



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

44335 Hwy 62
10510084
332E010000200
Jackson

OWNER

Long, Daniel A Trustee Et Al

DATE PREPARED

Date: 03/14/2024

PREPARED BY

mconsulta@firstam.com



First American Title

Customer Service Department
541.776.4555
cservice@firstam.com

©2018 First American Financial Corporation and/or its affiliates.

All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



First American Title

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 03/14/2024

OWNERSHIP INFORMATION

Owner: Long, Daniel A Trustee Et Al
CoOwner:
Site: 44335 Hwy 62 Prospect OR 97536
Mail: 44335 Highway 62 Prospect OR 97536

Parcel #: 10510084
Ref Parcel #: 332E010000200
TRS: 33S / 02E / 01
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 002600 Block: 1232
Neighborhood:
School Dist: 59 Prospect
Impr Type:
Subdiv/Plat: Willamette Meridian
Land Use: 601 - Forest - Improved (typical of class)
Std Land Use: OTHR - Other
Zoning: County-FR - Forest Resource
Lat/Lon: 42.734112 / -122.534169
Watershed: Headwaters Rogue River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$269,300.00
Market Impr: \$506,020.00
Market Total: \$775,320.00 (2023)
% Improved: 65.00%
Assessed Total: \$430,210.00 (2023)
Levy Code: 5902
Tax: \$4,025.60 (2023)
Millage Rate: 9.0822
Exemption: \$0.00
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 2,995 SqFt	Year Built: 1933
Baths, Total: 2	First Floor: 2,285 SqFt	Eff Year Built: 1981
Baths, Full: 0	Second Floor: 710 SqFt	Lot Size Ac: 95.46 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 4,158,237 SqFt
Total Units: 2	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 2	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 1	Attic Fin: 0 SqFt	Roof Material: METAL
Cooling: No	Attic Unfin: 0 SqFt	Roof Shape:
Heating: Heat Pump	Attic Total: 0 SqFt	Ext Walls: MET - Metal
Building Style: RSO - Single Family	Garage: Attached 576 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
DANIEL A LONG	12/30/2020	49958		Deed		Conv/Unk
LONG D A & B B TRUST	12/30/2020	49960		Deed		Conv/Unk
DANIEL A LONG	03/20/2015	7936		Quit Claim	\$209,650.00	VA
LONG DANIEL A & BARBARA B TRUST	03/20/2015	7938		Quit Claim		Conv/Unk
LONG DANIEL A & BARBARA B TRUST	05/02/2014	10532		Deed		Conv/Unk
DANIEL A LONG	02/04/2014	2622		Deed Of Trust	\$165,000.00	VA
DANIEL A LONG	12/16/2013	41748		Deed		Conv/Unk
BEEBE BARBARA LIVING TRUST	08/04/2006	39390		Deed		Conv/Unk
BARBARA BEEBE	08/03/2006	39116	\$485,000.00	Deed	\$363,750.00	Conventional
MERIWETHER SOUTHERN OREGON LAN	01/01/2005	15531		Deed		Conv/Unk
LAMINORA PROPS INC	01/01/2005	62971	\$994,400.00	Deed		Conv/Unk
BOISE SOUTHERN OREGON LAND & T	01/01/2005	6324	\$90,586,340.00	Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMENT: 51479**PARCEL ID: 10510084**

