



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

138 Third St

**Parcel #:** 10065095

**Map & Taxlot #:** 391E09BA08100

**County:** Jackson

**OWNER**

Gwen Speicher Living Trust

Faudree Justin M Trustee

**DATE PREPARED**

02/09/2026

**PREPARED BY**

lrking@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™**

**Jackson County Property Profile Information**

Parcel #: 10065095

Tax Acct#: 391E09BA08100

Owner: **Gwen Speicher Living Trust**

CoOwner: Faudree Justin M Trustee

Site: **138 Third St**

**Ashland OR 97520 - 1942**

Mail: 138 3rd St

Ashland OR 97520 - 1942

Land Use: 101 Residential - Improved (typical of class)

Std Land Use: 1001 - Single Family Residential

Legal:

Twn/Rng/Sec: 39S / 01E / 09 / NW

**ASSESSMENT & TAX INFORMATION**

Market Total: **\$433,200.00**

Market Land: **\$181,000.00**

Market Impr: **\$252,200.00**

Assessment Year: **2025**

Assessed Total: **\$342,580.00**

Exemption:

2024 Taxes: **\$5,311.45**

Levy Code: 0501

Levy Rate: 15.9690

**SALE & LOAN INFORMATION**

Sale Date: 12/23/2005

Sale Amount:

Document #: 45490

Deed Type: U

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

**PROPERTY CHARACTERISTICS**

Year Built: 1900

Bedrooms: 4

Bathrooms: 2

Total SF: 1,903 SqFt

Basement SF:

Lot Size: 0.12 Acres (5,227 SqFt)

Garage SF: 480 SqFt

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv: Railroad Addition

Zoning: Ashland-R-2

School Dist: 5 Ashland

Primary School: Walker Elementary School

Middle School: Ashland Middle School

High School: Ashland High School

Census: 1027 - 002000

Watershed: Bear Creek

Recreation:

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: 5100**

**PARCEL ID: 10065095**

Improvement Use: 138

Improvement Desc: RESIDENCE One  
story with attic

Year Built: 1900

% Complete:

Condition:

Eff Year Built: 1970

Total SqFt: 1,903

Bedrooms: 4

Roof Type:

Finished SqFt: 1,903

Bathrooms:

Roof Mat:

Unfinished SqFt:

Garage SqFt:

1st Floor SqFt: 980

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt:

Basement Unfin SqFt:

Patio:

3rd Floor SqFt:

Attic Fin SqFt: 923

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**

9-Feb-2026

FAUDREE JUSTIN M TRUSTEE  
138 N 3RD ST  
ASHLAND OR 97520

Tax Account #	10065095	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0501
Situs Address	138 THIRD ST ASHLAND OR	Interest To	Feb 9, 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	\$5,425.54	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,311.45	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,138.59	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,973.84	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,804.38	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,669.54	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,595.92	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,341.63	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,310.01	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,197.81	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,035.58	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,904.76	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,706.45	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,617.24	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,527.71	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,439.40	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,343.67	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,182.04	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,108.79	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,866.30	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,711.15	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,672.71	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,624.72	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,541.93	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,595.69	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,549.72	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,334.05	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,270.71	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,249.89	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,152.85	Nov 15, 1996
1994	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	Nov 15, 1994
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00		

Jackson County Official Records **2026-001135**  
**R-AFD**  
 Stn=41 SHINGLJS **01/20/2026 08:18:02 AM**  
 \$15.00 \$10.00 \$13.00 \$13.00 \$11.00 **\$126.00**  
 \$60.00 \$4.00  
 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

**RECORDING REQUESTED BY:**  
**JUSTIN M. FAUDREE**  
**WHEN RECORDED, MAIL TO**  
**AND MAIL TAX STATEMENTS TO:**  
 Justin M. Faudree  
 138 Third Street  
 Ashland, OR 97520

*THIS SPACE FOR RECORDER'S USE ONLY*

**AFFIDAVIT--DEATH OF TRUSTEE**


STATE OF OREGON )  
 ) ss.  
 COUNTY OF JACKSON )

**JUSTIN M. FAUDREE**, of legal age, being first sworn, deposes and says:

That **GWEN SPEICHER**, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Gwen Speicher, named as the Trustee in that certain unrecorded trust agreement dated January 1, 2026, executed by Gwen Speicher and Justin M. Faudree, and which Trust was named as the Grantee in that certain Grant Deed dated January 1, 2026, and recorded on January 2, 2026, in the Office of the Recorder of the County of Jackson, State of Oregon, as Document No. 2026-000002 of Official Records, relating to the real property located in said County and more particularly described in Exhibit "A" (attached hereto and incorporated herein by reference).

That said Trust provides that at the death of Gwen Speicher, Justin M. Faudree shall act as the sole Trustee.


Signed on: January 19, 2026.

  
 \_\_\_\_\_  
**JUSTIN M. FAUDREE**

STATE OF OREGON )  
 ) ss.  
 COUNTY OF JACKSON )

**SUBSCRIBED AND SWORN TO** (or affirmed) before me on January 19, 2026, by **JUSTIN M. FAUDREE**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

 OFFICIAL STAMP  
**CHRISTIAN DONICA**  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 1046510  
 MY COMMISSION EXPIRES MARCH 25, 2028

## EXHIBIT A

A tract of land situated in Lot 17 and a portion of Lot 18, Block L of the Railroad Addition in the City of Ashland being in the Northwest Quarter of Section 9, Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon, and being more fully described as follows:

Commencing at a found 5/8" iron pin situated at the intersection of the Southeasterly right of way of Third Street with the Northeasterly right of way of "C" Street in Block "L" of said Addition; thence North 15°50'00" East along the Southeasterly right of way of Third Street 149.97 feet (Plat Record 150 feet) to a 5/8" iron pin situated at the corner common to Lots 16 and 17, Block "L" of said Addition for the true point of beginning; thence leaving said right of way, South 74°07'59" East along the lot line common to said Lots 16 and 17, a distance of 141.88 feet to a 5/8" iron pin situated in the Northwesterly right of way of a 16 foot wide alley; thence South 15°49'44" West along said alley right of way, 39.805 feet to a 5/8" iron pin; thence leaving said alley right of way North 74°01'17" West, 30.635 feet to a 5/8" iron pin; thence North 15°49'44" East and parallel to said alley right of way, 3.85 feet to a 5/8" iron pin; thence North 74°07'31" West, 111.245 feet to a 5/8" iron pin situated in the Southeasterly right of way of Third Street; thence North 15°50'00" East along said Southeasterly right of way, 35.875 feet to the point of beginning.

and more commonly known as 138 Third Street, Ashland, OR 97520.

# STATE OF OREGON

## CERTIFICATION OF VITAL RECORD

1051673

### OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

136-2026-000018

I.D. TAG NO.

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY

Legal Name <b>Gwen</b>		First <b>Ellen</b>	Middle <b>Speicher</b>	Last <b>Speicher</b>	Suffix	Death Date <b>January 03, 2026</b>	
Sex <b>Female</b>	Age <b>71 years</b>	Social Security Number <b>266-15-2904</b>			County of Death <b>Jackson</b>		
Birthdate <b>February 15, 1954</b>		Birthplace <b>Homestead, Florida</b>			Was Decedent Ever in U.S. Armed Forces? <b>No</b>		
Residence: <b>138 3rd Street</b>				City/Town <b>Ashland</b>			
Residence County <b>Jackson</b>		State or Foreign Country <b>Oregon</b>		Zip Code + 4 <b>97520</b>		Inside City Limits? <b>Yes</b>	
Marital Status at Time of Death <b>Divorced</b>		Spouse's Name Prior to First Marriage					
Father's Name <b>Loren Geible Speicher</b>				Mother's Name Prior to First Marriage <b>Ellen May Weiss</b>			
Informant's Name <b>Justin Faudree</b>		Telephone Number <b>Not Available</b>		Relationship to Decedent <b>Son</b>		Mailing Address <b>650 S Gaines Street #1711, Portland, OR 97293</b>	
Place of Death <b>Hospital-Inpatient</b>			Facility Name <b>Asante Rogue Regional Medical Center</b>				
Location of Death <b>2825 E Barnett Road</b>			City/Town or Location of Death <b>Medford</b>		State <b>Oregon</b>		Zip Code + 4 <b>97504</b>
Method of Disposition <b>Donation and cremation</b>		Place of Disposition <b>Trinity Cremations Inc.</b>			Location (City/Town and State) <b>Portland, Oregon</b>		
Name and Complete Address of Funeral Facility <b>Stephens Family Chapel 1629 Williams Highway, Grants Pass, Oregon 97527</b>							
Date of Disposition <b>TBD</b>		Funeral Director's Signature <b>Kevin A. Stephens</b>			OR License Number <b>CO-3749</b>		Local File Number
Registrar's Signature <b>Jennifer A. Woodward</b>				Date Received <b>January 05, 2026</b>			
Amendment							

45-2CCS (01/06)



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: January 07, 2026

*Jennifer A. Woodward*  
JENNIFER A. WOODWARD, Ph.D.  
STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



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:**

Gwen Speicher and Justin M. Faudree, as co-Trustees  
138 Third Street  
Ashland, OR 97520

**Mail Tax Statements To:**

Gwen Speicher and Justin M. Faudree, as co-Trustees  
138 Third Street  
Ashland, OR 97520

**STATUTORY WARRANTY DEED**

GWEN E. SPEICHER, the GRANTOR, HEREBY WARRANTS AND CONVEYS TO

GWEN SPEICHER and JUSTIN M. FAUDREE, as co-Trustees of THE GWEN SPEICHER LIVING TRUST, U/A dated January 1, 2026, the GRANTEE,

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Jackson, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 138 Third Street, Ashland, OR 97520.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

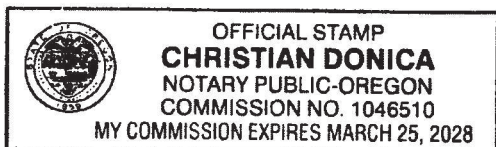
Dated January 1, 2026

*Gwen Speicher*  
\_\_\_\_\_  
**GWEN E. SPEICHER**

STATE OF OREGON            )  
  ) ss.  
COUNTY OF JACKSON    )

The foregoing instrument was acknowledged before me on this January 1, 2026, by GWEN SPEICHER.

