

Parcel No. 1

Parcel No. 1

Property Information

- Tax ID 1N135BA00300
- Caxton Woods Lot 3
- 0.18 acres
- City of Portland
- Zoning R10
- Within Urban Growth Boundary
- Within Metro's Urban Service Area
- Not in Urban Road Maintenance District
- Not located within a Ground Water Resource Area
- Not in a Fire District – Possibly served by municipal fire district
- Water District – TVW
- Portland School District

Current Real Market Value

(Reviewed and Revised by Assessment & Taxation in October 2024)

- \$302,380

Minimum Bid

- \$212,000

Deposit—20% of Minimum

- \$42,400

Overlay Information 1N135BA00300

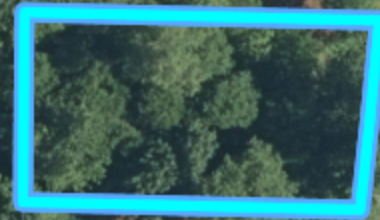
Jurisdiction:	Portland
City Zoning (updated 9/2016):	<u>R10 (confirm with Portland City Planning department)</u>
Annexation Proposal / Effective Date / Action / File :	BC1785 / 11/19/1981 / Completed annexation to a district / https://library.oregonmetro.gov/annexation/BC1785.pdf
Within Urban Growth Boundary:	Yes
Within Metro's Urban Service Area (*Updated July 31st each calendar year):	Yes
In Urban Road Maintenance District (*Updated July 31st each calendar year):	No
In ESPD (*Updated July 31st each calendar year):	No
Ground Water Resouce Area:	Not located within a Ground Water Resource Area
Service District for Lighting Assessment Area/zone:	Not in an Assessment Area.
Water District (*Updated July 31st each calendar year):	TVW
Fire District (*Updated July 31st each calendar year):	Not in a Fire District - Possibly served by a municipal fire department
Fire Management Zone:	5389
Park District:	Not In Park District
North Bethany Plan Area:	Not in North Bethany Sub Area
School District (*Updated July 31st each calendar year):	<u>PORTLAND</u>

NW WELLHOUSE LANE

NW SLOCUM WAY

NW MAYFIELD ROAD

Parcel 1
Tax ID: 1N135BA00300
Caxton Woods Lot 3
RMV: \$302,380
0.18 Acres





NOTES:

CAXTON WOODS

SITUATED IN THE N.W. 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST CITY OF PORTLAND, WASHINGTON COUNTY, OREGON SEPTEMBER 1, 1994

PREPARED BY:
W&H PACIFIC
8405 S.W. NIMBUS AVENUE
BEAVERTON, OREGON 97008
503/626-0455

1. ALL LOTS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN RECORDER'S FEE NO. 94106241, WASHINGTON COUNTY DEED RECORDS.
2. AN 8.00 FOOT WIDE EASEMENT OVER ALL LOTS AND TRACTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES IS RESERVED PARALLEL WITH AND ADJACENT TO THE RIGHT-OF-WAY LINE OF ALL STREETS.
3. TRACTS "A" AND "B" ARE COMMON AREAS AS DEFINED IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAXTON WOODS, AND ARE TO BE OWNED AND MAINTAINED BY NAURU PHOSPHATE ROYALTIES (PORTLAND), INC., ITS SUCCESSORS OR ASSIGNS.
4. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN FILE CU 99-89/S 37-90, CU 66-88/S 31-88, CU 68-81/S 28-51 AND LUR 92-00507 PU SU.
5. THERE ARE NO GEODETIC CONTROL MONUMENTS WITHIN ONE-HALF MILE OF THE BOUNDARY OF CAXTON WOODS.
6. PRIVATE STORM SEWER EASEMENTS AS SHOWN ON THE PLAT WILL BE RESERVED, SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAXTON WOODS, FOR NAURU PHOSPHATE ROYALTIES (PORTLAND), ITS SUCCESSORS OR ASSIGNS AS LIMITED COMMON AREAS FOR CONSTRUCTION MAINTENANCE AND USAGE OF FACILITIES AS SHOWN.
7. THE STORM DRAINAGE RESERVE EASEMENT IS TO THE CITY OF PORTLAND AS A PERPETUAL EASEMENT FOR THE PURPOSE OF STORM WATER DRAINAGE, FLOOD CONTROL, WATER QUALITY AND FOR PROTECTION OF A NATURAL DRAINAGE RESERVE. THE STORM DRAINAGE RESERVE EASEMENT AREA SHALL REMAIN IN NATURAL TOPOGRAPHIC CONDITION. NO PRIVATE STRUCTURES, CULVERTS, EXCAVATION OR FILLS SHALL BE CONSTRUCTED WITHIN THE STORM DRAINAGE RESERVE EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF THE BUREAU OF ENVIRONMENTAL SERVICES, CITY OF PORTLAND.
8. YARDS, SETBACKS, PRIVATE LIMITED COMMON AREA ACCESS EASEMENTS (ALSO REFERRED TO AS P.L.C.A.A. AND P.L.C.A. ACCESS EASEMENTS) AND PRIVATE STORM SEWER EASEMENTS SHOWN ON THE PLAT ARE SUBJECT TO ADDITION, DELETION AND MODIFICATION ACCORDING TO THE PROVISIONS OF THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAXTON WOODS AND APPLICABLE CITY OF PORTLAND LAND USE REVIEW PROCEDURES.
9. ALL SEWER EASEMENTS DEPICTED, EXCEPT THOSE LABELED AS PRIVATE, ARE EXCLUSIVE AND PERPETUAL EASEMENTS GRANTED TO THE CITY OF PORTLAND. NO OTHER UTILITIES, FACILITIES OR EASEMENTS ARE TO BE LOCATED WITHIN THE BOUNDARIES OF THOSE SEWER EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF THE BUREAU OF ENVIRONMENTAL SERVICES, CITY OF PORTLAND.

SEWER EASEMENTS INCLUDE THE RIGHT OF ACCESS FOR CONSTRUCTION, INSPECTION, MAINTENANCE OR OTHER SEWERAGE SYSTEM ACTIVITIES. NO BUILDING CONSTRUCTION, MATERIAL STORAGE, GRADE REDUCTION, OR TREE PLANTING SHALL BE PERMITTED WITHIN THOSE SEWER EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF THE BUREAU OF ENVIRONMENTAL SERVICES. LANDSCAPING, WHICH BY ITS NATURE IS SHALLOW ROOTED AND MAY BE EASILY REMOVED TO PERMIT ACCESS TO THE SEWER LINES, SHALL NOT REQUIRE CONSENT.
10. TRACT C AND TRACT D ARE RESERVED FOR NAURU PHOSPHATE ROYALTIES PORTLAND, INC., ITS SUCCESSORS OR ASSIGNS.
11. THIS PLAT IS SUBJECT TO SOLAR CONDITIONS OF THE CITY OF PORTLAND PER DOCUMENT RECORDED IN RECORDERS FEE. 94106242 OF THE WASHINGTON COUNTY DEED RECORDS.
12. THE NORTH ONE QUARTER CORNER OF SECTION 35, BEING THE NORTHEAST CORNER OF TRACT "D", IS A PUBLIC LAND SURVEY CORNER AND SHALL REMAIN PRESERVED AND PROTECTED AT ALL TIMES. ACCESS ONTO SAID TRACT, FOR SURVEYING PURPOSES, SHALL BE ALLOWED AND SHALL CAUSE AN ENCUMBRANCE ON SAID TRACT.
13. ALL WATER QUALITY PROTECTION EASEMENTS ARE TO THE CITY OF PORTLAND AND ARE EXCLUSIVE EASEMENTS. NO OTHER UTILITIES, FACILITIES, OR EASEMENTS ARE TO BE LOCATED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF THE BUREAU OF ENVIRONMENTAL SERVICES, CITY OF PORTLAND.
14. THE WATER QUALITY PROTECTION EASEMENTS INCLUDES THE RIGHT OF ACCESS FOR CONSTRUCTION, INSPECTION, MAINTENANCE, AND OTHER SEWERAGE SYSTEM ACTIVITIES RELATED TO STORM WATER DETENTION, FLOOD CONTROL, AND WATER QUALITY IMPROVEMENTS.
15. NO BUILDING CONSTRUCTION, MATERIAL STORAGE, GRADE REDUCTION, OR TREE PLANTING SHALL BE PERMITTED WITHIN THE WATER QUALITY PROTECTION EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF THE BUREAU OF ENVIRONMENTAL SERVICES, CITY OF PORTLAND.

16. THE FOLLOWING LOTS WITHIN THE ANNEXED PLAT OF CAXTON WOODS, BENEFIT FROM OR ARE ENCUMBERED WITH A PRIVATE STORM SEWER PIPELINE AND ASSOCIATED EASEMENT AND ARE THEREBY SUBJECT TO A PRIVATE STORM SEWER MAINTENANCE AGREEMENT RECORDED November 23, 1994, IN DOCUMENT NUMBER 94106243 THE WASHINGTON COUNTY DEED RECORDS: LOT 42, 43, 44, AND 45 OF CAXTON WOODS.