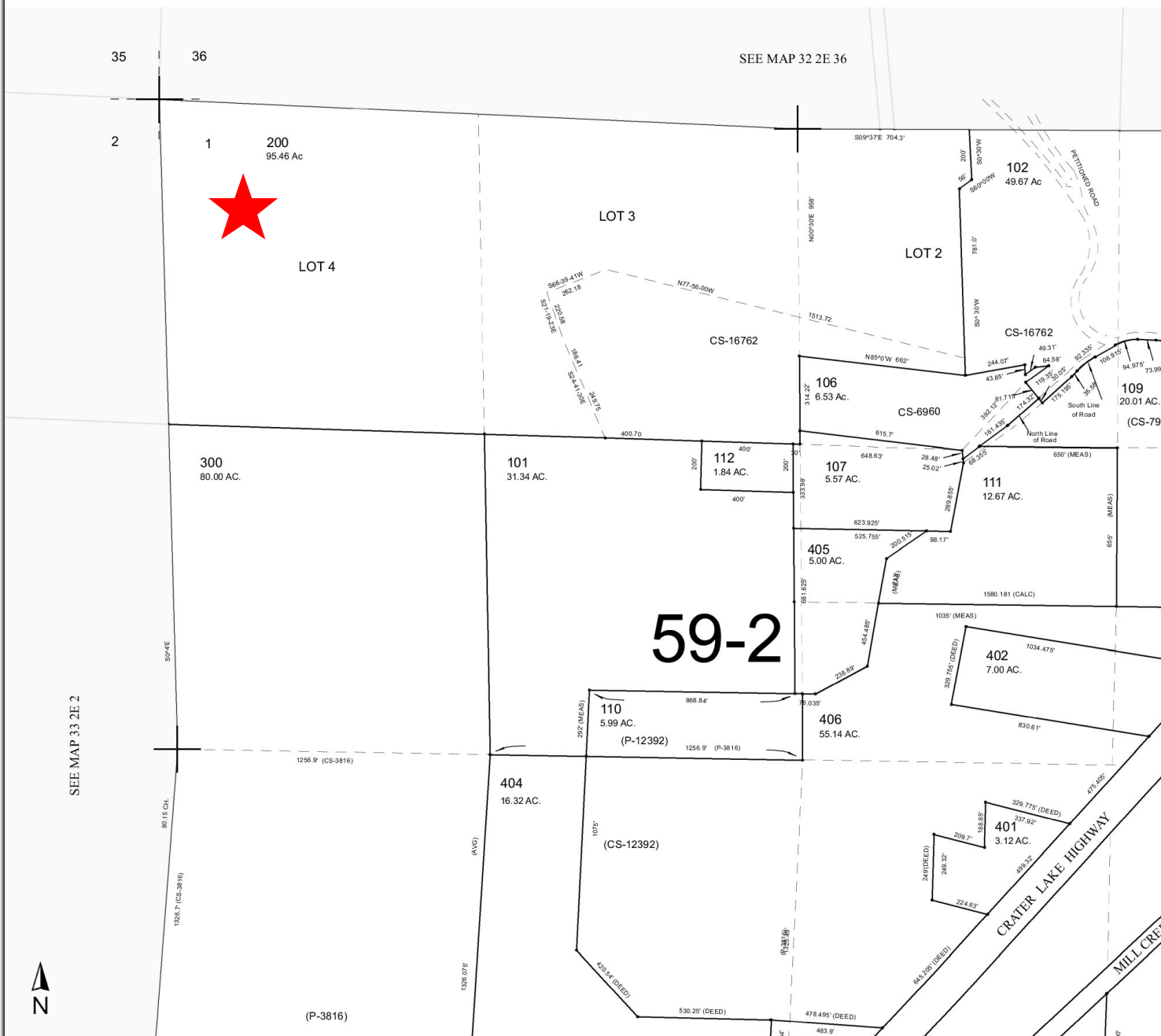
Year Built: 1930	Total SqFt: 0	Condition:
Bedrooms: 3	Finished SqFt: 2,405	Unfinished SqFt: 0
Bath Total: 2	1st Floor SqFt: 1,834	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 571	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

IMPROVEMENT: 51478**PARCEL ID: 10510084**

Year Built: 1933	Total SqFt: 0	Condition:
Bedrooms: 3	Finished SqFt: 2,995	Unfinished SqFt: 0
Bath Total: 2	1st Floor SqFt: 2,285	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 710	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

SECTION 1, T.33S., R.2E., W.M.
 JACKSON COUNTY
 1" = 400'

LAND
 LY



First American Title

ParcelID: 10510084

Tax Account #: 332E010000200

44335 Hwy 62, Prospect OR 97536

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Aerial Map



First American Title

Parcel ID: 10510084

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

Jackson County Official Records **2020-049958**
R-BSD
Stn=10 SHINGLJS **12/30/2020 10:02:40 AM**
\$15.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$107.00**

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Christine Walker - County Clerk

AFTER RECORDING RETURN TO:

Amrock
662 Woodward Avenue
Detroit, MI 48226

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)
STATUTORY BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160
Daniel A. Long and Barbara Beebe Long, trustees of the Daniel A. Long and Barbara Beebe Long Revocable Trust dated March 15, 2013

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160
Daniel A. Long and Barbara Beebe Long, husband and wife

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other
\$ 0.00 Other

5) SEND TAX STATEMENTS TO:
Daniel A. Long and Barbara Beebe Long
44335 Highway 62
Prospect, OR 97536

6) SATISFACTION of ORDER or WARRANT
ORS 205.125(1)(e)
CHECK ONE: FULL
(If applicable) PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)
\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____ TO CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