*Christian Donica*  
\_\_\_\_\_  
NOTARY PUBLIC

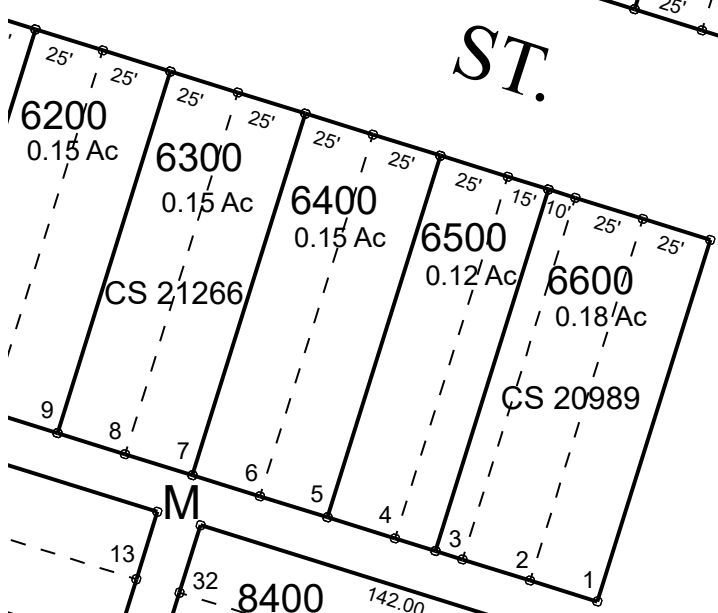
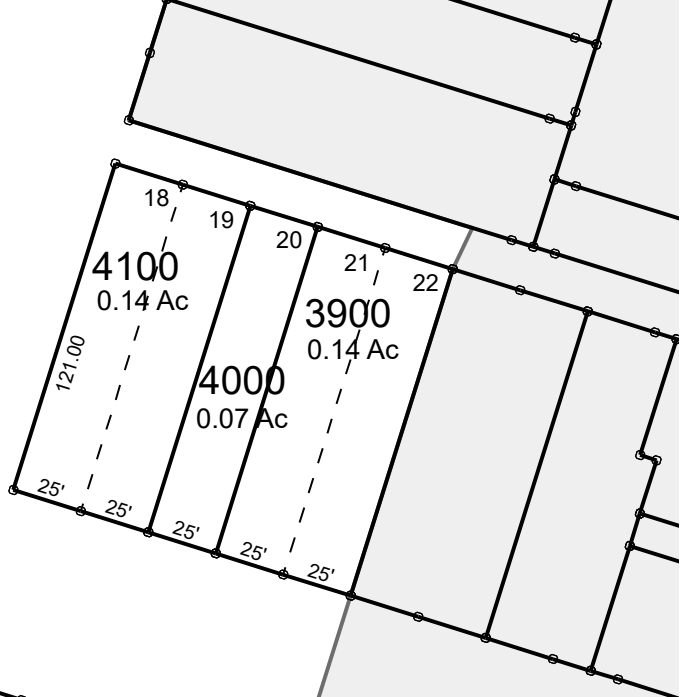
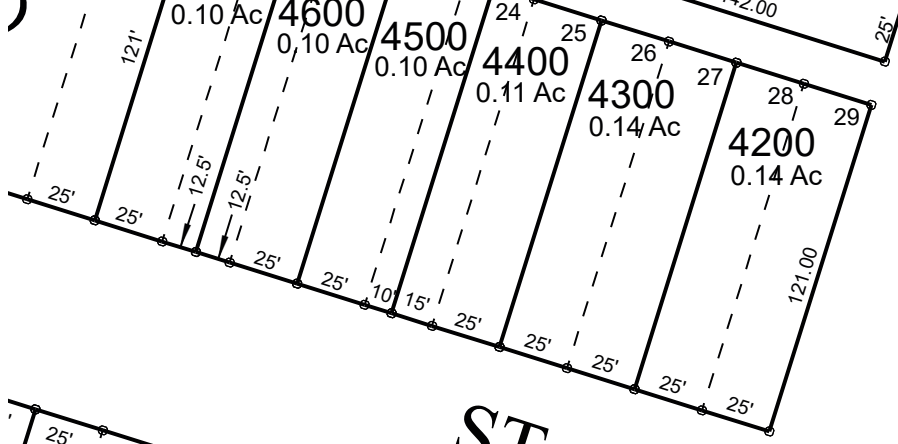


