



First American

First American Title Insurance Company

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PAR REPORT

Douglas County Land Department
Douglas County Courthouse, Room 320
Roseburg, OR 97470

December 12, 2018
File Number: 7399-3157589

Attn: Tony Page

Re:

Fee \$85.00

According to a search of our tract indices for the following described property, First American Title Insurance Company (hereinafter referred to as "The Company" certifies as follows):

Legal Description of the property:

The land referred to in this report is described in Exhibit A attached hereto.

and as of November 06, 2018 at 8:00 a.m.

We find that the last deed of record runs to:

Douglas County, a political subdivision of the State of Oregon

Recorded voluntary liens and tax information:

1. Taxes for the year 2018-2019

Tax Amount	\$	220.68
Unpaid Balance:	\$	220.68, plus interest and penalties, if any
Code No.:		13000
Map & Tax Lot No.:		25-05W-23D-00102
Property ID No.:		R125264
2. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
3. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land pursuant to O.R.S. 321.358 to 321.372. If the land 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 assessment.
4. The right, title and interest of Peter Reman and :peter-attilla: family of [reman] as disclosed by instrument, Recorder's No. 2011-016516.

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

-NONE-

NOTE: The address of the property described herein is:

1525 Plat I Road , Sutherlin, OR 97479

NOTE: The 2018-2019 tax assessed value for the herein described property is as follows:

Land:	\$	46,125.00
Improvements:	\$	827,255.00
Parcel No.:		R125264

THIS IS NOT a title report since no examination has been made of the title to the above described property. This report does not purport to show all encumbrances and no representation is made as to the sufficiency of the title of the above parties. Liability of the Company for this lien search is limited to the charge made thereof.

Exhibit "A"

Real property in the County of Douglas, State of Oregon, described as follows:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

ALSO, LOT 55, BLOCK 5, PLAT "I" OF THE SUTHERLIN LAND AND WATER COMPANY, DOUGLAS COUNTY, OREGON.

ALSO, LOT 56, BLOCK 5, PLAT "I" OF THE SUTHERLIN LAND AND WATER COMPANY, DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT OF THE NORTH LINE OF LOT 56, SAID POINT BEING NORTH 89° 06' 57" EAST 147.40 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE LEAVING SAID NORTH LINE AND ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTH 36° 42' 17" WEST 126.63 FEET, SOUTH 06° 40' 41" WEST 100.31 FEET AND SOUTH 69° 37' 47" WEST 45.88 FEET TO A POINT ON THE WEST LINE OF LOT 56; THENCE ALONG THE WEST LINE OF LOT 56, NORTH 04° 31' 47" WEST 215.52 FEET TO THE NORTHWEST CORNER OF LOT 56; THENCE ALONG THE NORTH LINE OF LOT 56, NORTH 89° 06' 57" EAST 147.40 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.