



First American

First American Title Insurance Company

1700 NW Garden Valley Blvd, Ste 204
Roseburg, OR 97471
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PAR REPORT

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

December 05, 2018
File Number: 7399-3162283

Attn: Chris Yaeger

4045

Re: R60798

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:

Unit No. 2, Block No. 1, GARDEN HILLS NO. 1, Douglas County, Oregon.

and as of November 26, 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. R60798.
2. The right, title and interest of Theresa S. Tishendorf.
3. The right, title and interest of Eric Gordon McDonald.

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

| | |
|---------------|---------------------------|
| Tax Amount: | \$0.00 (due to exemption) |
| Map No.: | 27-06W-01CC-90002 |
| Property ID: | R60798 |
| Tax Code No.: | 00403 |

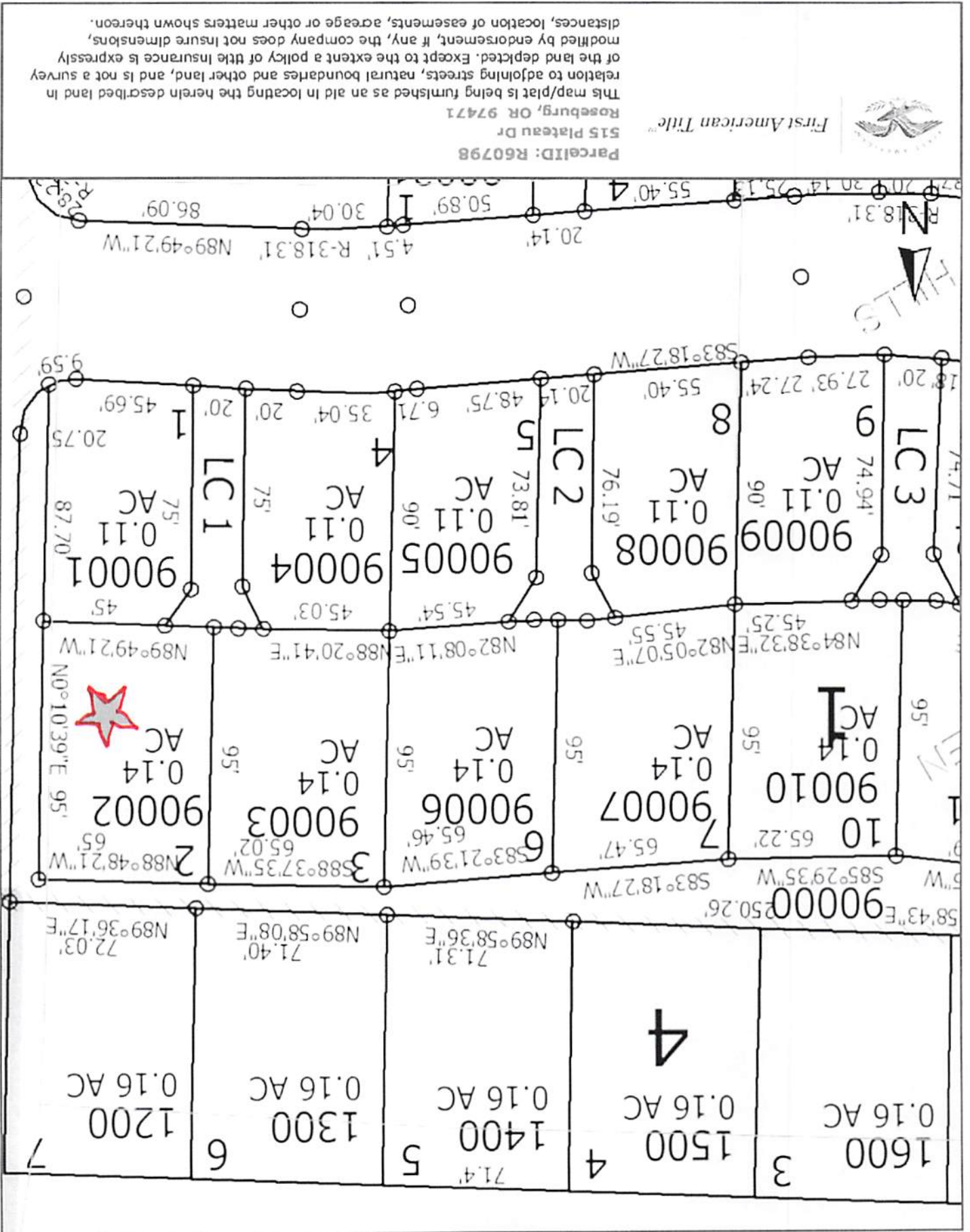
NOTE: The address of the property described herein is:

515 Plateau Drive , Roseburg, OR 97471

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

| | | |
|---------------|----|-----------|
| Land: | \$ | 42,640.00 |
| Improvements: | \$ | 21,369.00 |
| Parcel No.: | | R60798 |

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.



