



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

602 Crater Lake Ave

Parcel #: 10329854

Map & Taxlot #: 371W19DB01200

County: Jackson

OWNER

Shamrock Square LLC

Peggy, K Atkinson

DATE PREPARED

01/22/2026

PREPARED BY

lrking@firstam.com



First American Title

Customer Service Department

541.776.4555

cservice@firstam.com

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First American Title™

13,683 ~~sq~~
1.19 Ac

Jackson County Property Profile Information

Parcel #: 10329854

Tax Acct#: 371W19DB01200

Owner: **Shamrock Square LLC**

CoOwner: Peggy, K Atkinson

Site: **602 Crater Lake Ave**

Medford OR 97504 - 6523

Mail: 3743 Westover Blvd

Central Point OR 97502 - 1347

Land Use: 201 Commercial - Improved (typical of class)

Std Land Use: 2043 - Commercial Building

Legal:

Twn/Rng/Sec: 37S / 01W / 19 / SE

1,633,923 -

ASSESSMENT & TAX INFORMATION

Market Total: **\$347,410.00**

Market Land: **\$243,170.00**

Market Impr: **\$104,240.00**

Assessment Year: **2025**

Assessed Total: **\$332,920.00**

Exemption:

2024 Taxes: **\$4,828.27**

Levy Code: 4901

Levy Rate: 14.9375

PROPERTY CHARACTERISTICS

Year Built:

Bedrooms:

Bathrooms:

Total SF: 2,940 SqFt

Basement SF:

Lot Size: 0.20 Acres (8,712 SqFt)

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: Medford-C-C

School Dist: 549 Medford

Primary School: Roosevelt Elementary School

Middle School: Hedrick Middle School

High School: North Medford High School

Census: 4000 - 000502

Watershed: Bear Creek

Recreation:

SALE & LOAN INFORMATION

Sale Date: 04/08/2013

Sale Amount:

Document #: 108993

Deed Type: WD

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

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IMPROVEMENT: 59486		PARCEL ID: 10329854
Improvement Use: 505	Improvement Desc: COMMERCIAL Row Store	Year Built:
% Complete:	Condition:	Eff Year Built:
Total SqFt: 2,940	Bedrooms:	Roof Type:
Finished SqFt: 2,940	Bathrooms:	Roof Mat:
Unfinished SqFt:		Garage SqFt:
1st Floor SqFt:	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unfin SqFt:	Heat Type:

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

22-Jan-2026

SHAMROCK SQUARE LLC
 PEGGY K ATKINSON
 3743 WESTOVER BLVD
 CENTRAL POINT OR 97502-1347

Tax Account #	10329854	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4901
Situs Address	602 CRATER LAKE AVE MEDFORD OR	Interest To	Jan 22, 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	\$4,931.60	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,828.27	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,680.30	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,566.14	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,448.16	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,139.98	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,216.90	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,233.65	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,925.53	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,951.42	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,993.53	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,039.86	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,886.54	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,334.71	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,242.04	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,158.32	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,047.58	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,946.92	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,798.79	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,394.88	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,280.87	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,212.47	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,136.55	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,052.39	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,973.28	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,874.23	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,735.80	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,653.21	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,556.66	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,735.55	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



First American Title™

Jackson County Property Profile Information

Parcel #: 10329862

Tax Acct#: 371W19DB01300

Owner: **Shamrock Square LLC**

CoOwner: Peggy, K Atkinson

Site: **610 Crater Lake Ave**

Medford OR 97504 - 6523

Mail: 3743 Westover Blvd

Central Point OR 97502 - 1347

Land Use: 201 Commercial - Improved (typical of class)

Std Land Use: 2043 - Commercial Building

Legal:

Twn/Rng/Sec: 37S / 01W / 19 / SE

ASSESSMENT & TAX INFORMATION

Market Total: **\$792,050.00**

Market Land: **\$625,280.00**

Market Impr: **\$166,770.00**

Assessment Year: **2025**

Assessed Total: **\$792,050.00**

Exemption:

2024 Taxes: **\$11,611.46**

Levy Code: 4901

Levy Rate: 14.9375

SALE & LOAN INFORMATION

Sale Date: 04/08/2013

Sale Amount:

Document #: 108993

Deed Type: WD

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built:

Bedrooms:

Bathrooms:

Total SF: 6,679 SqFt

Basement SF:

Lot Size: 0.62 Acres (27,007 SqFt)

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: Medford-C-C

School Dist: 549 Medford

Primary School: Roosevelt Elementary School

Middle School: Hedrick Middle School

High School: North Medford High School

Census: 4000 - 000502

Watershed: Bear Creek

Recreation:

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IMPROVEMENT: 60906**PARCEL ID: 10329862**

