

Parcel No. 6

Parcel No. 6

Property Information

- Tax ID 1N135AA08700
- Miller Crossing Lot D
- 1.13 acres
- Unincorporated Washington County
- Zoning: R-6
- Within Urban Growth Boundary
- Within Metro's Urban Service Area
- In Urban Road Maintenance District
- Not located within Ground Water Resource Area
- Sanitation District: CWS
- Fire District: TVFR
- Water District: TVW
- Beaverton School District

Current Real Market Value

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

- \$28,250

Minimum Bid

- \$20,000

Deposit—20% of Minimum

- \$4,000

Overlay Information 1N135AA08700

Jurisdiction:	Urban Unincorporated Washington Co
Plan Designation: (<i>Zoning</i>)	R-6 (click to open CDC) - Land Use District Summary
General Setbacks for the Land Use District (May differ depending upon location):	Front: 15 / Side: 5 / Rear: 15 / Street Side: 10
Within Urban Growth Boundary:	Yes
Within Metro's Urban Service Area (*Updated July 31st each calendar year):	Yes
In Urban Road Maintenance District (*Updated July 31st each calendar year):	Yes
In ESPD (*Updated July 31st each calendar year):	Yes
Ground Water Resouce Area:	Not located within a Ground Water Resource Area
Service District for Lighting Assessment Area/zone:	Not in an Assessment Area.
Sanitation District (*Updated July 31st each calendar year):	CWS
Water District (*Updated July 31st each calendar year):	TVW
Fire District (*Updated July 31st each calendar year):	TVFR
Fire Management Zone:	5389
Park District:	Collect THPRD SDC
North Bethany Plan Area:	Not in North Bethany Sub Area
School District (*Updated July 31st each calendar year):	BEAVERTON



Parcel 6
Tax ID: 1N135AA08700
Miller Crossing Lot D
1.13 acres
RMV: \$28,250

NW 93RD PLACE

NW FULLNER COURT

NW FULLNER PLACE

NW DEETTE DRIVE

NW RYAN STREET

NW 91ST PLACE

NW CHRISTINE COURT

NW MILLER ROAD

NW GILLIAM LANE

NW BENFIELD DRIVE

NW 88TH AVENUE

NW MARSHALL STREET

NW 87TH AVENUE

10511



01268930200800603430020027

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



RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
Gayle A. Reeves
GRANTEE'S NAME:
Jerry C. Reeves
SEND TAX STATEMENTS TO:
Jerry C. Reeves
14945 SW Sequoia Parkway, Suite 170
Tigard, Oregon 97224
AFTER RECORDING RETURN TO:
Jerry C. Reeves
14945 SW Sequoia Parkway, Suite 170
Tigard, Oregon 97224

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Gayle A. Reeves, Grantor, conveys to Jerry C. Reeves, Grantee, the following described real property, situated in the County of Washington, State of Oregon,

As per Exhibit "One" attached hereto and by this reference made a part hereof.

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 2007. 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 2007.

The true consideration for this conveyance is ZERO. (See ORS 93.030).

Dated June 23, 2008

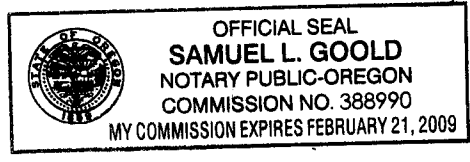
Gayle A. Reeves
Gayle A. Reeves

State of Oregon
County of Washington

This instrument was acknowledged before me on 6/23, 2008 by Gayle A. Reeves.

Samuel L. Goold
Notary Public - State of Oregon

My commission expires: 2-21-2009



This instrument filed for record by Fidelity National Title as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

10-2008-5096

Exhibit "One"

Tracts "A", "B", "C", and "D", MILLER CROSSING, in the County of Washington and State of Oregon.

MILLER CROSSING

A REPLAT OF PARCEL 2, PARTITION PLAT NO. 2000-026
 LOCATED IN THE NORTHEAST ONE QUARTER OF
 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

CES|NW

CONSULTING ENGINEERING SERVICES, INC.
 15573 SW BANGY ROAD, STE 300
 LAKE OSWEGO, OREGON 97035
 503.968.6655 www.cesnw.com
 JOB NO. 1165

APRIL 13, 2000

MULTNOMAH COUNTY

* AMENDED BY 200009533

N 89°24'15" E 423.95' (BASIS OF BEARINGS)

INITIAL POINT

N89°24'15"E 889.28'

SECTION LINE

FND 3-7/8" BRASS CAP
 NE CORNER OF SECTION 35

26 25
 35 36

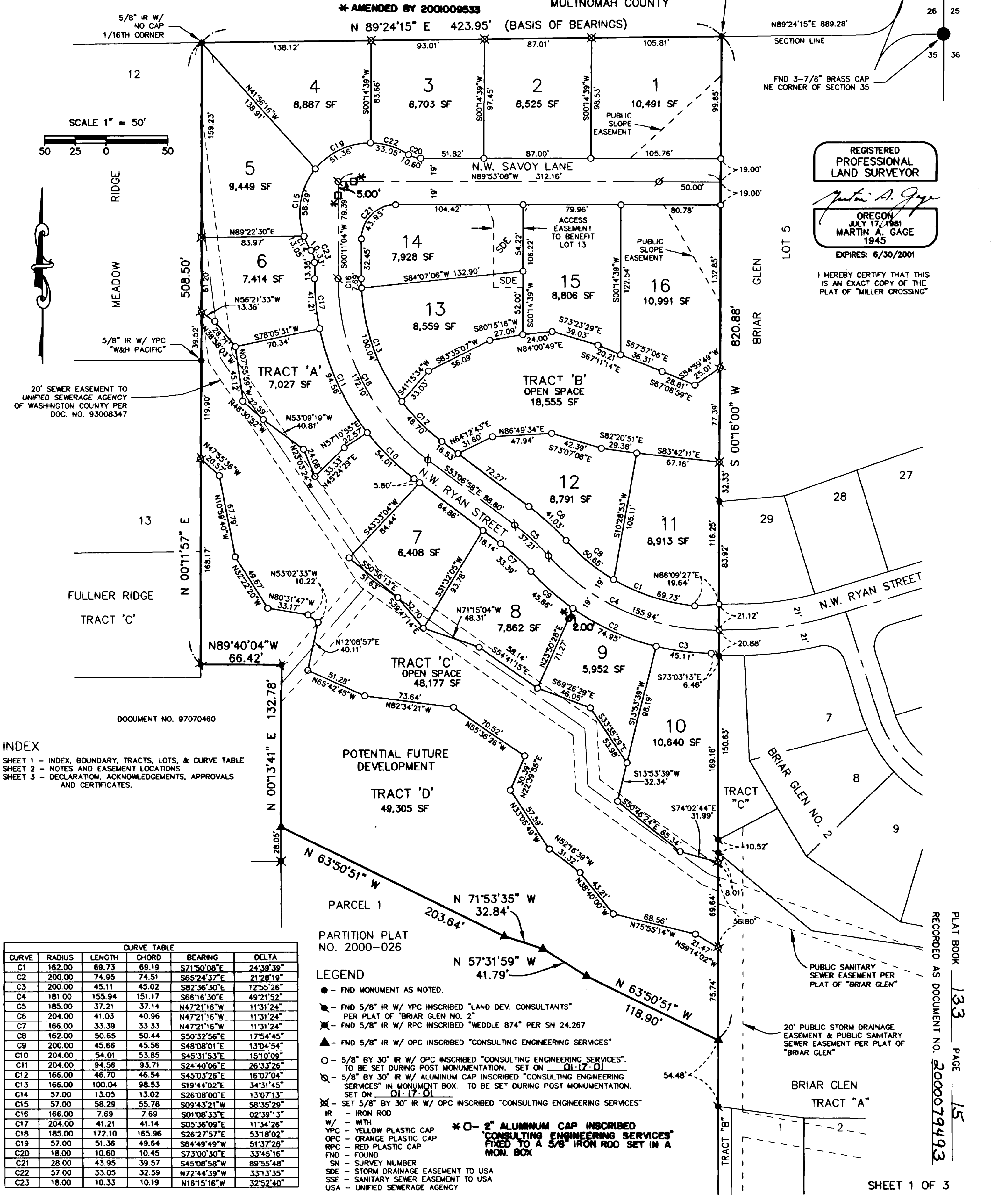
SCALE 1" = 50'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Martin A. Gage
 OREGON
 JULY 17, 1981
 MARTIN A. GAGE
 1945

