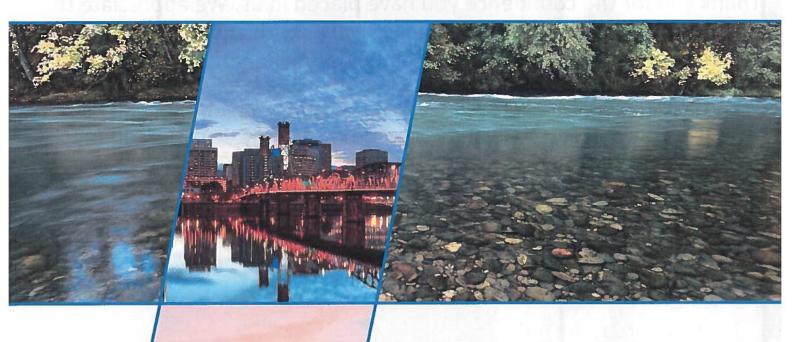


RESIDENTIAL DATA PACKAGE



185 GRANGE RD GRANTS PASS, OR 97526

Ticor Customer Services

744 NE. 7th Street Grants Pass, OR 97526 541.476.1171

OR-ttc-grantspasscustomerservice@ticortitle.com

1555 E. McAndrews Road Ste. 100 Medford OR. 97504 541,779,281

OR-ttc-medfordcustomerservice@ticortitle.com

940 NW Garden Valley Blvd. Ste 104 Roseburg Oregon 541-673-114

Or ttc roseburgcustomerservice@ticortitle.com

Thank you for the confidence you have placed in us. We appreciate the opportunity to serve you. Please call us with any questions.

This title information has been furnished, without charge, in conformance we guidelines approved by the State of Oregon Insurance Commissioner. The isurance Division cautions that indiscriminate use only benefiting intermediate will not be permitted. No liability is assumed for any errors in the record. The following information contains restricted, confidential, and/or person priminformation intended only for designated recipient please ensure direct delivery. If you have received this communication in error, please notify us immediately at the number listed above.

- - Property Account Summary (R303288) - -

Property: R303288 35-06-10-A0-002000-00 05 AVGERIS, JOHN G & (116209)
ACRES 1.67 AVGERIS, JOHN GEORGE SR

9323 PIPIT CT

KLAMATH FALLS, OR 97601

All Batch: Inq - Eff Date Paid: 02/10/2

[D# Bill ID Levied Tax Tax Paid Interest Amount Paid Date Pai 21. Current Taxes for bill 2016.37412, Levied tax of 1,271.24 1/3 Nov 15 423.75 423.75 423.75 11/15/16 2/3 Feb 15 423.75 406.80 <16.95> 406.80 11/15/16 May 15 423.74 402.55 <21.19> 402.55 11/15/16 3/3 1,233.10 1,233.10 <38.14> Total Paid:

*** No taxes are due on this property ***

*** End of Display ***

(P)revious	(U#) Up	(T) op	(.) More
Enter Option From A	bove, or <ret> or 'X'</ret>	to Exit:	

199,670

(G) en Appr

(.) More

\$

(L) and/Impr

(W) Spec Assmt

Property Data Selection Menu - -Owner: AVGERIS, JOHN G & Prop ID : R303288 (Real Estate) (116209) AVGERIS, JOHN GEORGE SR Map Tax Lot: 35-06-10-A0-002000-00 9323 PIPIT CT : ACRES 1.67 Legal KLAMATH FALLS, OR 97601 Situs : 185 GRANGE RD Year Built: 1976 GRANTS PASS, OR 97526 Living Area: 2016 Name(s) Area: 05 Sale Info : 2016 Roll Values Deed Type : BS RMV Land \$ 111,670 (+) Instrument: 12-006732 RMV Improvements 132,610 (+) 2016 Tax Status * No Taxes Due * RMV Total \$ 244,280 (=)Current Levied Taxes: 1,204.99 Total Exemptions \$ 0 66.25 Special Assessments : M5 Net Value \$ 244,280 M50 Assd Value