Improvement Use: 505

Improvement Desc: COMMERCIAL Row
Store

Year Built:

% Complete:

Condition:

Eff Year Built:

Total SqFt: 6,679

Bedrooms:

Roof Type:

Finished SqFt: 6,679

Bathrooms:

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt:

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt:

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:

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

22-Jan-2026

SHAMROCK SQUARE LLC
 PEGGY K ATKINSON
 3743 WESTOVER BLVD
 CENTRAL POINT OR 97502-1347

Tax Account #	10329862	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4901
Situs Address	610 CRATER LAKE AVE MEDFORD OR	Interest To	Jan 22, 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	\$12,084.77	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,611.46	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,522.13	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,241.08	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,950.55	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,439.02	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,614.36	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,652.56	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,949.90	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,009.38	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,105.02	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,210.70	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,861.29	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,670.90	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,442.79	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,236.53	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,963.49	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,715.79	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,350.94	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,356.60	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,075.98	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,907.50	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,720.60	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,513.31	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,318.54	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,074.63	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,734.05	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,530.78	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,293.10	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,733.45	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



First American Title™

Jackson County Property Profile Information

Parcel #: 10329848
Tax Acct#: 371W19DB01400
Owner: **Shamrock Square LLC**
CoOwner: Peggy, K Atkinson
Site: **624 Crater Lake Ave**
Medford OR 97504 - 6523
Mail: 3743 Westover Blvd
Central Point OR 97502 - 1347
Land Use: 201 Commercial - Improved (typical of class)
Std Land Use: 2043 - Commercial Building
Legal:
Twn/Rng/Sec: 37S / 01W / 19 / SE

ASSESSMENT & TAX INFORMATION

Market Total: **\$480,780.00**
Market Land: **\$382,110.00**
Market Impr: **\$98,670.00**
Assessment Year: **2025**
Assessed Total: **\$445,880.00**
Exemption:
2024 Taxes: **\$6,466.44**
Levy Code: 4901
Levy Rate: 14.9375

SALE & LOAN INFORMATION

Sale Date: 04/08/2013
Sale Amount:
Document #: 108993
Deed Type: WD
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

PROPERTY CHARACTERISTICS

Year Built:
Bedrooms:
Bathrooms:
Total SF: **4,064 SqFt**
Basement SF:
Lot Size: 0.37 Acres (16,117 SqFt)
Garage SF:
Heat Source:
Fireplace:
Lot:
Block:
Plat/Subdiv:
Zoning: Medford-C-C
School Dist: 549 Medford
Primary School: Roosevelt Elementary School
Middle School: Hedrick Middle School
High School: North Medford High School
Census: 4000 - 000502
Watershed: Bear Creek
Recreation:

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IMPROVEMENT: 60905**PARCEL ID: 10329848**

Improvement Use: 505

Improvement Desc: COMMERCIAL Row
Store

Year Built:

% Complete:

Condition:

Eff Year Built:

Total SqFt: 4,064

Bedrooms:

Roof Type:

Finished SqFt: 4,064

Bathrooms:

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt:

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt:

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unfin SqFt:

Heat Type:

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

22-Jan-2026

SHAMROCK SQUARE LLC
 PEGGY K ATKINSON
 3743 WESTOVER BLVD
 CENTRAL POINT OR 97502-1347

Tax Account #	10329848	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4901
Situs Address	624 CRATER LAKE AVE MEDFORD OR	Interest To	Jan 22, 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	\$6,604.91	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,466.44	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,268.36	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,115.46	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,957.44	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,729.66	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,836.11	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,859.31	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,432.73	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,468.78	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,526.94	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,591.08	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,378.96	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,668.52	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,547.31	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,437.76	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,292.78	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,161.30	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,967.57	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,439.30	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,290.26	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,200.80	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,101.55	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,991.42	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,888.08	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,758.59	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,577.63	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,469.50	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,343.28	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,577.22	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