LOT 42, CAXTON WOODS, DOES NOT HAVE A RIGHT TO THE USE OF THIS EASEMENT OR PIPELINE.
17. THE FOLLOWING LOTS AND TRACT WITHIN THE ANNEXED PLAT OF CAXTON WOODS BENEFIT OR ARE ENCUMBERED WITH A PRIVATE STORM SEWER PIPELINE AND ASSOCIATED EASEMENT AND ARE THEREBY SUBJECT TO A PRIVATE STORM SEWER MAINTENANCE AGREEMENT RECORDED November 23, 1994, IN DOCUMENT NUMBER 94106244, THE WASHINGTON COUNTY DEED RECORDS: LOTS 10 AND 11, AND TRACT "B".

TRACT "B" DOES NOT HAVE A RIGHT TO THE USE OF THIS EASEMENT OR PIPELINE.
18. THE FOLLOWING LOTS WITHIN THE ANNEXED PLAT OF CAXTON WOODS BENEFIT OR ARE ENCUMBERED WITH A PRIVATE STORM SEWER PIPELINE AND ASSOCIATED EASEMENT AND ARE THEREBY SUBJECT TO A PRIVATE STORM SEWER MAINTENANCE AGREEMENT RECORDED November 23, 1994, IN DOCUMENT NUMBER 94106245, OF THE WASHINGTON COUNTY DEED RECORDS: LOTS 25 30, 31, 32, 33, AND 34.

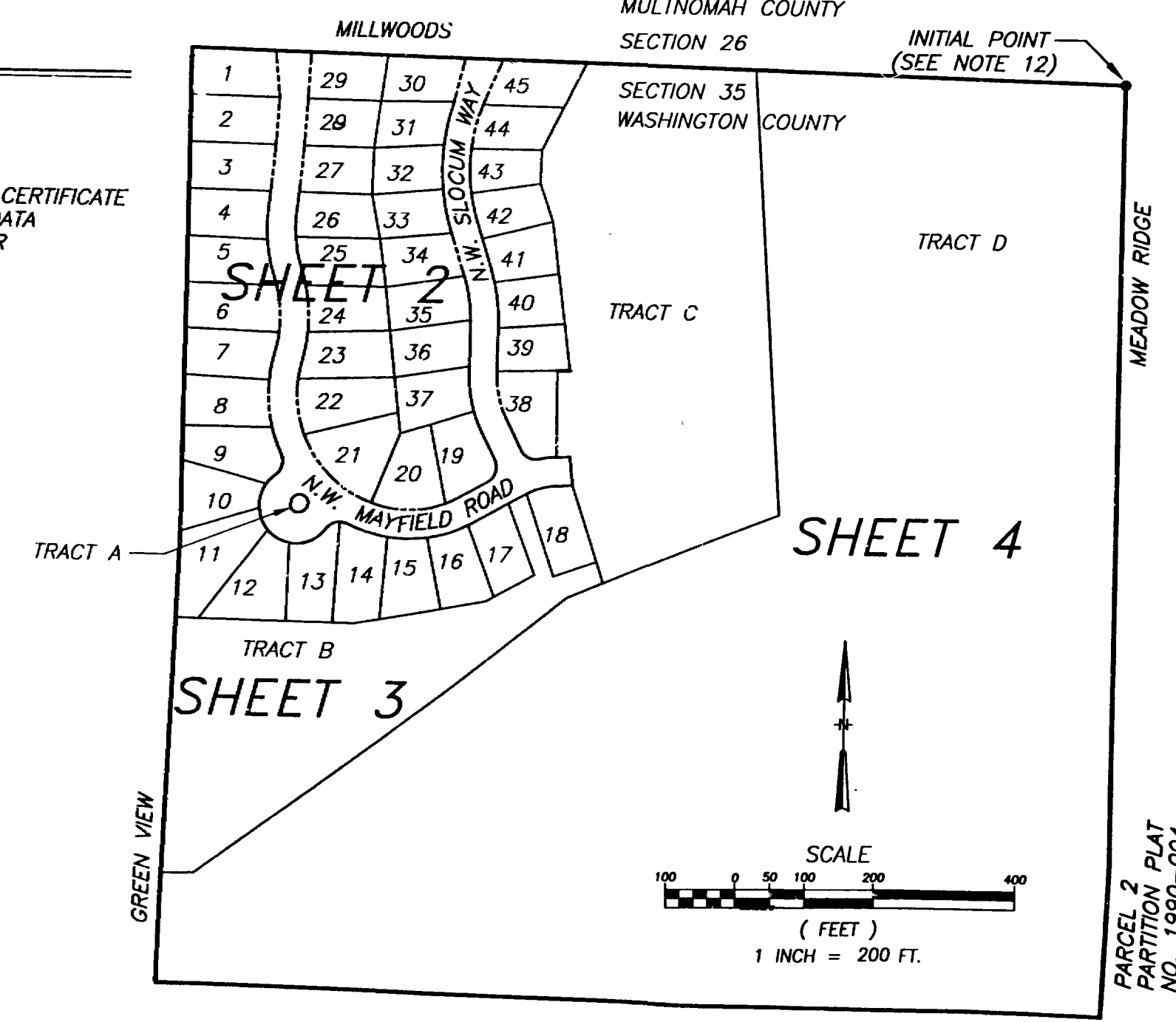
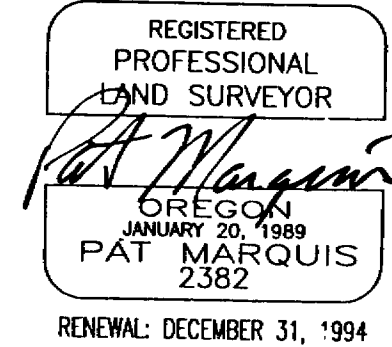
LOTS 25 AND 34 DO NOT HAVE A RIGHT TO THE USE OF THIS EASEMENT OR PIPELINE.

SHEET INDEX:

SHEET	CONTENTS
1 OF 5	NARRATIVE, PLAT NOTES, INDEX
2 OF 5	LOTS 1 - 45, TRACT "A"
3 OF 5	TRACT "B" AND PART OF TRACT "C" & "D" & SURVEYORS CERTIFICATE
4 OF 5	PART OF TRACT "C" & "D", LOT AND CENTERLINE CURVE DATA
5 OF 5	APPROVALS, DECLARATION, ACKNOWLEDGEMENT AND INTERIOR CORNER MONUMENTATION

NARRATIVE:

THE BASIS OF BEARINGS AND THE BOUNDARY OF CAXTON WOODS WERE HELD PER SURVEY NUMBER 25006 WASHINGTON COUNTY SURVEY RECORDS.



PARCEL 2
PARTITION PLAT
NO. 1990-004

CAXTON WOODS

SITUATED IN THE N.W. 1/4 OF
 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST
 CITY OF PORTLAND, WASHINGTON COUNTY, OREGON
 SEPTEMBER 1, 1994

PREPARED BY:
 W&H PACIFIC
 8405 S.W. NIMBUS AVENUE
 P.O. BOX 80040
 PORTLAND, OREGON 97280
 503/626-0455

* AMENDED BY AFF. OF CORRECTION
 RECORDING DOC. NO. 95/11378, 95/40673, 96/68179

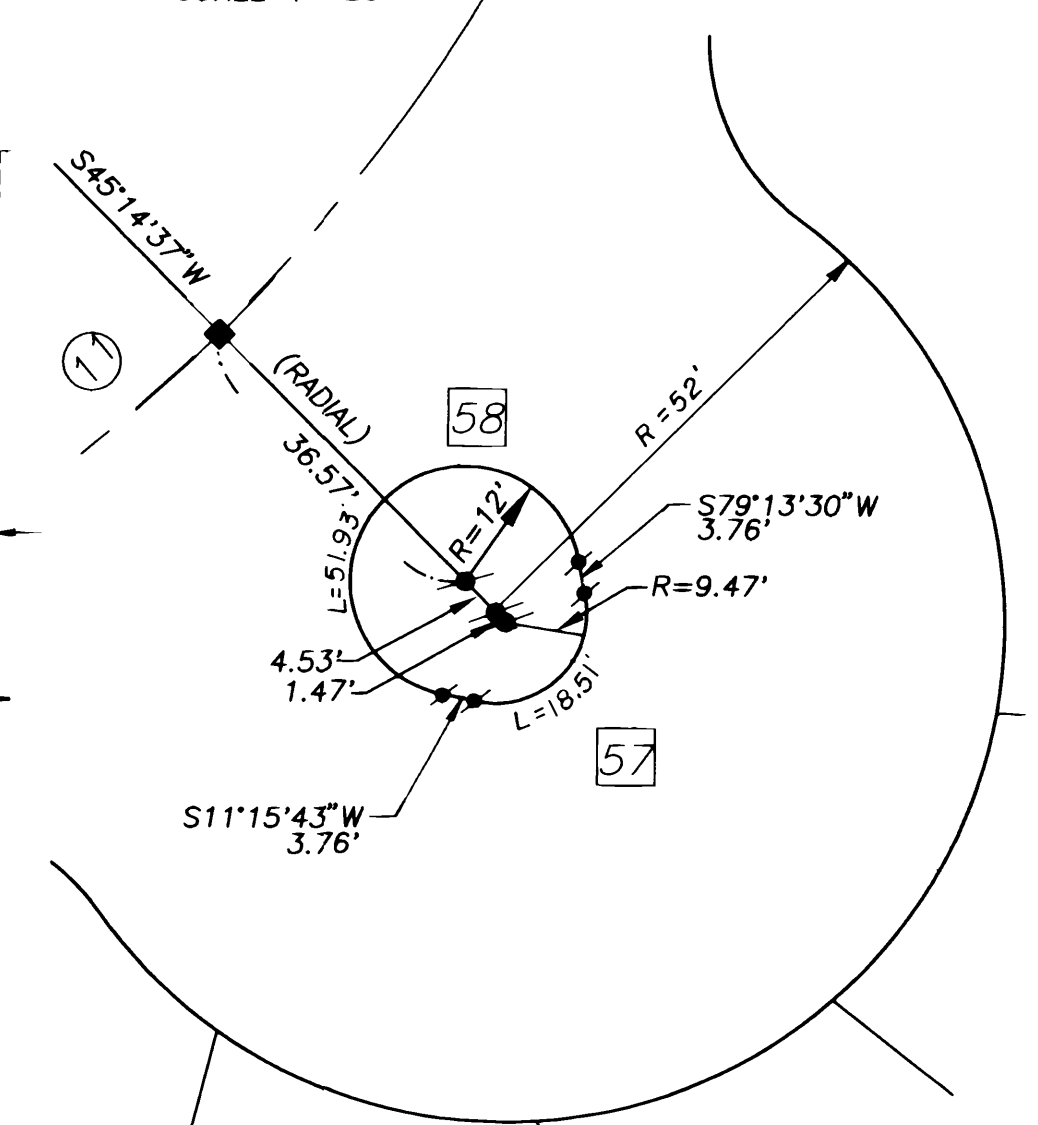
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JANUARY 20, 1989
 PAT MARQUIS
 2382
 EXPIRES 12-31-94