Enter Option from Above or <RET> to Exit: ___

(Y) primarY

(H) istory

(AD) Alt Disp

(O) wnership

	Appraisal Land and I Property ID: R303288 (Real E	_		
	Land S	Segments		
Land #	DescriptionPROP CLS	Size	RMV Total	Special U
L1	401 - TRACT-RES-IMPR 401	1.0000-AC	\$73,270	-
L2	401 - TRACT-RES-IMPR 401	0.6700-AC	\$6,830	
L3	OSD - ON SITE DEVELO 401		\$19,500	
L4	YARD - YARD IMPROVEM 401		\$1,000	
	Land Totals Lgl AC(1.67)	1.6700-AC	\$100,600	
	Impro	vements		
Imp #	Description	TYPE BLDG TYPE	#SEGS	RMV Tot
I1	RESIDENTIAL	R 131	1	\$99 , 2
12	FENCING	I 600	1	\$9
13	CONCRETE	I 200	2	\$1,7
I4	GP BLDG	I 200	1	\$15,6
	Enter 'C' To Display	Remaining Improve	ements	

Enter 'P' to Print Appraisal Card,
'L#' or 'I#' of Existing Segment, 'AM'-Amenities, 'AD'-Alt Disp, or <RET> to
::

-- Appraisal Land and Improvement Information -- Property ID: R303288 (Real Estate) 35-06-10-A0-002000-00

Neighborhood: 0500

-- Improvements --

	Impro	Veilleite	ن.		
Imp #	Description	TYPE	BLDG TYPE	#SEGS	RMV Tot
I5	SHED	I	200	1	\$1,5
16	SHED	I	200	1	\$3
		I	mprovement	Totals	\$119,4

Enter 'P' to Print Appraisal Card,
'L#' or 'I#' of Existing Segment, 'AM'-Amenities, 'AD'-Alt Disp, or <RET> to
t:

\$99,240

- - Improvement Maintenance - -

Property ID: R303288 35-06-10-A0-002000-00 Imp 1 Of 6

Owners Name: AVGERIS, JOHN G & Nbhd: 0500

Living Area/Value: 2,016 / \$99,240

L. Type Imp : R 7. Appr Method :

2. Description : RESIDENTIAL 8. Cost Value : \$99,240

3. Bldg Type : 131 (SFR CLASS 3 SINGLE ST 9. Income Value: \$0

1. Cmplx/Bldg : 10. Trend Adj% : 100.00%

5. M/S Zip Code: RMV Imprv: \$99,240

5. Comment :

-- Improvement Segments --

Seg ID Type - Description..... Class Area Mthd RMV Total S1 MA - MAIN.AREA 3 2016+ R \$99,240

Totals: 2016

T-Trend	CM-Comment	SK-Sketch	N-NextPg	(.) More

Enter Seg ID or <RET> to Exit: ___

Improvement Detail Maintenance - -

Property ID : R303288 35-06-10-A0-002Imp I1 Segment 1 OF 1

Type Improvement: R (RESIDENTIAL) Nbhd: Primary:(

1. Type Segment: MA (MAIN.AREA)

2. Appr Method: R Unit Pr=46.73 13. Heat/AC : HP@2016

14. Fireplace : WD.GS, WD.GS 3. Class : 3

4. Area : 2016 Eff: 2016 15. Ceiling

Dimensions : 16. Inter Comp : HF, DW

17. Exter Comp : SKT

5. Const Style : 18. Electric :

19. Bedrooms : 2

6. Foundation : CCB 20. Year Built : 1976 Eff: 1976

7. Exter Wall : BEV 21. Condition: A Depre: 7

8. Inter Finish: 22. % Adjust : QUP 110 Nbh%: 9. Roof Cover : CSMED

\$0BD FUNF 95

10. Roof Style : \$0FD

11. Flooring : DBL 23. Rep. Cost: 126,608 (78.

12. Plumbing : @32.8, 2BA, TOIL 24. RMV Total: 99,240

Enter 'N' for Next page, <RET> or 'X'-Exit:

Property Data Summary Screen

Owner: AVGERIS, JOHN G &

?rop ID : R303288 (Real Estate) (116209) AVGERIS, JOHN GEORGE SR

fap Tax Lot: 35-06-10-A0-002000-00 (LF) 9323 PIPIT CT

Legal : ACRES 1.67 KLAMATH FALLS, OR 97601

Acreage : 1.67 Zoning: RR2.5 Deferral PrCls: 4 :

Sale Info \$0)BA : :

Deed Type : 185 GRANGE RD 3itus : BS

GRANTS PASS, OR 97526 Instrument# : 12-006732

lode Areas : 05 (Tax Rate: 6.0350) Year Built : 1976

2016 Tax Status Living Area: 2016

Curr Tax & Assessments: 1,271.24 2016 Roll Values RMV Land Payments or Adjust : 1,233.10 \$ 111,670

