

Parcel No. 10

Parcel No. 10

Property Information

- Tax ID 2S125C001600
- Long Strip in Tualatin
- 0.55 acres
- Unincorporated Washington County
- Zoning AF-5
- Not within Urban Growth Boundary
- Within Metro's Urban Service Area
- Not in Urban Road Maintenance
- Ground Water Resource Area: Sherwood-Wilsonville
- Fire District: TVFR
- Tigard-Tualatin School District

Current Real Market Value

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

- \$44,000

Minimum Bid

- \$31,000

Deposit—20% of Minimum

- \$6,200

Overlay Information 2S125C001600

Jurisdiction:	Rural Unincorporated Washington Co
Plan Designation: (<i>Zoning</i>)	AF-5 (click to open CDC) - Land Use District Summary
General Setbacks for the Land Use District (May differ depending upon location):	Front: 30 / Side: 10 / Rear: 20 / Street Side: 30
Within Urban Growth Boundary:	No
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:	SHERWOOD-WILSONVILLE
Service District for Lighting Assessment Area/zone:	Not in an Assessment Area.
Fire District (*Updated July 31st each calendar year):	TVFR
Fire Management Zone:	6490
Park District:	Not In Park District
North Bethany Plan Area:	Not in North Bethany Sub Area
School District (*Updated July 31st each calendar year):	TIGARD-TUALATIN

1855

FREDERICK LURSMAN ET UX

TO

OREGON IRON & STEEL CO

KNOW ALL MEN BY THESE PRESENTS, That Frederick Lursman and Lillian Lursman, his wife, of the County of Washington, State of Oregon, in consideration of One Dollar and other valuable considerations to them paid by The Oregon Iron and Steel Company a corporation of the State of Oregon, the receipt whereof is hereby acknowledged have bargained and sold and by these Presents do grant, bargain, sell and convey unto said The Oregon Iron and Steel Company its successors and assigns all the following bounded and described Real property, situated in the County of Washington and State of Oregon, to-wit: Commencing at the quarter section corner on the east boundary line of Section 25, Township 2 South Range 1 West W.M. and running thence north $89^{\circ} 22'$ West 3445 feet to a point in the center of a county road, which is the initial point of the land herein to be conveyed; thence south 1320 feet and parallel with and 20 feet east-ly of the west boundary line of the land of the aforesaid Frederick Lursman to a point in the south boundary line of the land of aforesaid Frederick Lursman; thence west along the south boundary line of the land of the aforesaid Frederick Lursman 20 feet to a point; thence north and tracing the west line of the land of the aforesaid Frederick Lursman and parallel with and 20 feet distant from the first mentioned line, 1320 feet to a point in the center of aforesaid county road; thence east along the center of aforesaid county road, 20 feet to the place of beginning, containing 74/100 acres more or less, it being the intention to convey a strip of land twenty feet wide along the west line of the land Frederick Lursman. Said grantors reserve unto themselves, their heirs and assigns a right of way over the land hereby conveyed insofar as may be necessary or convenient in coming from or going upon a certain 105 acres of land now belonging to said grantors and more particularly described as beginning at the one quarter section corner of the east boundary line of Section 25, Township 2 South Range 1 West W.M. and running thence south on said east boundary line 20 chains; thence north $89^{\circ} 22'$ west

Washington County, Oregon

2005-061887

06/01/2005 03:16:28 PM

D-DW

Crt=1 Stn=4 A DUYCK

\$20.00 \$6.00 \$11.00 - Total = \$37.00



00779399200500618870040040

I, Jerry Hanson, 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.

Jerry Hanson

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



20
6
= 6
= 6
25
Recorded By TICOR TITLE
Jelc18m

STATUTORY WARRANTY DEED

Grantor: Frederick Keith Dale
Grantee: Kenneth A. Luce

Until a change is requested, all tax statements shall be sent to the following address:
Kenneth A. Luce
10814 Paren Springs Road
Dundee OR 97115

After Recording return to:
Kenneth A. Luce
10814 Paren Springs Road
Dundee OR 97115

Escrow No. 812126 JDR
Title No. 812126

THIS SP/

Washington County, Oregon
01/14/2004 02:33:18 PM
D-01 Cnt=1 Str=16 D HOFFMAN
\$15.00 \$6.00 \$11.00 \$215.00 Total = \$247.00



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



as to Parcel 1,

FREDERICK KEITH DALE AND PATRICIA RENE WEBB-DALE, AS TENANTS BY THE ENTIRETY, Grantor, conveys and warrants to KENNETH A. LUCE, A MARRIED MAN Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to wit:

*AND FREDERICK K. DALE AND PATRICIA R. WEBB-DALE, as to Parcel 2, also known

The said property is free from encumbrances except as FREDERICK KEITH DALE AND PATRICIA RENE WEBB-DALE

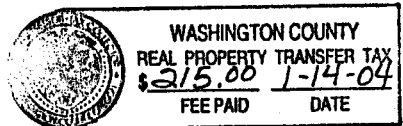
See Attached Exhibit 'B'

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$215,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 10th day of January, 2004

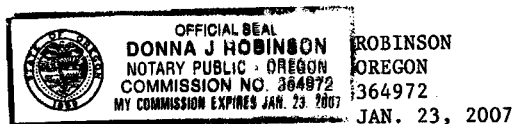
Frederick Keith Dale
Patricia Rene Webb-Dale



State: OR
County: Yamhill Washington

The foregoing instrument was acknowledged before me this 10th day of January, 2004 by: Frederick Keith Dale and Patricia Rene Webb-Dale

Donna J Robinson
Notary Public
My Commission Expires: 1-23-07



This deed is being re-recorded to confirm the original deed recorded January 14, 2004, no. 2004-003610, with the above name correction only. This also corrects and rescinds the correction deed recorded February 20, 2004, no. 2004-016317, which was recorded in error, without authority of the parties, and attempted to change ownership of parcel 2.





2005-61887



2004-3610

EXHIBIT 'B'

- 1 Rights of the public in and to that portion lying within streets, roads and highways.
- 2 Access restrictions, as contained in the final decree of appropriation by the State of Oregon, by and through its State Highway Commission, Case No. 30-304, Circuit Court of the State of Oregon, for the County of Washington;
"There shall be no rights of access of any nature between the real property described in paragraph I (Portland-Salem Freeway) and all of the real property of the defendants remaining (property herein described)."



TICOR TITLE INSURANCE COMPANY

YAMHILL TITLE PLANT

829 N. Hwy 99 West
P.O. Box 267 • McMinnville OR 971280267
(503) 472-6101 • FAX: (503) 434-5311

REFERENCE ORDER NUMBER: 812126

A tract in the Southwest one-quarter of Section 25, Township 2 South, Range 1 West, of the Willamette Meridian, County of Washington, State of Oregon, described as follows:

Beginning at a stone North 89° 32' West 52.50 chains from the one-quarter corner on the East line of Section 25, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, which stone is the Northeast corner of that tract of land conveyed to Glenn Wark, et ux, by deed recorded in Book 359, Page 656, Washington County Deed Records; thence South 88° 49' West along the North line of said Wark tract, 81.1 feet to a point; thence South 15° 26' West 1076.6 feet to an iron rod; thence North 72° 04' East 400.1 feet to an iron rod on the East line of said Wark tract; thence North 0° 49' West 916.3 feet to the place of beginning.

EXCEPTING THEREFROM that portion appropriated by the State of Oregon, by and through its State Highway Commission, in Case No. 30-304, Circuit Court of the State of Oregon for the County of Washington, (final decree filed January 8, 1969 in Book 173, Page 271, Records of Washington County, Oregon.

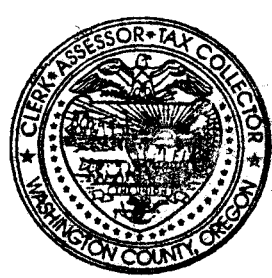
TOGETHER WITH an easement over and across the following:

All of the following bounded and described real property, situated in the County of Washington and State of Oregon, to-wit:

Commencing at the quarter section corner on the East boundary line of Section 25, Township 2 South, Range 1 West, of the Willamette Meridian, and running thence North 89° 32' West 3445 feet to a point in the center of a County Road, which is the initial point of the land herein conveyed; thence South 1320 feet and parallel with and 20 feet Easterly of the West boundary line of the land of Frederick Lursman to a point in the South boundary line of the land of aforesaid Frederick Lursman; thence West along the South boundary line of the land of the aforesaid Frederick Lursman 20 feet to a point; thence North and tracing the West line of the land of the aforesaid Frederick Lursman and parallel with and 20 feet distant from the first mentioned line, 1320 feet to a point in the center of aforesaid County Road; thence East along the center of aforesaid County Road, 20 feet to the point of beginning.

EXCEPTING THEREFROM that portion deed to Oregon State Highway Commission in Book 694, Page 200.

LEGAL DESCRIPTION
TICOR TITLE INSURANCE COMPANY
1629 SW SALMON
PORTLAND, OR 97205-1787
(REPOS)



I, **Jerry R. Hanson**, Director of Assessment and Taxation and Ex-Officio County Clerk for PAGE 1 Washington County, do hereby certify this to be a true and correct copy of the original.

Date: MARCH 1, 2005
By: I CASTILLO
Title: Deputy Clerk



02050828201500444500190193

I, Richard Hobernicht, 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.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording, return to:
Office of County Counsel
340 Public Services Building
155 N First Avenue - MS 24
Hillsboro OR 97124
(503) 846-8747

NOTICE OF PENDENCY OF AN ACTION

Pursuant to ORS 93.740, the undersigned states:

- 1) As Plaintiff, Washington County, has filed an action in the Circuit Court, for Washington County, State of Oregon – Case No. C152220CV;
- 2) The Defendants are: NEIL SHANE; other occupants JOHN DOE and JANE DOE; and ALL OTHERS of 205 SW 192nd Place, Beaverton, Oregon 97006;
- 3) The object of the action is: Recovery of Real Property pursuant to ORS 105.005; and
- 4) The description of the real property to be affected is as described in Exhibit A hereto attached and by this reference made a part hereof;

Dated this 5th day of June, 2015.

WASHINGTON COUNTY COUNSEL

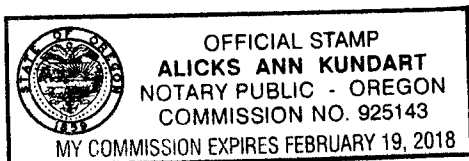
Richard Butler

Richard W. Butler; OSB 142884
Richard_butler@co.washington.or.us
Of Attorneys for Plaintiff

Name: WASHINGTON COUNTY by
Richard W. Butler, Assistant County Counsel I
Address: 340 Public Services Building
155 N First Avenue - MS 24
Hillsboro OR 97124
Telephone: (503) 846-8747

STATE OF OREGON, County of Washington

The foregoing instrument was acknowledged before me on this 5th day of June, 2015, by Richard W. Butler, Assistant County Counsel I for Office of Washington County Counsel.



Allick Kundart
Notary Public for Oregon
My Commission Expires: 2/19/18

1
2
3
4 IN THE CIRCUIT COURT OF THE STATE OF OREGON
5 FOR THE COUNTY OF WASHINGTON

6 WASHINGTON COUNTY, a political
7 subdivision of the State of Oregon,

8 Plaintiff,

9 v.

10 NEIL SHANE; other occupants JOHN DOE and
11 JANE DOE; and ALL OTHERS of 205 SW 192nd
Place, Beaverton, Oregon 97006,

12 Defendants.
13

Case No. C152220CV

**FIRST AMENDED COMPLAINT FOR
RECOVERY OF REAL PROPERTY**

(ORS 105.505)

Not Subject to Mandatory Arbitration

14 Plaintiff alleges as follows:

15 1.

16 Plaintiff is a home rule county and political subdivision of the State of Oregon.

17 2.

18 Defendant, Neil Shane, is an individual residing in the State of Oregon and is believed to
19 be one of the current occupants of the property that is subject to this action.

20 3.

21 Defendants John and Jane Doe are others believed to be occupying the property.

22 4.

Exhibit "A"
Page 1 of 18

Page 1 – FIRST AMENDED COMPLAINT FOR RECOVERY OF REAL PROPERTY 15-5936

1 Defendants "all others" are named to cover each and every tenant, transient, squatter, or
2 otherwise, residing or temporarily occupying the subject property.

3 5.

4 Plaintiff is entitled to possession of the subject property because the Washington County
5 Tax Collector, having completed foreclosure proceedings in accordance with all statutory
6 requirements and having obtained a judgment foreclosing tax liens that was entered on or about
7 October 1, 2012, in *Washington County v. Suyama, Lance Y/Teresa Lynn P; et. al.*, Washington
8 County Circuit Court No. C125125CV, recorded a Tax Collector's Deed to Tax Foreclosed
9 Properties, on or about April 17, 2015, describing each and every property conveyed by the
10 judgment including the subject property. The Deed to Foreclosed Properties was recorded as
11 Document 2015-027930, and a copy is attached hereto as Exhibit 1 and incorporated herein by this
12 reference.

13 6.

14 Among the properties that were deeded to Plaintiff is the following property currently in
15 the possession of the Defendants but belonging to the Plaintiff:

16 205 SW 192nd Place, Beaverton, Oregon 97006

17 Lot 29, O'Meara Park, In the County of Washington and State of
18 Oregon.

19 7.

20 Prior to the filing of this Complaint, Plaintiff made several attempts to contact
21 Defendants to provide notice of the Plaintiff's title and right to possession. On or about April 24,
22 2015, Plaintiff posted on the property, a Notice to Vacate to Defendants providing them notice

Page 2 – FIRST AMENDED COMPLAINT FOR RECOVERY OF REAL PROPERTY 15-5936

1 that Plaintiff would begin judicial proceedings to gain possession of the property. A copy of the
2 Notice is attached hereto as Exhibit 2, and incorporated herein by this reference. Finally, on or
3 about May 13, 2015, a second notice was posted and mailed via first class informing Defendants
4 that Plaintiff would proceed with judicial action to gain possession of the property if they did not
5 vacate the property. A copy of this notice is attached as Exhibit 3, and incorporated herein by
6 this reference.

7 8.

8 Based on knowledge and belief, as of the date of this Complaint, Defendants have not
9 vacated the property.

10 9.

11 Defendants wrongfully withhold the property from Plaintiff to the damage of the Plaintiff.
12 WHEREFORE, Plaintiff prays for possession of the subject property and its costs and
13 disbursements incurred herein. Plaintiff also requests that The Court retain jurisdiction to issue a
14 writ of assistance to enable the county to take rightful possession of the property, which it owns,
15 from all others who may occupy the property.

16
17 DATED: June 3, 2015.

18
19 

20 Richard W. Butler; OSB 142884
21 Assistant County Counsel I
22 *Richard_butler@co.washington.or.us*
Of Attorneys for Plaintiff Washington County

OREGONIAN MEDIA GROUP

1515 SW 5th Ave, Suite 1000 Portland, OR 97201-5615

Affidavit of Publication

I, JAMES Stobie, being first duly sworn depose and say that I am the Principal Clerk Of The Publisher of Hillsboro Argus, a newspaper of general circulation, published at Hillsboro, in Washington County, Oregon; that I know from my personal knowledge that the advertisement, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper in the following issues:

9/24/2014, 9/26/2014

James Stobie

Principal Clerk of the Publisher

Subscribed and sworn to before me this date: 29th day of September, 2014.

Christine D. Cassel

Notary Public for Oregon

My commission expires 27th day of May, 2016.

Ad Order Number: 0003629538

Legal Notice GENERAL NOTICE OF EXPIRATION OF REDEMPTION PERIOD FOR 2012 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 2012 Washington County tax liens foreclosure proceeding instituted by Washington County, Oregon on October 14, 2012, in the Circuit Court of the State of Oregon for the County of Washington, Case No. C125125CV, and included in the Judgment Foreclosing Tax Liens entered there on October 14, 2012, will expire on October 14, 2014. All the properties ordered sold under the Judgment, unless redeemed on or before October 14, 2014, 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. Rich Hobernicht, Director of Assessment and Taxation, Washington County, Oregon. September 24, September 26, 2014 3629538



Exhibit "A"
Page 5 of 18

Exhibit 1
Page 2 of 13

Exhibit "A"

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
DAVID HILL DEVELOPMENT, LLC	1N425CA-25400	2008-2011	

TRACT G, PARKS AT FOREST GROVE, IN THE CITY OF FOREST GROVE, COUNTY OF WASHINGTON AND STATE OF OREGON.

Exhibit "A"
Page 6 of 18

Exhibit 1
Page 3 of 13

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
DAVID HILL DEVELOPMENT, LLC	1N425DB-04700	2008-2011	

TRACT K, PARKS AT FOREST GROVE, IN THE CITY OF FOREST GROVE, 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
PARAMOUNT GRAPHICS	1S115DD-00200-A1	2008-2009	

MACHINERY AND / OR EQUIPMENT

Exhibit "A"
Page 8 of 18

Exhibit 1
Page 5 of 13

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
MAN PORTFOLIO SERVICES	1S115DD-00200-A2	2008-2009	

MACHINERY AND / OR EQUIPMENT

Exhibit "A"
Page 9 of 18

Exhibit 1
Page 6 of 13

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
ROME GROUP LLC	1S117CA-12000	2008-2011	

TRACT B PARTITION PLAT NO. 2005-052, WASHINGTON COUNTY, OREGON;

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITY PURPOSES OVER THE WESTERLY PORTION OF PARCEL 1, PARTITION PLAT NO. 2005-052.