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY
 OF THE ORIGINAL PLAT OF CAXTON WOODS.

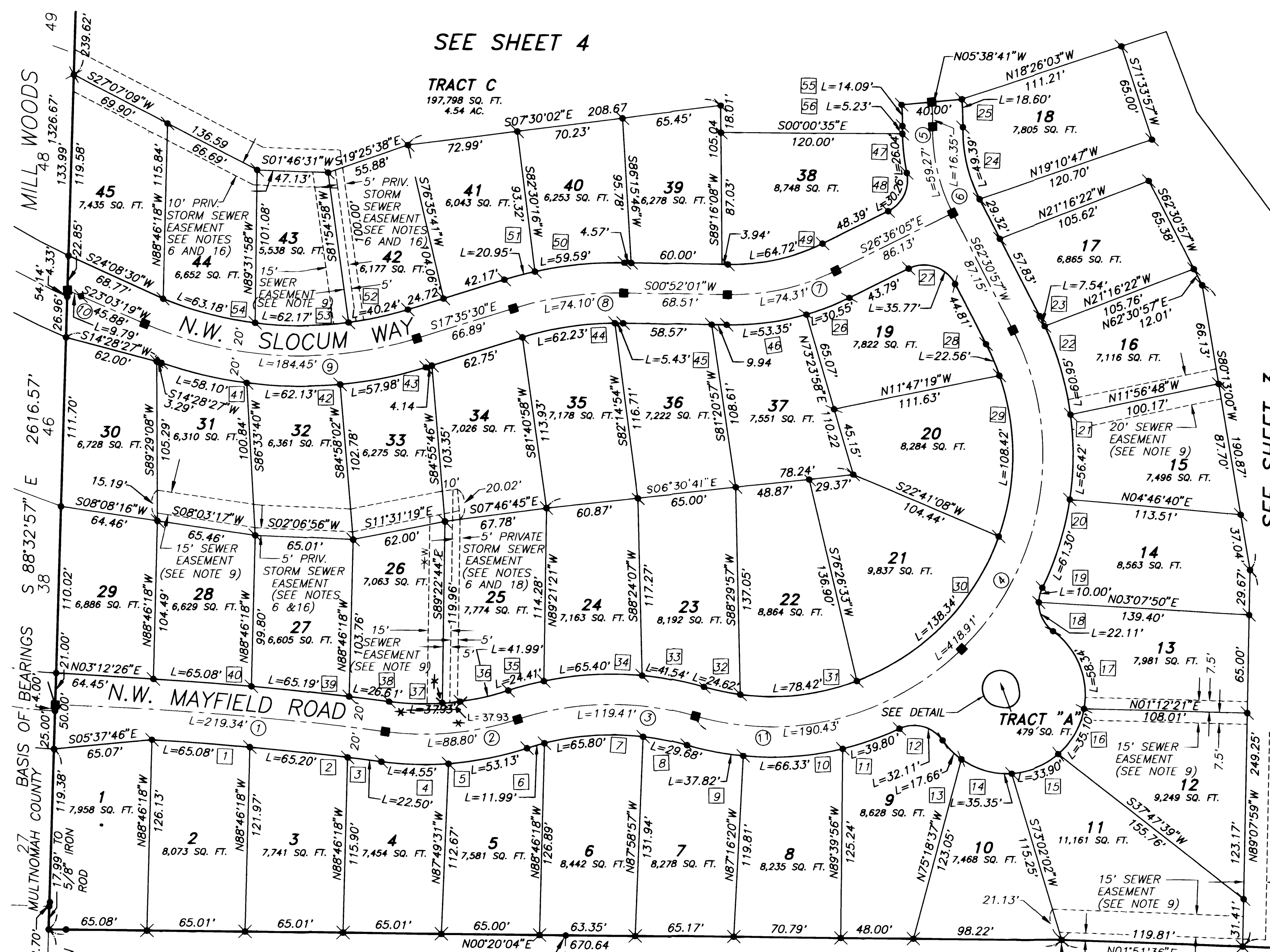
TRACT "A" DETAIL

SCALE: 1" = 20'



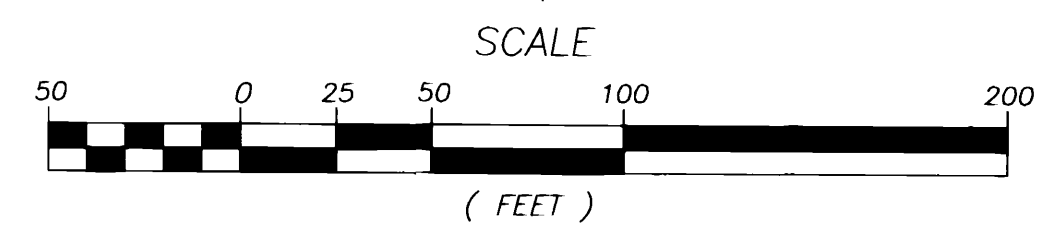
SEE SHEET 4

TRACT C
 197,798 SQ. FT.
 4.54 AC.



LEGEND:

- DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "W&H PACIFIC", UNLESS OTHERWISE NOTED
- ✕ DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "W&H PACIFIC".
- ⚡ DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "W&H PACIFIC" TO BE SET DURING POST-MONUMENTATION. SET 3-30-95
- PRIV. PRIVATE
- S# DENOTES SURVEY NUMBER
- I.R. IRON ROD
- ① CENTERLINE CURVE NUMBER
- ② LOT RIGHT-OF-WAY CURVE NUMBER
- DENOTES 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED "W&H PACIFIC" TO BE SET DURING POST MONUMENTATION SET 3-30-95



SECTION CORNER
 FND. WORK PROGRESS ADMINISTRATION
 CONCRETE MONUMENT PER BOOK "C", PAGE 463
 "C", PAGE 463 MULTNOMAH COUNTY
 SURVEY RECORDS

SEE SHEET 3

GREEN VIEW

CAXTON WOODS

SITUATED IN THE N.W. 1/4 OF
 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST
 CITY OF PORTLAND, WASHINGTON COUNTY, OREGON
 SEPTEMBER 1, 1994

PREPARED BY:
 W&H PACIFIC
 8405 S.W. NIMBUS AVENUE
 P.O. BOX 80040
 PORTLAND, OREGON 97280
 503/626-0455

SURVEYOR'S CERTIFICATE:

I, PAT MARQUIS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "CAXTON WOODS", AND THAT AT THE INITIAL POINT I FOUND A 6 INCH SQUARE CONCRETE MONUMENT WITH A 1" IRON PIPE IN THE CENTER, LOCATED AT THE NORTH ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE TRACING THE WESTERLY LINE OF THE SUBDIVISION PLAT OF MEADOW RIDGE SOUTH 00°12'03" WEST, AND CONTINUING ALONG THE SOUTHERLY PROJECTION OF SAID LINE, 1,085.54 FEET TO THE S.W. CORNER OF PARTITION PLAT 1990-004; THENCE LEAVING SAID PROJECTED PLAT LINE OF MEADOW RIDGE AND TRACING THE WESTERLY LINE OF ARGOULD TERRACE SOUTH 02°25'10" WEST 209.26 FEET TO A STONE MONUMENT WITH AN "X" MARKED ON TOP; THENCE LEAVING SAID WESTERLY LINE OF ARGOULD TERRACE NORTH 88°50'00" WEST 1,338.27 FEET TO THE EASTERLY LINE OF LOT 5 OF GREEN VIEW SUBDIVISION; THENCE TRACING THE EASTERLY LINE OF GREEN VIEW, LOTS 5 AND 4 AND 1, RESPECTIVELY, NORTH 01°51'36" EAST 630.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 OF GREEN VIEW; THENCE LEAVING THE EASTERLY LINE OF GREEN VIEW NORTH 00°20'04" EAST 670.64 FEET TO THE NORTHERLY LINE OF SAID SECTION 35; THENCE TRACING SAID NORTHERLY LINE OF SECTION 35 SOUTH 88°32'57" EAST 1,326.67' FEET TO THE INITIAL POINT.

CONTAINING 39.67 ACRES.