First American Title

ParcelID: R60798
 515 Plateau Dr
 Roseburg, OR 97471

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of the insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



DEED

THIS DEED is made the 5th day of September, 2018, between the Tax Collector of Douglas County (Grantor), and Douglas County, a political subdivision of the State of Oregon, (Grantee).

WITNESSETH

WHEREAS, pursuant to the General Judgment Foreclosing Delinquent Tax liens of the Circuit Court of the State of Oregon, in and for the County of Douglas, duly made and entered on the 2nd day of September, 2016 in a suit wherein Douglas County was plaintiff and Alliman, Daylene J Lewis, et al, were defendants, the hereinafter described real properties were by said Judgment sold subject to redemption to Douglas County and

WHEREAS, the said real properties have been subject to redemption for the period of two (2) years from and after the date of said Judgment and no redemption has been made; and notice of expiration of the redemption period has been duly given in a newspaper of general circulation and published in Douglas County, Oregon, to wit: THE ROSEBURG NEWS-REVIEW, in two (2) weekly issues of said newspaper, not more than 30 days and not less than ten days prior to the date of expiration of the redemption period; and a certified copy of the proof reference made a part hereof, and

WHEREAS, in pursuance of the laws of the State of Oregon and for and in consideration of the Judgment as aforesaid, I have this day executed this deed conveying to Douglas County, a political subdivision of the State of Oregon, the following described real properties to wit;

Douglas County Official Records
Patricia K. Hitt, County Clerk

2018-014565



NO FEE

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09/05/2018 01:31:41 PM

Deed – page one

DEED-DEED Cnt=1 Str=33 HAJOHNST
This is a no fee document

| <u>Acct No.</u> | <u>Name</u> | <u>Description</u> | <u>Judgment Amount</u> |
|-----------------|-------------------|--------------------|----------------------------|
| R60798 | McDonald, David G | 27-06W-01CC-90002 | \$4,829.72 |

Said described parcels of real property were formerly owned by the said defendants indicated, bearing the tax account number as indicated and for the amount of Judgment as indicated, all respectively, for each parcel sold by said foreclosure to said Douglas County, and not redeemed as provided by law.

NOW, THEREFORE, the Tax Collector of Douglas County, Grantor as aforesaid, in consideration of the premises and by the virtue of the statutes of the State of Oregon, in such cases made and provided, does hereby convey unto Douglas County, as Grantee aforesaid, the parcels of real property herein before described as fully and completely as Grantor can by virtue of the premises convey the same.

GIVEN UNDER MY HAND OFFICIALLY this 5th day of September, 2018.

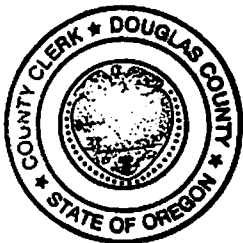


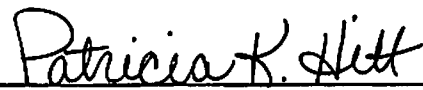
Tax Collector, Douglas County

STATE OF OREGON)
County of Douglas) ss

On this the 5th day of September, 2018, before me as County Clerk in and for Douglas County, personally came Jessica Hansen, Chief Financial Officer and Tax Collector of said County, known to me to be the individual described in, and who, as the Tax Collector executed the above deed, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written.





County Clerk, Douglas County

Affidavit of Publication

The News-Review
OF DOUGLAS COUNTY

Roseburg, Oregon

ISSUED DAILY EXCEPT MONDAY

STATE OF OREGON
COUNTY OF DOUGLAS } ss.

I, DANIEL MCCUE, being first duly sworn, depose and say that I am the CHIEF FINANCIAL OFFICER, of The News-Review, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at Roseburg in the aforesaid county and state; that the _____

#4985 Legal Notice of Foreclosure

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 2 successive and consecutive days in the following issue:

August 17, 24, 2018

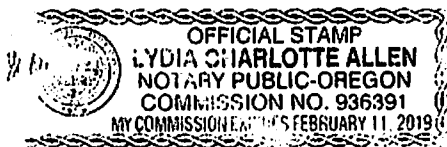
The fee actually charged by such newspaper for such publication is \$103.42



Subscribed and sworn to before me this 4th day of September, 2018.



Notary Public of Oregon



PUBLIC NOTICE
PUBLIC NOTICE hereby is given, that the two-year period for the redemption of real properties included in the 2015 delinquent tax lien foreclosure proceedings instituted by Douglas County, Oregon, in the Circuit Court of the State of Oregon, for Douglas County suit No. 15CV23854, and included in the General Judgment entered therein on September 2, 2016, will expire on September 2, 2018. All properties ordered sold under the General Judgment, unless redeemed on or before September 4, 2018, will be deeded to Douglas County, Oregon, immediately on expiration of the period of redemption, and every right and interest of any person in such properties will be forfeited forever to Douglas County, Oregon.

Jessica Hansen, Tax Collector
Douglas County

#4985 Pub. Dates: August 17, 24, 2018