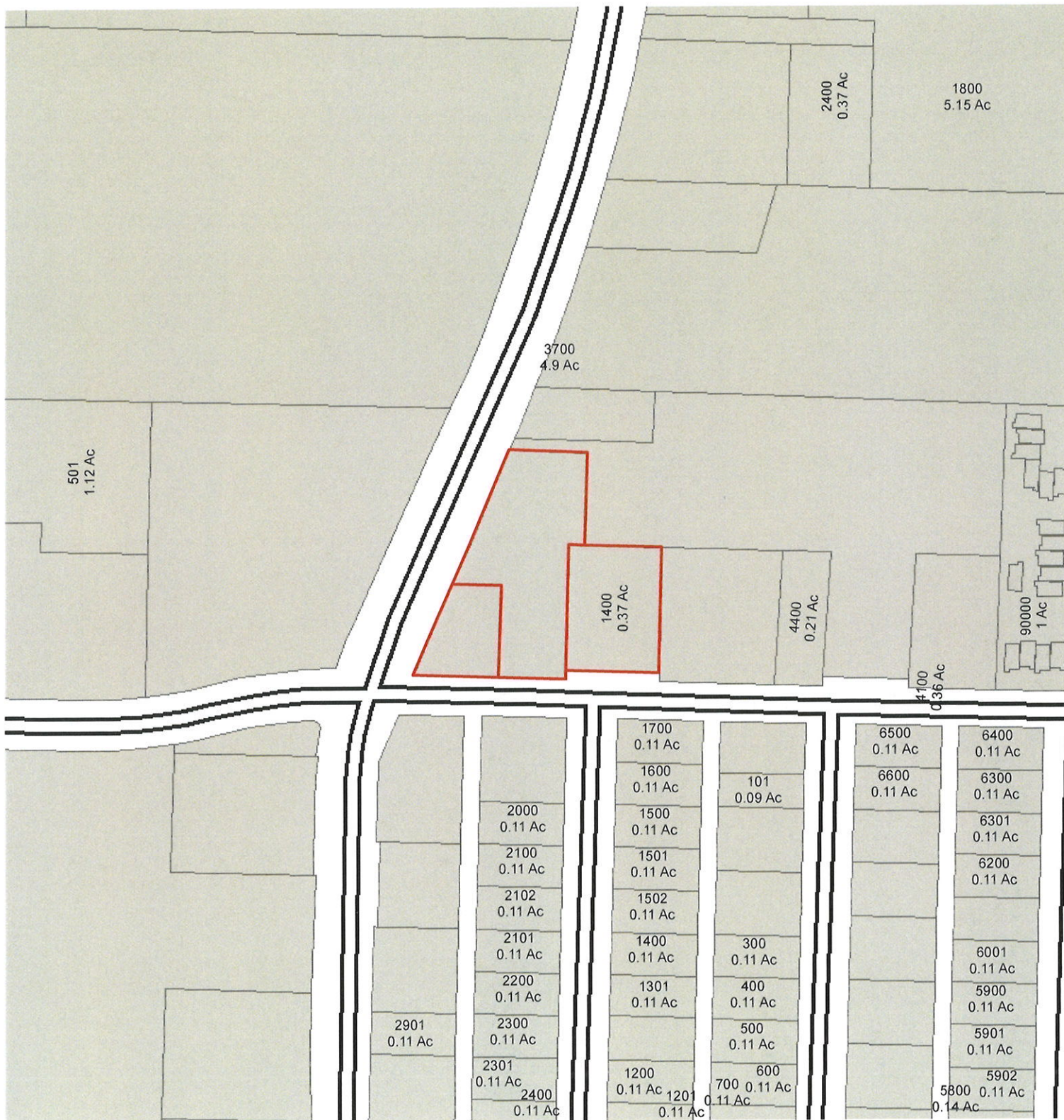


First American Title

10329854,10329862,10329848

602 Crater Lake Ave

Medford, OR 97504



Taxlot



Subject



Taxlot



First American Title

