



**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

**LACEY TEAGUE**  
TITLE OFFICER  
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**LIEN AND ENCUMBRANCE SEARCH**

Douglas County Land Department  
Douglas County Courthouse, Room 214  
Roseburg, OR 97470

July 29, 2022  
File Number: 7399-3972182

Attn: Tony Page

Re: 464 Montgomery Avenue, Glendale, OR 97442

Fee: \$200.00

We hereby certify that we have searched our Tract Indices as to the following described property:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 21, CITY OF GLENDALE (TOWN OF JULIA), DOUGLAS COUNTY, OREGON; THENCE NORTH 66° 30' 34" WEST ALONG THE NORTH LINE OF SAID LOT 3, 49.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 23° 33' 09" WEST ALONG THE WEST LINE OF SAID LOT 3, 139.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE CONTINUE SOUTH 23° 33' 09" WEST ACROSS VACATED ALLEY 20.00 FEET TO THE NORTHWEST CORNER OF LOT 10 OF SAID BLOCK 21; THENCE CONTINUE SOUTH 23° 33' 09" WEST ALONG THE WEST LINE OF SAID LOT 10, 12.50 FEET; THENCE SOUTH 69° 29' 30" EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 10, 49.95 FEET TO THE EAST LIEN OF SAID LOT 10; THENCE NORTH 23° 32' 18" EAST ALONG THE EAST LINE OF SAID LOT 10, 12.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 23° 32' 18" EAST ACROSS SAID VACATED ALLEY 20.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 23° 32' 18" EAST ALONG THE EAST LINE OF SAID LOT 3, 140.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

and as of July 21, 2022 at 8:00 a.m.

Vested of Record in:

Douglas County, a political subdivision of the State of Oregon

Subject to:

1. Taxes for the fiscal year 2022-2023 a lien due, but not yet payable
2. City liens, if any, of the City of Glendale.



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NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount:	\$729.64
Map No.:	33-06W-05AD-02700
Property ID:	R41118
Tax Code No.:	07701

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

We have also searched our General Index for Judgment and State and Federal Tax Liens against the vestee and find the following:

NONE

This report is made for the purpose herein specified and for this reason liability hereunder is expressly limited to the sum paid therefore. THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lien and Encumbrance Search and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.



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### **Illegal Restrictive Covenants**

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.