Exhibit "A"
Page 10 of 18

Exhibit 1
Page 7 of 13

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
PALACE CONSTRUCTION CORP	1S212CA-12800	2008-2011	

LOT 2, ALICIA MEADOWS, IN WASHINGTON COUNTY, OREGON, TOGETHER WITH AN UNDIVIDED INTEREST IN TRACTS B AND C, ALICIA MEADOWS

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
BLANDING, PARRISH D & LOUISE M	1S21AB-06300	2008-2011	

LOT 29, O'MEARA PARK, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

Exhibit "A"
Page 12 of 18

Exhibit 1
Page 9 of 13

<u>NAME OF OWNER AS APPEARED ON THE TAX ROLL</u>	<u>MAP & TAX LOT NO.</u>	<u>YEARS OF DELINQUENCY</u>	<u>JUDGEMENT AMOUNT</u>
BENNETT, ROY W JR & DIXIE L	1S223AA-06000	2008-2011	

LOT 56, ARBOR OAKS NO.2, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

Exhibit "A"
Page 13 of 18

Exhibit 1
Page 10 of 13

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
DALE, FREDERICK KEITH & WEBB- DALE, PATRICIA RENE	2S125C-01600	2008-2011	

ALL OF THE FOLLOWING BOUNDED AND DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF WASHINGTON, STATE OF OREGON, TO WIT:

COMMENCING AT THE QUARTER SECTION CORNER ON THE EAST BOUNDARY LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE NORTH 89°32' WEST 3445 FEET TO A POINT IN THE CENTER OF A COUNTY ROAD, WHICH IS THE INITIAL POINT OF THE LAND HEREIN CONVEYED; THENCE SOUTH 1320 FEET AND PARALLEL WITH AND 20 FEET EASTERLY OF THE WEST BOUNDARY LINE OF THE LAND OF FREDERICK LURSMAN TO A POINT IN THE SOUTH BOUNDARY LINE OF THE LAND OF AFORESAID FREDERICK LURSMAN; THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF THE LAND OF THE AFORESAID FREDERICK LURSMAN 20 FEET TO A POINT; THENCE NORTH AND TRACING THE WEST LINE OF THE LAND OF THE AFORESAID FREDERICK LURSMAN AND PARALLEL WITH AND 20 FEET DISTANT FROM THE FIRST MENTIONED LINE, 1320 FEET TO A POINT IN THE CENTER OF AFORESAID COUNTY ROAD; THENCE EAST ALONG THE CENTER OF AFORESAID COUNTY ROAD, 20 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO OREGON STATE HIGHWAY COMMISSION IN BOOK 694, PAGE 200.

Exhibit "A"
Page 14 of 18

Exhibit 1
Page 11 of 13

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
RICHARD L BAILEY LLC	2S132CA-01700	2008-2011	

BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 378.76 FEET AND WEST 173.00 FEET TO THE POINT OF BEGINNING; THENCE WEST 40 FEET; THENCE NORTH 51.77 FEET; THENCE NORTH 49°10' EAST TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 65 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
ARC 150 TH LLC	2S18DD-15200	2008-2011	

TRACT B, VALLEY VIEW, IN THE CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

Exhibit "A"
Page 16 of 18

Exhibit 1
Page 13 of 13

**OFFICE OF COUNTY COUNSEL
WASHINGTON COUNTY, OREGON**

ALAN A. RAPPLEYEA
County Counsel

ELMER M. DICKENS
PAUL L. HATHAWAY, III
CHRIS GILMORE
BRAD ANDERSON
JACQUILYN SAITO-MOORE
CHELSEA GLYNN
CORTNEY DUKE-DRIESSEN
Assistant County Counsels

PUBLIC SERVICES BUILDING
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OREGON 97124
Phone: (503) 846-8747
Fax: (503) 846-8636

PATRICIA BUCK
Legal Administrative Specialist

JOSHUA FREEMAN
ANH NGUYEN
Legal Assistants

JANICE DEFIR
ALICKS KUNDART
Administrative Specialists

April 24, 2015

10:23 (a.m./p.m.)

Current Occupant
205 SW 192nd Place
Beaverton, OR 97006

Posted on Property

NOTICE TO VACATE

PROPERTY AT 205 SW 192nd Place Beaverton OREGON 97006

Dear Current Occupant and any others at this Address:

On April 17, 2015, Washington County took title to the property described as, Tax Lot 1S201AB06300, through the property tax foreclosure process for non-payment of real property taxes. Washington County is now the owner of the property as shown in the enclosed deed. Based on information from neighbors and recent visits to the site by County staff, it appears several individuals are occupying the property.

This is your formal notice to vacate the property immediately. If you fail to vacate the property within twenty four (24) hours of the time this letter is delivered, Washington County will proceed with a trespass action or an ejectment process through Washington County Circuit Court. This is the only notice you will receive.

If you have any questions regarding this, you may contact me at the Washington County Office of County Counsel at 503-846-8639, or Kristie Bollinger, County Property Manager at 503-846-3491.

Sincerely,

Richard W. Butler
Assistant County Counsel I

15-5813



Visit Washington County's website at: www.co.washington.or.us

Exhibit "A"
Page 17 of 18

Exhibit 2
Page 1 of 1

**OFFICE OF COUNTY COUNSEL
WASHINGTON COUNTY, OREGON**

ALAN A. RAPPLEYEA
County Counsel

ELMER M. DICKENS
PAUL L. HATHAWAY, III
CHRIS GILMORE
BRAD ANDERSON
JACQUILYN SAITO-MOORE
CHELSEA GLYNN
CORTNEY DUKE-DRIESSEN
Assistant County Counsels

PUBLIC SERVICES BUILDING
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OREGON 97124
Phone: (503) 846-8747
Fax: (503) 846-8636

PATRICIA BUCK
Legal Administrative Specialist

JOSHUA FREEMAN
ANH NGUYEN
Legal Assistants

JANICE DEFIR
ALICKS KUNDART
Administrative Specialists

May 12, 2015

Neil Shane and all other occupants
205 SW 192nd Place
Beaverton, OR 97006

**Posted on Property and
by First Class Mail**

**NOTICE OF PENDING LEGAL ACTION
PROPERTY AT 205 SW 192nd Place Beaverton OREGON 97006**

All Occupants:

On April 24, 2015, Washington County posted a notice to vacate on the property described as, Tax Lot 1S201AB06300. Washington County is now the owner of the property. After this posting we received notice from you of a claim of right to occupy the property based on a rental agreement. Please provide documentation of a lease agreement to Washington County by 5:00 p.m. on May 15, 2015.

