is important to assess the necessary volumes between the float switches and adjust them accordingly.

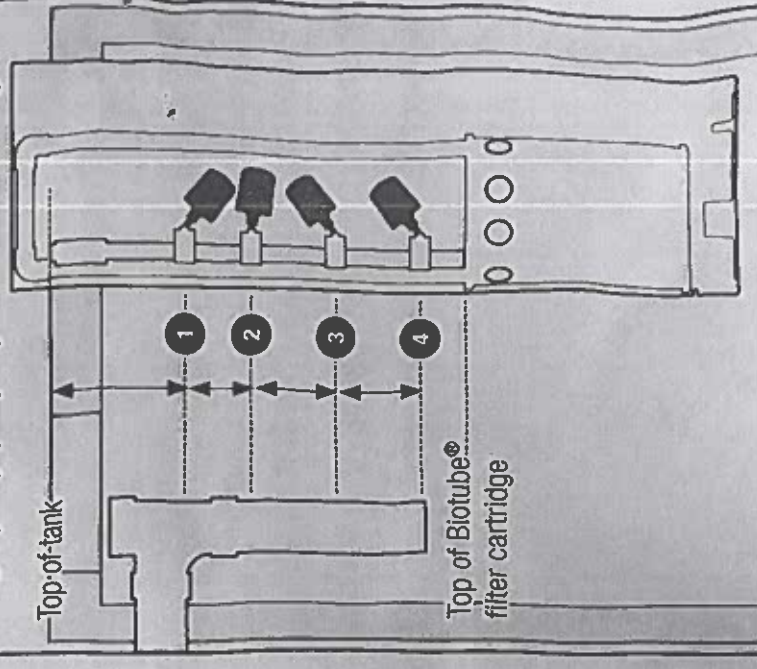
### **Single-Pump (Simplex) Systems, Demand-Dose**

- ① **High-Level Alarm:** Set at the same elevation as the tank inlet's invert.
- ② **Pump On or Pump On/Off:** Set 2in (51mm) below the High-Level Alarm.
- ③ **Pump Off (if used):** Set 2½in (64mm) below the switch above it.
  - Set this switch at least 5in (127mm) above the top of the filter cartridge if a Redundant Off/Low-Level Alarm (R/O) is used. If an R/O float switch is not used, set this switch at least 3in (76mm) above the top of the filter cartridge.
- ④ **Redundant Off/Low-Level Alarm (if used):** Set at least 2in (51mm) below the switch above it.
  - Set this switch at least 3in (76mm) above the top of the filter cartridge.
  - Make sure this float switch is above the pump's minimum liquid level.

### **Single-Pump (Simplex) Systems, Timed-Dose**

- ① **High-Level Alarm or High-Level Alarm/Timer Override:** Set at the same elevation as the tank inlet's invert.
- ② **Timer Override or Timer On/Off (if used):** Set 2in (51mm) below the High-Level Alarm.

**Single-pump (simplex) float switch settings**







Received  
2/26/26 SLB

bedded pressure  
line

# SELLER'S PROPERTY DISCLOSURE

---



## SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 4076 SW Park Ln, Culver, OR 97734  
 2 13131900-0104 (the "Property")

### INSTRUCTIONS TO THE SELLER

- 3 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your  
 4 explanation(s). If you are not claiming an exclusion or refusing to provide the form under [ORS 105.475\(4\)](#), you should date and sign each page of  
 5 this disclosure statement and each attachment.
- 6 Each seller of residential property described in [ORS 105.465](#) must deliver this form to each buyer who makes a written offer to purchase. Under [ORS](#)  
 7 [105.475\(4\)](#), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s)  
 8 of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under [ORS 105.470](#), fill out only Section 1.
- 9 An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the  
 10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the  
 11 seller's choice should be directed to a qualified attorney.

### DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

#### 12 Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:

13 You may claim an exclusion under [ORS 105.470](#) only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2  
 14 of this form completely.

15 *Initial only the exclusion you wish to claim.*

16 SGD This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #  
 17 451-20-001483-DWL, issued by Jefferson County Community Development.

18 \_\_\_\_\_ This sale is by a financial institution that acquired the Property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

19 \_\_\_\_\_ Seller is a court appointed (select only one) ☐ receiver, ☐ personal representative, ☐ trustee, ☐ conservator, or ☐ guardian.

20 \_\_\_\_\_ This sale or transfer is by a governmental agency.