AS PER ORS 92.065(5) AND 92.070(2), I CERTIFY THAT THE INTERIOR MONUMENTS IN THIS SUBDIVISION WILL BE SET WITHIN 90 DAYS OF COMPLETION OF IMPROVEMENTS OR WITHIN ONE YEAR OF PLAT RECORDATION, WHICHEVER OCCURS FIRST.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

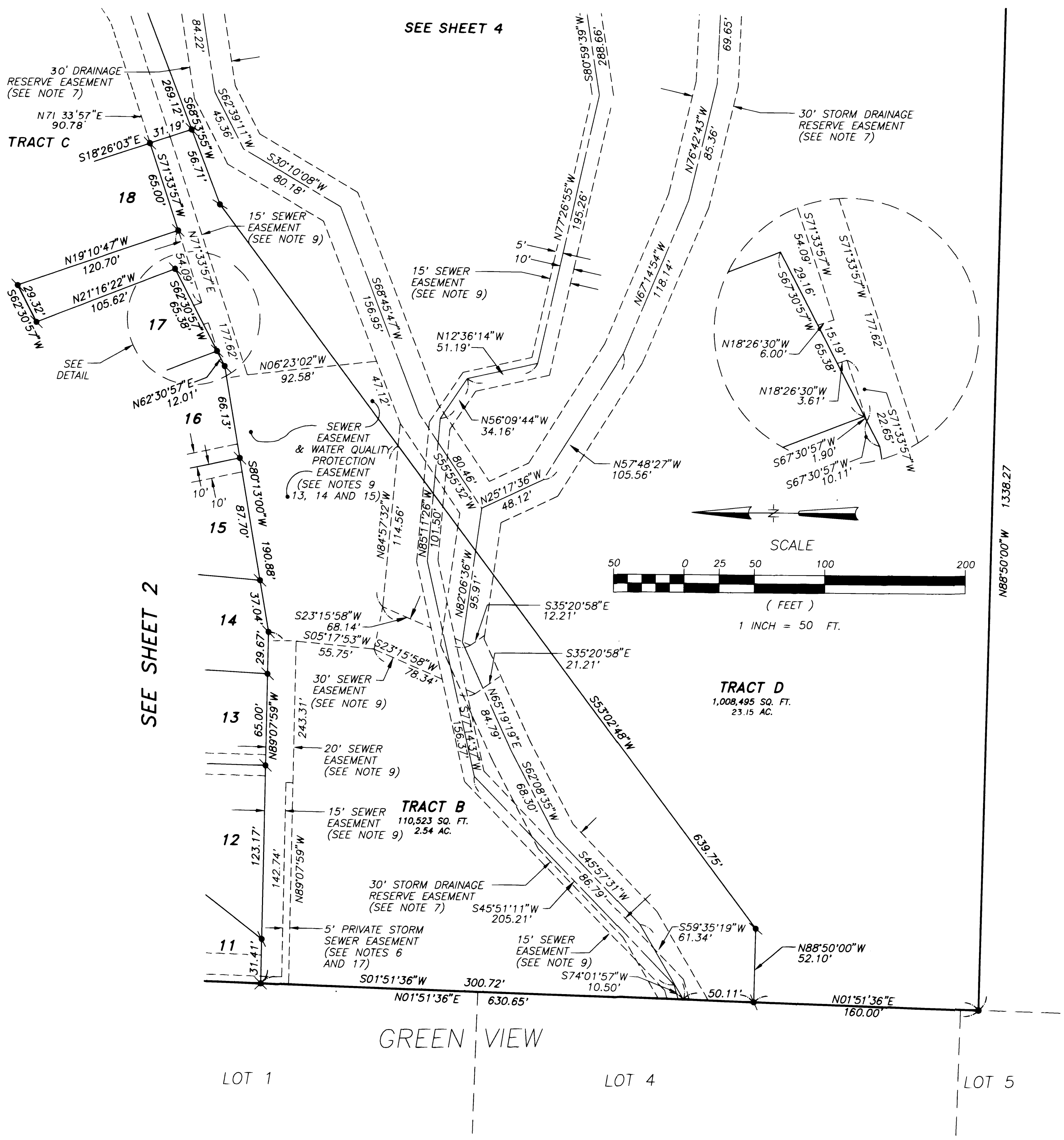
OREGON
 JANUARY 20, 1989
 PAT MARQUIS
 2382

EXPIRES 12-31-94

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF CAXTON WOODS.

LEGEND:

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- ✕ DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "W&H PACIFIC".
- ⊙ DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "W&H PACIFIC" TO BE SET DURING POST-MONUMENTATION. SET 3-30-95
- I.R. IRON ROD
- ⓪ CENTERLINE CURVE NUMBER
- Ⓛ LOT RIGHT-OF-WAY CURVE NUMBER
- S# DENOTES SURVEY NUMBER



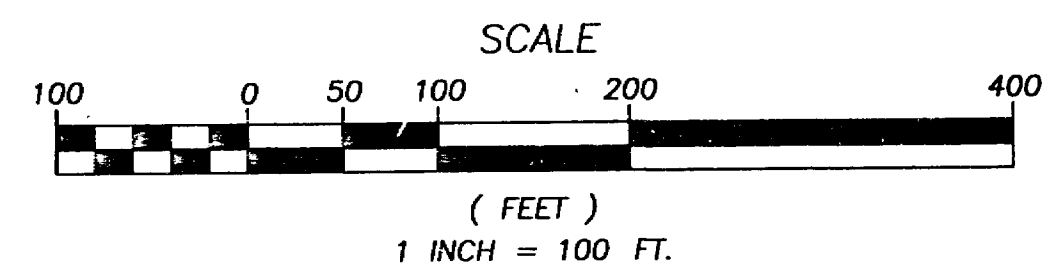
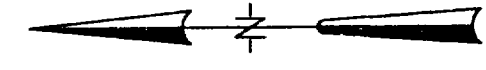
SEE SHEET 2

SEE SHEET 4

CAXTON WOODS

SITUATED IN THE N.W. 1/4 OF
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 CITY OF PORTLAND, WASHINGTON COUNTY, OREGON
 SEPTEMBER 1, 1994

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- I.R. IRON ROD
- ① CENTERLINE CURVE NUMBER
- [] LOT RIGHT-OF-WAY CURVE NUMBER
- I.P. IRON PIPE

