



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

323 Eric Way

Parcel #: R302615

Map & Taxlot #: 35-05-30-BC-000304-00

County: Josephine

OWNER

Silman Family Trust, Phil

C/O Nikola Moerman

DATE PREPARED

Date: 03/03/2026

PREPARED BY

baspacio@firstam.com



First American Title

Customer Service Department

541.476.6884

dkkelley@firstam.com

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First American Title™

Customer Service Department

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dkkelley@firstam.com

Date: 03/03/2026

OWNERSHIP INFORMATION

Owner: Silman Family Trust, Phil

CoOwner: C/O Nikola Moerman

Parcel #: R302615

Ref Parcel #: 35-05-30-BC-
000304-00

Site: 323 Eric Way Grants Pass OR 97526

TRS: 35S / 05W / 30 / NW

Mail: 215 Almond St San Luis Obispo CA 93405

County: Josephine

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 360400 Block: 1029

Neighborhood: 0900

School Dist: Three Rivers

Impr Type:

Subdiv/Plat: Bonnie Brae

Land Use: 400 - Tract - Vacant

Std Land Use: 8000 - Vacant Land (General)

Zoning: COUNTY-RR5 - Rural Residential 5 Acre

Lat/Lon: 42.500096 / -123.345481

Watershed: Jumpoff Joe Creek

Legal: BONNIE BRAE SUB., LOT 4, ACRES 1.47

ASSESSMENT AND TAXATION

Market Land: \$129,830.00

Market Impr: \$0.00

Market Total: \$129,830.00 (2026)

% Improved: 0.00%

Assessed Total: \$76,120.00 (2026)

Levy Code: 05

Tax: \$555.99 (2025)

Millage Rate: 7.2519

Exemption: \$0.00

Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 0

Total SqFt: 0 SqFt

Year Built: 0

Baths, Total: 0

First Floor: 0 SqFt

Eff Year Built:

Baths, Full: 0

Second Floor: 0 SqFt

Lot Size Ac: 1.47 Acres

Baths, Half: 0

Basement Fin: 0 SqFt

Lot Size SF: 64,033 SqFt

Total Units: 0

Basement Unfin: 0 SqFt

Lot Width: 0

Stories:

Basement Total: 0 SqFt

Lot Depth: 0

Fireplaces: 0

Attic Fin: 0 SqFt

Roof Material:

Cooling:

Attic Unfin: 0 SqFt

Roof Shape:

Heating:

Attic Total: 0 SqFt

Ext Walls:

Building Style:

Garage: 0 SqFt

Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
PHIL SILMAN FAMILY TRUST	10/23/2024	9835		Warranty Deed		Conv/Unk
PHIL SILMAN FAMILY TRUST	10/23/2024	9835		Warranty Deed		Conv/Unk
CARRIE M WINCHELL	02/29/2016	2702		Stand Alone Mortgage		Conv/Unk
PHILIP L SILMAN	03/23/2005	6563	\$152,600.00	Warranty Deed		Conv/Unk

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Aerial Map



First American Title™

Parcel ID: R302615

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AFTER RECORDING, RETURN TO

Phil L. Silman
c/o Nikola Moerman
215 Almond St.
San Luis Obispo, CA 93405

SEND TAX STATEMENTS TO:

SAME AS ABOVE

JOSEPHINE COUNTY OFFICIAL RECORDS

RHIANNON HENKELS, COUNTY CLERK

2024-009835

DED-WRD

Cnt=1 Pgs=3 Stn=3 JJOHNSON

10/23/2024 01:40 PM

\$15.00 \$11.00 \$60.00 \$10.00 \$5.00

Total:\$101.00



00548468202400098350030038

I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.

STATUTORY WARRANTY DEED

Philip L. Silman, ("Grantor"), hereby conveys and warrants to, **Philip Leonard Silman, Trustee of the Phil Silman Family Trust dated March 8, 2016, ("Grantee")**, the following described real property free of encumbrances, except as specifically set forth herein:

Land in **Josephine** County, Oregon, Legally Described as follows:

Lot 4, BONNIE BRAE SUBDIVISION, Josephine County, Oregon

Reserving unto the Grantor an Easement over the North 12 feet for ingress and egress. Said Easement shall appurtenant to the property owners of Lot 3 of BONNIE BRAE SUBDIVISION, Josephine County, Oregon

The true consideration for this conveyance is NONE.

