



# RESIDENTIAL DATA PACKAGE



1701 CARTON WAY  
GRANTS PASS, OR 97526

Ticor Customer Services

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- - Property Account Summary (R304433) - -  
Property: R304433 35-06-22-CD-001400-00 05 BOHLIN LIV TRUST, DK (58253)  
ACRES 0.34 %BOHLIN, DK TRUSTEE  
1701 CARTON WAY  
GRANTS PASS, OR 97526-9312

	All		Batch: Inq -			Eff Date Paid: 04/04/2017
17.	2012.35667	0	454.69	441.05	<13.64>	441.05 10/30/12
18.	2013.39105	0	456.71	443.01	<13.70>	443.01 11/15/13
19.	2014.39142	0	475.78	475.78	6.35	482.13 02/02/15
20.	2015.39363	0	488.59	488.59	15.20	503.79 04/04/16

	Third	Date Due	Levied Tax	Tax Due	Interest	Third Due	Balance Due
21.	Current Taxes for bill 2016.39251, Levied tax of 506.81						
	1/3 due	Nov 15	168.94	168.94	11.27	180.21	180.21
	2/3 due	Feb 15	168.94	168.94	4.51	173.45	353.66
	3/3 due	May 15	168.93	168.93		168.93	522.59
		Total Due:		506.81	15.78	522.59	
	*** End of Display ***						

(P)revious	(U#) Up	(T)op	(.) More
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Enter Option From Above, or <RET> or 'X' to Exit: \_\_

\* - - Property Data Selection Menu - -  
Owner: BOHLIN LIV TRUST, DK  
Prop ID : R304433 (Real Estate) (58253) %BOHLIN, DK TRUSTEE  
Map Tax Lot: 35-06-22-CD-001400-00 1701 CARTON WAY  
Legal : ACRES 0.34 GRANTS PASS, OR 97526-9312

Situs : 1701 CARTON WAY Year Built : 1980  
GRANTS PASS, OR 97526 Living Area: 1248

Name(s) :  
Area : 05

Sale Info : 2016 Roll Values  
Deed Type : WD RMV Land \$ 87,780 (+)  
Instrument: 00-8833 RMV Improvements \$ 33,830 (+)  
2016 Tax Status \* Unpaid Taxes \* RMV Total \$ 121,610 (=)  
Current Levied Taxes : 506.81 Total Exemptions \$ 20,160  
Special Assessments : M5 Net Value \$ 101,450  
M50 Assd Value \$ 83,980

(AD) Alt Disp (O)wnership	(Y) primary (H)istory	(L)and/Impr (W) Spec Assmt	(G)en Appr (.) More
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Enter Option from Above or <RET> to Exit: \_\_

- - Appraisal Land and Improvement Information - -  
Property ID: R304433 (Real Estate) 35-06-22-CD-001400-00  
Neighborhood : 0800

- - Land Segments - -

Land #	Description.....	PROP CLS	Size	RMV Total	Special Use
L1	401 - TRACT-RES-IMPR	401	0.3400-AC	\$72,000	\$0
L2	OSD - ON SITE DEVELO	401		\$8,600	\$0
L3	YARD - YARD IMPROVEM	401		\$3,000	\$0
	Land Totals	Lgl AC(0.34)	0.3400-AC	\$83,600	

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	MFD STRUCT; HI#	M	962	2	\$25,010
I2	METAL SHED NOTED	I	200	0	\$0
I3	DECK	I	200	2	\$3,430
I4	SHED	I	200	1	\$2,130
I5	CARPORT	I	962	2	\$1,650
	Improvement Totals				\$32,220