10329854,10329862,10329848

602 Crater Lake Ave

Medford, OR 97504



Aerial



Subject



Taxlot

1/22/2026

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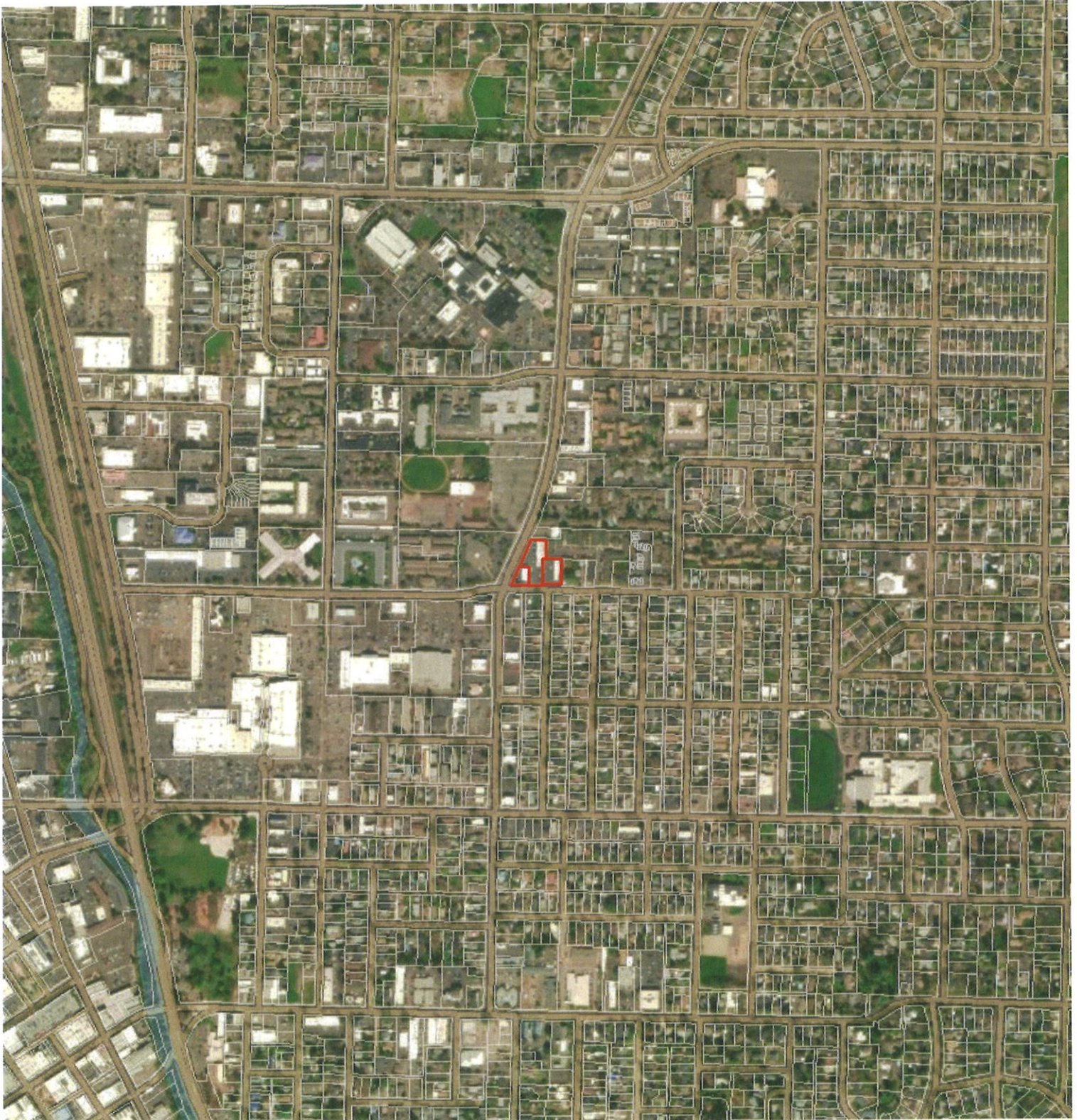