EXPIRES: 6/30/2001

I HEREBY CERTIFY THAT THIS
 IS AN EXACT COPY OF THE
 PLAT OF "MILLER CROSSING"



INDEX
 SHEET 1 - INDEX, BOUNDARY, TRACTS, LOTS, & CURVE TABLE
 SHEET 2 - NOTES AND EASEMENT LOCATIONS
 SHEET 3 - DECLARATION, ACKNOWLEDGEMENTS, APPROVALS
 AND CERTIFICATES.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	162.00	69.73	69.19	S71°50'08"E	24°39'39"
C2	200.00	74.95	74.51	S65°24'37"E	21°28'19"
C3	200.00	45.11	45.02	S82°36'30"E	12°55'26"
C4	181.00	155.94	151.17	S66°16'30"E	49°21'52"
C5	185.00	37.21	37.14	N47°21'16"W	11°31'24"
C6	204.00	41.03	40.96	N47°21'16"W	11°31'24"
C7	166.00	33.39	33.33	N47°21'16"W	11°31'24"
C8	162.00	50.65	50.44	S50°32'56"E	17°54'45"
C9	200.00	45.66	45.56	S48°08'01"E	13°04'54"
C10	204.00	54.01	53.85	S45°31'53"E	15°10'09"
C11	204.00	94.56	93.71	S24°40'06"E	26°33'26"
C12	166.00	46.70	46.54	S45°03'26"E	16°07'04"
C13	166.00	100.04	98.53	S19°44'02"E	34°31'45"
C14	57.00	13.05	13.02	S26°08'00"E	13°07'13"
C15	57.00	58.29	55.78	S09°43'21"W	58°35'29"
C16	166.00	7.69	7.69	S01°08'33"E	02°39'13"
C17	204.00	41.21	41.14	S05°36'09"E	11°34'26"
C18	185.00	172.10	165.96	S26°27'57"E	53°18'02"
C19	57.00	51.36	49.64	S64°49'49"W	51°37'28"
C20	18.00	10.60	10.45	S73°00'30"E	33°45'16"
C21	28.00	43.95	39.57	S45°08'58"W	89°55'48"
C22	57.00	33.05	32.59	N72°44'39"W	33°13'35"
C23	18.00	10.33	10.19	N16°15'16"W	32°52'40"

LEGEND
 ● - FND MONUMENT AS NOTED.
 ○ - FND 5/8" IR W/ YPC INSCRIBED "LAND DEV. CONSULTANTS" PER PLAT OF "BRIAR GLEN NO. 2"
 ✕ - FND 5/8" IR W/ RPC INSCRIBED "WEDDLE 874" PER SN 24,267
 ▲ - FND 5/8" IR W/ OPC INSCRIBED "CONSULTING ENGINEERING SERVICES"
 ○ - 5/8" BY 30" IR W/ OPC INSCRIBED "CONSULTING ENGINEERING SERVICES". TO BE SET DURING POST MONUMENTATION. SET ON 01-17-01
 ○ - 5/8" BY 30" IR W/ ALUMINUM CAP INSCRIBED "CONSULTING ENGINEERING SERVICES" IN MONUMENT BOX. TO BE SET DURING POST MONUMENTATION. SET ON 01-17-01
 ✕ - SET 5/8" BY 30" IR W/ OPC INSCRIBED "CONSULTING ENGINEERING SERVICES"
 IR - IRON ROD
 W/ - WITH
 YPC - YELLOW PLASTIC CAP
 OPC - ORANGE PLASTIC CAP
 RPC - RED PLASTIC CAP
 FND - FOUND
 SN - SURVEY NUMBER
 SDE - STORM DRAINAGE EASEMENT TO USA
 SSE - SANITARY SEWER EASEMENT TO USA
 USA - UNIFIED SEWERAGE AGENCY
 * □ - 2" ALUMINUM CAP INSCRIBED "CONSULTING ENGINEERING SERVICES" FIXED TO A 5/8" IRON ROD SET IN A MON. BOX

PLAT BOOK 133 PAGE 15
 RECORDED AS DOCUMENT NO. 2000079493

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin A. Gage
OREGON
JULY 17, 1981
MARTIN A. GAGE
1945

EXPIRES: 6/30/2001

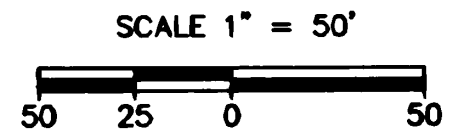
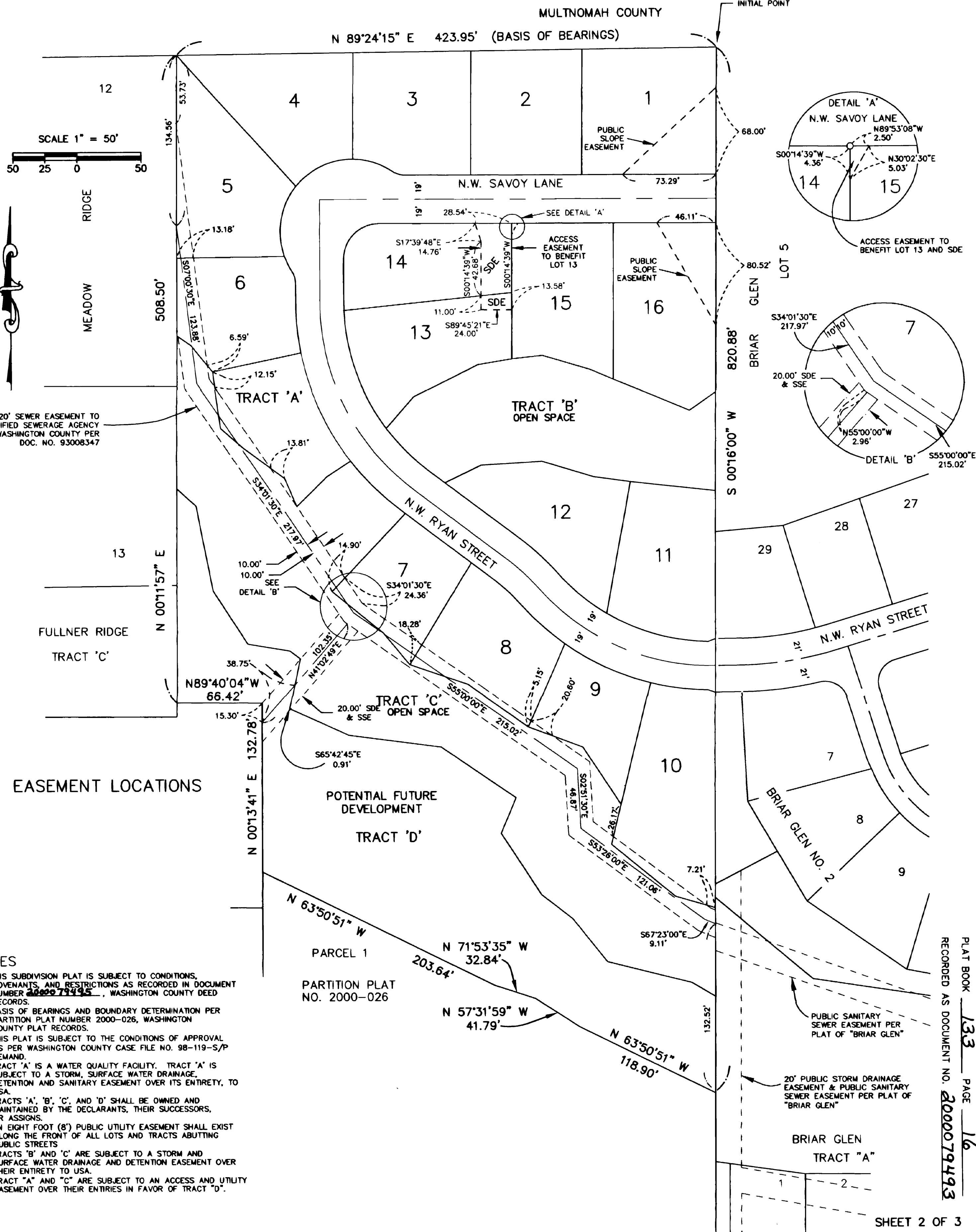
I HEREBY CERTIFY THAT THIS
IS AN EXACT COPY OF THE
PLAT OF "MILLER CROSSING"