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

## - - Improvement Maintenance - -

Property ID: R304433 35-06-22-CD-001400-00 Imp 1 Of 5  
Owners Name: BOHLIN LIV TRUST, DK Nbhd: 0800  
Living Area/Value : 1,248 / \$23,210  
1. Type Imp : M 7. Appr Method :  
2. Description : MFD STRUCT; HI# 8. Cost Value : \$25,010  
3. Bldg Type : 962 (MFS CLASS 6 DOUBLE WI 9. Income Value: \$0  
4. Cmplx/Bldg : EXEMPT 10. Trend Adj% : 100.00%  
5. M/S Zip Code: RMV Imprv: \$25,010  
6. Comment : VIN# GDB0ID49793016;

## - - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MDW - MOBILE DOUBLE WIDE	M6	1248+	M	\$23,210
S2	MDWSKT - MH DBL WIDE SKIR	M6	152	M	\$1,800
Totals:			1248		\$25,010

T-Trend	CM-Comment	SK-Sketch	N-NextPg	(.) More
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Enter Seg ID or <RET> to Exit: \_\_\_\_

## - - Improvement Detail Maintenance - -

Property ID : R304433 35-06-22-CD-001Imp I1 Segment 1 OF 2  
Type Improvement: M (MFD STRUCT; HI#) Nbhd: Primary:0800  
Mobile Home ID : Serial Number :  
1. Type Segment: MDW (MOBILE DOUBLE W License XNumber :  
2. Appr Method : M Unit Pr=53.68 13. Heat/AC : FA.AC@1248  
3. Class : M6 14. Fireplace :  
4. Area : 1248 Eff: 1248 15. Ceiling :  
Dimensions : 52 X 24 16. Inter Comp : MSGL, MSTD, MHF, MDW\*  
17. Exter Comp : STM.DBL  
5. Make : GREAT LAKES 18. Electric :  
Model : 19. Bedrooms :  
6. Foundation : M.PIER 20. Year Built : 1980 Eff: 1980  
7. Exter Wall : MTLLAP 21. Condition: A Depre: 26  
8. Inter Finish: 22. % Adjust : Nbh%:  
9. Roof Cover : CSMED \$0BD  
10. Roof Style : \$0FD  
11. Flooring : STND 23. Rep. Cost: 89,273 ( 26.00)  
12. Plumbing : M2BA, MHU 24. RMV Total: 23,210

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

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## - - Improvement Detail Maintenance - -

Property ID : R304433 35-06-22-CD-001Imp I1 Segment 1 OF 2  
Type Improvement: M (MFD STRUCT; HI#) Nbhd: Primary:0800  
Mobile Home ID : Serial Number :  
1. Type Segment: MDW (MOBILE DOUBLE W License XNumber :  
2. Appr Method : M Unit Pr=53.68 25. Rooms :  
3. Class : M6  
4. Area : 1248 Eff: 1248 27. Add Factor 1:  
Dimensions : 52 X 24 28. Add Factor 2:  
29. Add Factor 3:  
5. Make : GREAT LAKES  
Model : New Construction  
6. Foundation : M.PIER 30. Except. Code:  
7. Exter Wall : MTLLAP Value :  
8. Inter Finish:  
9. Roof Cover : CSMED  
10. Roof Style :  
11. Flooring : STND  
12. Plumbing : M2BA, MHU

Enter 'P' for Previous page, <RET> or 'X'-Exit: \_\_

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## - - Improvement Detail Maintenance - -

Property ID : R304433 35-06-22-CD-001Imp I1 Segment 2 OF 2  
Type Improvement: M (MFD STRUCT; HI#) Nbhd: Primary:0800  
Mobile Home ID : Serial Number :  
1. Type Segment: MDWSKT (MH DBL WIDE License XNumber :  
2. Appr Method : M Unit Pr=45.45 13. Heat/AC :  
3. Class : M6 14. Fireplace :  
4. Area : 152 Eff: 152 15. Ceiling :  
Dimensions : 16. Inter Comp :  
17. Exter Comp :  
5. Make : 18. Electric :  
Model : 19. Bedrooms :  
6. Foundation : MCCP 20. Year Built : 1980 Eff: 1980  
7. Exter Wall : 21. Condition: Depre: 26  
8. Inter Finish: 22. % Adjust : Nbh%:  
9. Roof Cover : \$0BD  
10. Roof Style : \$0FD  
11. Flooring : 23. Rep. Cost: 6,908 ( 26.00)  
12. Plumbing : 24. RMV Total: 1,800