First American Title

10329854,10329862,10329848

602 Crater Lake Ave

Medford, OR 97504



Aerial



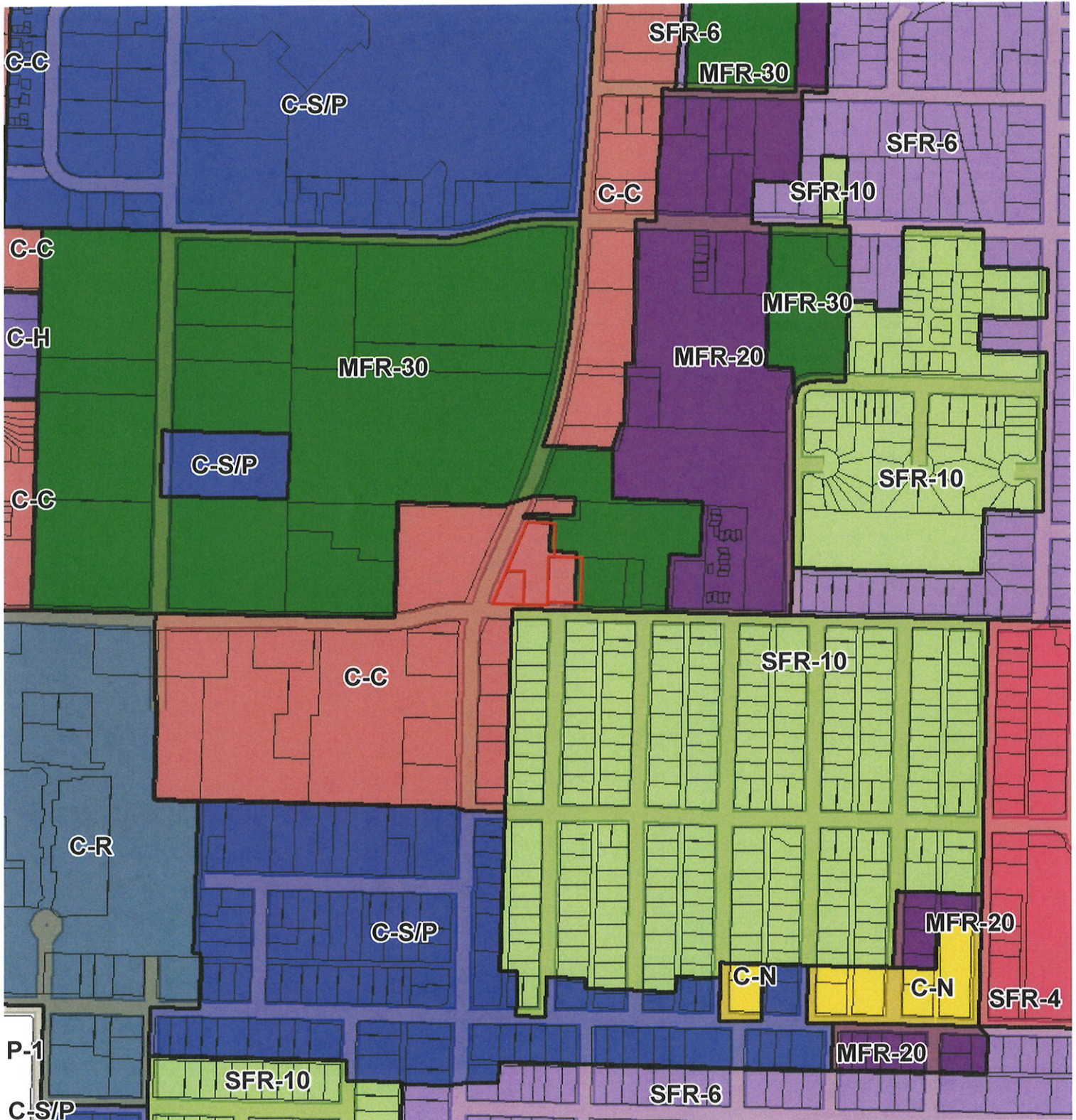
Subject



Taxlot

1 / 22 / 2026

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Zoning



Subject



Taxlot

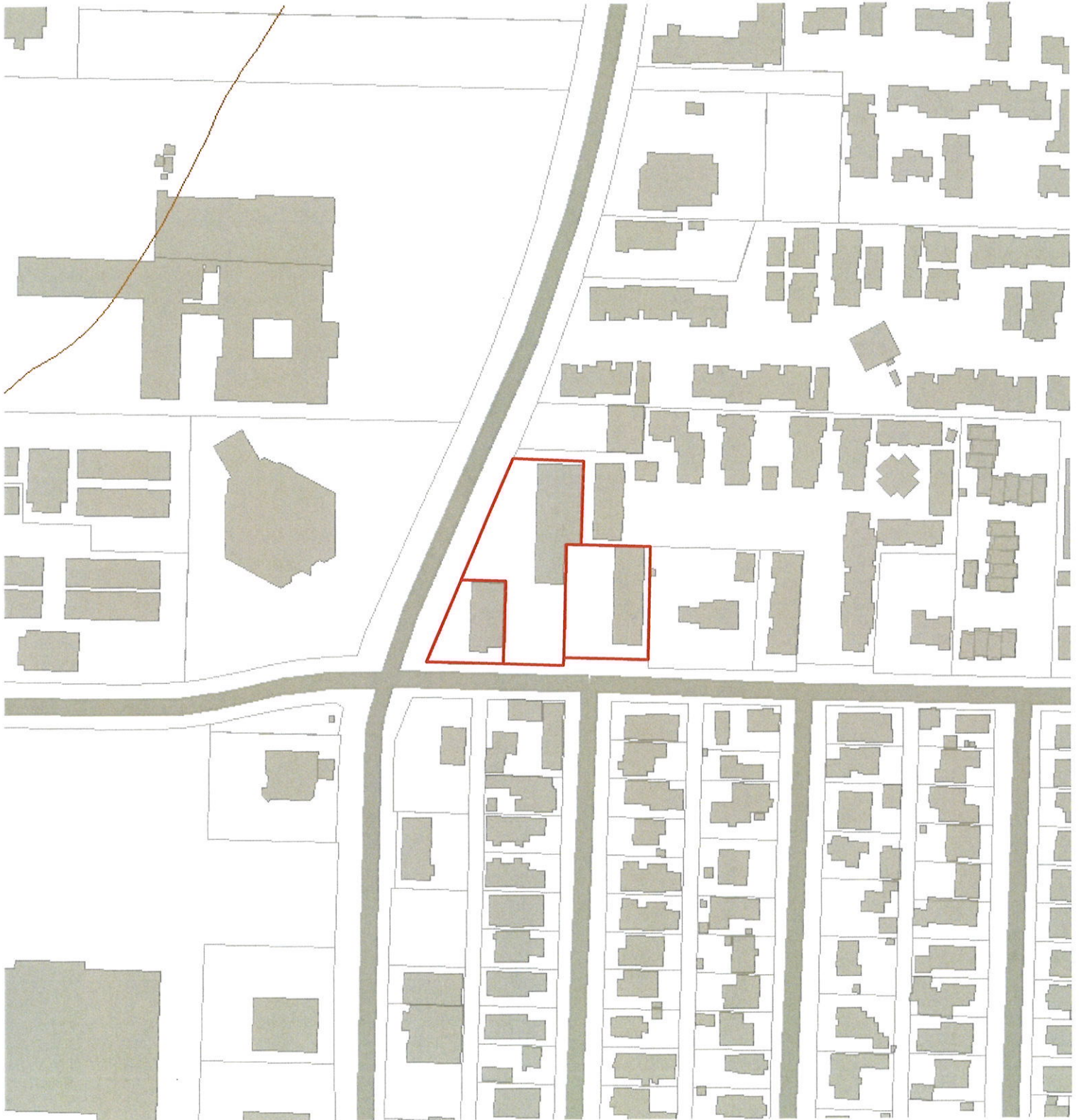


First American Title

