

Preliminary Report

Ticor Title - Oregon

File No.: 471824131828

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TICOR TITLE®

File No.: 471824131828

APR 2, 2018 AT 1:00 A.M.

SUMMARY

VEVING: Sam Soffer and Devin Soffer, husband and wife as joint tenants

ADDRESS: 12345 Main Street, Tiburon, California

FILE NUMBER: LIVELOOKREPORT

PLANT DATE: April 2, 2018 at 1:00 a.m.

PROPERTY TYPE: Single Family Residence

FORM OF POLICY:
a CLIPPA, IN 2010 Homeowner's Policy of Title Insurance
ACPA Loan 2000

EXCEPTIONS

- A. Property taxes, which are not yet due and payable
- B. Supplemental or assigned assessments of any
- C. Payment of Contractual Assessment Required, HSD/FACE
- D. Water rights
- E. Provisions in a deed prohibiting the buying, selling or handling of intangible rights on said land
- F. Easements, encumbrances, and restrictions
- G. Easement
- H. Deed of Trust
- I. Abstract of Judgment
- J. Notice of Independent Solar Energy System Producer Contract
- K. Financing Statement
- L. If the land is within the area affected by a Geographic Targeting Order issued by FINCEN

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Portland, OR 97201
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TITLE PLANT RECORDS REPORT Report of Requested Information from Title Plant Records

Brand Land Use, LLC
12150 Jefferson Hwy 99 SE
Jefferson, OR 97352

Customer Ref.: _____
Order No.: 471824131828
Effective Date: May 23, 2024 at 08:00 AM
Fee(s): \$300.00

The information contained in this report is furnished by Tigor Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE NOR IS IT A PRELIMINARY TITLE REPORT OR A COMMITMENT FOR TITLE INSURANCE. No examination has been made of the Company's records, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the customer, and the Company will have no greater liability by reason of this report. THIS REPORT ("THE REPORT") IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT

County and Time Period

This report is based on a search of the Company's title plant records for County of Polk, State of Oregon, for the time period **from January 1, 1950 through May 23, 2024** (with the through date being "the Effective Date").

Ownership and Property Description

The Company reports the following, as of the Effective date and with respect to the following described property ("the Property"):

Owner. The apparent vested owner of the Property is:

Jan L. Irving, Trustee under the Jan L. Irving Revocable Living Trust, dated November 8, 2001, as to Parcel 1;
and

Premises. The Property is:

(a) Street Address:

1555 Kent Street NW, Salem, OR 97304
845 Rumsey Road NW, Salem, OR 97304

(b) Legal Description:

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

Encumbrances

[If no information appears in this section, the section is intentionally omitted.]

General Index Liens against Named Party

[If no information appears in this section, the section is intentionally omitted.]

Recorded Documents

For the above stated county and time period, the Company reports the following types of recordings that relate to the Property:

a. Types of recordings: Deeds

b. List of recordings:

THE FOLLOWING DEEDS AFFECT PARCEL 1:

Deed,
Grantor: Clarence J. Thomas and Jennie Burrell Thomas
Grantee: Carl M. Quistad, R.W. Beutler and H.W. Quistad
Recording Date: May 26, 1947
Recording No.: [Book 128, page 467](#)

Deed,
Grantor: Carl M. & Doris Quistad, R.W. & Gene Beutler and H.W. & Marybeth Quistad
Grantee: Enoch I. Meers and Gladys B. Meers
Recording Date: April 19, 1951
Recording No.: [Book 144, page 482](#)

Deed,
Grantor: Enoch I. Meers and Gladys B. Meers
Grantee: Carl M. Quistad and Doris Quistad and Russel W. Beutler and Gene Beutler
Recording Date: March 10, 1952
Recording No.: [Book 147, page 81](#)

Deed,
Grantor: Carl M. Quistad and Doris Quistad and Russell W. Beutler and Gene Beutler
Grantee: Clarence D. Irving and Margaret W. Irving
Recording Date: July 11, 1952
Recording No.: [Book 148, page 58](#)

Deed,
Grantor: Clarence Dwaine Irving
Grantee: Clarence Dwaine Irving, as Trustee under Trust Agreement dated 10/19/1989
Recording Date: October 24, 1989
Recording No.: [Book 227, page 781](#)

Deed,
Grantor: Jan L. Irving, Trustee under the Steve D. Irving Revocable Living Trust, dated October 19, 1989
Grantee: Jan L. Irving, Trustee under the Jan L. Irving Revocable Living Trust, dated November 8, 2001

Deed,
Grantor: Jan L. Irving, Trustee under the Steve D. Irving Revocable Living Trust (formerly known as the Clarence Dwaine Irving Trust), dated October 19, 1989
Grantee: Jan L. Irving, Trustee under the Jan L. Irving Revocable Living Trust, dated November 8, 2001

THE FOLLOWING DEEDS AFFECT PARCEL 2:

Ticor Title Company of Oregon
Order No. 471824131828

Deed,
Grantor: Clarence J. Thomas and Jennie Burrell Thomas
Grantee: Carl M. Quistad, R.W. Beutler and H.W. Quistad
Recording Date: May 26, 1947
Recording No.: [Book 128, page 467](#)

Deed,
Grantor: Carl M. Quistad and Doris Quistad and R.W. Beutler and Gene Beutler and H.W. Quistad and Marybeth Quistad
Grantee: H.W. Quistad and Marybeth Quistad
Recording Date: August 23, 1949
Recording No.: [Book 139, page 267](#)

Deed,
Grantor: Marybeth Quistad
Grantee: Mark Quistad
Recording Date: December 6, 2001
[Recording No.: 2001-016237](#)

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Sarah Cutler
503-336-9188
FAX
sarah.cutler@titlegroup.fntg.com
Ticor Title Company of Oregon
1455 SW Broadway, Suite 1450
Portland, OR 97201

EXHIBIT "A"
[Legal Description](#)

For APN/Parcel ID(s): 253028
For Tax Map ID(s): 07321-CB-03400

PARCEL 1:

Lot 6, Block 3, SUN CREST HEIGHTS, in the City of Salem, County of Polk, State of Oregon.

PARCEL 2:

Lot 7, Block 3, SUN CREST HEIGHTS, in the City of Salem, County of Polk, State of Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY