



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 03, 2022
File Number: 7399-3972437

Attn: Tony Page

Re: 0 N First Street, Drain, OR 97435

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 28, 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 Drain.

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:	\$442.69
Map No.:	22-05W-08DA-00200
Property ID:	R25395
Tax Code No.:	02201

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.

Exhibit "A"

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

Beginning at a point on the east side of the O&C Railroad Company right of way from which the quarter section corner between Sections 8 and 9, Township 22 South, Range 5 West, Willamette Meridian, bears North $77\frac{3}{4}^{\circ}$ East 11.10 chains distant; thence South $27\frac{3}{4}^{\circ}$ West along said right of way 14.10 chains, more or less, to the northwest corner of the lands formerly known as "Mill Property"; thence East on the north boundary of said Land 1.20 chains to the middle of Pass Creek; thence upstream to the southeast corner of the land formerly owned by Lucetta Meacham and by John Schappers; thence North $64\frac{1}{2}^{\circ}$ West along the west boundary of said land 5.60 chains, more or less, to the place of beginning, in Section 8, Township 22 South, Range 5 West, Willamette Meridian, 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.