



First American

First American Title Insurance Company

1700 NW Garden Valley Blvd, Ste 204
Roseburg, OR 97471
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PAR REPORT

Douglas County Land Department
Douglas County Courthouse, Room 320
Roseburg, OR 97470

October 06, 2021
File Number: 7399-3830152

Attn: Sara Holloway

Re: 0 Azalea-Glen Road, Azalea, OR 97410

Fee \$100.00

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 September 10, 2021 at 8:00 a.m.

We find that the last deed of record runs to:

Douglas County, a political subdivision of the State of Oregon

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 fiscal year 2021-2022 a lien due, but not yet payable

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount:	\$69.11
Map No.:	32-05W-19D-01100
Property ID:	R54993
Tax Code No.:	07700

NOTE: This report is not a commitment to issue title insurance and does not guarantee the absence of future claims or assertions as to the right, title and interest of the previous owners, lien holders and/or foreclosed parties.

NOTE: The address of the property described herein is:

0 Azalea-Glen Road , Azalea, OR 97410

NOTE: The 2020-2021 tax assessed value for the herein described property is as follows:

Land:	\$	7,360.00
Improvements:	\$	0.00
Parcel No.:		R54993

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.



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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.



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Exhibit "A"

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

Beginning at a point 696.8 feet West 1585.9 feet North and 777.9 feet South 62° 50' West from the corner to Sections 19, 20, 29 and 30, Township 32 South, Range 5 West, Willamette Meridian; thence South 62° 50' West 180.0 feet along the south line of the old Pacific Highway to the center of the Barton Road; thence South 24° 53' East 234.3 feet along the center of said Barton Road; thence North 66° 36' East 180.0 feet; thence North 24° 53' West 247.1 feet to the point of beginning, all being situated in said Section 19, Township 32 South, Range 5 West, Willamette Meridian, 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.

Also excepting therefrom that portion conveyed to Douglas County, a political subdivision of the State of Oregon by deed recorded 2021-011083, records of Douglas County, Oregon.

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