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

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## - - Improvement Detail Maintenance - -

Property ID : R304433 35-06-22-CD-001Imp I1 Segment 2 OF 2  
Type Improvement: M (MFD STRUCT; HI#) Nbhd: Primary:0800  
Mobile Home ID : Serial Number :  
1. Type Segment: MDWSKT (MH DBL WIDE License XNumber :  
2. Appr Method : M Unit Pr=45.45 25. Rooms :  
3. Class : M6  
4. Area : 152 Eff: 152 27. Add Factor 1:  
Dimensions : 28. Add Factor 2:  
29. Add Factor 3:  
5. Make :  
Model : New Construction  
6. Foundation : MCCP 30. Except. Code:  
7. Exter Wall : Value :  
8. Inter Finish:  
9. Roof Cover :  
10. Roof Style :  
11. Flooring :  
12. Plumbing :

Enter 'P' for Previous page, <RET> or 'X'-Exit: \_\_\_\_

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## - - General Appraisal Information - -

Property ID : R304433 (Real Estate)  
Owners Name : BOHLIN LIV TRUST, DK  
Legal Desc : ACRES 0.34

35-06-22-CD-001400-00

- |                 |          |                       |          |
|-----------------|----------|-----------------------|----------|
| 1. Last Apprsd: | 10/23/13 | Number Improvements : | 5        |
| 2. Appraiser :  | TGH      | Number Land Segments: | 3        |
| 3. Next Apprsl: |          |                       |          |
| 4. Next Reason: |          | Building Permits :    | OS411421 |
| 5. Maint Area : | A        |                       |          |
| 6. Utilities :  |          |                       |          |
| 7. Topography : |          |                       |          |
| 8. Access :     |          |                       |          |
| 9. Other :      | INSP-O   |                       |          |
| 10. Zone :      | CR2      |                       |          |
| 11. Remarks :   |          |                       |          |

Enter 'B' for Building Permits, 'RM' for remarks, or <RET> to Return:

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## - - Prior Year Roll and Supplemental Information - -

Property: R304433                      Nbhd: 0800                      Map Tax Lot: 35-06-22-CD-001400-00  
Owner Name: BOHLIN LIV TRUST, DK  
Legal: ACRES 0.34

	2017 Property	2016 History	2015 History	2014 History
Supp Code/#:				
Code Area:	05	05	05	05
Prop Class:	401	401	401	401
RMV L-NLSU:	83,600	87,780	83,600	70,610
RMV L-LSU:	0	0	0	0
RMV Imprv:	32,220	33,830	28,750	27,940
RMV Total:	115,820	121,610	112,350	98,550
LSU Value:	0	0	0	0
M5 Net Val:	95,060	101,450	92,780	79,550
M50 Assd:	86,500	83,980	81,540	79,170
Spcl Assmt:	0.00	0.00	0.00	0.00
Exemptions:	DV1S	DV1S	DV1S	DV1S
Exceptions:				

Enter 'N' for Next Page, Roll Year "##", or <RET> or 'X' to Exit: \_\_

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## - - Property Data Summary Screen - -