Prepared By:
Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**Until a Change is Requested,
Mail Tax Statements To:**
Daniel A. Long and Barbara Beebe Long
44335 Highway 62
Prospect, OR 97536

Return To:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
68556121-6722 85

STATUTORY BARGAIN AND SALE DEED

DANIEL A. LONG and **BARBARA BEEBE LONG**, Trustees of **THE DANIEL A. LONG AND BARBARA BEEBE LONG REVOCABLE TRUST DATED MARCH 15, 2013**, Grantors, convey to **DANIEL A. LONG** and **BARBARA BEEBE LONG**, husband and wife, Grantees, the following-described real property located in Jackson County, Oregon:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JACKSON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 2, 3 AND 4 OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 3 AND 4 OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2 OF SAID SECTION 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, SAID CORNER BEING MONUMENTED WITH A JACKSON COUNTY SURVEYORS MONUMENT AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 40' 04" EAST ALONG THE NORTHERLY LINE OF SAID SECTION, 704.34 FEET (DEED RECORD SOUTH 88° 37' EAST 704.5 FEET) TO A 1 INCH IRON PIPE, MARKED "PROP COR #2"; THENCE SOUTH 0° 21' 23" EAST 192.78 FEET (DEED RECORD SOUTH 0° 30' WEST 200.0 FEET 0 TO A 1 INCH IRON PIPE, MARKED "PROP COR #3"; THENCE SOUTH 68° 31' 34" WEST 58.08 FEET (DEED RECORD SOUTH 60° 00' WEST 68.00 FEET) TO A 1 INCH IRON PIPE, MARKED "PROP COR #4"; THENCE SOUTH 0° 08' 13" EAST 781.25 FEET (DEED RECORD SOUTH 0° 30' WEST 781.0 FEET) TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 373, PAGE 177, JACKSON COUNTY, OREGON, DEED RECORDS, SAID CORNER BEING MONUMENTED WITH A 1 INCH IRON PIPE MARKED "PROP COR #5, SAID CORNER HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 85° 16' 57" WEST 660.87 FEET TO A 4 1/2 INCH STEEL FENCE POST MARKED "PROP COR #5", SAID FENCE POST BEING ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID CENTERLINE 953 FEET TO THE TRUE POINT OF BEGINNING.

Commonly known as: 44335 Highway 62, Prospect, OR 97536

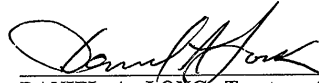
Parcel ID: 10510084

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE

PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 30th of SEPT, 20 20.



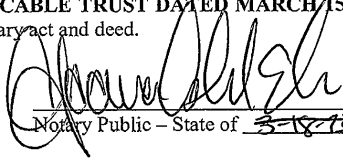
DANIEL A. LONG, Trustee of THE DANIEL A. LONG AND BARBARA BEEBE LONG REVOCABLE TRUST DATED MARCH 15, 2013



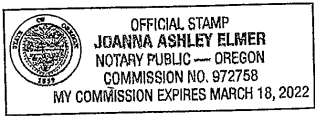
BARBARA BEEBE LONG, Trustee of THE DANIEL A. LONG AND BARBARA BEEBE LONG REVOCABLE TRUST DATED MARCH 15, 2013

State of Oregon)
County of Jackson) ss.

On the 30 day of September, 20 20, personally appeared before me the above-named DANIEL A. LONG and BARBARA BEEBE LONG, Trustees of THE DANIEL A. LONG AND BARBARA BEEBE LONG REVOCABLE TRUST DATED MARCH 15, 2013, who declared the foregoing instrument to be their voluntary act and deed.



Notary Public - State of 3-18-20 Oregon



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

14-Mar-2024

LONG DANIEL A TRUSTEE ET AL
44335 HIGHWAY 62
PROSPECT OR 97536-9703

Tax Account #	10510084	Lender Name	CLG - QUICKEN LOANS
Account Status	A	Loan Number	
Roll Type	Real	Property ID	5902
Situs Address	44335 HWY 62 PROSPECT/COUNTY OR	Interest To	Mar 14, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,025.60	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,843.84	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,719.86	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,607.08	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,495.00	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,221.39	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,162.31	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,970.34	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,867.97	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,523.63	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,286.57	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,047.26	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,085.14	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,186.12	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,010.32	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,606.39	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,543.73	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,637.17	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,590.43	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,543.60	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,514.98	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,482.49	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,541.57	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,469.88	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,578.73	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,442.05	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,473.49	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,639.10	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		