21 Signature(s) of Seller(s) claiming exclusion:

22 Seller [Signature] Date/Time 6/30/26 ←

23 Print Stephen J. Davis

24 Seller [Signature] Date/Time 6/30/26 ←

25 Print Rachel Davis

26 Seller \_\_\_\_\_ Date/Time \_\_\_\_\_ ←

27 Print \_\_\_\_\_

28 Seller \_\_\_\_\_ Date/Time \_\_\_\_\_ ←

29 Print \_\_\_\_\_

30 Signature(s) of Buyer(s) to acknowledge Seller's claim:

31 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←

32 Print \_\_\_\_\_

33 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←

34 Print \_\_\_\_\_

35 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←

36 Print \_\_\_\_\_

37 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←

38 Print \_\_\_\_\_

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

OREF 020 | Released 01/2026 | Page 1 of 8

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**SELLER'S PROPERTY DISCLOSURE STATEMENT**

39 Property Address or Tax ID # 4076 SW Park Ln, Culver, OR 97734  
40 13131900-0104 (the "Property")

**IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION**

41 **Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:**  
42 (NOT A WARRANTY) ([ORS 105.464](#))

43 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE  
44 PROPERTY LOCATED AT 4076 SW Park Ln, Culver, OR 97734 (THE "PROPERTY").

45 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE  
46 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S  
47 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF  
48 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR  
49 PRIOR TO ENTERING INTO A SALE AGREEMENT.

50 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND  
51 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE,  
52 ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL  
53 INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

54 Seller (select one) ☐ is ☐ is not occupying the Property.

**I. SELLER'S REPRESENTATIONS**

55 The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan  
56 pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

57 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

58 **\*If you mark "Yes" on items with \*, attach a copy or explain on an attached sheet.**

**59 1. TITLE**

60 A. Do you have legal authority to sell the Property? ..... ☐ Yes ☐ No ☐ Unknown

61 B. \*Is title to the Property subject to any of the following? ..... ☐ Yes\* ☐ No ☐ Unknown

62 ☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate

63 C. \*Is the Property being transferred an unlawfully established unit of land? ..... ☐ Yes\* ☐ No ☐ Unknown

64 D. \*Are there any encroachments, boundary agreements, boundary disputes or  
65 recent boundary changes? ..... ☐ Yes\* ☐ No ☐ Unknown

66 E. \*Are there any rights of way, easements, licenses, access limitations or claims  
67 that may affect your interest in the Property? ..... ☐ Yes\* ☐ No ☐ Unknown

68 F. \*Are there any agreements for joint maintenance of an easement or right of way? ..... ☐ Yes\* ☐ No ☐ Unknown

69 G. \*Are there any governmental studies, designations, zoning overlays, surveys or  
70 notices that would affect the Property? ..... ☐ Yes\* ☐ No ☐ Unknown

71 H. \*Are there any pending or existing governmental assessments against the Property? ..... ☐ Yes\* ☐ No ☐ Unknown

72 I. \*Are there any zoning violations or nonconforming uses? ..... ☐ Yes\* ☐ No ☐ Unknown

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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## SELLER'S PROPERTY DISCLOSURE STATEMENT

73 Property Address or Tax ID # 4076 SW Park Ln, Culver, OR 97734  
 74 13131900-0104 (the "Property")

75 J. *\*Is there a boundary survey for the Property?* ..... ☐ Yes\* ☐ No ☐ Unknown

76 K. *\*Are there any covenants, conditions, restrictions or private assessments that affect*  
 77 *the Property?* ..... ☐ Yes\* ☐ No ☐ Unknown

78 L. *\*Is the Property subject to any special tax assessment or tax treatment that may*  
 79 *result in levy of additional taxes if the Property is sold?* ..... ☐ Yes\* ☐ No ☐ Unknown

### 80 2. WATER

#### 81 A. Household water

82 (1) The source of the water is (*select ALL that apply*): ☐ Public ☐ Community ☐ Private ☐ Other (*specify*) \_\_\_\_\_

#### 83 (2) Water source information:

84 a. *\*Does the water source require a water permit?* ..... ☐ Yes\* ☐ No ☐ Unknown  
 85 If yes, do you have a permit? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A

86 b. Is the water source located on the Property? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 87 *\*If not, are there any written agreements for a shared water source?* ..... ☐ Yes\* ☐ No ☐ Unknown ☐ N/A

88 c. *\*Is there an easement (recorded or unrecorded) for your access to or*  
 89 *maintenance of the water source?* ..... ☐ Yes\* ☐ No ☐ Unknown