Prop ID	: R304433	(Real Estate)	Owner:	BOHLIN LIV TRUST, DK
Map Tax Lot:	35-06-22-CD-001400-00	(LF)	(58253)	%BOHLIN, DK TRUSTEE
Legal	: ACRES 0.34			1701 CARTON WAY
				GRANTS PASS, OR 97526-9312
Acreage	: 0.34	Zoning: CR2	Deferral	: PrCls: 401
DBA	:		Sale Info	: \$0
Situs	: 1701 CARTON WAY		Deed Type	: WD
	GRANTS PASS, OR 97526		Instrument#	: 00-8833
Code Areas	: 05 (Tax Rate: 6.0350)		Year Built	: 1980
	2016 Tax Status		Living Area	: 1248
Curr Tax & Assessments:	506.81		2016 Roll Values	
Payments or Adjust	: 0.00	RMV Land	\$	87,780 (+)
Discount Allowed	: 0.00	RMV Improvements	\$	33,830 (+)
Unpaid Balance	: 506.81	RMV Total	\$	121,610 (=)
Interest Due(04/04/17):	15.78	Total Exemptions	\$	20,160 (-)
Total Due Current Year:	522.59	Net RMV	\$	101,450 (=)
Delq Tax + Int + Fees	: 0.00	M50 Assd Value	\$	83,980
Balance Due	: 522.59	Special Assessments:	NONE	
Pot Add Tax Liab:		Exemption(Type)	: DV1S	

Enter &lt;RET&gt; to Exit:



EXHIBIT "A"

PARCEL 1:

Lot 15, FIRST ADDITION TO MERLIN MANOR SUBDIVISION, Josephine County, Oregon.

PARCEL 2:

A parcel of land lying in ROGUE RIVER ORCHARD COMPANY'S FIRST SUBDIVISION, Josephine County, Oregon, more particularly described as follows: Commencing at a point on the Northeasterly line of Merlin Road, said point also being the most Southerly corner of Lot 13 of the first Addition to Merlin Manor Subdivision; thence South 32° 36' East 62.9 feet along the Northeasterly line of the Merlin Road to the Southwest corner of a parcel of land described in Volume 257, Page 323, Josephine County Deed Records; thence North 48° 33' East to a point that is south 45° 00' East from the Southerly corner of Lot 16 of First Addition to Merlin Manor Subdivision, the true point of beginning of this description; thence North 45° 00' West 78 feet, more or less, to the Southerly corner of Lot 16 of First Addition to Merlin Manor Subdivision; thence South 45° West 75 feet; thence South 45° 00' East 78 feet, more or less, to a point that bears South 48° 33' West from the true point of beginning; thence North 48° 33' East to the true point of beginning.

TOGETHER WITH an easement for subsurface sewage disposal system, created by instrument recorded November 7, 1979, Volume 339, Page 2091, Records of Josephine County, Oregon.

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.
2. An easement created by instrument, including the terms and provisions thereof,  
Recorded: May 4, 1955, Volume 177, Page 470,  
Records of Josephine County, Oregon.  
In favor of: The California Oregon Power Company  
For: Facilities for transmission and distribution of electricity  
Affects: No specific location given
3. Covenants and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.  
Recorded on the plat of Rogue River Orchard Company's First Subdivision.
4. Merlin Water Service-Installation Incentive Agreement created by instrument, including the terms and provisions thereof,  
Recorded: August 18, 1992, Document No: 92-17446, Volume 148, Page 2437.  
Records of Josephine County, Oregon  
Between: City of Grants Pass and Helen E. Cook

INSTRUMENT 00-883  
STATE OF OREGON  
COUNTY OF JOSEPHINE

I, County Clerk and ex-officio Recorder of  
Conveyances, in and for said County, do  
hereby certify that the within instrument was  
received for record and recorded at

Date: 1/21/00 Time: 11:31 AM

in the Josephine County Book of Records.  
GEORGETTE BROWN, COUNTY CLERK

By Deputy: 