If you and all others continue to remain on the property Washington County will pursue action under ORS 105.005 to take possession of the property. The County will hold you liable for trespass and damages due to withholding possession of the property from Washington County. The County is also concerned with reports of ongoing criminal activity at the property and will work with police in pursuing criminal charges where appropriate.

Unless you and all others vacate the property immediately we will move forward with this ejection and trespass action and seek damages against you.

If you have any questions regarding this, you may contact me at the Washington County Office of County Counsel at 503-846-8639, or Kristie Bollinger, County Property Manager at 503-846-3491.

Sincerely,

Richard W. Butler
Assistant County Counsel I
15-5813



Visit Washington County's website at: www.co.washington.or.us

**Exhibit "A"
Page 18 of 18**

**Exhibit 3
Page 1 of 1**

Washington County, Oregon

2004-016317

02/20/2004 10:23:46 AM

D-DW

Cnt=1 Stn=7 K GRUNEWALD

\$20.00 \$6.00 \$11.00 - Total = \$37.00



00535255200400163170040044

I, Jerry Hanson, 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.

Jerry Hanson

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



11/20

215
15
H

Recorded By TICOR TITLE

weirg

STATUTORY WARRANTY DEED

Grantor: Frederick Keith Dale
Grantee: Kenneth A. Luce

Until a change is requested, all tax statements shall be sent to the following address:
Kenneth A. Luce
10814 Paren Springs Road
Dundee OR 97115

After Recording return to:
Kenneth A. Luce
10814 Paren Springs Road
Dundee OR 97115

Escrow No. 812126 JDR
Title No. 812126

THIS SP/

Washington County, Oregon 2004-003610
01/14/2004 02:33:18 PM
D-DW Cnt=1 Str=18 D HOFFMAN
\$15.00 \$6.00 \$11.00 \$215.00 - Total = \$247.00



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

as to Parcel 1,

FREDERICK KEITH DALE AND PATRICIA RENE WEBB-DALE, AS TENANTS BY THE ENTIRETY, Grantor, conveys and warrants to KENNETH A. LUCE, A MARRIED MAN Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to wit:

See Attached Legal Description. *AND FREDERICK K. DALE AND PATRICIA R. WEBB-DALE, as to Parcel 2, also known

The said property is free from encumbrances except: as FREDERICK KEITH DALE AND PATRICIA RENE WEBB-DALE

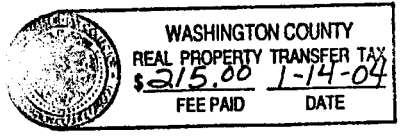
See Attached Exhibit 'B'

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$215,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 10th day of January, 2004

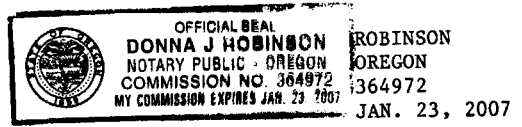
Frederick Keith Dale
Frederick Keith Dale
Patricia Rene Webb-Dale
Patricia Rene Webb-Dale



State: OR
County: Yamhill Washington

The foregoing instrument was acknowledged before me this 10th day of January, 2004 by:
Frederick Keith Dale and Patricia Rene Webb-Dale

Donna J Robinson
Notary Public
My Commission Expires: 1-23-07





2004-16317



2004-3610

EXHIBIT 'B'

- 1 Rights of the public in and to that portion lying within streets, roads and highways.
- 2 Access restrictions, as contained in the final decree of appropriation by the State of Oregon, by and through its State Highway Commission, Case No. 30-304, Circuit Court of the State of Oregon, for the County of Washington;
"There shall be no rights of access of any nature between the real property described in paragraph I (Portland-Salem Freeway) and all of the real property of the defendants remaining (property herein described)."



TICOR TITLE INSURANCE COMPANY

YAMHILL TITLE PLANT

829 N. Hwy 99 West
P.O. Box 267 • McMinnville OR 971280267
(503) 472-6101 • FAX: (503) 434-5311

REFERENCE ORDER NUMBER: 812126

PARCEL 1:

A tract in the Southwest one-quarter of Section 25, Township 2 South, Range 1 West, of the Willamette Meridian, County of Washington, State of Oregon, described as follows:

Beginning at a stone North 89° 32' West 52.50 chains from the one-quarter corner on the East line of Section 25, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, which stone is the Northeast corner of that tract of land conveyed to Glenn Wark, et ux, by deed recorded in Book 359, Page 656, Washington County Deed Records; thence South 88° 49' West along the North line of said Wark tract, 81.1 feet to a point; thence South 15° 26' West 1076.6 feet to an iron rod; thence North 72° 04' East 400.1 feet to an iron rod on the East line of said Wark tract; thence North 0° 49' West 916.3 feet to the place of beginning.

EXCEPTING THEREFROM that portion appropriated by the State of Oregon, by and through its State Highway Commission, in Case No. 30-304, Circuit Court of the State of Oregon for the County of Washington, (final decree filed January 8, 1969 in Book 173, Page 271, Records of Washington County, Oregon.

PARCEL 2:

~~TOGETHER WITH an easement over and across the following: /~~

All of the following bounded and described real property, situated in the County of Washington and State of Oregon, to-wit:

Commencing at the quarter section corner on the East boundary line of Section 25, Township 2 South, Range 1 West, of the Willamette Meridian, and running thence North 89° 32' West 3445 feet to a point in the center of a County Road, which is the initial point of the land herein conveyed; thence South 1320 feet and parallel with and 20 feet Easterly of the West boundary line of the land of Frederick Lursman to a point in the South boundary line of the land of aforesaid Frederick Lursman; thence West along the South boundary line of the land of the aforesaid Frederick Lursman 20 feet to a point; thence North and tracing the West line of the land of the aforesaid Frederick Lursman and parallel with and 20 feet distant from the first mentioned line, 1320 feet to a point in the center of aforesaid County Road; thence East along the center of aforesaid County Road, 20 feet to the point of beginning.

EXCEPTING THEREFROM that portion deed to Oregon State Highway Commission in Book 694, Page 200.

LEGAL DESCRIPTION
TICOR TITLE INSURANCE COMPANY
1629 SW SALMON
PORTLAND, OR 97205-1787
(REP05)

PAGE 1



I, **Jerry R. Hanson**, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify this to be a true and correct copy of the original.