LOT CURVE DATA

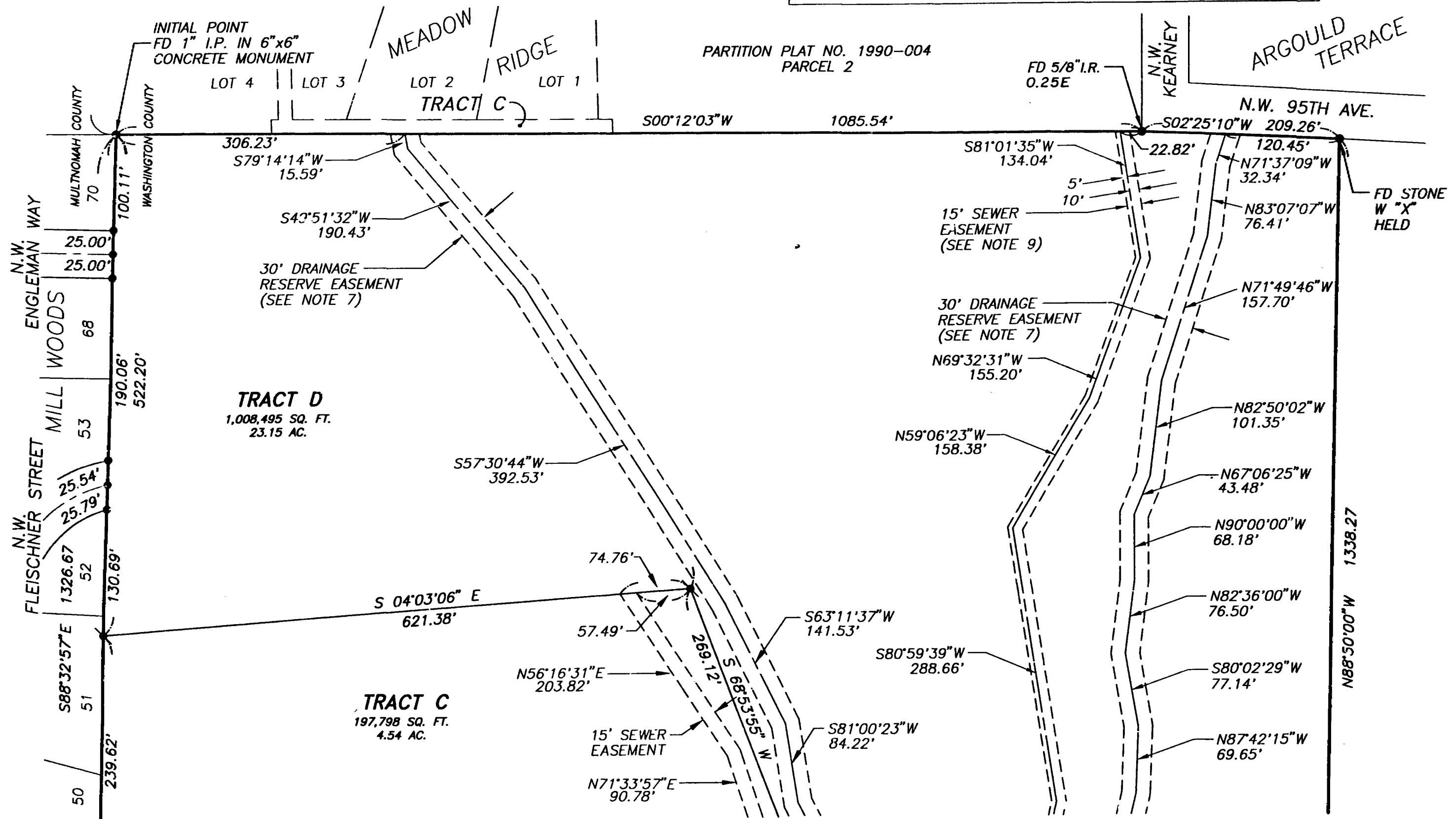
LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
2	1	2230.00'	65.08'	65.08'	N04°00'06"E	01°40'19"
3	2	2230.00'	65.20'	65.20'	N05°40'31"E	01°40'31"
4	3	2230.00'	22.50'	22.50'	N06°48'07"E	00°34'42"
4	4	220.00'	44.55'	44.47'	S01°17'24"W	11°36'06"
5	5	220.00'	53.13'	53.00'	S11°25'45"E	13°50'12"
5	6	180.00'	11.99'	11.98'	N16°26'23"W	03°48'56"
6	7	180.00'	65.80'	65.44'	N04°03'32"W	20°56'46"
7	8	180.00'	29.68'	29.64'	N11°08'14"E	09°26'46"
7	9	200.00'	37.82'	37.76'	S10°26'34"W	10°50'05"
8	10	200.00'	66.33'	66.02'	S04°28'30"E	19°00'03"
9	11	200.00'	39.80'	39.73'	S19°40'33"E	11°24'02"
9	12	23.00'	32.11'	29.56'	S14°36'59"E	79°59'06"
9	13	52.00'	17.66'	17.58'	S44°52'43"W	19°27'39"
10	14	52.00'	35.35'	34.68'	S15°40'19"W	38°57'09"
11	15	52.00'	33.90'	33.31'	S22°28'57"E	37°21'24"
12	16	52.00'	35.10'	34.44'	S60°29'53"E	38°40'29"
13	17	52.00'	58.34'	55.33'	N68°01'17"W	64°17'12"
13	18	23.00'	22.11'	21.27'	N63°24'54"E	55°04'26"
14	19	23.00'	10.00'	9.92'	S76°35'34"E	24°54'40"
14	20	200.00'	61.30'	61.06'	S72°55'05"E	17°33'43"
15	21	200.00'	56.42'	56.24'	S89°46'52"E	16°09'52"
16	22	200.00'	60.95'	60.72'	N73°24'21"E	17°27'44"
17	23	200.00'	7.54'	7.54'	N63°35'43"E	02°09'32"
18	24	109.00'	49.39'	48.89'	S76°39'57"W	28°17'59"
18	25	165.00'	18.60'	18.59'	N87°35'08"E	06°27'37"
19	26	175.00'	30.55'	30.51'	S21°36'03"E	10°00'03"
19	27	23.00'	35.77'	32.28'	N17°57'26"E	89°07'02"
19	28	160.00'	22.56'	22.55'	N66°33'21"E	08°04'49"
20	29	160.00'	108.42'	106.35'	S89°59'31"E	38°49'26"
21	30	160.00'	138.34'	134.07'	S45°48'36"E	49°32'25"
22	31	160.00'	78.42'	77.64'	S06°59'54"E	28°04'58"
23	32	160.00'	24.62'	24.60'	S11°27'06"W	08°49'02"
23	33	220.00'	41.54'	41.48'	N10°27'03"E	10°49'08"
24	34	220.00'	65.40'	65.15'	N03°28'28"W	17°01'52"
25	35	220.00'	24.41'	24.40'	N15°10'07"W	06°21'27"

LOT CURVE DATA

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
25	36	180.00'	41.99'	41.89'	S11°39'53"E	13°21'54"
26	37	180.00'	37.93'	37.86'	S01°03'16"W	12°04'24"
26	38	2270.00'	26.61'	26.61'	N06°45'19"E	00°40'18"
27	39	2270.00'	65.19'	65.19'	N05°35'48"E	01°38'44"
28	40	2270.00'	65.08'	65.07'	N03°57'10"E	01°38'33"
31	41	280.00'	58.10'	58.00'	S12°55'50"W	11°53'23"
32	42	280.00'	62.13'	62.00'	S00°37'45"W	12°42'47"
33	43	280.00'	57.98'	57.88'	S11°39'34"E	11°51'52"
35	44	210.00'	62.23'	62.00'	N09°06'10"W	16°58'41"
36	45	210.00'	5.43'	5.43'	N00°07'36"E	01°28'50"
37	46	175.00'	53.35'	53.14'	S07°52'01"E	17°28'03"
38	47	140.00'	26.04'	26.00'	S83°20'58"W	10°39'18"
38	48	23.00'	30.26'	28.12'	S64°17'23"E	75°22'36"
38	49	135.00'	64.72'	64.10'	S12°52'02"E	27°28'06"
40	50	250.00'	59.59'	59.45'	N05°57'41"W	13°39'23"
41	51	250.00'	20.95'	20.95'	N15°11'26"W	04°48'08"
42	52	240.00'	40.24'	40.19'	N12°47'19"W	09°36'22"
43	53	240.00'	62.17'	62.00'	N00°33'52"W	14°50'34"
44	54	240.00'	63.18'	63.00'	N14°23'56"E	15°05'01"
TRACT C	55	125.00'	14.09'	14.09'	S87°35'08"W	06°27'37"
TRACT C	56	140.00'	5.23'	5.23'	S89°44'47"W	02°08'19"
TRACT A	57	9.47'	18.51'	15.70'	N44°45'23"W	112°02'12"
TRACT A	58	12.00'	51.93'	19.90'	S44°45'23"E	247°57'48"

Q CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	2250.00'	219.34'	219.25'	S 04°17'54" W	05°35'07"
2	200.00'	88.80'	88.07'	S 05°37'42" E	25°26'18"
3	200.00'	119.41'	117.64'	S 01°14'37" E	34°12'27"
4	160.00'	418.91'	330.57'	S 50°48'43" E	133°20'40"
5	120.00'	59.27'	58.67'	N 76°39'57" E	28°17'59"
6	145.00'	16.35'	16.34'	N 87°35'08" E	06°27'37"
7	155.00'	74.31'	73.60'	S 12°52'02" E	27°28'06"
8	230.00'	74.10'	73.78'	S 08°21'45" E	18°27'31"
9	260.00'	184.45'	180.61'	S 02°43'55" W	40°38'49"
10	496.00'	9.79'	9.79'	S 23°37'15" W	01°07'52"
11	180.00'	190.43'	181.68'	N 14°26'54" W	60°37'00"



SEE SHEET 2

SEE SHEET 3

CAXTON WOODS

SITUATED IN THE N.W. 1/4 OF
SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST
CITY OF PORTLAND, WASHINGTON COUNTY, OREGON
SEPTEMBER 1, 1994

PREPARED BY:
W&H PACIFIC
8405 S.W. NIMBUS AVENUE
P.O. BOX 80040
PORTLAND, OREGON 97280
503/626-0455

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT NAURU PHOSPHATE ROYALTIES (PORTLAND), INC., A DELAWARE CORPORATION, DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED MAP OF CAXTON WOODS, BEING MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, A TRUE MAP AND PLAT THEREOF, ALL LOTS, TRACTS AND EASEMENTS BEING THE DIMENSIONS SHOWN ON SAID MAP AND STREETS BEING OF THE WIDTHS THEREON SET FORTH, AND SAID NAURU PHOSPHATE ROYALTIES (PORTLAND), INC. DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL STREETS SHOWN OR NOTED, ON SAID MAP, AND THAT SAID NAURU PHOSPHATE ROYALTIES (PORTLAND), INC. DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY. ALL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF PORTLAND, UNLESS NOTED AS PRIVATE ON SAID MAP.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL ON THIS
12th DAY OF SEPTEMBER, 1994

NAURU PHOSPHATE ROYALTIES (PORTLAND), INC.
BY: [Signature]
GEORGE MARSHALL
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF WASHINGTON } ss

BE IT REMEMBERED THAT ON THIS 12th DAY OF SEPTEMBER, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GEORGE MARSHALL, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN DID SAY THAT HE, GEORGE MARSHALL, IS A VICE PRESIDENT OF NAURU PHOSPHATE ROYALTIES (PORTLAND), INC., A DELAWARE CORPORATION, AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, HE HAS SIGNED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGES SAID DECLARATION TO BE A FREE ACT AND DEED.



[Signature]
Susan M. Miller

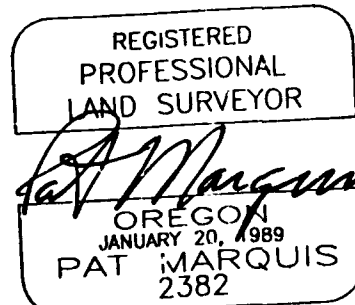
INTERIOR CORNER MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND WAS RECORDED IN DOCUMENT NO. 96-20383 WASHINGTON COUNTY DEED RECORDS.

APPROVED THIS 3 DAY OF July, 1994

[Signature]
WASHINGTON COUNTY SURVEYOR

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF CAXTON WOODS.



EXPIRES 12-31-94

STATE OF OREGON }
COUNTY OF WASHINGTON } ss

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME BY THE SURVEYOR OF THIS SUBDIVISION PLAT, TO BE A TRUE AND EXACT COPY OF THE ORIGINAL, AND THAT IT WAS RECORDED ON THE 23rd DAY OF November, 1994, AT 4:22 O'CLOCK p.m., AND RECORDED IN THE COUNTY CLERKS RECORDS.

BY: [Signature]
DEPUTY COUNTY CLERK

APPROVALS:

APPROVED THIS 10th DAY OF November, 1994

CITY OF PORTLAND PLANNING DIRECTOR
BY: [Signature] - Deputy

APPROVED THIS 10th DAY OF November, 1994

CITY OF PORTLAND HEARINGS OFFICER
BY: [Signature]

APPROVED THIS 15th DAY OF October, 1994

CITY OF PORTLAND ENGINEER
BY: [Signature] for

APPROVED THIS 23rd DAY OF November, 1994

WASHINGTON COUNTY SURVEYOR
BY: [Signature] D.C.S.

APPROVED THIS TWENTY-THIRD DAY OF NOVEMBER, 1994

DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)
BY: [Signature]

ATTEST THIS 23rd DAY OF November, 1994

DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK
BY: [Signature] DEPUTY

APPROVED THIS 22nd DAY OF November, 1994

WASHINGTON COUNTY BOARD OF COMMISSIONERS
[Signatures]

STATE OF OREGON }
COUNTY OF WASHINGTON } ss

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THIS 23rd DAY OF November 1994 AT 4:22 p.m. AND RECORDED IN THE COUNTY CLERK RECORDS.

WASHINGTON COUNTY RECORDING OFFICE
BY: [Signature]
DEPUTY COUNTY CLERK

S
LUT-B

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry Hanson

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 96020383
Inv : 6017
03/08/1996 10:44:19AM 5.00

Interior Monumentation Affidavit

I, Pat Marquis, P.L.S. No. 2382 in the State of Oregon, being duly sworn, do hereby say that in accordance with O.R.S. 92.070, I have correctly surveyed and marked with proper monuments, the interior corners as indicated on the plat of Caxton Woods as recorded in Plat Book 94 on Pages 7-11, Records of Plats of Washington. Said interior corners as noted on the plat were set as of March 30, 1995.

REGISTERED PROFESSIONAL LAND SURVEYOR

Pat Marquis
OREGON
JAN. 20, 1989
PAT MARQUIS
#2382

Expires 12-31-96

Pat Marquis

Pat Marquis, Registered Professional Land Surveyor No. 2382

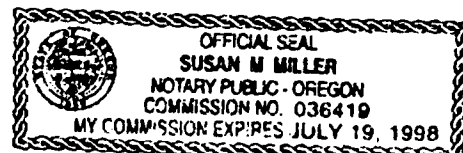
W&H Pacific
8405 S.W. Nimbus Avenue
Portland, Oregon 97280

Expiration Date: _____

Subscribed and sworn to me this 23rd day of February, 1996.

Susan M. Miller
Notary Public for the State of Oregon

My commission expires: July 19, 1998



APPROVAL

Approved this 6 day of March, 1996, in accordance with O.R.S. 92.070(4).

R. Pearson

AFTER RECORDING:
COUNTY SURVEYOR

#15

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry Hanson
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 95011378
Inv : 5301
02/21/1995 04:51:07PM 5.00

S
LUT-B

AFFIDAVIT OF CORRECTION (PLAT)

I, Pat Marquis, P.L.S. No. 2382, being first duly sworn, depose and say that I am the surveyor who surveyed the plat of Caxton Woods as filed and recorded in Plat Book 94, pages 7-11, Washington County, Oregon Plat Records; and

The following correction to said plat is necessary and is as follows:

The northwesterly corner monument for Lot 25 of Caxton Woods is improperly depicted at the easement line, 10 feet southerly from the true corner. The corner monument was set at the true corner position with said corner being common with the southwest corner of Lot 26 and should properly be depicted at that location.

REGISTERED PROFESSIONAL LAND SURVEYOR

Pat Marquis
OREGON
JAN. 20, 1989
PAT MARQUIS
#2382

Expires 12-31-96

Pat Marquis

Pat Marquis, P.L.S. #2382
Registered Professional Land Surveyor
W&H Pacific
8405 S.W. Nimbus Avenue
Beaverton, OR 97008-7120

NOTARY CERTIFICATE

STATE OF OREGON
COUNTY OF WASHINGTON

Subscribed and sworn to me before this 14th day of February, 1995.

Susan M. Miller
Notary Public for the State of Oregon.

My commission expires 7/19/98



COUNTY SURVEYOR APPROVAL

I, R. Charles Pearson, Washington County Surveyor, do hereby certify that said affidavit of correction for Caxton Woods has been examined by me and that it complies with O.R.S. 92.170.

R. Charles Pearson 2-20-95

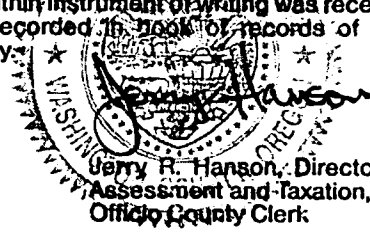
R. Charles Pearson
Washington County Surveyor

AFTER RECORDING:
COUNTY SURVEYOR
#15

5
LUT-B

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Doc : 95040673
Inv : 5537
06/14/1995 02:48:40PM 5.00

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

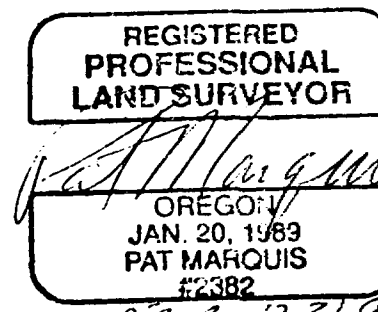
Doc : 96068179
Inv : 6310
07/30/1996 02:54:28pm 5.00

Affidavit of Correction (Plat)

I, Pat Marquis, P.L.S. No. 2382, being first duly sworn, depose and say that I am the surveyor who surveyed the plat of Caxton Woods as filed and recorded in Plat Book 94, pages 7-11, Washington County, Oregon Plat Records; and

The following correction to said plat is necessary and is as follows:

- X The northerly line of Lot 25 of Caxton Woods is improperly labeled as bearing South 89°22'44" East. The line is common with the southerly line of Lot 26 and should properly be labeled as South 89°22'44" West.



Pat Marquis 7-19-96
Pat Marquis, P.L.S. #2382
Registered Professional Land Surveyor
W&H Pacific
8405 S.W. Nimbus Avenue
Beaverton, OR 97008-7120

Notary Certificate

STATE OF OREGON
COUNTY OF WASHINGTON

Subscribed and sworn to me before this 19th day of July, 1996.

Susan M. Miller
Notary Public for the State of Oregon.

My commission expires July 19, 1998

County Surveyor Approval

I, R. Charles Pearson, Washington County Surveyor, do hereby certify that said Affidavit of Correction for Caxton Woods has been examined by me and that it complies with O.R.S. 92.170.

R. Charles Pearson 7-30-96
R. Charles Pearson
Washington County Surveyor

AFTER RECORDING:
County Surveyor
#15

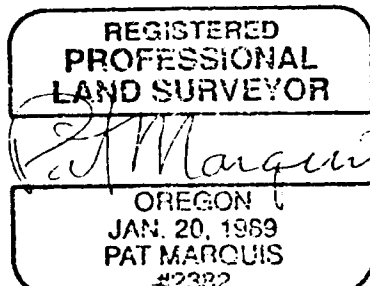
5
LUT-B

AFFIDAVIT OF CORRECTION (PLAT)

I, Pat Marquis, P.L.S. No. 2382, being first duly sworn, depose and say that I am the surveyor who surveyed the plat of Caxton Woods as filed and recorded in Plat Book 94, pages 7-11, Washington County, Oregon Plat Records; and

The following correction to said plat is necessary and is as follows:

The northwesterly corner monument for Lot 25 of Caxton Woods is improperly depicted at the easement line, 10 feet southerly from the true corner. The corner monument was set at the true corner position with said corner being common with the southwest corner of Lot 26 and should properly be depicted at that location. On the map, move the arc length of Lot 26 (37.93') to correspond with the line.



Pat Marquis
Pat Marquis, P.L.S. #2382
Registered Professional Land Surveyor
W&H Pacific
8405 S.W. Nimbus Avenue
Beaverton, OR 97008-7120

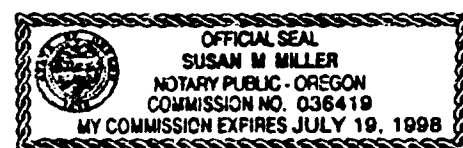
NOTARY CERTIFICATE

STATE OF OREGON
COUNTY OF WASHINGTON

Subscribed and sworn to me before this 8th day of June, 1995.

Susan M. Miller
Notary Public for the State of Oregon.

My commission expires 7/19/98



COUNTY SURVEYOR APPROVAL

I, R. Charles Pearson, Washington County Surveyor, do hereby certify that said affidavit of correction for Caxton Woods has been examined by me and that it complies with O.R.S. 92.170.