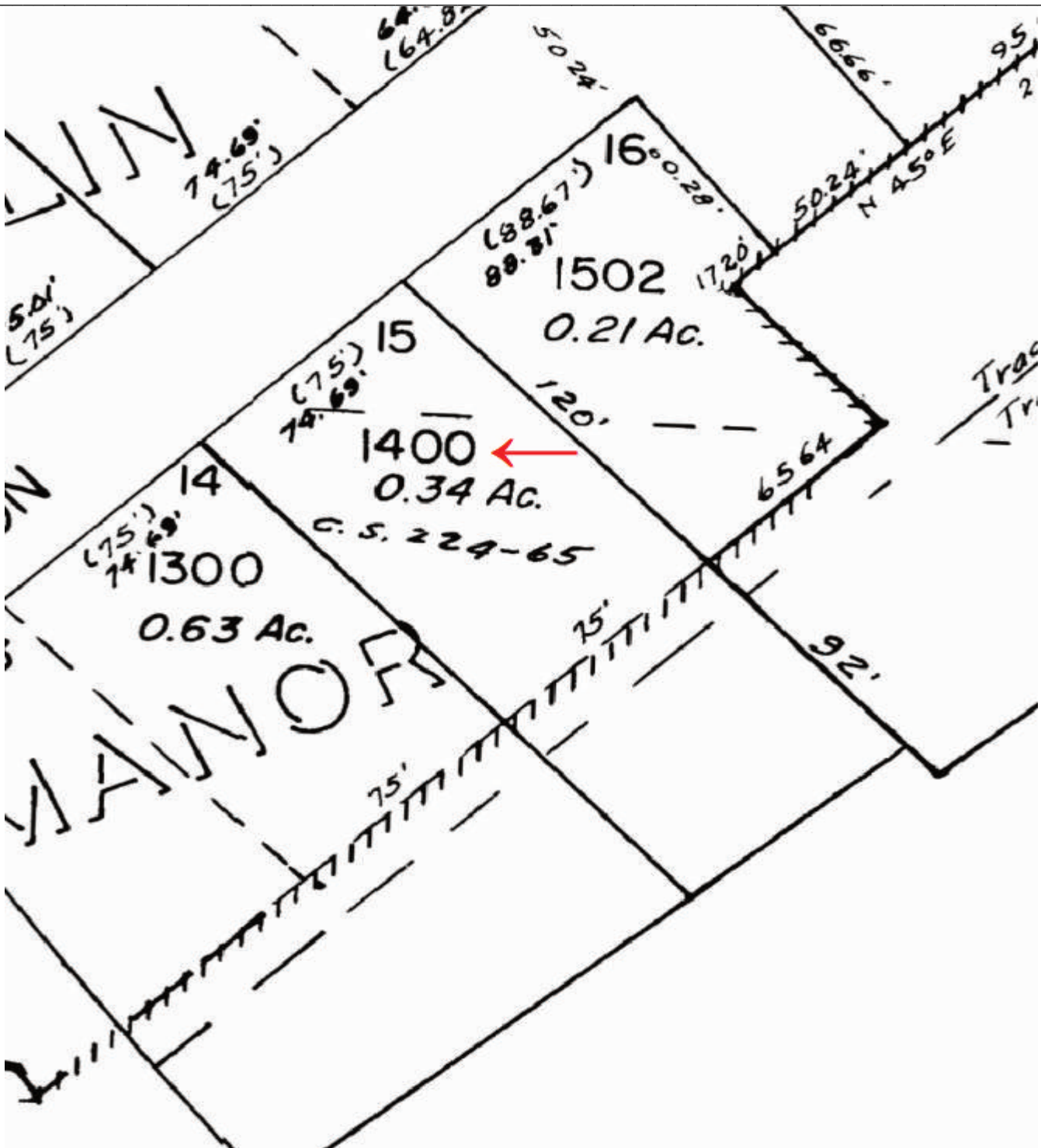
# Pages: 2 Fee: \$21.00

Hand Returned ☐ Mailed ☒ Held ☐



# TICOR TITLE™

Map & Tax Lot: 350622CD Tax Lot: 1400



## DOUGLAS COUNTY

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## JOSEPHINE COUNTY

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## JOSEPHINE COUNTY

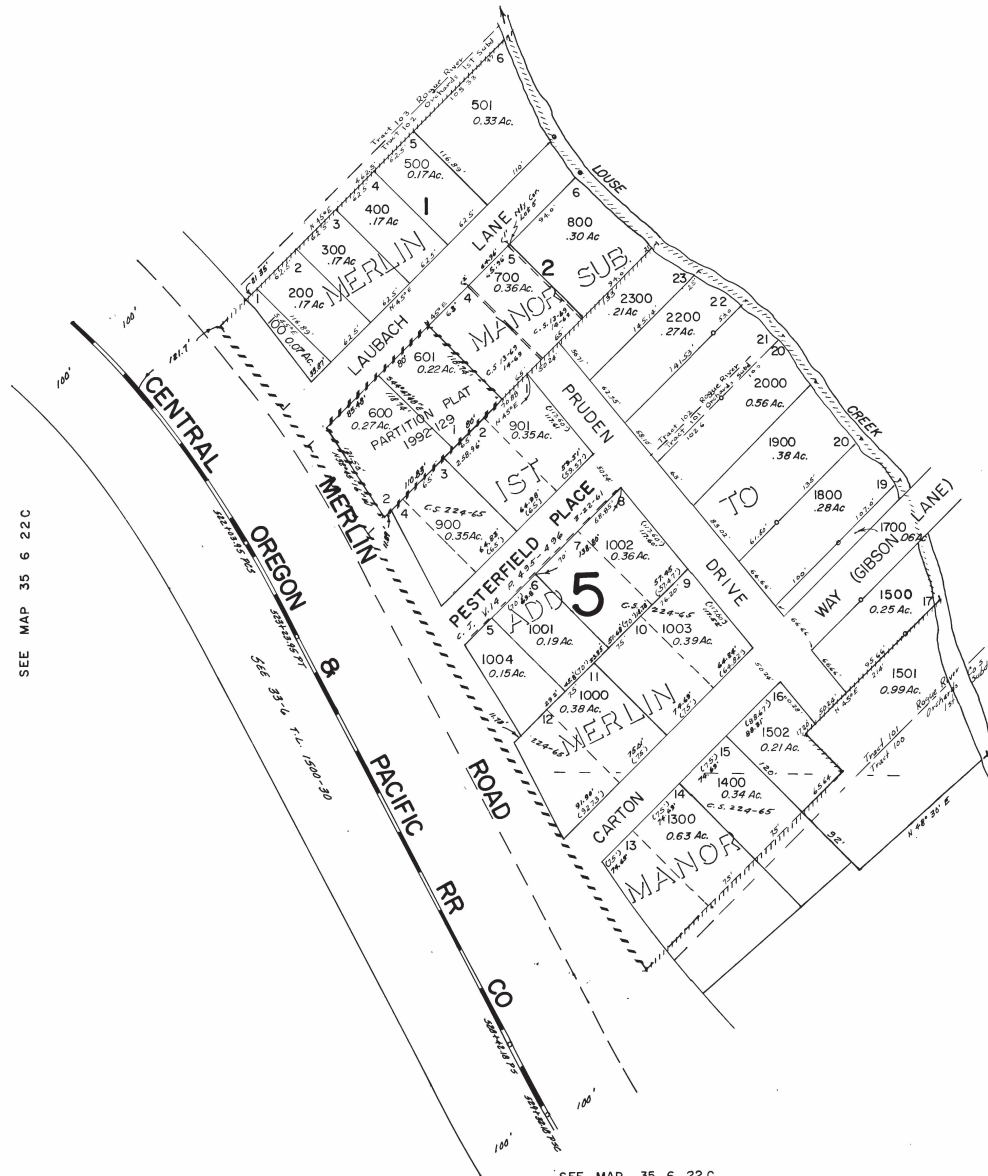
SCALE 1"=100'

This map was prepared for  
assessment purpose only.

SEE MAP 35 6 22C

CANCELLED T.L.

2100  
690  
1600  
701  
1100  
1200  
691



SEE MAP 35 6 22C

1  
S. 1/4 COR.  
SEC. 22 T35S R6WWM



# TICOR TITLE™

Map & Tax Lot: 350622CD Tax Lot: 1400



## DOUGLAS COUNTY

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## JACKSON COUNTY

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## JOSEPHINE COUNTY

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