



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

23000 Morrison Cr Rd

**Parcel #:** 10147831

**Map & Taxlot #:** 342W000001300

**County:** Jackson

**OWNER**

Fox, Robert

**DATE PREPARED**

Date: 05/12/2025

**PREPARED BY**

[nromano@firstam.com](mailto:nromano@firstam.com)



*First American Title*

Customer Service Department

541.776.4555

[cservice@firstam.com](mailto:cservice@firstam.com)

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**First American Title**

Customer Service Department  
541.776.4555  
cservice@firstam.com  
Date: 05/12/2025

### OWNERSHIP INFORMATION

Owner: Fox, Robert  
CoOwner:

Site: 23000 Morrison Cr Rd White City OR 97503  
Mail: 23000 Morrison Creek Rd White City OR 97503

Parcel #: 10147831  
Ref Parcel #: 342W000001300  
TRS: 34S / 02W / 00  
County: Jackson

### PROPERTY DESCRIPTION

Map Grid:  
Census Tract: 002902 Block: 1085  
Neighborhood:  
School Dist: 6 Central Point  
Impr Type:  
Subdiv/Plat:  
Land Use: 601 - Forest - Improved (typical of class)  
Std Land Use: 7009 - Timberland, Forest, Trees (Agricultural)  
Zoning: County-WR - Woodland Resource  
Lat/Lon: 42.649516 / -122.957955  
Watershed: Evans Creek  
Legal:

### ASSESSMENT AND TAXATION

Market Land: \$416,380.00  
Market Impr: \$590,620.00  
Market Total: \$1,007,000.00 (2024)  
% Improved: 0.00%  
Assessed Total: \$303,058.00 (2024)  
Levy Code: 0603  
Tax: \$2,992.84 (2024)  
Millage Rate: 9.2279  
Exemption: \$0.00  
Exemption Type:

### MAIN PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 2,952 SqFt	Year Built: 1983
Baths, Total: 2.5	First Floor: 1,880 SqFt	Eff Year Built: 2000
Baths, Full: 0	Second Floor: 1,072 SqFt	Lot Size Ac: 40.65 Acres
Baths, Half: 0	Basement Fin: 960 SqFt	Lot Size SF: 1,770,714 SqFt
Total Units: 1	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 2	Basement Total: 960 SqFt	Lot Depth: 0
# Fireplaces: 1	Attic Fin: 0 SqFt	Roof Material:
Cooling: No	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls: 6 - Concrete
Building Style:	Garage: 0 SqFt	Const Type:

### IMPROVEMENT: 50097 - 154 - RESIDENCE

#### Two story with basement

Year Built: 1983  
Bedrooms: 2  
Bath Total: 2.5  
Garage SqFt: 0  
Basement Unfin SqFt: 0  
Basement Fin SqFt: 960  
Floor Dsc:

Total SqFt: 0  
Finished SqFt: 2,952  
1st Floor SqFt: 1,880  
2nd Floor SqFt: 1,072  
Attic Fin SqFt: 0  
Attic Unin SqFt: 0