10329854, 10329862, 10329848

602 Crater Lake Ave

Medford, OR 97504



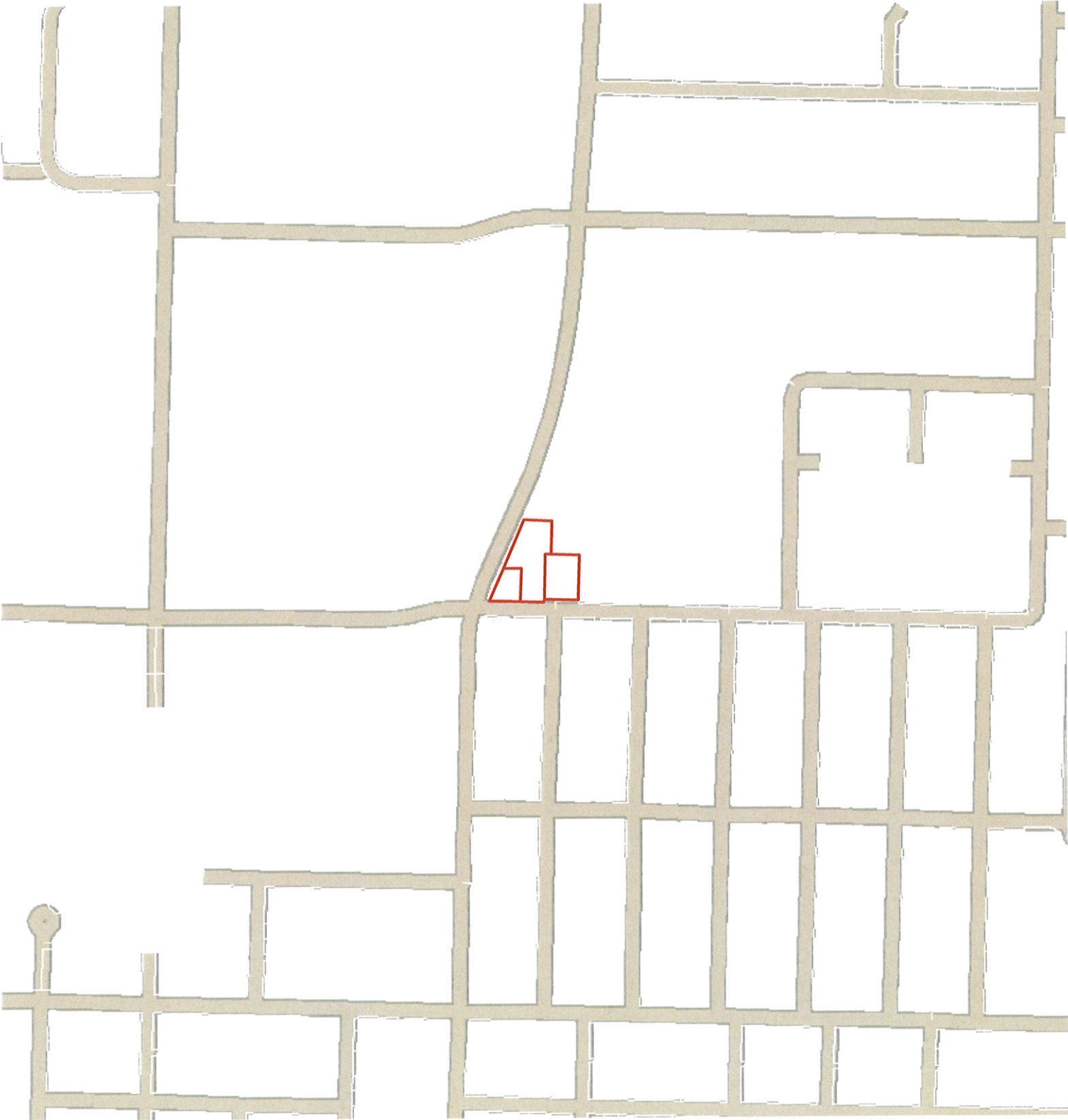
Natural Features

- Contour
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Special Floodway
- Wetlands
- Area of Undetermined Flood
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Future Conditions 1% Annual Chance Flood Hazard