Subject to All Liens and/or Encumbrances already of record.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

APN: 1-0299368

ACCT NO. R302615

Dated: 6-18-24

Grantor:

By: X Philip L. Silman
Philip L. Silman

**OREGON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)**

State of California }
County of _____ } ss:

This record was acknowledged before me, _____, a Notary
Public, on _____, 2024 by Philip L. Silman.

(Official Stamp)

**See Attached Form for
Notary Certificate**

Signature of Notarial Officer

Printed name of Notarial Officer
Notary Public - State of _____

My commission expires: _____

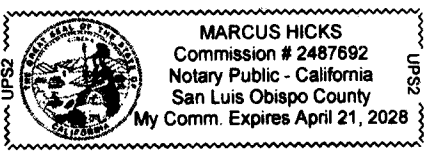
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Luis Obispo

On 10/8/2024 before me, Marcus Hicks, Notary Public,
Date Here Insert Name of Officer

Personally appeared Philip L. Silman
Name(s) of Signer(s)



Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature of Marcus Hicks]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

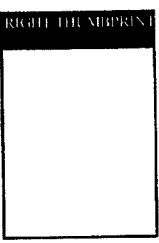
Document Date: 10/8/2024 Number of Pages: 2 (+ Notary Att)

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

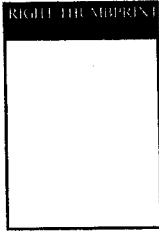
- Signer's name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____



- Signer's name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____



JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R302615	SILMAN FAMILY TRUST, PHIL	323 ERIC WAY, GRANTS PASS, OR 97526	\$129,830

Property Page:

Property Details

2026 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	-
Property Type	Residential		
Legal Description	BONNIE BRAE SUB., LOT 4, ACRES 1.47		
Alternate Account Number	-		
Neighborhood	0900 Colonial Valley		
Map Number	35-05-30-BC-000304-00		
Property Use	400-HBU Tract; Zone Res; Vacant		
Levy Code Area	05		
Zoning	RR5		

2026 OWNER INFORMATION

Owner Name	SILMAN FAMILY TRUST, PHIL
Mailing Address	C/O NIKOLA MOERMAN 215 ALMOND ST SAN LUIS OBISPO, CA 93405

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	400 Tract; Residential; Vacant	1.47 Acres
TOTALS		64033.20 Sq. ft / 1.47 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$0	\$129,830	\$129,830	\$0	\$76,120
2025	\$0	\$129,830	\$129,830	\$0	\$73,910

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	SILMAN, PHILIP L	SILMAN FAMILY TRUST, PHIL	24-009835	-	Warranty Deed
3/23/2005	LINDERMAN, E DIANNE	SILMAN, PHILIP L	05-006563	\$152,600	Warranty Deed
7/31/1998	STODDARD, TERENCE C & GRACE A	LINDERMAN, E DIANNE	98-015556	\$12,500	Warranty Deed