## EXHIBIT A

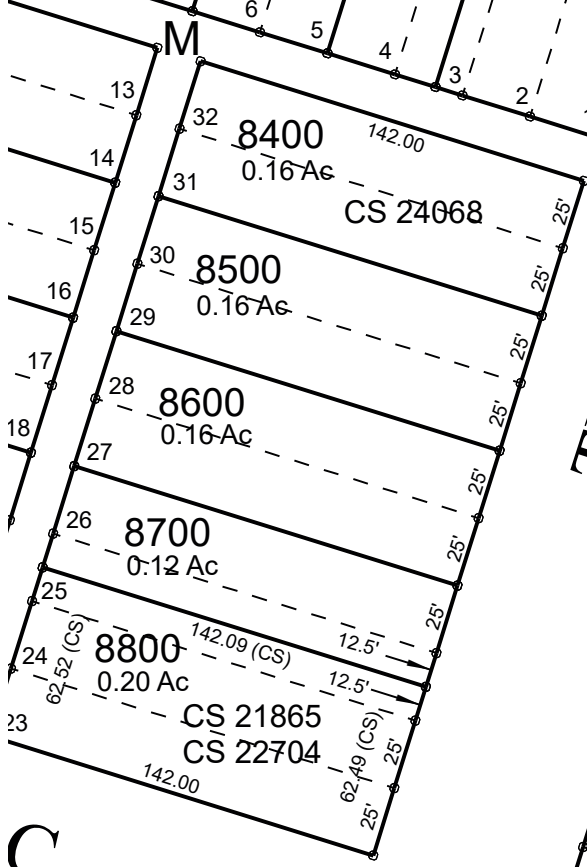
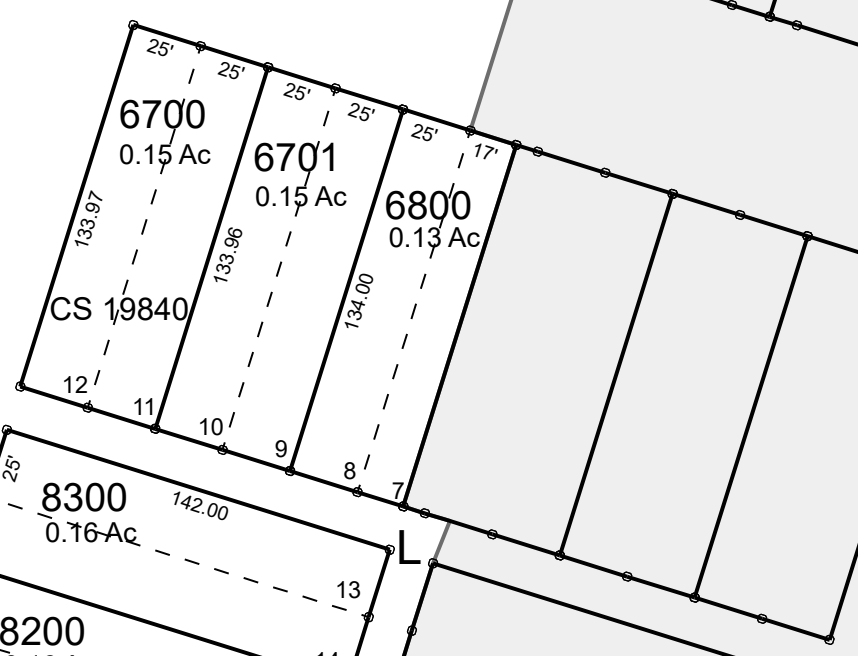
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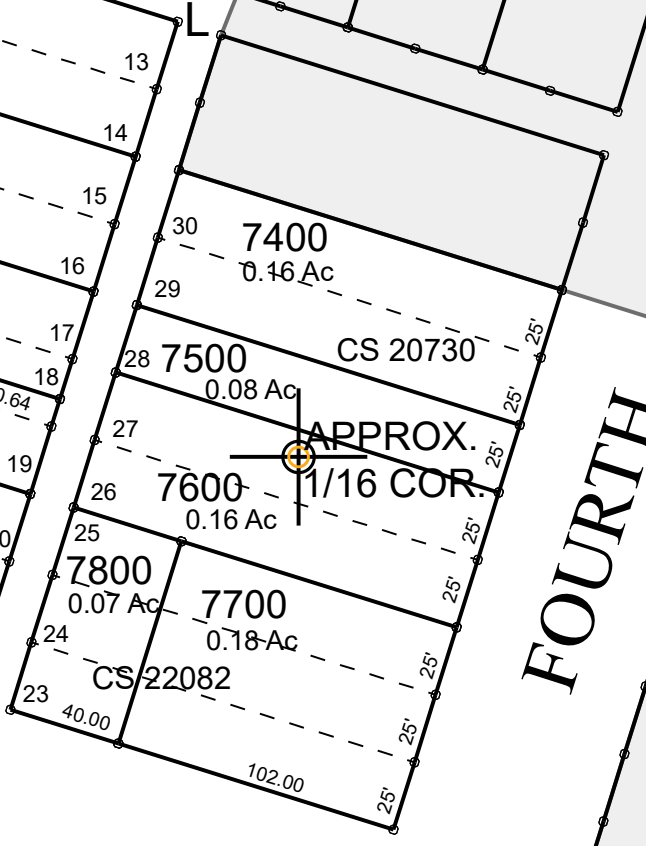
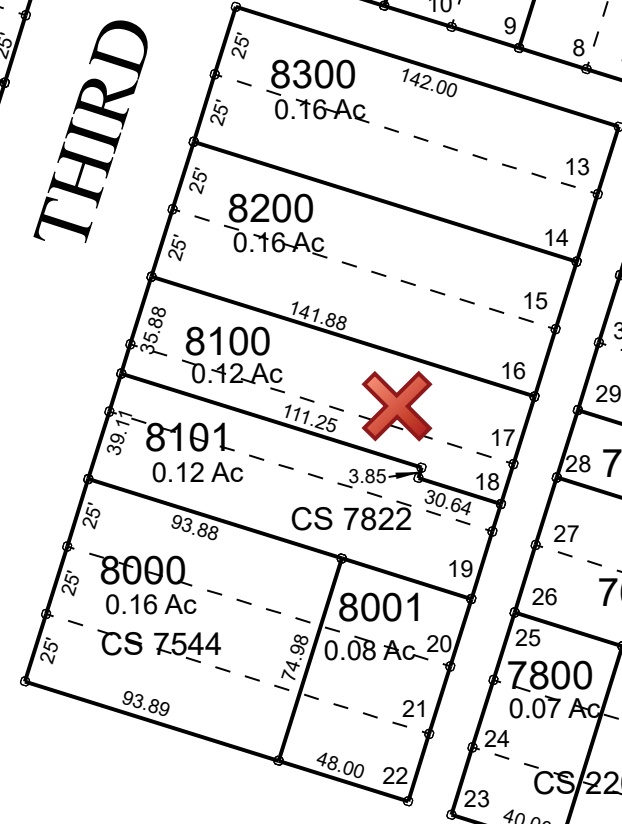
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ADD.

