



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

PAR REPORT

Douglas County Tax Collector
1036 SE Douglas RM 205
Roseburg, OR 97470

February 11, 2020
File Number: 7399-3378873

Attn: Michele Nelson

Re: R54965

Fee \$200.00

According to a search of our tract indices for the following described property, First American Title Insurance Company (hereinafter referred to as "The Company" certifies as follows):

Legal Description of the property:

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

and as of February 4, 2020 at 8:00 a.m.

We find that the last deed of record runs to:

Curtis K. Page and Lou Helen Page, as tenants by the entirety

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

-NONE-

Recorded voluntary liens and tax information:

1. Taxes for the year 2019-2020
Tax Amount \$ 1,217.14
Unpaid Balance: \$ 1,217.14 , plus interest and penalties, if any
Code No.: 07704
Map & Tax Lot No.: 32-05W-19D-01200
Property ID No.: R54965

Taxes for the year 2018-2019

Unpaid Balance: \$ 1,178.81, plus interest

Taxes for the year 2017-2018

Unpaid Balance: \$ 1,146.80, plus interest



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Taxes for the year 2016-2017

Unpaid Balance: \$ 1,115.72, plus interest

Taxes for the year 2015-2016

Unpaid Balance: \$ 1,083.66, plus interest

Taxes for the year 2014-2015

Unpaid Balance: \$ 1,067.65, plus interest

2. The above taxes have been foreclosed by decree entered November 7, 2018 in Suit No. 18CV37400 in the Circuit Court/Superior Court of the State of Oregon for the County of Douglas. The redemption period will expire November 7, 2020.

3. Mortgage and the terms and conditions thereof.

Mortgagor: Thomas W. Kimbley and Kathleen M. Kimbley
Mortgagee: The State of Oregon, acting by the Director of Veterans' Affairs
Amount: \$12,750.00
Dated: October 24, 1969
Recorded: October 29, 1969
Recording Information: Book 435, Page 843, Recorder's No. 69-11889 (Affects additional property)

4. Notice of Lien

Recorded: October 4, 2013
Recording No.: Recorder's No. 2013-16832
Records of: Douglas County, Oregon
Lien Claimant: Highland House Nursing and Rehabilitation Center
Amount: \$6,734.18 plus interest, if any

NOTE: The address of the property described herein is:

84 Barton Road , Glendale, OR 97442

NOTE: The 2019-2020 tax assessed value for the herein described property is as follows:

Land: \$ 124,176.00
Improvements: \$ 53,933.00
Parcel No.: R54965

THIS IS NOT a title report since no examination has been made of the title to the above described property. This report does not purport to show all encumbrances and no representation is made as to the sufficiency of the title of the above parties. Liability of the Company for this lien search is limited to the charge made thereof.

Exhibit "A"

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

Beginning at a point 454.0 feet East and North 23° 22' West, 138.6 feet from Southeast corner of the Wm. Barton Donation Land Claim No. 39, Township 32 South, Range 5 West, Willamette Meridian, this beginning point also being in the center of Barton Road on the South approach of Cow Creek bridge; thence North 36° 13' East 162.5 feet across said bridge; thence along centerline of said road North 23° 14' East 164.3 feet; thence North 19° 42' West, 325.6 feet; thence North 23° 24' West 231.5 feet to an iron pin in the center of Barton Road; thence North 66° 36' East 363.9 feet to the initial point, being the interior corner of parcel conveyed to Hugh H. Morrell and wife by deed recorded July 11, 1957, Recorder's No. 235367, Deed Records of Douglas County, Oregon; thence South 5° 41' East 833.7 feet to an initial point; thence South 73° 00' West 399.0 feet to point of beginning, situated in the Southeast quarter of Section 19, Township 32 South, Range 5 West of Willamette Meridian, Douglas County, Oregon. Excepting therefrom any of the lands included in the deed from E. L. Gibson and wife to Joe A. Nork and wife as recorded in Volume 162, File No. 86022, Deed Records of Douglas County, Oregon.

Also excepting therefrom that portion conveyed to Douglas County, a political subdivision of the State of Oregon by deed recorded in Book 1022, Page 21, Recorder's No. 88-07085, records of Douglas County, Oregon.