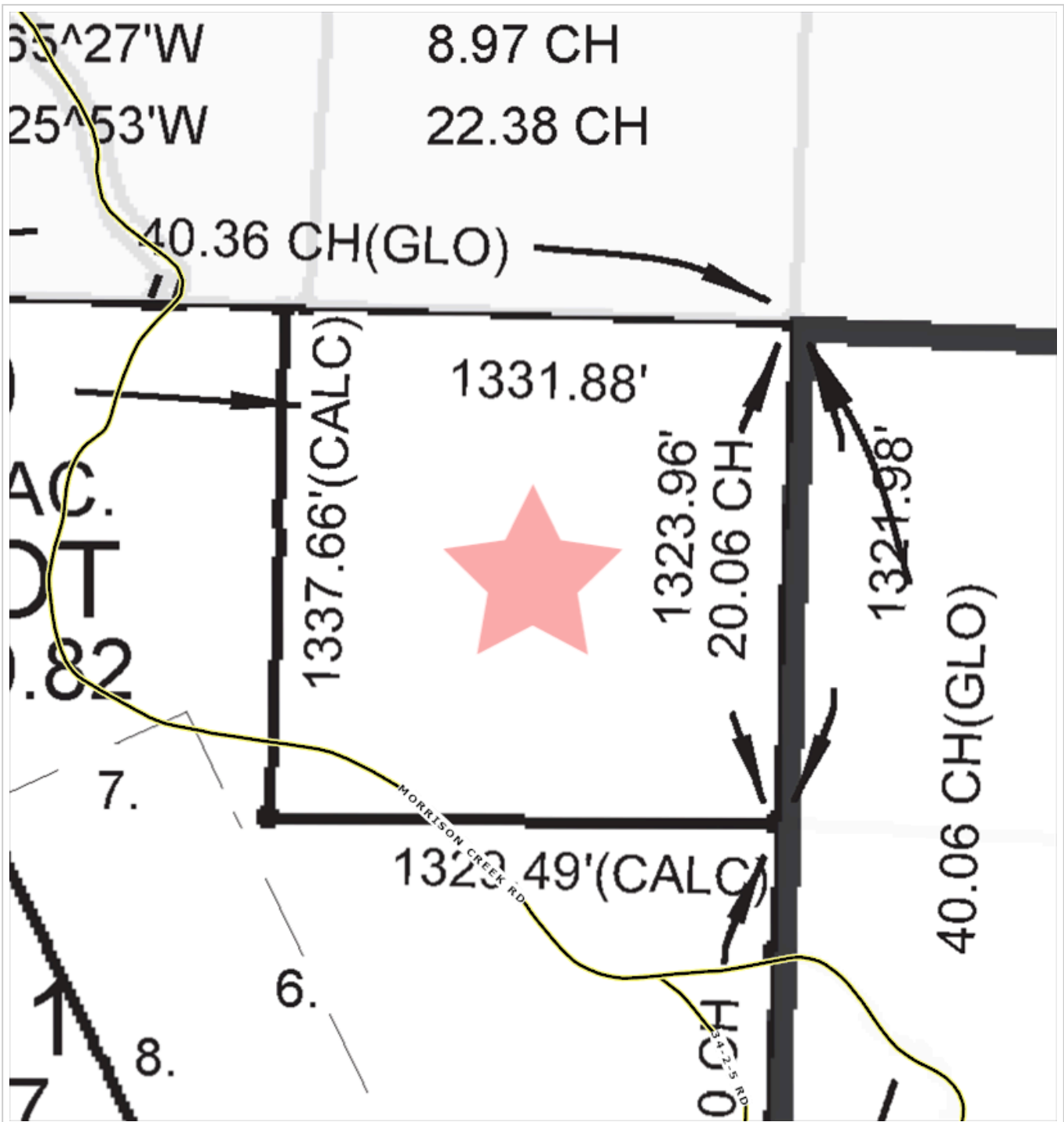
### PARCEL ID: 10147831

Condition:  
Unfinished SqFt: 0  
Carport SqFt: 0  
Heat Type:  
Ext. Wall:  
Foundation:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
ROBERT X FOX	04/05/2004	17655	\$532,950.00	Warranty Deed	\$300,000.00	Purchase Money Mortgage
STEVEN HILDES	09/21/1998	43745	\$303,000.00	Warranty Deed		Conv/Unk

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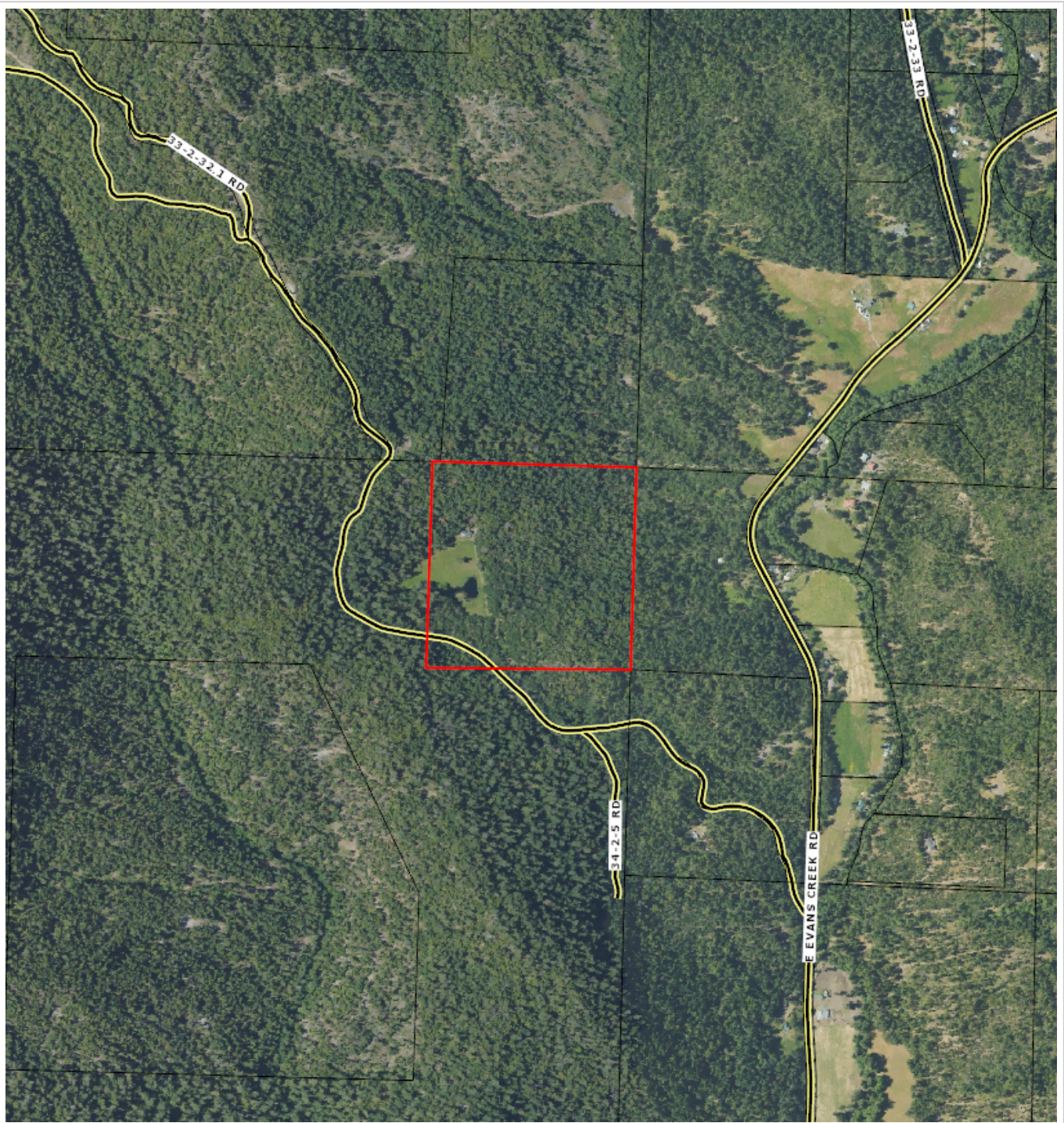
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Parcel ID: 10147831

