



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: 7399-3972204

Attn: Tony Page

Re: 657 NE Casper Street, Roseburg, OR 97470

Fee: \$200.00

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

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

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 Roseburg.

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

Tax Amount:	\$2,181.38
Map No.:	27-05W-18DC-02100
Property ID:	R22541
Tax Code No.:	00451

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

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



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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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Exhibit "A"

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

THE SOUTH 48 FEET OF THE NORTH 96 FEET OF LOTS 9, 10, 11 AND 12, BLOCK 39, KINNEY'S ADDITION TO THE CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 48 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST AND PARALLEL WITH EAST SECOND AVENUE NORTH 100 FEET; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID LOT 9, 48 FEET; THENCE WEST PARALLEL WITH EAST SECOND AVENUE NORTH 100 FEET TO THE WEST BOUNDARY OF SAID LOT 12; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID LOT 12, 48 FEET TO THE PLACE OF BEGINNING.

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.