



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

August 02, 2022
File Number: 7399-3972233

Attn: Tony Page

Re: 622 SE Parrott 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 27, 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:	\$2,016.04
Map No.:	27-06W-24AD-02100
Property ID:	R69842
Tax Code No.:	00451

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:

BEGINNING ON THE WEST SIDE OF PARROTT STREET 207 FEET AND 6 INCHES FROM THE NORTHWEST CORNER OF PARROTT AND MAPLE STREET; RUNNING THENCE NORTHERLY ALONG PARROTT STREET 41 FEET AND 6 INCHES; THENCE WEST 25° NORTH 104 FEET AND 6 INCHES TO ALLEY; THENCE SOUTHERLY ALONG EAST SIDE OF ALLEY 41 FEET AND 6 INCHES; THENCE EAST 25° SOUTH 104 FEET AND 5 INCHES TO PARROTT STREET AND TO THE PLACE OF BEGINNING, IN RAILROAD ADDITION TO THE CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.

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



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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.