90 d. If the source of water is from a well or spring, have you had any of the  
 91 following in the past 12 months? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 92 ☐ Flow test ☐ Bacteria test ☐ Chemical contents test

93 e. *\*Are there any water source plumbing problems or needed repairs?* ..... ☐ Yes\* ☐ No ☐ Unknown

94 (3) Are there any water treatment systems for the Property? ..... ☐ Yes ☐ No ☐ Unknown  
 95 ☐ Leased ☐ Owned

#### 96 B. Irrigation

97 (1) Are there any ☐ water rights or ☐ other irrigation rights for the Property? ..... ☐ Yes ☐ No ☐ Unknown

98 (2) *\*If any exist, has the irrigation water been used during the last five-year period?* ..... ☐ Yes\* ☐ No ☐ Unknown ☐ N/A

99 (3) *\*Is there a water rights certificate or other written evidence available?* ..... ☐ Yes\* ☐ No ☐ Unknown ☐ N/A

#### 100 C. Outdoor sprinkler system

101 (1) Is there an outdoor sprinkler system for the Property? ..... ☐ Yes ☐ No ☐ Unknown

102 (2) Has a back flow valve been installed? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A

103 (3) Is the outdoor sprinkler system operable? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A

### 104 3. SEWAGE SYSTEM

105 A. Is the Property connected to a public or community sewage system? ..... ☐ Yes ☐ No ☐ Unknown

106 B. Are there any new public or community sewage systems proposed for the Property? ..... ☐ Yes ☐ No ☐ Unknown

107 C. Is the Property connected to an on-site septic system? ..... ☐ Yes ☐ No ☐ Unknown

108 (1) If yes, when was the system installed? ..... ☐ Unknown ☐ N/A

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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## SELLER'S PROPERTY DISCLOSURE STATEMENT

109 Property Address or Tax ID # 4076 SW Park Ln, Culver, OR 97734  
 110 13131900-0104 (the "Property")

- 111 (2) *\*If yes, was the system installed by permit?* ..... ☐ Yes\* ☐ No ☐ Unknown ☐ N/A
- 112 (3) *\*Has the system been repaired or altered?* ..... ☐ Yes\* ☐ No ☐ Unknown ☐ N/A
- 113 (4) *\*Has the condition of the system been evaluated and a report issued?* ..... ☐ Yes\* ☐ No ☐ Unknown ☐ N/A
- 114 (5) Has the septic tank ever been pumped? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 115 If yes, when? ..... ☐ N/A
- 116 (6) Does the system have a pump? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 117 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 118 (8) *\*Is a service contract for routine maintenance required for the system?* ..... ☐ Yes\* ☐ No ☐ Unknown ☐ N/A
- 119 (9) Are all components of the system located on the Property? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 120 D. *\*Are there any sewage system problems or needed repairs?* ..... ☐ Yes\* ☐ No ☐ Unknown
- 121 E. Does your sewage system require on-site pumping to another level? ..... ☐ Yes ☐ No ☐ Unknown

122 **4. DWELLING INSULATION**

- 123 A. Is there insulation in the:
- 124 (1) Ceiling? ..... ☐ Yes ☐ No ☐ Unknown
- 125 (2) Exterior walls? ..... ☐ Yes ☐ No ☐ Unknown
- 126 (3) Floors? ..... ☐ Yes ☐ No ☐ Unknown
- 127 B. Are there any defective insulated doors or windows? ..... ☐ Yes ☐ No ☐ Unknown

128 **5. DWELLING STRUCTURE**

- 129 A. *\*Has the roof leaked?* ..... ☐ Yes\* ☐ No ☐ Unknown
- 130 If yes, has it been repaired? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 131 B. Are there any additions, conversions or remodeling? ..... ☐ Yes ☐ No ☐ Unknown
- 132 If yes, was a building permit required? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 133 If yes, was a building permit obtained? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 134 If yes, was final inspection obtained? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 135 C. Are there smoke alarms or detectors? ..... ☐ Yes ☐ No ☐ Unknown
- 136 D. Are there carbon monoxide alarms? ..... ☐ Yes ☐ No ☐ Unknown
- 137 E. Is there a woodstove or fireplace insert included in the sale? ..... ☐ Yes ☐ No ☐ Unknown
- 138 *\*If yes, what is the make?* .....
- 139 *\*If yes, was it installed with a permit?* ..... ☐ Yes\* ☐ No ☐ Unknown ☐ N/A
- 140 *\*If yes, is a certification label issued by the United States Environmental Protection*
- 141 *Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?* ..... ☐ Yes\* ☐ No ☐ Unknown ☐ N/A
- 142 F. *\*Has pest and dry rot, structural or "whole house" inspection been done within the*
- 143 *last three years?* ..... ☐ Yes\* ☐ No ☐ Unknown