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 3/3/2026 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$555.99	\$535.99	\$20.00	\$555.99	\$0.00	-	\$0.00
2024	\$539.27	\$520.52	\$18.75	\$539.27	\$0.00	-	\$0.00
2023	\$455.22	\$436.47	\$18.75	\$455.22	\$0.00	-	\$0.00
2022	\$446.05	\$427.30	\$18.75	\$446.05	\$0.00	-	\$0.00
2021	\$431.22	\$412.47	\$18.75	\$431.22	\$0.00	-	\$0.00
2020	\$449.49	\$430.74	\$18.75	\$449.49	\$0.00	-	\$0.00
2019	\$431.81	\$413.06	\$18.75	\$431.81	\$0.00	-	\$0.00
2018	\$424.79	\$406.04	\$18.75	\$424.79	\$0.00	-	\$0.00
2017	\$424.73	\$405.98	\$18.75	\$424.73	\$0.00	-	\$0.00
2016	\$360.74	\$341.99	\$18.75	\$360.74	\$0.00	-	\$0.00
2015	\$348.45	\$329.70	\$18.75	\$348.45	\$0.00	-	\$0.00
2014	\$339.78	\$321.03	\$18.75	\$339.78	\$0.00	-	\$0.00
2013	\$317.60	\$0.00	\$0	\$317.60	\$0.00	-	\$0.00
2012	\$308.18	\$0.00	\$0	\$308.18	\$0.00	-	\$0.00
2011	\$325.32	\$0.00	\$0	\$325.32	\$0.00	-	\$0.00
2010	\$318.96	\$0.00	\$0	\$318.96	\$0.00	-	\$0.00
2009	\$310.20	\$0.00	\$0	\$310.20	\$0.00	-	\$0.00
2008	\$304.85	\$0.00	\$0	\$304.85	\$0.00	-	\$0.00
2007	\$295.46	\$0.00	\$0	\$295.46	\$0.00	-	\$0.00
2006	\$289.18	\$0.00	\$0	\$289.18	\$0.00	-	\$0.00
2005	\$283.22	\$0.00	\$0	\$283.22	\$0.00	-	\$0.00
2004	\$279.12	\$0.00	\$0	\$279.12	\$0.00	-	\$0.00
2003	\$275.50	\$0.00	\$0	\$275.50	\$0.00	-	\$0.00
2002	\$268.47	\$0.00	\$0	\$268.47	\$0.00	-	\$0.00
2001	\$262.73	\$0.00	\$0	\$262.73	\$0.00	-	\$0.00
2000	\$246.07	\$0.00	\$0	\$246.07	\$0.00	-	\$0.00
1999	\$228.90	\$0.00	\$0	\$228.90	\$0.00	-	\$0.00
1998	\$205.41	\$0.00	\$0	\$205.41	\$0.00	-	\$0.00
1997	\$200.20	\$0.00	\$0	\$200.20	\$0.00	-	\$0.00
1996	\$233.98	\$0.00	\$0	\$233.98	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-211511	11-3-2025	\$539.31
2024	JOCO-162954	11-1-2024	\$523.09
2023	JOCO-110983	10-25-2023	\$441.56
2022	JOCO-97317	1-30-2023	\$450.01
2021	JOCO-28011	11-12-2021	\$418.28
2020	1243938	11-20-2020	\$436.01
2019	1196464	12-16-2019	\$14.87
2019	1195400	11-26-2019	\$418.86
2018	1121495	11-6-2018	\$412.05
2017	1090093	11-24-2017	\$411.99
2016	1056490	5-11-2017	\$12.34
2016	1049415	12-12-2016	\$350.00
2015	996860	11-17-2015	\$338.00
2014	924214	10-30-2014	\$329.59
2013	894861	11-14-2013	\$308.07
2012	847141	11-15-2012	\$298.93
2011	802070	11-21-2011	\$315.56
2010	757602	3-7-2011	\$323.21
2009	700334	12-10-2009	\$10.68
2009	699478	12-1-2009	\$300.89
2008	645258	12-3-2008	(\$295.70)
2008	647683	12-3-2008	\$295.70
2008	645258	11-21-2008	\$295.70
2007	606801	6-10-2008	\$11.64
2007	596995	1-4-2008	\$286.60
2006	556038	7-19-2007	\$8.61
2006	556038	7-19-2007	\$312.32
2006	556038	7-19-2007	(\$8.61)
2006	556038	7-19-2007	(\$312.32)
2006	556042	7-19-2007	\$320.93
2005	505467	8-21-2006	\$302.10
2004	445309	2-8-2005	\$186.08
2004	424726	11-12-2004	\$93.04
2003	382388	11-18-2003	\$267.23
2003	382388	11-18-2003	(\$267.23)
2003	385612	11-18-2003	\$267.23
2002	349922	5-15-2003	\$89.49
2002	343055	2-10-2003	\$89.49
2002	316694	11-7-2002	\$89.49
2001	298521	5-7-2002	\$87.57
2001	292404	2-6-2002	\$87.58
2001	259324	11-7-2001	\$87.58
2000	242880	5-7-2001	\$82.02
2000	236462	2-2-2001	\$82.02
2000	211795	11-8-2000	\$82.03
1999	167675	11-16-1999	\$222.03
1998	135570	2-10-1999	\$208.15
1997	58072	12-8-1997	\$194.19

1996

[32692](#)

1-1-1938

\$233.98