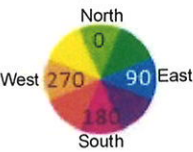


First American Title

10329854,10329862,10329848
602 Crater Lake Ave
Medford, OR 97504



Aspect



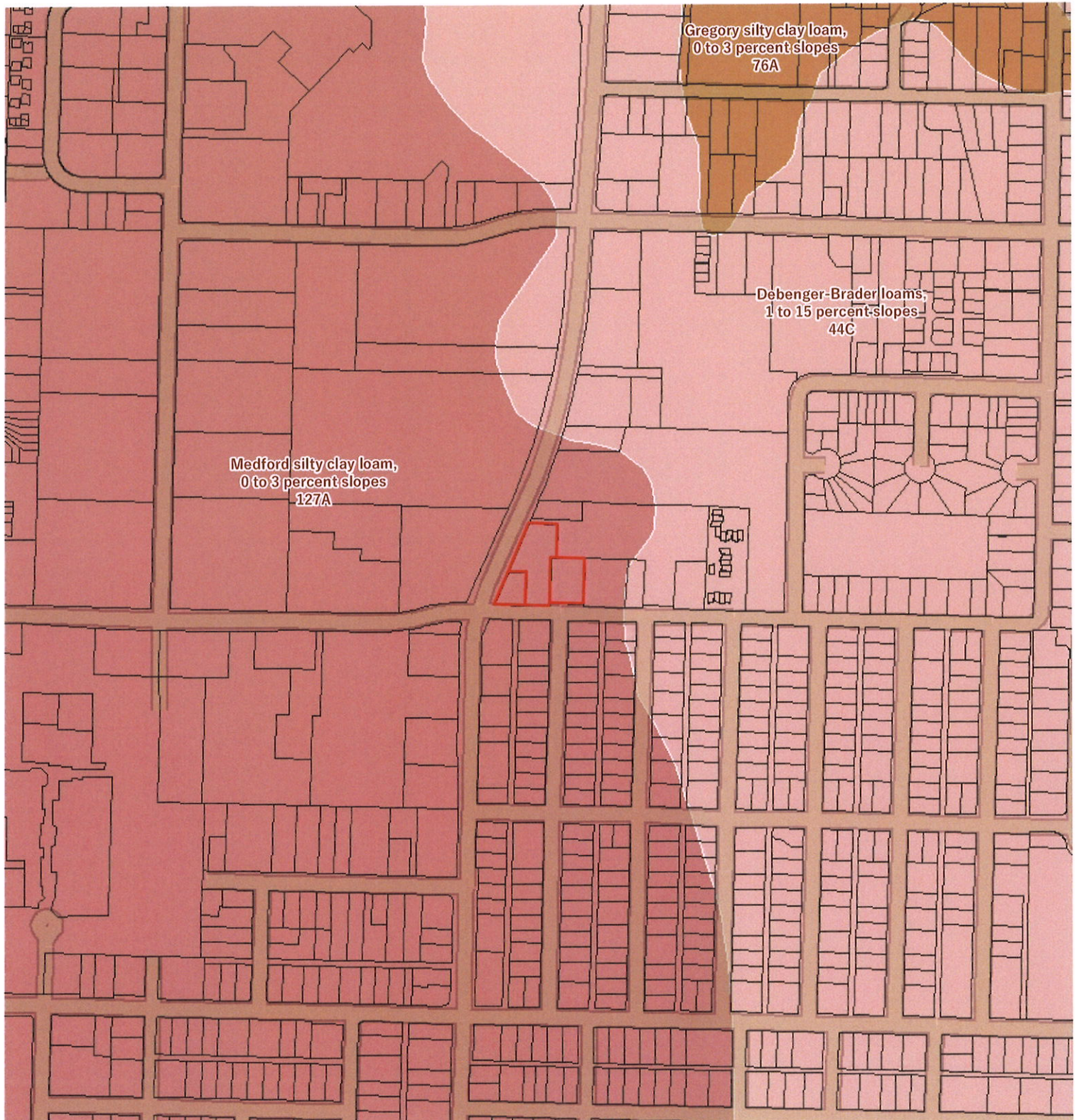


First American Title

10329854,10329862,10329848

602 Crater Lake Ave

Medford, OR 97504



Soil



Subject



Taxlot



01581035201300172390030031

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

WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT PEGGY K. ATKINSON, Trustee of THE LEEROY REHANA TRUST, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by SHAMROCK SQUARE, LLC, an Oregon limited liability company, hereinafter called "Grantee", conveys and warrants unto the said Grantee and Grantee's heirs, successors and assigns, a 70% interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Jackson, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above noted, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