R. Charles Pearson D.C.S.
R. Charles Pearson
Washington County Surveyor

AFTER RECORDING:
COUNTY SURVEYOR
#15

After Recording Return To:

Washington County Department of Assessment and Taxation
Attention: Theresa Ellis
155 N First Avenue, Room 130, MS 8
Hillsboro OR 97124

Mail all future Tax bills to:

Washington County Support Services – Facilities
Gregg Weiman
169 N First Avenue
Hillsboro OR 97124

Washington County, Oregon **2022-015966**
03/04/2022 03:14:18 PM
D-DBS Cnt=1 Stn=10 A DUYCK
\$75.00 \$5.00 \$11.00 \$60.00 - Total = \$151.00



02855916202200159660150151
I, Joe Nelson, Director of Assessment and Taxation
and Ex-Officio County Clerk for Washington County,
Oregon, do hereby certify that the within instrument of
writing was received and recorded in the book of
records of said county.



Joe Nelson, Director of Assessment and Taxation,
Ex-Officio County Clerk

TAX COLLECTOR'S DEED TO TAX FORECLOSED PROPERTIES

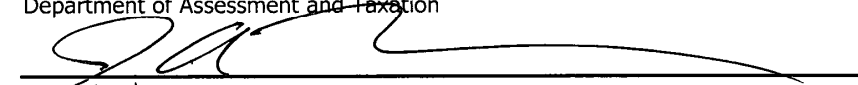
The Washington County Tax Collector, having completed foreclosure proceedings in accordance with all statutory requirements and having obtained a judgment foreclosing tax liens that was entered on or about **October 2, 2019**, in the case of Washington County v. Abukhater, Janet Lee et al., Washington County Circuit Court No. **19CV37134**, and having further provided notice of expiration of the redemption period as provided by law, a copy of which is attached hereto as Exhibit "A" and said properties having not been redeemed, now hereby conveys to Washington County, a political subdivision of the State of Oregon, all right, title and interest to each and every property described in attached Exhibit "B" hereto.

The true and actual consideration for this transfer, stated in terms of dollars, is zero.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 207, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 207, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 4th day of March 2022.

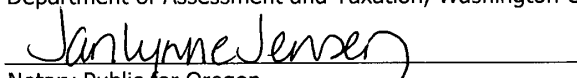
Washington County Tax Collector
Department of Assessment and Taxation



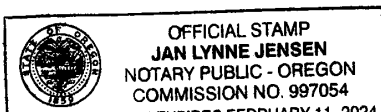
Joe Nelson, Director

State of Oregon)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this 4th day of March 2022, by Joe Nelson, Washington County Tax Collector and Director of the Department of Assessment and Taxation, Washington County, Oregon.



Notary Public for Oregon





The Oregonian
LEGAL AFFIDAVIT

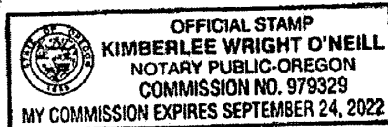
AD#: 0010077053

State of Oregon,) ss
County of Multnomah)

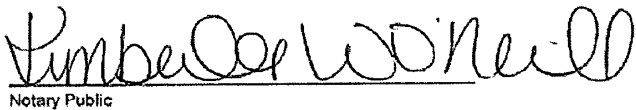
Alexis Holloway being duly sworn, deposes that he/she is principal clerk of Oregonian Media Group; that The Oregonian is a public newspaper published in the city of Portland, with general circulation in Oregon, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

The Oregonian 09/10, 09/17/2021


Principal Clerk of the Publisher



Sworn to and subscribed before me this 17th day of September 2021


Notary Public

**GENERAL NOTICE
OF EXPIRATION OF
REDEMPTION PERIOD
FOR 2019 WASHINGTON COUNTY
FORECLOSED PROPERTY**

PUBLIC NOTICE is hereby given, in the manner required by law, that the two-year period for the redemption of real property included in the 2019 Washington County tax liens foreclosure proceeding instituted by Washington County, Oregon on October 2, 2019, in the Circuit Court of the State of Oregon for the County of Washington, Case No. 19CV37134, and included in the Judgment Foreclosing Tax Liens entered there on October 2, 2019, will expire on October 2, 2021.

All the properties ordered sold under the Judgment, unless redeemed on or before October 2, 2021, will be deeded to Washington County, Oregon immediately on expiration of the period of redemption and that every right or interest of any person in the properties will be forfeited forever to Washington County, Oregon.

Joe Nelson, Interim Director of Assessment and Taxation, Washington County, Oregon.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
BERG, DOLORES E	1S104AD-04100	2015-2020	\$16,380.80

LOT 22, GENTRY PLACE, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
GATEWAY INVESTMENT PARTNERS LLC	1N236DD-00300	2015-2020	\$13,454.67

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HILLSBORO, COUNTY OF WASHINGTON, AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS DISK MARKING THE SOUTHEAST CORNER OF SECTION 36, AS SHOWN IN WASHINGTON COUNTY SURVEY NUMBER 23,731; THENCE NORTH 0° 23' 32" WEST, ALONG THE CENTERLINE OF NW 185TH AVENUE, FOR A DISTANCE OF 1326.15 FEET; THENCE NORTH 89° 48' 17" WEST, 72.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW 185TH AVENUE, AS SHOWN IN SURVEY NUMBER 23,731; THENCE CONTINUING NORTH 89° 48' 17" WEST, FOR A DISTANCE OF 1234.45 FEET TO THE TRUE POINT OF BEGINNING OF TRACT 3, DESCRIBED AS FOLLOWS: THENCE SOUTH 0° 03' 14" WEST, 40.00 FEET; THENCE SOUTH 89° 48' 17" EAST, 387.90 FEET; THENCE SOUTH 77° 30' 23" EAST, 67.03 FEET; HENCE ALONG THE ARC OF A 336.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 83° 39' 59" EAST, 72.21 FEET AND A CENTRAL ANGLE OF 12° 19' 11", FOR A DISTANCE OF 72.35 FEET; THENCE NORTH 0° 03' 14" EAST, 62.00 FEET; THENCE NORTH 89° 48' 17" WEST, 525.14 FEET TO THE TRUE POINT OF BEGINNING.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
GREENHART LLC	1N135BA-00300	2015-2020	\$14,092.65

LOT 3, CAXTON WOODS, IN THE CITY OF PORTLAND, COUNTY OF WASHINGTON AND STATE OF OREGON.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
LECKBAND, LAVERNE H & LECKBAND, MARIAN M	1S114CA-08301	2015-2020	\$84.56

THE SOUTHEASTERLY 4 FEET OF LOT 6, BLOCK 5, ROYAL WOODLANDS NO. 2, THE NORTHWESTERLY LINE OF SAID FOUR FOOT STRIP BEING FOUR FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 6.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
LOBES, MICHAEL K	1N214DD-04800	2015-2020	\$25,305.48

LOT 222, ROCK CREEK RANCH NO. 3, IN THE COUNTY OF WASHINGTON
AND STATE OF OREGON.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
MISSION HOMES NORTHWEST LLC	2S114CC-17400	2015-2020	\$158.52

TRACT B, RAYBORN ESTATES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
ROGERS, JOEL C & ROGERS, NETTIE M	2S30100-00490	2015-2020	\$59.26

BEGINNING AT THE CENTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY OREGON, AND RUNNING THENCE NORTH 20 CHAINS; THENCE EAST 20 CHAINS; THENCE SOUTH 20 CHAINS; THENCE WEST 20 CHAINS.

EXCEPTING THEREFROM THE FOLLOWING: A PARCEL CONVEYED TO W. J. FELDT AND WIFE BY DEED RECORDED IN BOOK 160, PAGE 602, RECORDS OF WASHINGTON COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1 AS ESTABLISHED IN SURVEY NO. 1596 (NEW NUMBER) AND RUNNING THENCE SOUTH 330.0 FEET TO A STONE SET IN SAID SURVEY FOR THE NORTHEAST CORNER OF A ROAD; THENCE WEST 300 FEET TO A STEEL SHAFT; THENCE SOUTH 279.8 FEET TO AN IRON PIPE; THENCE WEST 980.4 FEET TO AN IRON PIPE; THENCE NORTH 0 15' EAST 610.0 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THENCE EAST 1278.0 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO W. J. FELDT ET UX BY DEED RECORDED IN BOOK 160 PAGE 602, WASHINGTON COUNTY DEED RECORDS; THENCE EAST ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF THAT TRACT CONVEYED TO LESLIE S MCMILLIN ET UX BY DEED RECORDED IN BOOK 232, PAGE 107 WASHINGTON COUNTY DEED RECORDS, A DISTANCE OF 300 FEET, MORE OF LESS, TO THE EAST LINE OF SAID TRACT; THENCE NORTH ALONG SAID EAST LINE 280 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE MOST NORTHERLY LINE OF SAID TRACT 300 FEET TO THE NORTHERLY NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE MOST EASTERLY WEST LINE 279.8 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE CENTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 WEST, WILLAMETTE

MERIDIAN, WASHINGTON COUNTY OREGON; THENCE NORTH 695.4 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO W. J. FELDT ET UX BY DEED RECORDED IN BOOK 160, PAGE 602, WASHINGTON COUNTY DEED RECORDS; THENCE EAST 20 CHAINS, MORE OR LESS, TO THE EAST LINE OF THAT TRACT CONVEYED TO LESLIE S. MCMILLIN ET UX BY DEED RECORDED IN BOOK 232, PAGE 107 WASHINGTON COUNTY DEED RECORDS; THENCE SOUTH ALONG SAID EAST LINE 695 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE THEREOF 20 CHAINS TO THE PLACE OF BEGINNING.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHINE, PAUL W ESTATE OF	2S32400-00600	2015-2020	\$672.39

BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PREMISES, 8 RODS EAST OF THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE EASTERLY FOLLOWING SAID SOUTH LINE 42 RODS; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING PRIVATE ROAD, ABOUT 32 RODS TO INTERSECT COUNTY ROAD AT A POINT ABOUT 27 RODS NORTHEAST OF THE PLACE OF BEGINNING, AND THEN IN A SOUTHWESTERLY DIRECTION FOLLOWING SAID COUNTY ROAD ABOUT 27 RODS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN DEED TO FRANK J. SHINE, ET UX, RECORDED IN BOOK 233, PAGE 351, WASHINGTON COUNTY RECORDS.

