



AmeriTitle, LLC
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October 4, 2023
File Number: 609858AM
Report No.: 1
Title Officer: Jennifer Rush
Escrow Officer: Jessica Wallen

PRELIMINARY TITLE REPORT

Property Address: 890 Glen Creek Rd NW, Salem, OR 97304

Policy or Policies to be issued:

OWNER'S STANDARD COVERAGE

Endorsement: OTIRO 110 – No charge

Proposed Insured: **to follow**

Liability

\$410,000.00

Premium

\$1,170.00

Local Government Lien Search

\$150.00

We are prepared to issue ALTA (07/01/21) title insurance policy(ies) of Stewart Title Guaranty Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 2nd day of October, 2023 at 7:30 a.m., title is [vested](#) in:

Kevin L. McCarrell and Teresa L. McCarrell, as tenants by the entirety

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

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. 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 (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

Tax Information:

[Taxes](#) assessed under Code No. 3201 Account No. 249236 [Map](#) No. 07321AD05100
NOTE: The 2022-2023 Taxes: \$3,517.07, are Paid

[Taxes](#) assessed under Code No. 3201 Account No. 249294 Map No. 07321AD05600
NOTE: The 2022-2023 Taxes: \$236.57, are Paid

[Taxes](#) assessed under Code No. 3201 Account No. 312587 Map No. 07321AD05700
NOTE: The 2022-2023 Taxes: \$272.64, are Paid

[Taxes](#) assessed under Code No. 3201 Account No. 565293 Map No. 07321AD07400
NOTE: The 2022-2023 Taxes: \$2.99, are Paid

6. The 2023-2024 Taxes: A lien not yet due or payable.
7. City liens, if any, of the City of Salem.
8. The property lies within and is subject to the levies and assessments of the Polk Soil and Water Conservation District.
9. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

10. Conditions and reservations in deed,
Recorded: July 22, 2002
Instrument No.: [2002-011046](#)
11. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$26,022.00
Trustor/Grantor: Kevin L. McCarrell and Teresa L. McCarrell, husband and wife
Trustee: U.S. Bank Trust Company, National Association
Beneficiary: U.S. Bank, National Association
Dated: December 17, 2007
Recorded: January 16, 2008
Instrument No.: [2008-000617](#)
(Tract I only)

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

12. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$57,000.00
Trustor/Grantor: Kevin L. McCarrell and Teresa L. McCarrell, who are husband and wife
Trustee: U.S. Bank Trust Company, National Association
Beneficiary: U.S. Bank National Association ND
Dated: July 26, 2010
Recorded: August 26, 2010
Instrument No.: [2010-008246](#)
(Tract I Only)

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

13. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$150,000.00
Trustor/Grantor: Kevin L. McCarrell and Teresa L. McCarrell, who are husband and wife
Trustee: U.S. Bank Trust Company, National Association
Beneficiary: U.S. Bank National Association ND
Dated: July 26, 2010
Recorded: August 26, 2010
Instrument No.: [2010-008247](#)
(Tract I only)

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

INFORMATIONAL NOTES:

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

NOTE: The following are the last deed of record affecting said Land,
Document: Statutory Warranty Deed
Grantor: David C. Moore, Trustee of the Moore Family Joint Revocable Trust, executed March 28, 2005
Grantee: Kevin L. McCarrell and Teresa L. McCarrell, as tenants by the entirety
Recorded: August 21, 2020
Instrument No.: 2020-011995

Document: Personal Representative's Deed
Grantor: Timothy J. Loewen, the duly appointed, qualified and acting personal representative of the estate of Rubiena Loewen, deceased
Grantee: Kevin L. McCarrell and Teresa L. McCarrell, husband and wife
Recorded: July 22, 2002
Instrument No.: 2002-011046

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

End of Report

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

Tract I:

Parcel 1:

Beginning at an iron pipe 119.12 feet East and 137.80 feet South 22°17' East from the Southwest corner of the Jessie Harritt DLC. No. 67 in Section 21 in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence East 91.6 feet; thence South 22°17' East 116.0 feet; thence South 77°15' West 66.0 feet; thence along a curve to the right, the radius of which is 15 feet, to a point which is South 22°17' East 126.50 feet from the Place of Beginning; thence North 22°17' West 126.50 feet to the Place of Beginning.