Discount Allowed 38.14 RMV Improvements 132,610 RMV Total 0.00 \$ Jnpaid Balance 244,280

Interest Due 0.00 Total Exemptions \$ 0

[otal Due Current Year: 0.00 244,280 Net RMV \$ Delq Tax + Int + Fees : M50 Assd Value 0.00 199,670

3alance Due 0.00 Special Assessments: 66.25 Pot Add Tax Liab: Exemption (Type) : NONE

Inter <RET> to Exit:

TAX STATEMENTS SHALL BE SENT TO:

John George Avgeris, Sr. 185 Grange Road Grants Pass, OR 97526

AFTER RECORDING RETURN TO:

Gregory T. Day Davis, Adams, Freudenberg, Day & Galli 600 N.W. Fifth Street Grants Pass, OR 97526

JOSEPHINE COUNTY OFFICIAL RECORDS ART HARVEY, COUNTY CLERK 2012-006732

Cnt=1 Pgs=1 Stn=3 TMORRIS \$5.00 \$11.00 \$15.00 \$8.00 \$5.00

06/04/2012 03:06 PI Total:\$44.00



I, Art Harvey, County Clerk, certify that the within docume was received and duly recorded in the official records of Josephine County.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that CHERYL NADINE AVGERIS, 1782 Medart Lane, Grants Pass, OR 97527, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto JOHN GEORGE AVGERIS, SR., 185 Grange Road, Grants Pass, OR 97526, hereinafter called Grantee, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated at 185 Grange Road, Grants Pass, in the County of Josephine, State of Oregon, described as follows, to-wit:

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 10, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows: From the Northeast corner of Section 10, Township 35 South, Range 6 West of the Willamette Meridian, run South 600.10 feet along the Section line; thence West 1321.27 feet; thence South 00°02' East 320.41 feet to a point on the West line of that property described in Volume 147, Page 559, Josephine County Deed Records, for the true point of beginning of this description; thence East 275 feet, more or less, to a point in the West line of that property described in Volume 207, Page 49, Josephine County Deed Records; thence Southerly along the West line of said property described in Volume 207, Page 49, Josephine County Deed Records, to the Southwest corner of said tract described in the last referred to Deed and Recording; thence West 276.31 feet, more or less, to the Southwest counter of that property described in Volume 147, Page 559, Josephine County Deed Records; thence North 00° 02' West 283 feet, more or less, to the true point of beginning.

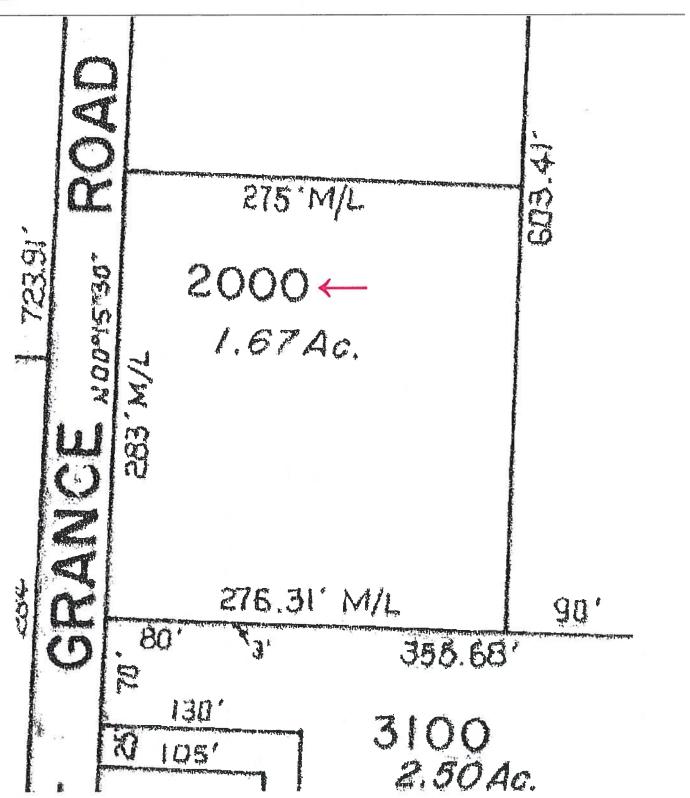
TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars is NONE. However, the actual consideration consists of a transfer made for estate planning purposes.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, TINDED ODS 105 200 105 201 AND 105 205 TO 105 226 AND SECTIONS 5 TO 15

AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.
IN WITNESS WHEREOF, the Grantor has executed this instrument this
CHERYL NADINE AVGERIS
STATE OF OREGON) U
County of Josephine) THIS INSTRUMENT was acknowledged before me on the
OFFICIAL SEAL SYLVIA A. LAKEY NOTARY PUBLIC-OREGON COMMISSION NO. 437376 MY COMMISSION EXPIRES MAY 15, 2013



Map & Tax Lot: Tax Lot



DOUGLAS COUNTY

940 NW Garden Valley Blvd. Ste. 104 Roseburg, Oregon 97471 P: 541-673-1146 F: 541-673-2118 or-ttc-roseburgtitle@ticortitle.com

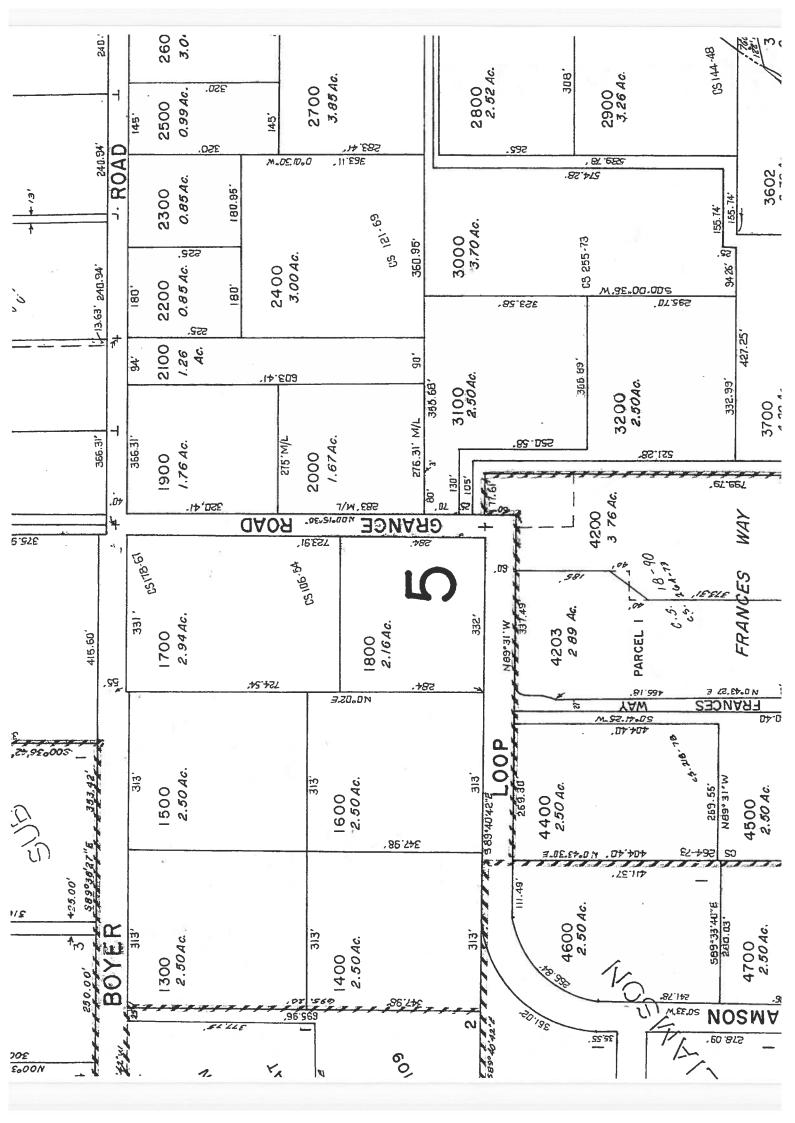
JACKSON COUNTY

1555 E. McAndrews Road, Ste. 100 Medford, Oregon 97504 P: 541-779-2811 F: 541-772-6079 or-ttc-medfordtitle@ticortitle.com

JOSEPHINE COUNTY

744 NE 7th Street Grants Pass, Oregon 97526 P: 541-476-1171 F: 541-476-1174 or-ttc-grantspasstitle@ticortitle.com

This print is made solely for the purpose of assisting in locating the premises, and the Company assumes no liability for information printed on this map, including but not limited to zoning, variations (if any) in area, actual dimensions, and locations as determined by survey.





Map & Tax Lot: Tax Lot



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