



First American

First American Title Insurance Company

1700 NW Garden Valley Blvd, Ste 204
Roseburg, OR 97471
Phn - (541)672-5555
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LACEY TEAGUE
TITLE OFFICER
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LIEN AND ENCUMBRANCE SEARCH

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

September 09, 2022
File Number: 7399-3991244

Attn: Rita Brown

Re: 0 NE Rocky Drive, 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 August 29, 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.

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

NONE

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

Tax Amount:	\$18.75
Map No.:	27-05W-18DB-04400
Property ID:	R67955
Tax Code No.:	00451

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.



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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.



Exhibit "A"

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

A tract of land, the boundaries of which are described as follows:

Beginning at a 1/2 inch galvanized iron rod at the southwest corner of this tract, on a fence line and on the north line of Fourth Avenue (now Arrowhead Avenue) north of the First Addition to Kinney's improved Plat, City of Roseburg, from which a 36 iron pipe bears North 23° West 51.0 feet; said beginning point being 250.0 feet South and 2849 feet East of the Northwest corner of the William T. Perry Donation Land Claim No. 38, Section 18, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 0° 07' East 883.3 feet to a 3/4 inch pipe at the northwest corner of this tract, from which a 36 inch pipe bears South 42° West 158.6 feet; thence South 89° 55' East 330.3 feet to a 3/4 inch pipe from which a 6 inch white oak bears South 30° 45' West 45.6 feet; thence South 0° 05' West 898.8 feet to a 3/4 inch pipe at a fence line on the north line of said Fourth Avenue (now Arrowhead Avenue) from which a 4 inch white oak bears South 87° 04' East 31.4 feet; thence North 87° 04' West 331.5 feet along the north line of said Fourth Avenue (now Arrowhead Avenue) to the place of beginning.

EXCEPTING THEREFROM all that portion plated as Rocky Ridge P.U.D. 2, Phase 2 and First Amendment to Rocky Ridge P.U.D. 2 Phase 2, records of Douglas County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.