Parcel 2:

Also beginning at an iron pipe 119.12 feet East and 37.80 feet South 22°17' East from the Southwest corner of the Jesse Harritt Donation Land Claim Not. No. 317, Claim No. 67, in Section 21 of Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence East 91.44 feet to an iron pipe; thence South 22°22' East 100 feet; thence West 91.6 feet to an iron pipe; thence North 22°17' West 100 feet to the Place of Beginning.

Tract II:

Beginning at a point 302.06 feet East and 137.80 feet South 22°17' East from the Southwest corner of the Jesse Harritt Donation Land Claim No. 67, in Section 21, Township 7 South, Range 3 West of the Willamette Meridian in the City of Salem, Polk County, Oregon, which point is also the Southeast corner of that certain tract of land conveyed to Herman Boese, et ux, by deed recorded in Volume 141, Page 16, Deed Records for Polk County, Oregon; thence West 91.6 feet to the Southwest corner of the Boese tract; thence South 22°17' East 116.00 feet to the Southeast corner of that certain tract of land conveyed to Peter P. Loewen, et ux, by deed recorded in Volume 141, Page 711, Deed Records for Polk County, Oregon; thence North 77°15' East 86.00 feet to a point which is South 22°17' East 95.00 feet from the point of beginning; thence North 22°17' West 95.00 feet to the point of beginning.

Tract III:

Beginning at a 5/8" iron rod set per CS No. 14375, for the most Easterly corner of the Loewen tract described in Book 141, Page 711, Polk County Deed Records, and which marks an angle point on the most Easterly line of the City of Salem tract described in a deed recorded in Book 158, Page 36, Polk County Deed Records; thence South 21°45'16" East along the most Easterly line of the last-mentioned City of Salem tract, 25.00 feet to the Southeast corner of that City of Salem tract, which is a point on the Northerly line of the Monmouth First Christian Church tract described in Book 299, Page 1775, Polk County Deed Records; thence North 75°16' East, along the Northerly line of the last-mentioned Monmouth First Christian Church tract 1.45 feet to a 5/8" iron rod set per CS#13429; thence North 77°15' East, continuing along the Northerly line of the last-mentioned Monmouth First Christian Church tract, 167.78 feet to a 5/8" iron rod set per CS #13429 as the Northeast corner of that Monmouth First Christian Church tract and which is on the East line of a tract conveyed to Harrison H. Brant and Mildred B. Brant by deed recorded in Volume 117, Page 38, Polk County Deed Records; thence North 22°29' West along the East line of the last-mentioned Brant tract 25 feet, more or less to the Southeast corner of the Bunnell tract described in a deed recorded in Book 354, Page 2269, Polk County Deed Records; thence South 77°15' West along the Southerly line of the last-mentioned Bunnell tract and along the Southerly line of the Hewitt tract described as Parcel 1 in a deed recorded in book 2002, Page 366, Polk County Deed Records, a total distance of 167 feet, more or less, to the place of beginning.

Tract IV:

Beginning at a point which 274.57 feet North 72°35' East and 230.00 feet North 22°17' West from the Southeast corner of the West Salem Addition to West Salem in the James White Donation Land Claim No. 51 in Section Twenty-one (21), Township Seven (7) South, Range Three (3) West of the Willamette Meridian in the City of Salem, Polk County, Oregon; thence North 72°35' East 276.00 feet to a point on the Easterly line of a tract of land described in Volume 117, Page 038, Deed Records for Polk County, Oregon; thence North 22°29' West to a point which is North 77°15' East from the most Easterly corner of a tract of land conveyed to the City of Salem by deed recorded in Volume 158, Page 036, Deed Records for Polk County, Oregon; thence South 77°15' West to said Easterly corner and along the Southerly line of said tract to the East line of Himes Addition to said Township and Range; thence South 22°05' East to the point of beginning.