



**First American**

**First American Title Insurance Company**

1700 NW Garden Valley Blvd, Ste 204  
Roseburg, OR 97471  
Phn - (541)672-5555  
Fax - (800)314-0395

## PAR REPORT

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

December 14, 2018  
File Number: 7399-3162277

Attn: Chris Yaeger

Re: R18036

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:

LOTS 19 AND 20, RIVER BEND ACRES, DOUGLAS COUNTY, OREGON.

and as of November 20, 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

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

NONE

Recorded voluntary liens and tax information:

1. Subject property is under public ownership and is tax exempt. Any change in ownership before delivery of assessment roll may result in tax liability. Account No. R18036.

NOTE: Taxes for the year 2018-2019 PAID IN FULL

Tax Amount:	\$0.00 (due to exemption)
Map No.:	26-06W-23B-03400
Property ID:	R18036
Tax Code No.:	00402

NOTE: The address of the property described herein is:

502 River Bend Road , Roseburg, OR 97471

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

*First American Title*

Land:                   \$     193,800.00  
Improvements:       \$     167,110.00  
Parcel No.:            R18036

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.

**This report is not a commitment to issue title insurance and does not guarantee the absence of future claims or assertions as to the right, title and interest of the previous owner, heirs, creditors and/or foreclosed parties.**