MILLER CROSSING

A REPLAT OF PARCEL 2, PARTITION PLAT NO. 2000-026
LOCATED IN THE NORTHEAST ONE QUARTER OF
SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON
APRIL 13, 2000

CES|NW

CONSULTING ENGINEERING SERVICES, INC.
15573 SW BANGY ROAD, STE 300
LAKE OSWEGO, OREGON 97035
503.968.6655 www.cesnw.com
JOB NO. 1165



20' SEWER EASEMENT TO
UNIFIED SEWERAGE AGENCY
OF WASHINGTON COUNTY PER
DOC. NO. 93008347

EASEMENT LOCATIONS

NOTES

- 1) THIS SUBDIVISION PLAT IS SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER ~~2000079495~~, WASHINGTON COUNTY DEED RECORDS.
- 2) BASIS OF BEARINGS AND BOUNDARY DETERMINATION PER PARTITION PLAT NUMBER 2000-026, WASHINGTON COUNTY PLAT RECORDS.
- 3) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL AS PER WASHINGTON COUNTY CASE FILE NO. 98-119-S/P REMAND.
- 4) TRACT 'A' IS A WATER QUALITY FACILITY. TRACT 'A' IS SUBJECT TO A STORM, SURFACE WATER DRAINAGE, DETENTION AND SANITARY EASEMENT OVER ITS ENTIRETY, TO USA.
- 5) TRACTS 'A', 'B', 'C', AND 'D' SHALL BE OWNED AND MAINTAINED BY THE DECLARANTS, THEIR SUCCESSORS, OR ASSIGNS.
- 6) AN EIGHT FOOT (8') PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONT OF ALL LOTS AND TRACTS ABUTTING PUBLIC STREETS.
- 7) TRACTS 'B' AND 'C' ARE SUBJECT TO A STORM AND SURFACE WATER DRAINAGE AND DETENTION EASEMENT OVER THEIR ENTIRETY TO USA.
- 8) TRACT 'A' AND 'C' ARE SUBJECT TO AN ACCESS AND UTILITY EASEMENT OVER THEIR ENTRIES IN FAVOR OF TRACT 'D'.

PLAT BOOK 133 PAGE 16
RECORDED AS DOCUMENT NO. 2000079493

MILLER CROSSING
 A REPLAT OF PARCEL 2, PARTITION PLAT NO. 2000-026
 LOCATED IN THE NORTHEAST ONE QUARTER OF
 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON
 APRIL 13, 2000

PLAT BOOK 133 PAGE 17
 RECORDED AS DOCUMENT NO. 2000079493

APPROVALS

APPROVED THIS 20th DAY OF JUNE, 20 00
 WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY: Tom Brin

APPROVED THIS 29th DAY OF September, 20 00
 WASHINGTON COUNTY SURVEYOR

BY: Kenneth A. Bauer

APPROVED THIS 20 DAY OF SEPT, 20 00
 DIRECTOR OF WASHINGTON COUNTY DEPARTMENT
 OF LAND USE AND TRANSPORTATION

BY: [Signature]

ATTEST THIS 29th DAY OF September, 20 00
 DIRECTOR OF ASSESSMENT AND TAXATION
 EX-OFFICIO COUNTY CLERK

BY: Lena M. Ekin
 DEPUTY



APPROVED THIS 29th DAY OF SEPT, 20 00
 DIRECTOR OF ASSESSMENT AND TAXATION
 (WASHINGTON COUNTY ASSESSOR)

BY: Dan Malan

STATE OF OREGON }
 COUNTY OF WASHINGTON } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT
 WAS RECEIVED FOR RECORD ON THIS 29th DAY OF
September, 2000, AT 11:00 O'CLOCK P.M.,
 AND RECORDED IN THE COUNTY CLERK RECORDS.

BY: Lena M. Ekin
 DEPUTY COUNTY CLERK

STATE OF OREGON }
 COUNTY OF WASHINGTON } SS

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED
 TO ME BY THE SURVEYOR OF THIS SUBDIVISION PLAT, TO BE A
 TRUE AND EXACT COPY OF THE ORIGINAL, AND THAT IT WAS
 RECORDED ON THE 29th DAY OF September, 20 00,
 AT 11:00 O'CLOCK P.M. IN THE COUNTY CLERK RECORDS.

BY: Lena M. Ekin
 DEPUTY COUNTY CLERK

CES|NW
 CONSULTING ENGINEERING SERVICES, INC.
 15573 SW BANGY ROAD, STE 300
 LAKE OSWEGO, OREGON 97035
 503.968.6655 www.cesnw.com
 JOB NO. 1165

SURVEYOR'S CERTIFICATE

I, MARTIN A. GAGE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS OR FOUND TO BE PREVIOUSLY MONUMENTED, THE LAND REPRESENTED ON THE SUBDIVISION MAP SHOWN HEREON. THE SUBJECT LAND IS LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, W.M., WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT AS THE INITIAL POINT I EMPLOYED THE 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LAND DEV. CONSULTANTS" MARKING THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NUMBER 2000-026, ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF "BRIAR GLEN"; THENCE ALONG THE WEST BOUNDARY OF THE MONUMENTED PLATS OF "BRIAR GLEN NO. 2" AND "BRIAR GLEN", SOUTH 00°16'00" WEST A DISTANCE OF 820.88 FEET TO A POINT BEING MARKED BY A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CONSULTING ENGINEERING SERVICES", BEING THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2000-026; THENCE LEAVING SAID WEST BOUNDARY, AND ALONG THE NORTH LINE OF SAID PARCEL, NORTH 63°50'51" WEST, A DISTANCE OF 118.90 FEET; THENCE NORTH 57°31'59" WEST, A DISTANCE OF 41.79 FEET; THENCE NORTH 71°53'35" WEST, A DISTANCE OF 32.84 FEET; THENCE NORTH 63°50'51" WEST, A DISTANCE OF 203.64 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE EASTERLY BOUNDARIES OF THAT TRACT DESCRIBED IN DOCUMENT 97070460, AND MARKED BY A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CONSULTING ENGINEERING SERVICES", THENCE NORTH 00°13'41" EAST A DISTANCE OF 132.78 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "WEDDLE 874"; THENCE NORTH 89°40'04" WEST A DISTANCE OF 66.42 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF "FULLNER RIDGE", SAID POINT BEING MARKED BY A 5/8" IRON ROD WITH RED PLASTIC CAP INSCRIBED "WEDDLE 874"; THENCE ALONG THE EAST LINE OF SAID PLAT, AND THE PLAT OF "MEADOW RIDGE", NORTH 00°11'57" EAST A DISTANCE OF 508.50 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF SECTION 35; THENCE ALONG SAID SECTION LINE, NORTH 89°24'15" EAST A DISTANCE OF 423.95 FEET TO THE INITIAL POINT.

CONTAINING 294,886 SQUARE FEET OR 6.77 ACRES, MORE OR LESS.

AS PER O.R.S. 92.060(5) AND 92.070(2), I HEREBY CERTIFY THAT THE INTERIOR MONUMENTS IN THIS SUBDIVISION WILL BE SET WITHIN 90 CALENDAR DAYS OF COMPLETION OF IMPROVEMENTS OR WITHIN ONE CALENDAR YEAR OF RECORDATION OF THE ORIGINAL PLAT, WHICHEVER COMES FIRST.

INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH THE PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO. 2001009533, WASHINGTON COUNTY DEED RECORDS.

APPROVED THIS 29th DAY OF March, 2001

BY: Kenneth A. Bauer
 WASHINGTON COUNTY SURVEYOR

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM LIBERTY BANK, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOCUMENT NO. 2000079494, WASHINGTON COUNTY DEED RECORDS.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Martin A. Gage
 OREGON
 JULY 17, 1981
 MARTIN A. GAGE
 1945
 EXPIRES: 6/30/2001

I HEREBY CERTIFY THAT THIS
 IS AN EXACT COPY OF THE
 PLAT OF "MILLER CROSSING"

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT JC REEVES CORPORATION, AN OREGON CORPORATION IS THE OWNER OF THESE LANDS AND DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED PLAT OF "MILLER CROSSING", AS PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, A TRUE MAP AND PLAT THEREOF. ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN, AND ALL STREETS BEING OF WIDTHS THEREON SET FORTH. THE ABOVE NAMED DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE RIGHT OF WAY AS SHOWN ON SAID MAP. THE ABOVE NAMED DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP.

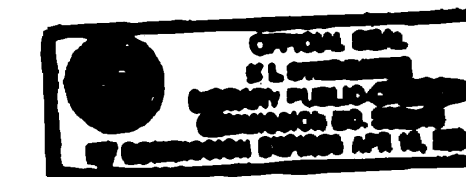
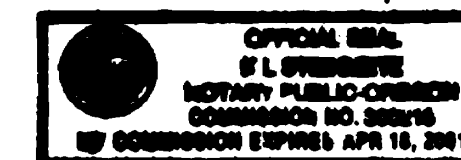
Jerry C. Reeves
 JERRY C. REEVES, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON }
 COUNTY OF WASHINGTON } SS

THIS IS TO CERTIFY THAT ON THIS 15 DAY OF June, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY C. REEVES, WHO BEING FIRST DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF THE JC REEVES CORPORATION, AN OREGON CORPORATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

[Signature]
 NOTARY PUBLIC OF STATE OF OREGON

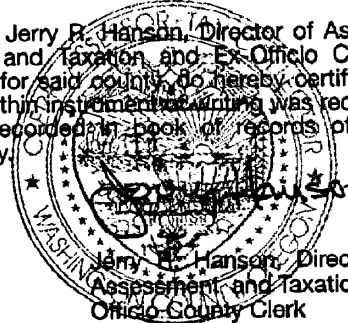


5
11
6
LUT-B

After Recording:
CESNW, Inc.
15573 S.W. Bangy Road
Suite 300
Lake Oswego, Oregon 97035

STATE OF OREGON }
County of Washington } SS

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



Doc : 2001009533
Inv : 9371 22.00
02/06/2001 02:26:12pm

INTERIOR MONUMENTATION AFFIDAVIT

I, Martin Gage, P.L.S. No. 1945, being duly sworn, did say that I am the surveyor who surveyed the Plat of Miller Crossing, recorded in Plat Book 133, Page 15 through 17, Washington County Plat Records. In accordance with O.R.S. 92.070, the subdivision plat has been correctly surveyed and marked with proper monuments at the interior corners of the subdivision as noted on the original subdivision plat. The monuments were set on January 17, 2001.

The following change is necessary and is as follows:

- 1) For the N.W. corner of Lot 9, a witness corner was established. A 5/8" iron rod with orange, plastic cap inscribed "CONSULTING ENGINEERING SERVICES" was set South 23°50'28" West a distance of 2.00 feet from the true corner. A fire hydrant is at the true position.
- 2) For the point of intersection of N.W. Savoy Lane and N.W. Ryan Street, witness corners were set. From the true point, a 2" aluminum cap inscribed "Consulting Engineering Services" fixed to a 5/8" iron rod set in a monument box, was set at South 89°53'08" East a distance of 5.00 feet on the centerline of N.W. Savoy Lane.
- 3) In addition, a 2" aluminum cap inscribed "Consulting Engineering Services" fixed to a 5/8" iron rod set in a monument box, was set at South 00°11'04" West a distance of 5.00 feet on the centerline of S.W. Ryan Street.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

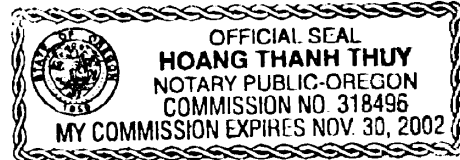
Martin A. Gage
OREGON
JULY 17, 1981
MARTIN A GAGE
1945

EXP. 6/30/01

Martin A. Gage
CESNW, Inc.
15573 S.W. Bangy Road
Suite 300
Lake Oswego, Oregon 97035

NOTARY CERTIFICATE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)



Signed and sworn to before me on this 22nd day of January, 2001, by Martin A. Gage.

Hoang Thanh Thuy
Notary Public for the State of Oregon

COUNTY SURVEYOR APPROVAL

Approved this 6th day of February, 2001, in accordance with ORS 92.070.

Kenneth A. Bauer
Kenneth A. Bauer, PLS
Washington County Surveyor

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

Washington County, Oregon **2014-004304**

01/27/2014 08:46:38 AM
D-DBS Cnt=1 Stn=10 A DUYCK
\$105.00 \$5.00 \$11.00 \$20.00 - Total = \$141.00



01912067201400043040210215

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



Mail all future Tax bills to:

Washington County Support Services – Facilities
Teresa Wilson
169 N First Avenue
Hillsboro OR 97124

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 14, 2011**, in the case of Washington County v. Scheafer, Rick & Julie; et al, Washington County Circuit Court No. **C114697CV**, 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.

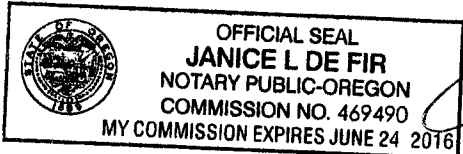
DATED this 27th day of January, 2014.

Washington County Tax Collector
Department of Assessment and Taxation

Richard W. Hobernicht, Director

State of Oregon)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this 27th day of January, 2014, by Richard W. Hobernicht, Washington County Tax Collector and Director of the Department of Assessment and Taxation, Washington County, Oregon.



The Oregonian

HILLSBORO
ARGUS



OregonLive.com

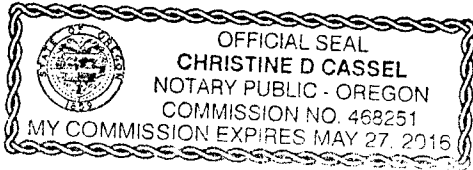
FOREST GROVE
LEADER

1320 S.W. Broadway, Portland, OR 97201-3499

Affidavit of Publication

I, Megan Marke, duly sworn depose and say that I am the Principal Clerk Of The Publisher of The Hillsboro Argus, a newspaper of general circulation, as defined by ORS 193.010 and 193.020, published in the city of Hillsboro, in Washington County, Oregon; that the advertisement was published without interruption in the entire and regular issue of The Hillsboro Argus or the issue on the following date(s):

9/18/2013, 9/20/2013



Megan Marke

Principal Clerk of the Publisher:

Sept. 23, 2013

Subscribed and sworn to before me this date:

Christine D. Casseel

Notary:

Ad Order Number: 0003509756

FILED

JAN 17 2014

**Washington County
County Clerk**

Exhibit "A"

GENERAL NOTICE OF EXPIRATION OF
REDEMPTION PERIOD FOR 2011 WASH-
INGTON COUNTY FORECLOSED PROP-
ERTY

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 2011 Washington County tax liens foreclosure proceeding instituted by Washington County, Oregon on October 14, 2011, in the Circuit Court of the State of Oregon for the County of Washington, Case No. C114697CV, and included in the Judgment Foreclosing Tax Liens entered there on October 14, 2011, will expire on October 14, 2013.

All the properties ordered sold under the Judgment, unless redeemed on or before October 14, 2013, 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.
Sept. 18 & 20, 2013



I, **Richard W. Hobernicht**, 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: January 17, 2014

By: A. Dwyck, deputy
A. Dwyck

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
REEVES, JERRY C	1N135AA-08700	2007-2010	

TRACT D, MILLER CROSSING, 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
BOOTH, SOPHIA FORMERLY RICE	1N336AA-07500	2007-2010	

Lot 107, PADGETT PARK, PLAT NO. 3, in the County of Washington and State of Oregon.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
RENAISSANCE CUSTOM HOMES LLC	1N436CA-00300	2007-2010	

A TRACT OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 54 OF PACIFIC CROSSING, A SUBDIVISION PLAT RECORDED AS DEED DOCUMENT NO. 2007009947; THENCE ALONG THE WEST LINE OF SAID LOT 54 NORTH 00°19'50" EAST 3.27 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TRACT "F" OF SAID PACIFIC CROSSING AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON THE WEST LINE OF SAID LOT 54 NORTH 00°19'50" EAST 148.68 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 54; THENCE SOUTH 83°40'42" EAST 6.19 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 10 OF WESTLAND PARK, A SUBDIVISION PLAT RECORDED AS BOOK 12, PAGE 25, WASHINGTON COUNTY PLAT RECORDS; THENCE ALONG THE WEST LINE OF SAID LOT 10, SOUTH 00°39'40" WEST 148.07 FEET, MORE OR LESS, TO THE NORTH LINE OF TRACT "F" OF SAID PACIFIC CROSSING; THENCE ALONG THE NORTH LINE OF SAID TRACT "F" NORTH 89°15'20" WEST 5.30 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

CONTAINING .02 ACRES, MORE OR LESS.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
GREGORY CONSTRUCTION, LLC	1S23DC-10900	2007-2010	

TRACT C, TANNER CREEK, WASHINGTON COUNTY, OREGON ACRES .34

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
ESTBY, DWIGHT	1S31AB-00500	2007-2010	

A portion of that certain tract of land as described in Book 433, Page 161, Washington County, Oregon Deed Records, and more particularly described as follows:

Beginning at a point on the Southerly right-of-way of Tualatin Valley State Highway No. 6 (S.W. Baseline Street), said point bears North 89°46' East 67.0 feet from an iron which is said to bear North 89°46' East 298.6 feet and South 0°09' East 30.0 feet from the North quarter corner of Section 1, Township 1 South, Range 3 West, Washington County, Oregon, and running thence South 0°09' East paralleled with the West line of said tract of land as described in Book 433, Page 161, 208.0 feet to a point; thence North 89°46' East 151.9 feet to a point; thence South 0°09' East 108.5 feet to a point on the Northerly right-of-way of Tualatin Valley State Highway No. 6 (Oak Street); thence North 89°46' East along the Northerly right-of-way of Oak Street 47.0 feet to the Southeast corner of said tract of land as described in Book 433, Page 161; thence North 0°09' West along the East line of said tract of land as described in Book 433, Page 161, 317 feet, more or less, to the Northeast corner thereof; thence South 89°46' West along the North line of said tract of land and the Southerly right-of-way of S.W. Baseline, 198.9 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for access as described in Deed recorded September 2, 1988, Recorder's Fee 88-039467, Washington County, Oregon Deed Records.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
FORMAN, DOUG	2S121AB-00100	2007-2010	

Part of the Northeast quarter of Section 21, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at the Northeast corner of that tract conveyed to Jennie L. Kelly by deed in Deed Book 247, Page 739, on the North line of said Section 21 and on the South line of Lot 39, PEACHVALE; thence West on the South line of Lots 39 and 40, PEACHVALE, according to the duly recorded plat and map, to a point 20 feet West of the Southeast corner of said Lot 40 extended Southerly to the center of the Tualatin River; thence Easterly in the center of the Tualatin River to the Easterly line of said Kelly tract; thence North on the Easterly line of said Kelly tract to the place of beginning.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91070	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO. 2 :
ANNEXATION OF STAGE 2, PARKING UNIT P69, INTEREST IN COMMON
ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91130	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P75, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91260	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P87, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91270	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL NO.2: ANNEXATION OF
STAGE 2, PARKING UNIT P88, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91280	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P89, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91290	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P90, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91300	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLANT NO.2:
ANNEXATION OF STAGE 2, PARKING UNIT P91, INTEREST IN COMMON
ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91310	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P92, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91320	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P93, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
RENAISSANCE CUSTOM HOMES LLC	2S131DA-03100	2004-2010	

A portion of Parcels 1, 2, and 3 per Partition Plat No. 1990-063, Washington County Survey Records, located in the NE 1/4 of the SE ¼ of Section 31, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Beginning at the southeast corner of said Parcel 1, said point being on the northerly right-of-way line of Sunset Boulevard (County Road No. 441), said point also being monumented with a 5/8" iron rod with a yellow plastic inscribed "W & H PACIFIC"; thence along the said northerly right-of-way line S89°33'33"W 51.05 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence leaving said right-of-way line N00°24'53"W 124.78 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N22°35'00"E 99.66 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N06°26'52"E 53.59 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N04°43'10"W 67.46 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N27°56'51"W 150.25 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N60°00'12"E 621.13 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N27°24'00"E 124.45 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N70°47'18"E 64.36 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N06°50'19"W 164.02 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR.", said point also being on the southerly right-of-way line of the Southern Pacific Railroad; thence along said southerly right-of-way line N83°07'45"E 17.81 feet to a 5/8" iron rod with a yellow plastic cap inscribed "W & H PACIFIC"; thence continuing along said southerly right-of-way line S74°59'43"E 107.85 feet to a 5/8" iron rod with a yellow plastic cap inscribed "W & H PACIFIC."; thence continuing along said southerly right-of-way line N83°07'45"E 235.28 feet to a 5/8" iron rod with a yellow plastic cap inscribed "ALPHA ENGINEERING, INC.", said point being at the intersection of the southerly right-of-way line of the Southern Pacific Railroad and the East line of said Section 31; thence leaving said southerly right-of-way line along the East line of Section 31 S00°19'19"E 700.99 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence leaving said east line, N38°48'06"W 133.56 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N61°41'26"W 61.15 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N74°57'58"W 39.34 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence S44°39'32"W 246.09 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N77°33'20"W 23.64 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence S44°39'32"W 17.94 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence S00°24'23"E 28.25 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence S55°58'07"W 50.99 feet to a 5/8" iron rod with a

yellow plastic cap inscribed "AKS ENGR."; thence $S44^{\circ}39'32''W$ 86.06 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence $S14^{\circ}48'22''W$ 16.07 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence $S44^{\circ}39'32''W$ 103.14 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence $S18^{\circ}02'38''W$ 133.95 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR.", said point being on the northerly right-of-way line of SW Sunset Boulevard; thence along the said northerly right-of-way line $S89^{\circ}33'33''W$ 307.40 feet to the point of beginning.

The above described tract contains 12.99 acres, more or less.

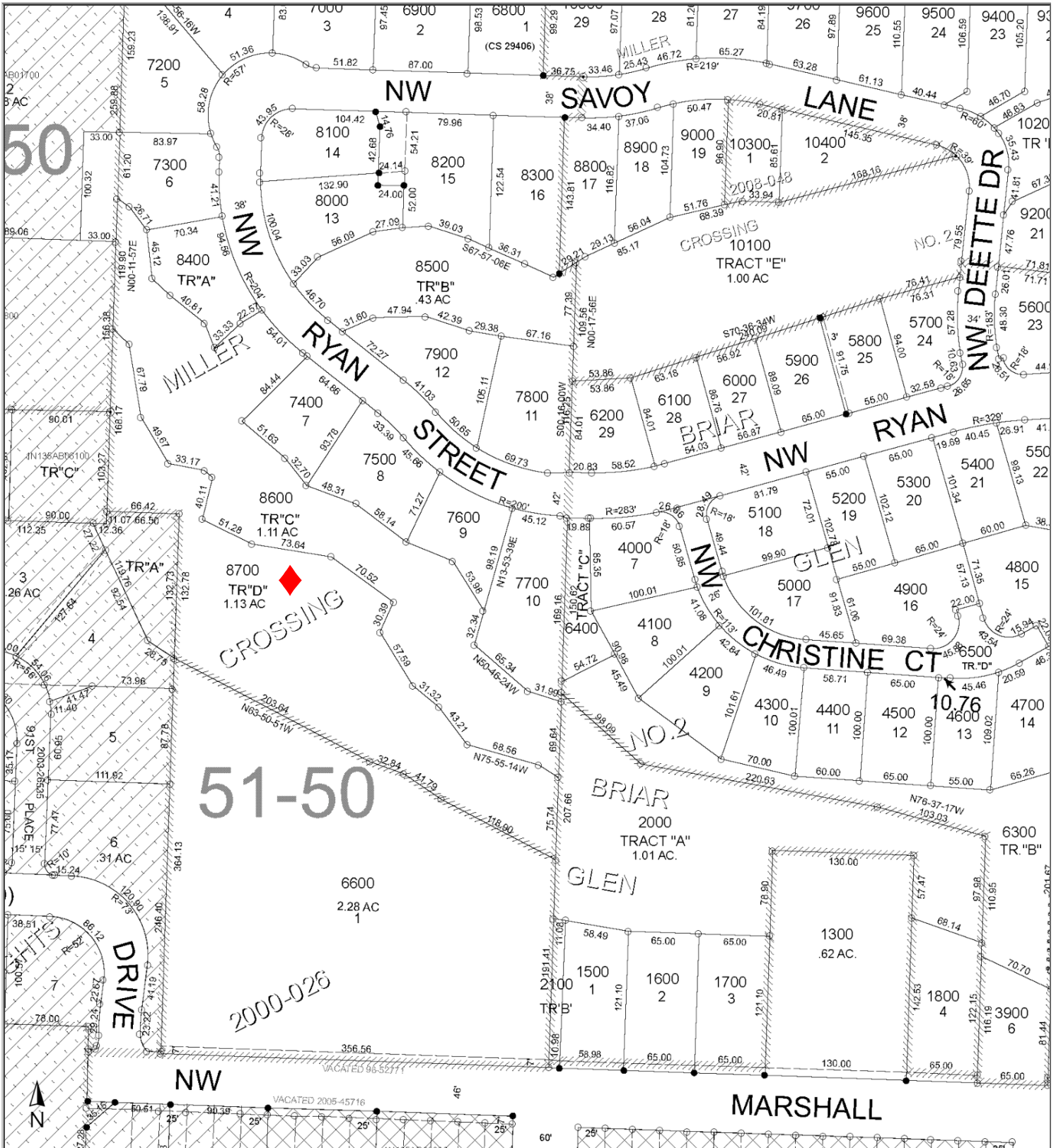
The above described tract is Tract 2 of the property line adjustment survey dated July 14, 2002 by

AKS Engineering and Forestry, LLC. The Basis of Bearings is per this survey.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SMITH, BIFF A	3N522-01003	2007-2010	

A tract of land in the Southwest quarter of Section 22, Township 3 North, Range 5 West of the Willamette Meridian, in the County of Washington and State of Oregon and being a portion of that tract of land conveyed to Bert J. Oller by Warranty Deed recorded August 13, 1963, in Book 493, Page 190, Records of Washington County, said tract being described as follows:

Beginning at the Northwest corner of that tract of land conveyed to Donald E. Claypool, et ux by Contract of Sale, recorded in Book 929, Page 412, Records of Washington County, said Northwest corner being North 03°59' West 1,376.32 feet from the Southwest corner of said Section 22, thence continuing North 03°59' West 330 feet to a point which is the Southwest corner of that tract of land conveyed to Gordon L. Patchin by Contract of Sale recorded in Book 1090, Page 884, Records of Washington County, Oregon; thence North 89°44' East 656.21 feet to a point in the center of (County Road No. 523) Timber Vernonia Road; thence in the center of said road South 19°24' East 310 .42 feet to a point which is the Northeast corner of that tract conveyed to Claypool; thence South 86°56' West 737.4 3 feet to the point of beginning.



ParcelID: R2099486

Tax Account #: 1N135AA08700

Ns, Unincorporated OR 97229

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.

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.: 45142500468

Property Address: Vacant Land, Portland, OR 97229

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Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

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

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

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

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

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

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

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

Countersigned

Tara Waterman



Fidelity National Title

Company of Oregon

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

PRELIMINARY REPORT

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

ORDER NO.: 45142500468

TITLE OFFICER: Kim Alf

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 Follow
PROPERTY ADDRESS: Vacant Land, Portland, OR 97229

EFFECTIVE DATE: January 23, 2025, 08:00 AM

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

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2021	\$ 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 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](#)

Tract 'D', MILLER CROSSING, recorded September 29, 2000 as Document No. 2000-079493, in Washington County, Oregon.

TOGETHER WITH access easement over Tract 'A' and 'C' as recited on plat of MILLER CROSSING

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. The subject property is under public (County) ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: [R2099486](#)
Map No.: 1N135AA08700
Levy Code: 051.50

7. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: [PARTITION PLAT NO. 2000-026](#)
Recording Date: April 12, 2000
Recording No: 2000029473

8. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Road Improvements/Maintenance
Recording Date: April 12, 2000
Recording No.: [2000029474](#)

9. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Sidewalk Improvements
Recording Date: July 10, 2000
Recording No.: [2000-054610](#)

10. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Public Roads
Recording Date: July 10, 2000
[Recording No.:](#) [2000-054611](#)

11. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Washington County Service District for Lighting No. SDL-1
Recording Date: August 10, 2000
[Recording No.:](#) [2000-064297](#)

12. Continuing Request for Streetlighting Service – Washington County Service District for Lighting No. SDL-1:

Recording Date: August 10, 2000
[Recording No.:](#) [2000-064298](#)

13. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

[Name of Plat:](#) [MILLER CROSSING](#)
Recording Date: September 29, 2000
Recording No: 2000-079493

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said [tract/plat](#);

Purpose: Public utility
Affects: 8 feet in width along all lots and tracts abutting public streets

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said [tract/plat](#);

Purpose: Storm drain and sanitary sewer
Affects: 20 foot wide strip as delineated on plat

16. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 29, 2000
[Recording No:](#) [2000-079495](#)

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: July 15, 2004
[Recording No:](#) [2004-081355](#)

17. Any loss or claim of loss resulting from an attack upon tax foreclosure proceedings as set forth herein, which attack is based upon denial of due process of law for want of personal service or actual notice given to any person so entitled in said foreclosure proceedings or to persons claiming by and through any such person.

Case no.: C114697CV
Filed: August 19, 2011
Decree entered: October 14, 2011
Tax deed recorded: January 27, 2014
[Recording No.: 2014-004304](#)

18. 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.

ADDITIONAL REQUIREMENTS/NOTES:

- A. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.
- B. Note: If an Owner's Title Insurance Policy is requested, 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.
- C. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

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.

- D. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- E. 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.
- F. 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>.
- G. 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.

- H. 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.
- I. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.
- J. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Multnomah	\$86.00	\$5.00
Washington	\$81.00	\$5.00
Clackamas	\$93.00	\$5.00

Note: When possible the company will record electronically. An additional charge may be applied.

Note: Please send any documents for recording to the following address:
 Portland Title Group
 Attn: Recorder
 1455 SW Broadway, Suite 1450
 Portland, OR. 97201

- K. 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.
- L. 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.
- M. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1 st through June 30 th
Taxes become a lien on real property, but are not yet payable:	July 1 st
Taxes become certified and payable (approximately on this date):	October 15 th
First one third payment of taxes is due:	November 15 th
Second one third payment of taxes is due:	February 15 th
Final payment of taxes is due:	May 15 th

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.

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

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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

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
Teresa Wilson
169 N First Avenue
Hillsboro OR 97124

Washington County, Oregon **2014-004304**
01/27/2014 08:46:38 AM
D-DBS Cnt=1 Stn=10 A DUYCK
\$105.00 \$5.00 \$11.00 \$20.00 - Total = \$141.00



01912067201400043040210215

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 14, 2011**, in the case of Washington County v. Scheafer, Rick & Julie; et al, Washington County Circuit Court No. **C114697CV**, 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.

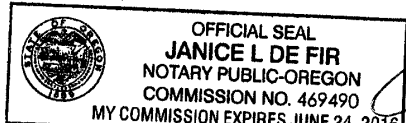
DATED this 27th day of January, 2014.

Washington County Tax Collector
Department of Assessment and Taxation

Richard W. Hobernicht, Director

State of Oregon)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this 27th day of January, 2014, by Richard W. Hobernicht, Washington County Tax Collector and Director of the Department of Assessment and Taxation, Washington County, Oregon.



Janice L. De Fir
Notary Public for Oregon

The Oregonian

HILLSBORO
ARGUS



OregonLive.com

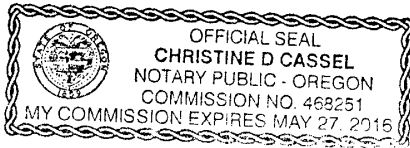
FOREST GROVE
LEADER

1320 S.W. Broadway, Portland, OR 97201-3499

Affidavit of Publication

I, Megan Marks, duly sworn depose and say that I am the Principal Clerk Of The Publisher of The Hillsboro Argus, a newspaper of general circulation, as defined by ORS 193.010 and 193.020, published in the city of Hillsboro, in Washington County, Oregon; that the advertisement was published without interruption in the entire and regular issue of The Hillsboro Argus or the issue on the following date(s):

9/18/2013, 9/20/2013



Megan Marks
Principal Clerk of the Publisher:

Sept 23 2013
Subscribed and sworn to before me this date:

Christine D. Casse
Notary:

Ad Order Number: 0003509756

FILED

JAN 17 2014

Washington County
County Clerk

GENERAL NOTICE OF EXPIRATION OF
REDEMPTION PERIOD FOR 2011 WASH-
INGTON COUNTY FORECLOSED PROP-
ERTY

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 2011 Washington County tax liens foreclosure proceeding instituted by Washington County, Oregon on October 14, 2011, in the Circuit Court of the State of Oregon for the County of Washington, Case No. C114697CV, and included in the Judgment Foreclosing Tax Liens entered there on October 14, 2011, will expire on October 14, 2013.

All the properties ordered sold under the Judgment, unless redeemed on or before October 14, 2013, 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,
Sept. 18 & 20, 2013



I, **Richard W. Hobernicht**, 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: January 17, 2014

By: A. Dnyck, deputy
A. Dnyck

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
REEVES, JERRY C	1N135AA-08700	2007-2010	

TRACT D, MILLER CROSSING, 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
BOOTH, SOPHIA FORMERLY RICE	1N336AA-07500	2007-2010	

Lot 107, PADGETT PARK, PLAT NO. 3, in the County of Washington and State of Oregon.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
RENAISSANCE CUSTOM HOMES LLC	1N436CA-00300	2007-2010	

A TRACT OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 54 OF PACIFIC CROSSING, A SUBDIVISION PLAT RECORDED AS DEED DOCUMENT NO. 2007009947; THENCE ALONG THE WEST LINE OF SAID LOT 54 NORTH 00°19'50" EAST 3.27 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TRACT "F" OF SAID PACIFIC CROSSING AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON THE WEST LINE OF SAID LOT 54 NORTH 00°19'50" EAST 148.68 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 54; THENCE SOUTH 83°40'42" EAST 6.19 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 10 OF WESTLAND PARK, A SUBDIVISION PLAT RECORDED AS BOOK 12, PAGE 25, WASHINGTON COUNTY PLAT RECORDS; THENCE ALONG THE WEST LINE OF SAID LOT 10, SOUTH 00°39'40" WEST 148.07 FEET, MORE OR LESS, TO THE NORTH LINE OF TRACT "F" OF SAID PACIFIC CROSSING; THENCE ALONG THE NORTH LINE OF SAID TRACT "F" NORTH 89°15'20" WEST 5.30 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

CONTAINING .02 ACRES, MORE OR LESS.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
GREGORY CONSTRUCTION, LLC	1S23DC-10900	2007-2010	

TRACT C, TANNER CREEK, WASHINGTON COUNTY, OREGON ACRES .34

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
ESTBY, DWIGHT	1S31AB-00500	2007-2010	

A portion of that certain tract of land as described in Book 433, Page 161, Washington County, Oregon Deed Records, and more particularly described as follows:

Beginning at a point on the Southerly right-of-way of Tualatin Valley State Highway No. 6 (S.W. Baseline Street), said point bears North 89°46' East 67.0 feet from an iron which is said to bear North 89°46' East 298.6 feet and South 0°09' East 30.0 feet from the North quarter corner of Section 1, Township 1 South, Range 3 West, Washington County, Oregon, and running thence South 0°09' East paralleled with the West line of said tract of land as described in Book 433, Page 161, 208.0 feet to a point; thence North 89°46' East 151.9 feet to a point; thence South 0°09' East 108.5 feet to a point on the Northerly right-of-way of Tualatin Valley State Highway No. 6 (Oak Street); thence North 89°46' East along the Northerly right-of-way of Oak Street 47.0 feet to the Southeast corner of said tract of land as described in Book 433, Page 161; thence North 0°09' West along the East line of said tract of land as described in Book 433, Page 161, 317 feet, more or less, to the Northeast corner thereof; thence South 89°46' West along the North line of said tract of land and the Southerly right-of-way of S.W. Baseline, 198.9 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for access as described in Deed recorded September 2, 1988, Recorder's Fee 88-039467, Washington County, Oregon Deed Records.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
FORMAN, DOUG	2S121AB-00100	2007-2010	

Part of the Northeast quarter of Section 21, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at the Northeast corner of that tract conveyed to Jennie L. Kelly by deed in Deed Book 247, Page 739, on the North line of said Section 21 and on the South line of Lot 39, PEACHVALE; thence West on the South line of Lots 39 and 40, PEACHVALE, according to the duly recorded plat and map, to a point 20 feet West of the Southeast corner of said Lot 40 extended Southerly to the center of the Tualatin River; thence Easterly in the center of the Tualatin River to the Easterly line of said Kelly tract; thence North on the Easterly line of said Kelly tract to the place of beginning.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91070	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO. 2 :
ANNEXATION OF STAGE 2, PARKING UNIT P69, INTEREST IN COMMON
ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91130	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P75, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91260	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P87, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91270	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL NO.2: ANNEXATION OF
STAGE 2, PARKING UNIT P88, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91280	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P89, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91290	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P90, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91300	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLANT NO.2:
ANNEXATION OF STAGE 2, PARKING UNIT P91, INTEREST IN COMMON
ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91310	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P92, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SHERWOOD CROSSING LLC	2S129BC-91320	2007-2010	

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO.2: ANNEXATION
OF STAGE 2, PARKING UNIT P93, INTEREST IN COMMON ELEMENT

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
RENAISSANCE CUSTOM HOMES LLC	2S131DA-03100	2004-2010	

A portion of Parcels 1, 2, and 3 per Partition Plat No. 1990-063, Washington County Survey Records, located in the NE 1/4 of the SE ¼ of Section 31, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Beginning at the southeast corner of said Parcel 1, said point being on the northerly right-of-way line of Sunset Boulevard (County Road No. 441), said point also being monumented with a 5/8" iron rod with a yellow plastic inscribed "W & H PACIFIC"; thence along the said northerly right- of-way line S89°33'33"W 51.05 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence leaving said right-of-way line N00°24'53"W 124.78 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N22°35 '00"E 99.66 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N06°26'52"E 53.59 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N04°43' 10"W 67.46 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N27°56'5 1"W 150.25 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N60°00' 1 2"E 621.13 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N27°24'00"E 124.45 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N70°47' 1 8"E 64.36 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N06°50'19"W 164.02 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR.", said point also being on the southerly right-of-way line of the Southern Pacific Railroad; thence along said southerly right-of-way line N83°07 '45"E 17.81 feet to a 5/8" iron rod with a yellow plastic cap inscribed "W & H PACIFIC"; thence continuing along said southerly right-of-way line S74°59'43"E 107.85 feet to a 5/8" iron rod with a yellow plastic cap inscribed "W & H PACIFIC."; thence continuing along said southerly right-of-way line N83°07'45"E 235.28 feet to a 5/8" iron rod with a yellow plastic cap inscribed "ALPHA ENG INEERING, INC.", said point being at the intersection of the southerly right-of-way line of the Southern Pacific Railroad and the East line of said Section 31; thence leaving said southerly right-of-way line along the East line of Section 31 S00°19' 19"E 700.99 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence leaving said east line, N38°48'06"W 133.56 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N61°41'26"W 61.15 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N74°57'58"W 39.34 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence S44°39'32"W 246.09 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence N77°33'20"W 23.64 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence S44°39'32"W 17.94 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence S00°24'23"E 28.25 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence S55°58'07"W 50.99 feet to a 5/8" iron rod with a

yellow plastic cap inscribed "AKS ENGR."; thence $S44^{\circ}39'32''W$ 86.06 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence $S14^{\circ}48'22''W$ 16.07 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence $S44^{\circ}39'32''W$ 103.14 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence $S18^{\circ}02'38''W$ 133.95 feet to a 5/8" iron rod with a yellow plastic cap inscribed "AKS ENGR.", said point being on the northerly right-of-way line of SW Sunset Boulevard; thence along the said northerly right-of-way line $S89^{\circ}33'33''W$ 307.40 feet to the point of beginning.

The above described tract contains 12.99 acres, more or less.

The above described tract is Tract 2 of the property line adjustment survey dated July 14, 2002 by

AKS Engineering and Forestry, LLC. The Basis of Bearings is per this survey.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
SMITH, BIFF A	3N522-01003	2007-2010	

A tract of land in the Southwest quarter of Section 22, Township 3 North, Range 5 West of the Willamette Meridian, in the County of Washington and State of Oregon and being a portion of that tract of land conveyed to Bert J. Oller by Warranty Deed recorded August 13, 1963, in Book 493, Page 190, Records of Washington County, said tract being described as follows:

Beginning at the Northwest corner of that tract of land conveyed to Donald E. Claypool, et ux by Contract of Sale, recorded in Book 929, Page 412, Records of Washington County, said Northwest corner being North 03°59' West 1,376.32 feet from the Southwest corner of said Section 22, thence continuing North 03°59' West 330 feet to a point which is the Southwest corner of that tract of land conveyed to Gordon L. Patchin by Contract of Sale recorded in Book 1090, Page 884, Records of Washington County, Oregon; thence North 89°44' East 656.21 feet to a point in the center of (County Road No. 523) Timber Vernonia Road; thence in the center of said road South 19°24' East 310 .42 feet to a point which is the Northeast corner of that tract conveyed to Claypool; thence South 86°56' West 737.4 3 feet to the point of beginning.