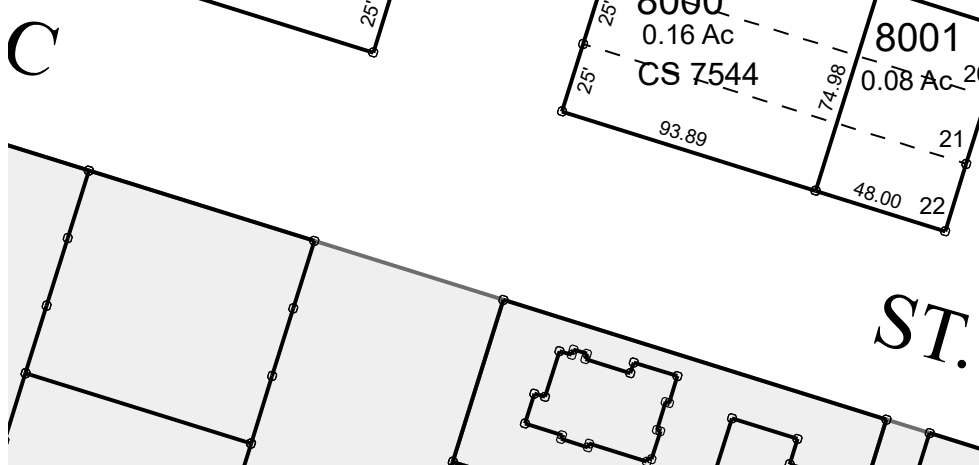


THIRD



APPROX. 1/16 COR.

FOURTH



ST.