Site Address: 23000 Morrison Cr Rd

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Aerial Map



*First American Title*

**Parcel ID: 10147831**

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

12-May-2025

FOX ROBERT  
23000 MORRISON CREEK RD  
WHITE CITY OR 97503-9556

Tax Account #	10147831	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0603
Situs Address	23000 MORRISON CR RD CENTRAL POINT/COUNTY OR 97503	Interest To	May 12, 2025

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,992.84	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,907.13	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,820.98	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,737.13	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,655.37	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,592.24	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,509.17	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,458.15	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,390.51	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,298.80	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,244.68	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,063.38	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,017.24	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,961.79	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,923.55	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,865.49	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,869.70	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,812.05	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,756.63	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,712.51	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,678.87	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,648.46	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,626.85	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,597.94	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,488.92	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,189.31	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,150.06	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,128.27	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,393.43	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

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After recording return to:  
Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

Until a change is requested, all tax statements  
shall be sent to Grantee at the following address:  
23000 Morrison Creek Rd  
White City OR 97503

Jackson County Official Records 2004-017655  
R-WD  
Cnt=1 Stn=9 WALKERCD 04/05/2004 08:30:00 AM  
\$10.00 \$5.00 \$11.00 Total:\$28.00



01018969200400176550020025

I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon,  
certify that the instrument identified herein was recorded in the Clerk  
records.  
Kathleen S. Beckett - County Clerk

## STATUTORY WARRANTY DEED

Steven Hildes

, Grantor, conveys and warrants to  
Robert  Fox

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
See Exhibit "A" attached hereto and made a part hereof

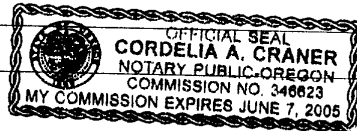
This property is free of encumbrances, EXCEPT:  
See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ 532,950.00.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 30<sup>th</sup> day of March, 2004.

[Signature]  
\_\_\_\_\_



STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of March, 2004, by  
Steven Hildes

[Signature]  
Notary Public for Oregon  
My commission expires 6-7-05

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**EXHIBIT A**

The Northeast Quarter of the Northeast Quarter of Section 5 in Township 34 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon.

(Code 6-03, Account #1-014783-1, Map #342W, Tax Lot #1300)

Subject to:

1. The assessment and tax rolls disclose that the subject property has been specially assessed as Forest Land. If the property has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
2. Right of way for road, and rights in connection therewith, granted to Herbert L. Beard, et al, by instrument recorded in Volume 242 page 349 of the Deed Records of Jackson County, Oregon.
3. Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to The California Oregon Power Company, a California corporation, by instrument(s) recorded in Volume 390, page 138, of the Deed Records of Jackson County, Oregon.
4. Interest in and to 9/10ths of the mineral rights, granted by Quitclaim Deed recorded July 27, 1955, in Volume 413 page 250 of the Deed Records of Jackson County, Oregon.
5. Access road easement, subject to the terms and provisions thereof, granted to the United States of America by deed recorded September 27, 1966 as No. 66-10683 of the Official Records of Jackson County, Oregon.
6. Declaration of Restriction as set out in instrument recorded July 8, 1982 as No. 82-09792 of the Official Records of Jackson County, Oregon.
7. Right of way for the transmission and distribution of electricity, and for other purposes, granted to Pacific Power & Light Company, a corporation, by instrument recorded October 14, 1983 as No. 83-17631 of the Official Records of Jackson County, Oregon.

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