Date: February 17 2004
By: B. Barney
Title: Deputy Clerk

OREGONIAN MEDIA GROUP

1515 SW 5th Ave, Suite 1000 Portland, OR 97201-5615

Affidavit of Publication

I, JAMES Stobie, being first duly sworn depose and say that I am the Principal Clerk Of The Publisher of Hillsboro Argus, a newspaper of general circulation, published at Hillsboro, in Washington County, Oregon; that I know from my personal knowledge that the advertisement, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper in the following issues:

9/24/2014, 9/26/2014

James Stobie

Principal Clerk of the Publisher

Subscribed and sworn to before me this date: 29th day of September, 20 14.

Christine D. Cassel

Notary Public for Oregon

My commission expires 27th day of May, 20 16.

Ad Order Number: 0003629538

Legal Notice GENERAL NOTICE OF EXPIRATION OF REDEMPTION PERIOD FOR 2012 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 2012 Washington County tax liens foreclosure proceeding instituted by Washington County, Oregon on October 14, 2012, in the Circuit Court of the State of Oregon for the County of Washington, Case No. C125125CV, and included in the Judgment Foreclosing Tax Liens entered there on October 14, 2012, will expire on October 14, 2014. All the properties ordered sold under the Judgment, unless redeemed on or before October 14, 2014, 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. Rich Hobernicht, Director of Assessment and Taxation, Washington County, Oregon. September 24, September 26, 2014 3629538

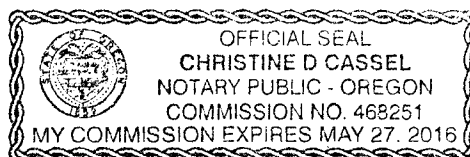


Exhibit "A"

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
DAVID HILL DEVELOPMENT, LLC	1N425CA-25400	2008-2011	

TRACT G, PARKS AT FOREST GROVE, IN THE CITY OF FOREST GROVE, 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
DAVID HILL DEVELOPMENT, LLC	1N425DB-04700	2008-2011	

TRACT K, PARKS AT FOREST GROVE, IN THE CITY OF FOREST GROVE, 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**

PARAMOUNT GRAPHICS

1S115DD-00200-A1

2008-2009

MACHINERY AND / OR EQUIPMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
MAN PORTFOLIO SERVICES	1S115DD-00200-A2	2008-2009	

MACHINERY AND / OR EQUIPMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
ROME GROUP LLC	1S117CA-12000	2008-2011	

TRACT B PARTITION PLAT NO. 2005-052, WASHINGTON COUNTY, OREGON;

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITY PURPOSES OVER THE WESTERLY PORTION OF PARCEL 1, PARTITION PLAT NO. 2005-052.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
PALACE CONSTRUCTION CORP	1S212CA-12800	2008-2011	

LOT 2, ALICIA MEADOWS, IN WASHINGTON COUNTY, OREGON, TOGETHER WITH AN
UNDIVIDED INTEREST IN TRACTS B AND C, ALICIA MEADOWS

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
BLANDING, PARRISH D & LOUISE M	1S21AB-06300	2008-2011	

LOT 29, O'MEARA PARK, 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
BENNETT, ROY W JR & DIXIE L	1S223AA-06000	2008-2011	

LOT 56, ARBOR OAKS NO.2, 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
DALE, FREDERICK KEITH & WEBB- DALE, PATRICIA RENE	2S125C-01600	2008-2011	

ALL OF THE FOLLOWING BOUNDED AND DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF WASHINGTON, STATE OF OREGON, TO WIT:

COMMENCING AT THE QUARTER SECTION CORNER ON THE EAST BOUNDARY LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE NORTH 89°32' WEST 3445 FEET TO A POINT IN THE CENTER OF A COUNTY ROAD, WHICH IS THE INITIAL POINT OF THE LAND HEREIN CONVEYED; THENCE SOUTH 1320 FEET AND PARALLEL WITH AND 20 FEET EASTERLY OF THE WEST BOUNDARY LINE OF THE LAND OF FREDERICK LURSMAN TO A POINT IN THE SOUTH BOUNDARY LINE OF THE LAND OF AFORESAID FREDERICK LURSMAN; THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF THE LAND OF THE AFORESAID FREDERICK LURSMAN 20 FEET TO A POINT; THENCE NORTH AND TRACING THE WEST LINE OF THE LAND OF THE AFORESAID FREDERICK LURSMAN AND PARALLEL WITH AND 20 FEET DISTANT FROM THE FIRST MENTIONED LINE, 1320 FEET TO A POINT IN THE CENTER OF AFORESAID COUNTY ROAD; THENCE EAST ALONG THE CENTER OF AFORESAID COUNTY ROAD, 20 FEET TO THE PLACE OF BEGINNING.