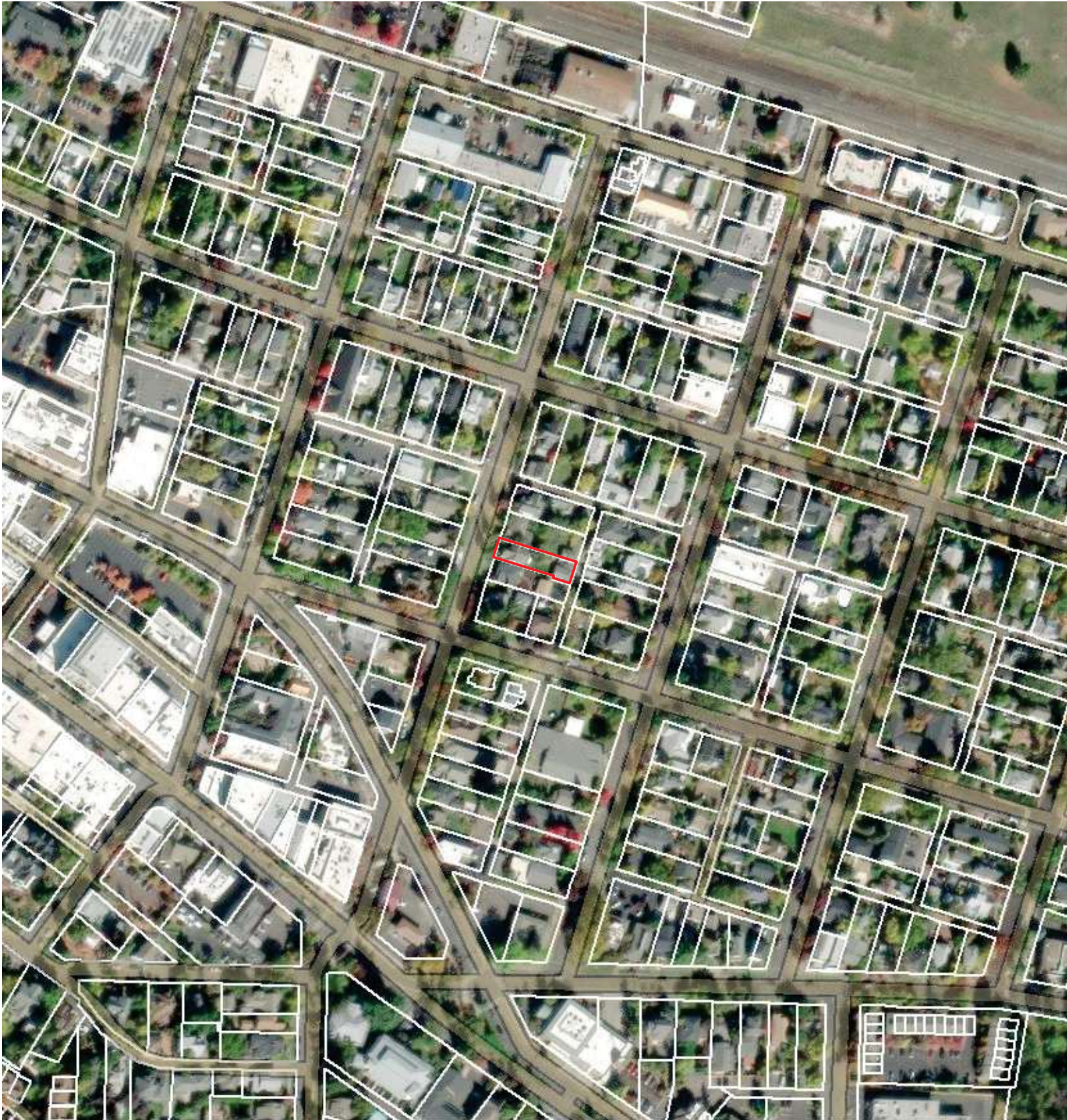
# Taxlot



Subject



Taxlot



# Aerial



Subject



Taxlot



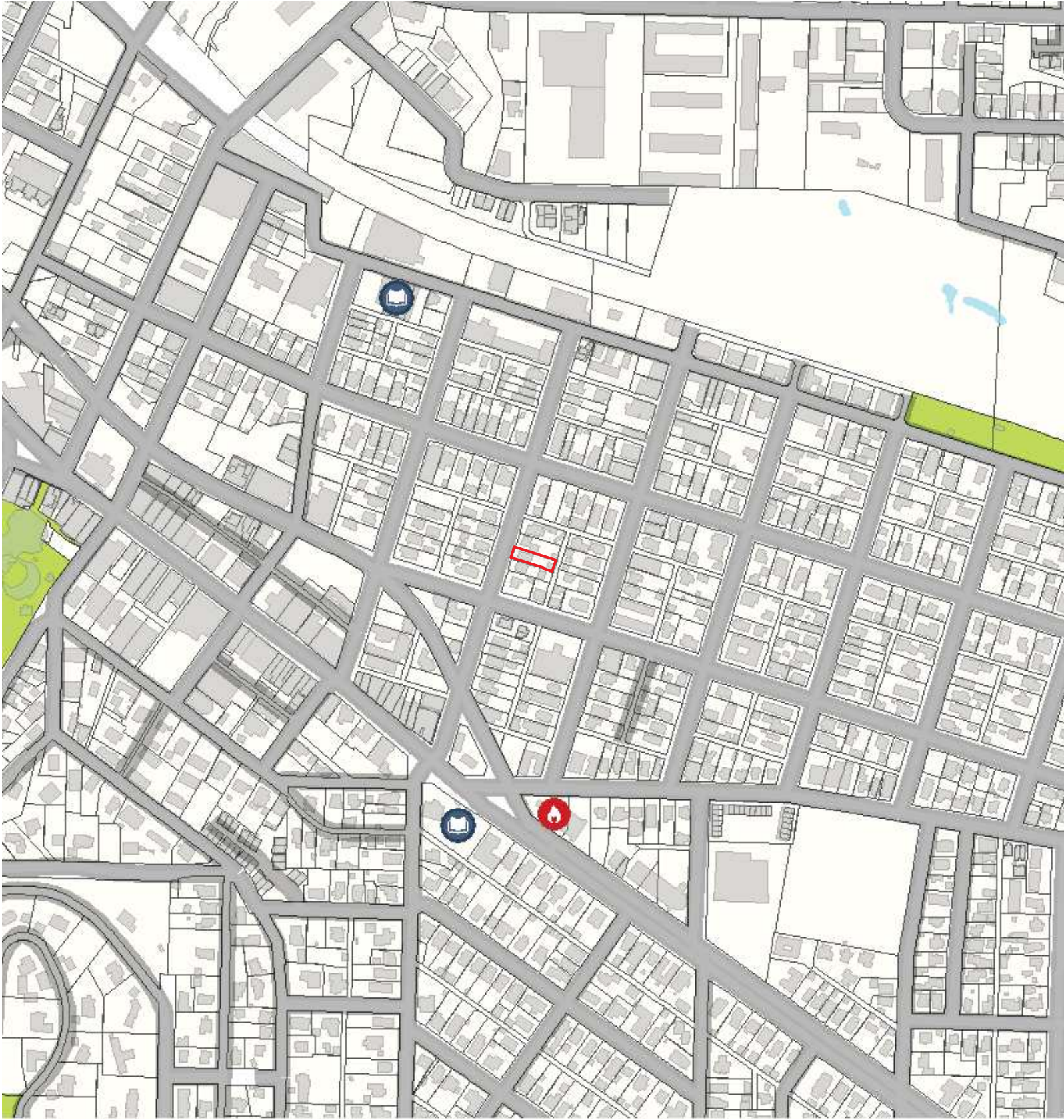
# Aerial









Subject