AFTER RECORDING RETURN TO:

Grantland, Blodgett, Shaw & Abel, LLP
1818 E. McAndrews Road
Medford, OR 97504

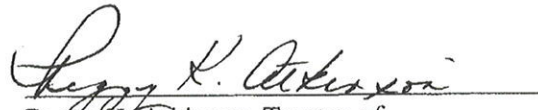
SEND TAX STATEMENTS TO:

Peggy K. Atkinson
3743 Westover Blvd.
Central Point, OR 97502

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 ORS 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.

In construing this Deed and where the context so requires, the singular includes the plural.

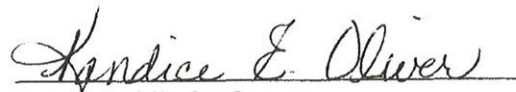
IN WITNESS WHEREOF, the Grantor executed this instrument this 8th day of April, 2013.


Peggy K. Atkinson, Trustee of
The LeeRoy Rehana Trust

STATE OF OREGON)
 : ss.
County of Jackson)

Personally appeared before me this 8th day of April, 2013, the above named PEGGY K. ATKINSON, Trustee of the LeeRoy Rehana Trust and acknowledged that said instrument was signed as her voluntary act and deed.




Kandice E. Oliver
Notary Public for Oregon
My Commission Expires 2/26/2015

-2- WARRANTY DEED

Law Offices of
GRANTLAND, BLODGETT, SHAW & ABEL, LLP
1818 E. McAndrews Rd.
Medford, OR 97504
(541) 773-6855

EXHIBIT "A"

Parcel One:

Beginning at a point which is North 21° East, 83.80 feet, and North 20° East, 134.3 feet from the Northeast corner of the East "EII" of the Donation Land Claim No. 42, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 89°34' East 93.0 feet; thence South 107.8 feet; thence West 132.60 feet; thence North 20° East, 114.5 feet to the point of beginning.

Parcel Two:

Commencing at the East-Northeast corner of Donation Land Claim No. 42 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 21°14' East to and along the centerline of Crater Lake Avenue, 273.05 feet; thence South 89°54' East 32.16 feet to a 3/4 inch iron bolt located on the Southeasterly boundary of said Crater Lake Avenue for the true point of beginning; thence South 89°54' East 135.0 feet; thence North 0°06' West 109.0 feet; thence North 89°23' West 90.0 feet; more or less, to the Easterly line of said Crater Lake Avenue; thence South 21°14' West along said line 120.0 feet, more or less, to the true point of beginning

Parcel Three:

Commencing at the Northeast corner of the East EII of Donation Land Claim No. 42 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 21° 00' East 103.58 feet; thence South 89° 45' East 132.52 feet to the Southeast corner of tract described in Volume 217, Page 80 of the Deed Records of Jackson County, Oregon, for the true point of beginning; thence North 107.83 feet to the Northeast corner of said tract; thence West 57.3 feet to the Easterly line of the Crater Lake Highway; thence North 21°44' East along said Highway line, 58.87 feet to the North line of tract described in Volume 225, Deeds Page 561; thence East along said North line, 115.0 feet; thence South 158.0 feet to the South line of said tract; thence North 89°45' West 75.0 feet to the true point of beginning.

Parcel Four:

Commencing at the East-Northeast corner of Donation Land Claim No. 42 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 21°14' East 103.53 feet; thence North 89°59'30" East to and along the North boundary of Stevens Avenue, 207.6 feet for the true point of beginning, being the Southeast corner of tract described in Volume 173, Page 484, Jackson County Deed Records; thence continue North 89°59'30" East, along said Avenue line, 112.45 feet to the Southwest corner of tract described in Volume 438, Page 158, said Deed Records; thence North 0°13' West along the West line of said tract, 157.50 feet; thence North 89°54' West, 110.9 feet, more or less, to the Northeast corner of tract described in Volume 541, Page 131, said Deed Records; thence South along the East line of said tract 157.71 feet to the true point of beginning. EXCEPTING THEREFROM the following: Commencing at a brass cap monumenting the East-Northeast corner of Donation Land Claim No. 42, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 21°14' East, 103.53 feet; thence North 89°59'30" East to and along the North right of way line of Stevens Avenue, 210.25 feet to a 3/4 inch iron bolt, for the true point of beginning; thence continue North 89°59'30" East along said Avenue line, 109.80 feet; thence North 0°13' West, 10.00 feet; thence South 89°59'30" West, 109.76 feet; thence South 10.00 feet to the true point of beginning.