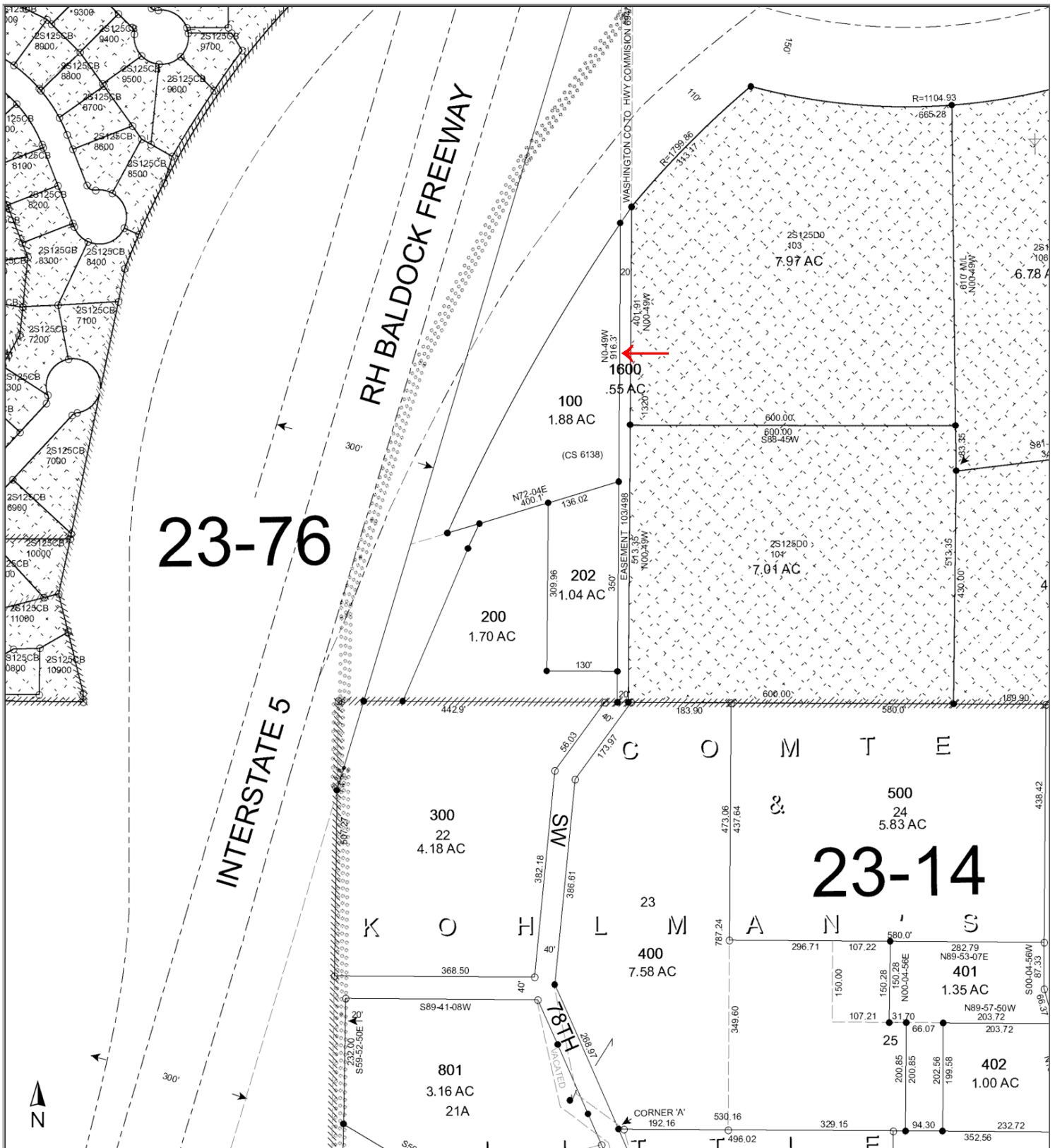
EXCEPTING THEREFROM THAT PORTION DEEDED TO OREGON STATE HIGHWAY COMMISSION IN BOOK 694, PAGE 200.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
RICHARD L BAILEY LLC	2S132CA-01700	2008-2011	

BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 378.76 FEET AND WEST 173.00 FEET TO THE POINT OF BEGINNING; THENCE WEST 40 FEET; THENCE NORTH 51.77 FEET; THENCE NORTH 49°10' EAST TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 65 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
ARC 150 TH LLC	2S18DD-15200	2008-2011	

TRACT B, VALLEY VIEW, IN THE CITY OF TIGARD, WASHINGTON COUNTY, OREGON.



ParcelID: R2110216
Tax Account #: 2S125C001600
Ns, Unincorporated OR 97062

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, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

After Recording Return To:
 Washington County Department of Assessment and Taxation
 Attention: Diane Belt
 155 N First Avenue, Room 130, MS 8
 Hillsboro OR 97124

Mail all future Tax bills to:
 Washington County Support Services – Facilities
 Kristie Bollinger
 169 N First Avenue
 Hillsboro OR 97124

Washington County, Oregon **2015-027930**
 04/17/2015 09:15:42 AM
 D-DBS Cnt=1 Stn=11 C WHITE
 \$65.00 \$5.00 \$11.00 \$20.00 - Total = \$101.00



02032870201500279300130139

I, Richard Hobernicht, 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.



Richard Hobernicht
 Richard Hobernicht, 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 1, 2012**, in the case of Washington County v. Suyama, Lance Y/Teresa Lynn P; et al, Washington County Circuit Court No. **C125125CV**, 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 Sate 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 17th day of April, 2015.

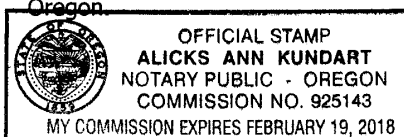
Washington County Tax Collector
 Department of Assessment and Taxation

Richard W. Hobernicht

Richard W. Hobernicht, Director

State of Oregon)
) ss.
 County of Washington)

The foregoing instrument was acknowledged before me this 17th day of April, 2015, by Richard W. Hobernicht, Washington County Tax Collector and Director of the Department of Assessment and Taxation, Washington County,



Alicks Ann Kundart
 Notary Public for Oregon

OREGONIAN MEDIA GROUP

1515 SW 5th Ave, Suite 1000 Portland, OR 97201-5615

Affidavit of Publication

I, JAMES Stobie, being first duly sworn depose and say that I am the Principal Clerk Of The Publisher of Hillsboro Argus, a newspaper of general circulation, published at Hillsboro, in Washington County, Oregon; that I know from my personal knowledge that the advertisement, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper in the following issues:

9/24/2014, 9/26/2014

James Stobie

Principal Clerk of the Publisher

Subscribed and sworn to before me this date: 29th day of September, 2014.

Christine D. Cassel

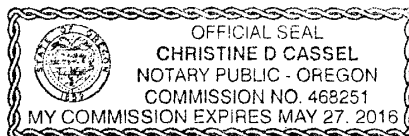
Notary Public for Oregon

My commission expires 27th day of May, 2016.

Ad Order Number: 0003629538

Legal Notice GENERAL NOTICE OF EXPIRATION OF REDEMPTION PERIOD FOR 2012 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 2012 Washington County tax liens foreclosure proceeding instituted by Washington County, Oregon on October 14, 2012, in the Circuit Court of the State of Oregon for the County of Washington, Case No. C125125CV, and included in the Judgment Foreclosing Tax Liens entered there on October 14, 2012, will expire on October 14, 2014. All the properties ordered sold under the Judgment, unless redeemed on or before October 14, 2014, 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. Rich Hobernicht, Director of Assessment and Taxation, Washington County, Oregon. September 24, September 26, 2014 3629538



NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
DAVID HILL DEVELOPMENT, LLC	1N425CA-25400	2008-2011	

TRACT G, PARKS AT FOREST GROVE, IN THE CITY OF FOREST GROVE, 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
DAVID HILL DEVELOPMENT, LLC	1N425DB-04700	2008-2011	

TRACT K, PARKS AT FOREST GROVE, IN THE CITY OF FOREST GROVE, 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
PARAMOUNT GRAPHICS	1S115DD-00200-A1	2008-2009	

MACHINERY AND / OR EQUIPMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
MAN PORTFOLIO SERVICES	1S115DD-00200-A2	2008-2009	

MACHINERY AND / OR EQUIPMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
ROME GROUP LLC	1S117CA-12000	2008-2011	

TRACT B PARTITION PLAT NO. 2005-052, WASHINGTON COUNTY, OREGON;

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITY PURPOSES OVER THE WESTERLY
PORTION OF PARCEL 1, PARTITION PLAT NO. 2005-052.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
PALACE CONSTRUCTION CORP	1S212CA-12800	2008-2011	

LOT 2, ALICIA MEADOWS, IN WASHINGTON COUNTY, OREGON, TOGETHER WITH AN
UNDIVIDED INTEREST IN TRACTS B AND C, ALICIA MEADOWS

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
BLANDING, PARRISH D & LOUISE M	1S21AB-06300	2008-2011	

LOT 29, O'MEARA PARK, 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
BENNETT, ROY W JR & DIXIE L	1S223AA-06000	2008-2011	

LOT 56, ARBOR OAKS NO.2, 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
DALE, FREDERICK KEITH & WEBB- DALE, PATRICIA RENE	2S125C-01600	2008-2011	

ALL OF THE FOLLOWING BOUNDED AND DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF WASHINGTON, STATE OF OREGON, TO WIT:

COMMENCING AT THE QUARTER SECTION CORNER ON THE EAST BOUNDARY LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE NORTH 89°32' WEST 3445 FEET TO A POINT IN THE CENTER OF A COUNTY ROAD, WHICH IS THE INITIAL POINT OF THE LAND HEREIN CONVEYED; THENCE SOUTH 1320 FEET AND PARALLEL WITH AND 20 FEET EASTERLY OF THE WEST BOUNDARY LINE OF THE LAND OF FREDERICK LURSMAN TO A POINT IN THE SOUTH BOUNDARY LINE OF THE LAND OF AFORESAID FREDERICK LURSMAN; THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF THE LAND OF THE AFORESAID FREDERICK LURSMAN 20 FEET TO A POINT; THENCE NORTH AND TRACING THE WEST LINE OF THE LAND OF THE AFORESAID FREDERICK LURSMAN AND PARALLEL WITH AND 20 FEET DISTANT FROM THE FIRST MENTIONED LINE, 1320 FEET TO A POINT IN THE CENTER OF AFORESAID COUNTY ROAD; THENCE EAST ALONG THE CENTER OF AFORESAID COUNTY ROAD, 20 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO OREGON STATE HIGHWAY COMMISSION IN BOOK 694, PAGE 200.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
RICHARD L BAILEY LLC	2S132CA-01700	2008-2011	

BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 378.76 FEET AND WEST 173.00 FEET TO THE POINT OF BEGINNING; THENCE WEST 40 FEET; THENCE NORTH 51.77 FEET; THENCE NORTH 49°10' EAST TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 65 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
ARC 150 TH LLC	2S18DD-15200	2008-2011	

TRACT B, VALLEY VIEW, IN THE CITY OF TIGARD, WASHINGTON COUNTY, 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.: 45142500473

Property Address: Vacant Land, Tualatin, OR 97062

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Fidelity National Title LiveLOOK report, Click Here](#)



Effortless, Efficient, Compliant, and Accessible



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.: 45142500473

TITLE OFFICER: Robert Fleming

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: Vacant Land, Tualatin, OR 97062

EFFECTIVE DATE: January 30, 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

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 TUALATIN, 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

All of the following bounded and described real property, situated in the County of Washington and State of Oregon, to-wit:

Commencing at the quarter section corner on the East boundary line of Section 25, Township 2 South, Range 1 West of the Willamette Meridian; running thence North 89°32' West 3445 feet to a point in the center of a County Road, which is the initial point of the land herein conveyed; thence South 1320 feet and parallel with and 20 feet Easterly of the West boundary line of the land of Frederick Lursman to a point in the South boundary line of the land of aforesaid Frederick Lursman; thence West along the South boundary line of the land of the aforesaid Frederick Lursman 20 feet to a point; thence North and tracing the West line of the land of the aforesaid Frederick Lursman and parallel with and 20 feet distant from the first mentioned line, 1320 feet to a point in the center of aforesaid County Road; thence East along the center of aforesaid County Road, 20 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to The State of Oregon, by and through its State Highway Commission, by Deed recorded May 14, 1968 in Book 694, Page 200, Washington County Deed Records.

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: 023.14

[Account No.: R2110216](#)

Map No.: 2S125C001600

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. Rights of the public to any portion of the Land lying within Streets, Roads and Highways.
8. Easement for the purpose shown below and rights incidental thereto as reserved in a document;
Reserved by: Adjoining properties owner to the East
Purpose: Right of way
Recording Date: November 17, 1914
[Book: 103](#)
[Page: 498](#)
Affects: The subject property
9. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: May 14, 1968
[Book: 694](#)
[Page: 200](#)
Affects: Northerly portion

10. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: Adjoining property to the West
Purpose: Access
Recording Date: January 14, 2004
[Recording No.: 2004-003610](#)
Affects: The subject property

The above document was re-recorded by instrument;
Recording Date: January 14, 2004
[Recording No.: 2014-003610](#)

The above document was re-recorded by instrument;
Recording Date: June 1, 2005
[Recording No.: 2005-061887](#)

11. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
12. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
13. 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, Ticor, 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, Ticor 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