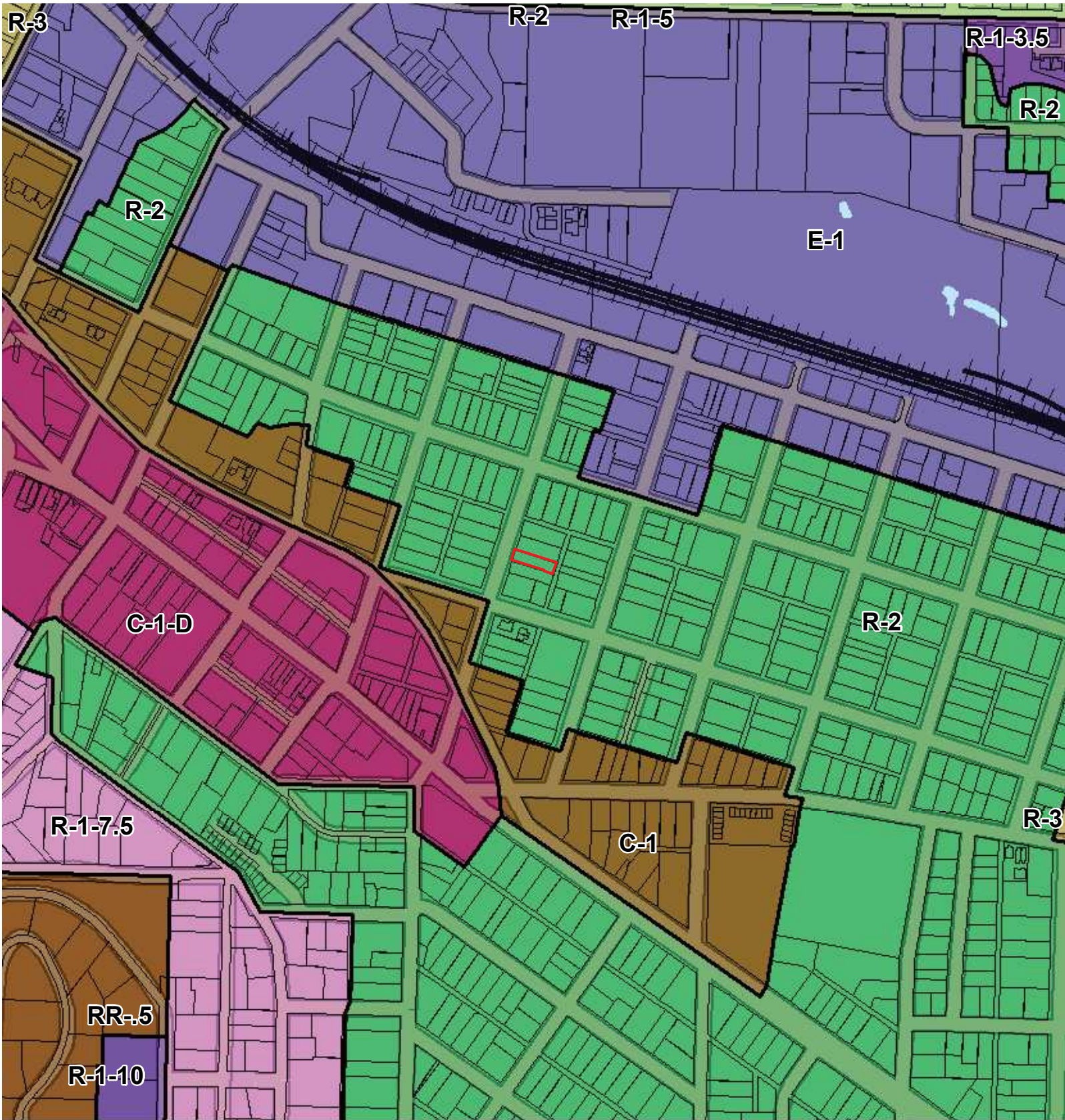


Taxlot



## Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Health Care
-  Fire Station
-  Library
-  City Limits
-  Parks



# Zoning



Subject

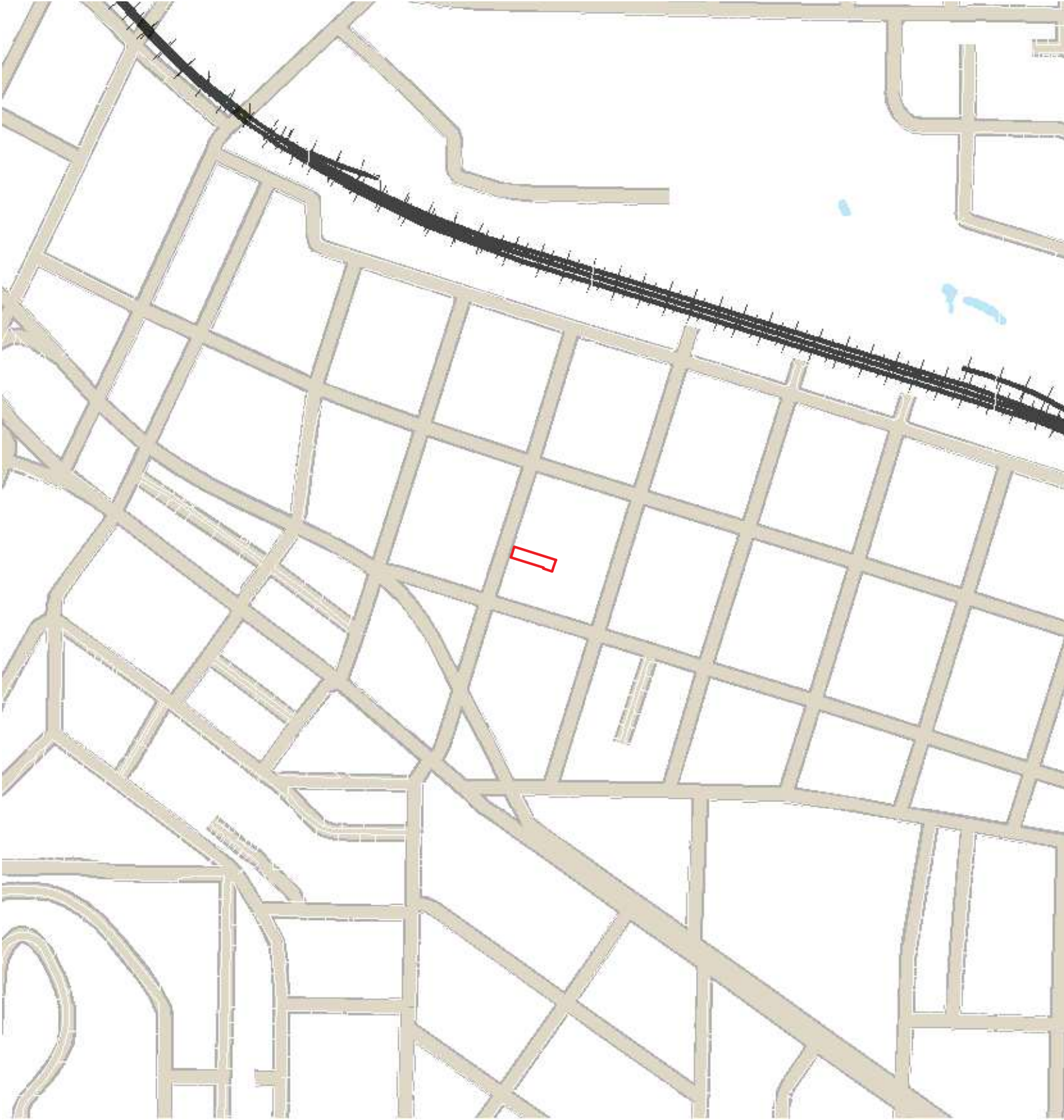


Taxlot

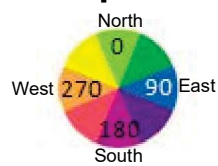


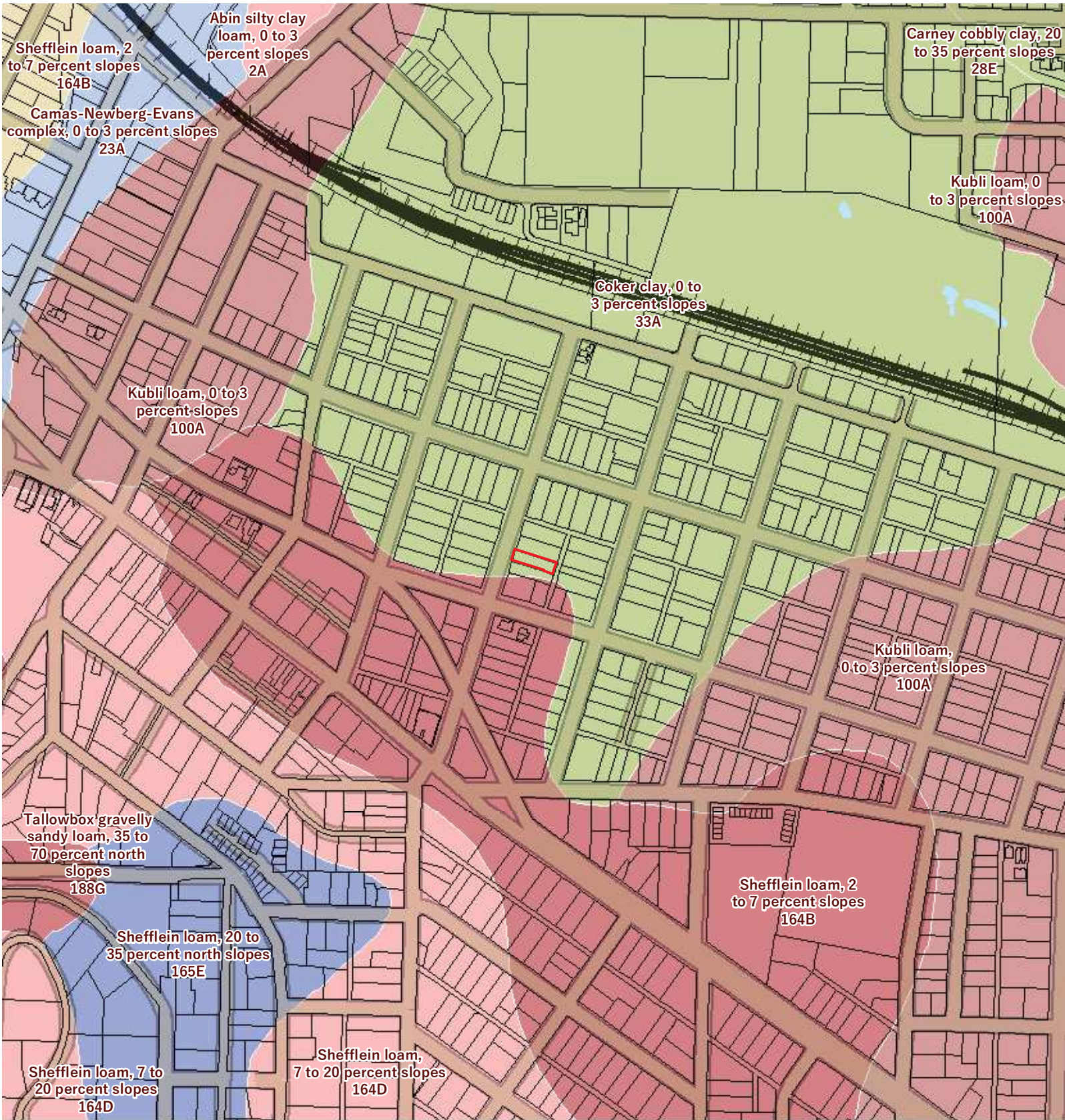
### Natural Features

- 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



**Aspect**





# Soil



Subject



Taxlot