THAT PROPERTY DESCRIBED IN BOOK 26, PAGE 443, WASHINGTON COUNTY RECORDS.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
TREGUBOFF, HARRY & TREGUBOFF, GERALDINE	3N510D-00290	2015-2020	\$185.12

SUNSET, BLOCK 6, LOT 8-10, ACRES 0.34

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
TREGUBOFF, HARRY & TREGUBOFF, GERALDINE	3N510D-02902	2015-2020	\$179.35

SUNSET, BLOCK 6, LOT 5-6, ACRES 0.23

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
TREGUBOFF, HARRY & TREGUBOFF, GERALDINE	3N510D-02903	2015-2020	\$167.24

SUNSET, BLOCK 6, LOT 7, ACRES 0.11

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
TREGUBOFF, HARRY & TREGUBOFF, GERALDINE	3N510D-03700	2015-2020	\$1,267.02

LOT 16, SUNSET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

Preliminary Report

Fidelity National Title - Oregon
900 SW 5th Avenue, Portland, OR 97204

Escrow Officer: Lori Medak
Email: Lori.Medak@fnf.com
Phone: 503-222-2424
File No.: 45142500455

Property Address: NSA, Portland, OR 97229

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Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Tara Waterman



Fidelity National Title
Company of Oregon

900 SW 5th Avenue, Portland, OR 97204
(503)222-2424 FAX (503)227-2274

PRELIMINARY REPORT

ESCROW OFFICER: Lori Medak
Lori.Medak@fnf.com
503-222-2424

ORDER NO.: 45142500455

TITLE OFFICER: Kim Alf
kim.alf@titlegroup.fntg.com
(503)317-9251

TO: Fidelity National Title Company of Oregon
900 SW 5th Avenue
Portland, OR 97204

ESCROW LICENSE NO.: 901000243
OWNER/SELLER: Washington County
BUYER/BORROWER: To Be Determined
PROPERTY ADDRESS: NSA, Portland, OR 97229

EFFECTIVE DATE: January 16, 2025, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Standard Owner's Policy 2021 Owner's Standard	\$ TBD	\$ TBD
OTIRO Endorsement No. 110		\$ 0.00
Government Lien Search		\$ 30.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Washington County, a political subdivision of the State of Oregon

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF PORTLAND, COUNTY OF WASHINGTON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

Lot 3, CAXTON WOODS, in the City of Portland, County of Washington and State of Oregon.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Taxes, including the current fiscal year, not assessed because of County Owned Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
Levy Code: 104.18
[Account No.: R2045412](#)
Map No.: 1N135BA00300

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
7. City Liens, if any, in favor of the City of Portland. An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.
8. City of Portland Ordinance No. 152961, including the terms and provisions thereof;
Recording Date: March 12, 1982
[Recording No.: 82-006237](#)
9. City of Portland Conditional Use Permit No. 68-81, including the terms and provisions thereof;
Recording Date: September 16, 1982
[Recording No.: 82-024055](#)

10. Declaration of Protective Covenants, Conditions and Restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document:
Recording Date: August 29, 1989
[Recording No.: 89-040525](#)

And amended by instrument;
Recording Date: January 12, 1994
[Recording No.: 94-003389](#)

And further amended by Declaration of Annexation;
Recording Date: November 23, 1994
[Recording No.: 94-106241](#)
11. Liens and charges as set forth in the above mentioned declaration payable to Forest Heights Homeowners' Association.
12. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on the recorded [plat of CAXTON WOODS](#);
Purpose: Utilities
Affects: An 8 foot wide strip adjacent to all streets
13. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on the recorded [plat of CAXTON WOODS](#);
Recording Date: November 23, 1994
Recording No.: 94-106240
14. Terms and provisions as disclosed in Affidavit;
Recording Date: November 23, 1994
[Recording No.: 94-106242](#)
15. Restrictive Covenant and Declaration of Easement, including the terms and provisions thereof;
Recording Date: September 2, 2004
[Recording No.: 2004-102775](#)

The above document was re-recorded by instrument;
Recording Date: November 16, 2004
[Recording No.: 2004-131508](#)
16. Private Storm Water Easement and Maintenance Agreement, including the terms and provisions thereof;
Recording Date: September 2, 2004
[Recording No.: 2004-102776](#)
17. Lien of Homeowners' Association:
Amount: \$1,774.26
Recording Date: September 24, 2014
[Recording No.: 2014-060476](#)

18. A Trust Deed to secure an indebtedness in the amount shown below,
Amount: \$250,000.00
Dated: October 16, 2014
Grantor: Greenhart, LLC, an Oregon limited liability company
Trustee: AmeriTitle, an Oregon corporation
Beneficiary: Stephen K. Ford, Trustee of the Stephen K. ford PC Pension Trust
Recording Date: October 17, 2014
[Recording No.: 2014-066137](#)
19. Right, title and interest, if any, of Greenhart, LLC, an inactive Oregon Limited Liability Company.
20. Lien of Homeowners' Association:
Amount: \$2,824.48
Recording Date: November 21, 2019
[Recording No.: 2019-084316](#)

And amended by instrument;
Recording Date: December 20, 2019
[Recording No.: 2019-092709](#)
21. A Judgment filed in the Circuit Court of Washington County, Oregon, for the amount shown below, and any other amounts due:
Amount: \$5,740.59 plus interest
Debtor: Greenhart, LLC
Creditor: Forest Heights Homeowners' Association
Date entered: September 17, 2020
Case No.: 20CV19075
22. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:
 - a: The rights of tenants holding under unrecorded leases or tenancies.
 - b: Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
 - c: Any facts which would be disclosed by an accurate survey of the Land.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Washington County imposes a transfer tax of \$1.00 per \$1,000 (or fraction thereof) of the selling price in a real estate transfer, unless the county approves an exemption application. Exemption criteria and applications are available at the county's website, see:
<http://www.co.washington.or.us/AssessmentTaxation/Recording/TransferTaxExemption/index.cfm>.
- B. NOTE: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.
- C. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.

- D. NOTE: The following are required when a principal to the proposed transaction is an instrumentality of the state, such as a municipality, a county or other governmental body:
 - Certification, with supporting documentation, that the board or other governing authority of the governmental body has approved the transaction in accordance with applicable practices, procedures, rules, ordinances and statutes.
 - Certification that a named person or persons, identified by name and position, are authorized to act on behalf of the governmental body in the proposed transaction.
 - Verification of the current legal name and good standing of the governmental body when it is a local governmental body other than a city or county.

WARNING REGARDING DEED OR CONTRACT TO TAX-EXEMPT GOVERNMENTAL TRANSFEREE. Oregon law prohibits the county recording officer from recording a deed or contract to a tax-exempt governmental transferee, unless the deed or contract is accompanied by a certificate of payment of ad valorem county taxes. The certificate must be attested by the county assessor using a form prescribed by the Oregon Department of Revenue. Failure to allow adequate time for obtaining a certificate of payment may delay recording. This requirement is contained in Chapter 96, Oregon Laws 2015, effective Oct. 5, 2015.

- E. NOTE: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- F. NOTE: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- G. NOTE: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- H. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- I. NOTE: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

J. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Washington	\$81.00	\$5.00

NOTE: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

NOTE: Please send any documents for recording to the following address:
 Portland Title Group
 Attn: Recorder
 1433 S.W. 6th Avenue
 Portland, OR 97201

- K. NOTICE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- L. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS
Fiscal Year: July 1st through June 30th
Taxes become a lien on real property, but are not yet payable: July 1st
Taxes become certified and payable (approximately on this date): October 15th
First one third payment of taxes is due: November 15th
Second one third payment of taxes is due: February 15th
Final payment of taxes is due: May 15th
- Discounts: If two thirds are paid by November 15th, a 2% discount will apply. If the full amount of the taxes are paid by November 15th, a 3% discount will apply.
- Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.
- M. NOTE: The State of Oregon requires every ALTA Owner's Policy (07-01-2021) to include the OTIRO 110 Endorsement as a supplement to the definition of Insured in said Owner's Policy's Conditions to confirm coverage is the same for an Oregon Registered Domestic Partner as it is for a Spouse.
- N. ***IMPORTANT NOTICE REGARDING REMOTE ONLINE NOTARIZATION ("RON")
- If the parties to this transaction intend to execute any documents utilizing RON, please contact your Title Officer immediately. Insurance of any transaction with documents notarized using RON is limited to specific platforms and requires underwriting approval.

EXHIBIT ONE
2021 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
 5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or Consumer Protection Law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any reason not stated in the Covered Risk 13.b
 7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
 8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
 9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2021 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection;
 - b. any governmental forfeiture, police, regulatory, or national security power
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;

- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer, or
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;

- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginqueries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon: Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Tigor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Tigor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is

necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Request](#) website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer