



320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

Andre Makarenko
Comfort Homes, LLC
PO Box 5607
Salem, OR 97304
Your Reference No.

February 6, 2020
Title Number: 349695AM
Title Officer: Matt Paslay
Fee: \$200.00

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Comfort Homes LLC

and dated as of **February 3, 2020** at 7:30 a.m.

Said property is subject to the following on record matters:

1. City liens, if any, of the City of Salem.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$30.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Polk Soil and Water Conservation District.
3. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Co
Recorded: December 21, 1946
Instrument No.: [Book: 84 Page: 334](#)
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: February 18, 1946
Instrument No.: [Book: 123 Page: 225](#)
6. Agreement, including the terms and provisions thereof,
Recorded: June 4, 1992
Instrument No.: [BOR: 254 Page: 1054](#)

7. Notice of Decision, including the terms and provisions thereof,
Recorded: March 20, 2017
Instrument No.: [2017-003189](#)

Tax Information:

[Taxes](#) assessed under Code No. 3201 Account No. 226532 [Map](#) No. 07S-03W-30 100

NOTE: The 2019-2020 Taxes: \$13,154.04, are Paid

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.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

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

EXHIBIT 'A'

File No. 349695AM

A tract of land situated in the Northeast Quarter of Section 30, Township 7 South, Range 3 West, in the City of Salem, County of Polk, State of Oregon, more particularly described as follows:

Beginning at a point which is a 5/8 inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 636" at the Northwest corner of Lot 252, Eagles View No. 4 as platted and recorded in Volume 14, page 09, Book of Town Plats of Polk County, Oregon; thence South 00°20'59" West 95.00 feet to the Southwest corner of said Lot 252; thence South 21°13'59" East 64.52 feet to the Northwest corner of Lot 303 of said subdivision; thence South 00°20'59" West, along the West line of said Lot 303 and the Southerly extension thereof, a distance of 130.00 feet to the Northwest corner of Lot 301 of said subdivision; thence South 01°11'08" West 64.24 feet to the Southwest corner of said Lot 301; thence South 07°40'14" East 66.47 feet to the Southwest corner of Lot 300 of said subdivision; thence South 10°50'20" East 66.24 feet to the Southwest corner of Lot 299 of said subdivision; thence South 15°43'42" East 66.15 feet to the Southwest corner of Lot 298 of said subdivision; thence South 15°26'37" East 66.50 feet to the Southwest corner of Lot 297 of said subdivision; thence South 24°38'24" East 66.53 feet to the Southwest corner of Lot 296 of said subdivision; thence South 25°54'24" West 21.61 feet to the most Westerly corner of Lot 295 of said subdivision; thence South 63°06'01" East 60.00 feet to the most Southerly corner of said Lot 295; thence North 61°50'06" East 9.45 feet to the Northwest corner of Lot 294 of said subdivision; thence South 38°30'00" East 96.40 feet to the Southwest corner of said Lot 294; thence South 49°34'17" East 50.95 feet to the Northwest corner of Lot 293 of said subdivision; thence South 38°30'00" East 100.00 feet to the Southwest corner of said Lot 293; thence South 51°30'00" West, along the Northerly line of Lots 292 and 291, a distance of 172.00 feet to the most Westerly corner of said Lot 291; thence North 58°40'50" West, along said Southerly line of Parcel 1 described in Book of Records 230, Page 1945, Deed Records a distance of 30.06 feet; thence North 63°06'01" West, along said Southerly line, a distance of 644.75 feet; thence North 60°08'01" West, along said Southerly line, a distance of 142.89 feet; thence South 88°14'59" West, along said Southerly line a distance of 200.20 feet to the Southwest corner of said Parcel; thence North 00°13'56" East, along the West line of said parcel, a distance of 333.69 feet; thence North 01°30'21" East, along said West line, a distance of 85.86 feet to a point on the Easterly right of way line of Doaks Ferry Road N.W.; thence Northeasterly, along said right of way line, on the arc of a 994.93 foot radius curve to the left (the chord of which bears North 29°03'31" East 247.51 feet) a distance of 248.15 feet to the Southwest corner of Parcel 2 of Partition Plat No. 2002-0004; thence South 89°39'01" East, along the South line of said Parcel 2, a distance of 616.67 feet to the point of beginning.