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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## SELLER'S PROPERTY DISCLOSURE STATEMENT

144 Property Address or Tax ID # 4076 SW Park Ln, Culver, OR 97734  
 145 13131900-0104 (the "Property")

- 146 G. *\*Are there any moisture problems, areas of water penetration, mildew odors or*  
 147 *other moisture conditions (especially in the basement)?* ..... ☐ Yes\* ☐ No ☐ Unknown  
 148 *\*If yes, explain on attached sheet the frequency and extent of problem and any insurance*  
 149 *claims, repairs or remediation done.*
- 150 H. Is there a sump pump on the Property? ..... ☐ Yes ☐ No ☐ Unknown
- 151 I. Are there any materials used in the construction of the structure that are or have been  
 152 the subject of a recall, class action suit, settlement or litigation? ..... ☐ Yes ☐ No ☐ Unknown  
 153 If yes, what are the materials? \_\_\_\_\_
- 154 (1) Are there problems with the materials? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 155 (2) Are the materials covered by a warranty? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 156 (3) Have the materials been inspected? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 157 (4) Have there ever been claims filed for these materials by you or by previous owners? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 158 If yes, when? ..... ☐ N/A  
 159 (5) Was money received? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 160 (6) Were any of the materials repaired or replaced? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A

### 161 6. DWELLING SYSTEMS AND FIXTURES

- 162 If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?
- 163 A. Electrical system, including wiring, switches, outlets and service ..... ☐ Yes ☐ No ☐ Unknown  
 164 B. Plumbing system, including pipes, faucets, fixtures and toilets ..... ☐ Yes ☐ No ☐ Unknown  
 165 C. Water heater tank ..... ☐ Yes ☐ No ☐ Unknown  
 166 D. Garbage disposal ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 167 E. Built-in range and oven ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 168 F. Built-in dishwasher ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 169 G. Sump pump ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 170 H. Heating and cooling systems
- 171 (1) Heating systems ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 172 (2) Cooling systems ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 173 I. Security system ☐ Owned ☐ Leased ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 174 J. Are there any materials or products used in the systems and fixtures that are or have  
 175 been the subject of a recall, class action suit settlement or litigation? ..... ☐ Yes ☐ No ☐ Unknown  
 176 If yes, what product? \_\_\_\_\_
- 177 (1) Are there problems with the product? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 178 (2) Is the product covered by a warranty? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 179 (3) Has the product been inspected? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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## SELLER'S PROPERTY DISCLOSURE STATEMENT

180 Property Address or Tax ID # 4076 SW Park Ln, Culver, OR 97734  
 181 13131900-0104 (the "Property")

- 182 (4) Have claims been filed for this product by you or by previous owners? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A  
 183 If yes, when? \_\_\_\_\_
- 184 (5) Was money received? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 185 (6) Were any of the materials or products repaired or replaced? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A

186 **7. COMMON INTEREST**

- 187 A. Is there a Home Owners' Association or other governing entity? ..... ☐ Yes ☐ No ☐ Unknown  
 188 Name of Association or Other Governing Entity: \_\_\_\_\_  
 189 Contact Person: \_\_\_\_\_  
 190 Address: \_\_\_\_\_  
 191 Phone Number: \_\_\_\_\_
- 192 B. Regular periodic assessments: \$ \_\_\_\_\_ per ☐ Month ☐ Year ☐ Other \_\_\_\_\_
- 193 C. *\*Are there any pending or proposed special assessments?* ..... ☐ Yes\* ☐ No ☐ Unknown
- 194 D. Are there shared "common areas" or joint maintenance agreements for facilities  
 195 like walls, fences, pools, tennis courts, walkways or other areas co-owned in  
 196 undivided interest with others? ..... ☐ Yes ☐ No ☐ Unknown
- 197 E. Is the Home Owners' Association or other governing entity a party to pending  
 198 litigation or subject to an unsatisfied judgment? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A
- 199 F. Is the Property in violation of recorded covenants, conditions and restrictions or in  
 200 violation of other bylaws or governing rules, whether recorded or not? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A

201 **8. SEISMIC**

- 202 A. Was the house constructed before 1974? ..... ☐ Yes ☐ No ☐ Unknown  
 203 If yes, has the house been bolted to its foundation? ..... ☐ Yes ☐ No ☐ Unknown ☐ N/A

204 **9. GENERAL**

- 205 A. Are there problems with settling, soil, standing water or drainage on the Property  
 206 or in the immediate area? ..... ☐ Yes ☐ No ☐ Unknown
- 207 B. Does the Property contain fill? ..... ☐ Yes ☐ No ☐ Unknown
- 208 C. Is there any material damage to the Property or any of the structure(s) from fire,  
 209 wind, floods, beach movements, earthquake, expansive soils or landslides? ..... ☐ Yes ☐ No ☐ Unknown
- 210 D. Is the Property in a designated floodplain? ..... ☐ Yes ☐ No ☐ Unknown  
 211 Note: Flood insurance may be required for homes in a floodplain.
- 212 E. Is the Property in a designated slide or other geologic hazard zone? ..... ☐ Yes ☐ No ☐ Unknown
- 213 F. *\*Has any portion of the Property been tested or treated for asbestos, formaldehyde,  
 214 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated  
 215 soil or water?* ..... ☐ Yes\* ☐ No ☐ Unknown
- 216 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,  
 217 etc.) on the Property? ..... ☐ Yes ☐ No ☐ Unknown

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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## SELLER'S PROPERTY DISCLOSURE STATEMENT

218 Property Address or Tax ID # 4076 SW Park Ln, Culver, OR 97734  
 219 13131900-0104 (the "Property")

220 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? ..... ☐ Yes ☐ No ☐ Unknown  
 221 \*If yes, was a Certificate of Fitness issued? ..... ☐ Yes\* ☐ No ☐ Unknown ☐ N/A

### 222 10. FULL DISCLOSURE BY SELLER(S)

223 A. \*Are there any other material defects affecting this Property or its value that a  
 224 prospective buyer should know about?..... ☐ Yes\* ☐ No  
 225 \*If yes, describe the defect on attached sheet and explain the frequency and extent  
 226 of the problem and any insurance claims, repairs or remediation.

### VERIFICATION

227 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy  
 228 of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or  
 229 their agents.

230 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero) \_\_\_\_\_

231 Seller \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 232 Print Stephen Davis

233 Seller \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 234 Print Rachel Davis

235 Seller \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 236 Print \_\_\_\_\_

237 Seller \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
 238 Print \_\_\_\_\_

### II. BUYER'S ACKNOWLEDGMENT

239 A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by  
 240 utilizing diligent attention and observation.

241 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made  
 242 only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that  
 243 may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate  
 244 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in  
 245 another party's disclosure statement required by this section or any amendment to the disclosure statement.

246 C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges  
 247 receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

248 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE  
 249 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE  
 250 FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING  
 251 YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS  
 252 YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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**SELLER'S PROPERTY DISCLOSURE STATEMENT**

253 Property Address or Tax ID # 4076 SW Park Ln, Culver, OR 97734  
254 13131900-0104 (the "Property")

255 **BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.**

256 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
257 Print \_\_\_\_\_

258 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
259 Print \_\_\_\_\_

260 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
261 Print \_\_\_\_\_

262 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_ ←  
263 Print \_\_\_\_\_

264 Agent receiving disclosure statement on Buyer's behalf to sign and date:

265 Real Estate Agent \_\_\_\_\_ ← Real Estate Firm (*identify*) \_\_\_\_\_

266 Date received by Agent \_\_\_\_\_

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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OREGON REAL ESTATE AGENCY  
INITIAL DISCLOSURE  
PAMPHLET

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## OREGON REAL ESTATE AGENCY INITIAL AGENCY DISCLOSURE PAMPHLET OAR 863-015-215 (4)

*This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are required to provide this information to you when they first meet you.*

*This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and an agent or a Principal Broker.*

### Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller's Agent** - Represents the seller only;

**Buyer's Agent** - Represents the buyer only;

**Disclosed Limited Agent** - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

*The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.*

### Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer; and
- b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent representation.

### Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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A Seller's Agent owes the seller the following affirmative duties;

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

### **Duties and Responsibilities of Buyer's Agent**

An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent only. The Buyer's Agent is not representing the seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through the Seller's Agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A Buyer's Agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

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**LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE**

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Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

### **Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction**

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent; and
2. To the buyer, the duties listed above for a buyer's agent;
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same Principal Broker (a real estate agent who supervises other agents) establish agency relationships with different parties to the same transaction, only the Principal Broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The Principal Broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

***You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.***