



First American Title Insurance Company

National Commercial Services

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LOT BOOK SERVICE

Real Estate Investment Group
2839 SW 2nd Ave
Portland, OR 97201-4711

Order No.: NCS-956329-OR1

Attn: Nicholas Diamond
Phone No.: (503)222-2655 - Fax No.: (503)274-6510
Email: ndiamond@reig.com

Re: 4540 Pringle Road Southeast

We have searched our Tract Indices as to the following described property:

and as of April 05, 2019 at 8:00 a.m.

We find that the last deed of record runs to

Timothy H. Meyer and John K. Meyer, Co-Trustees of the Henry A. Meyer Revocable Living Trust

We also find the following apparent encumbrances prior to the effective date hereof:

1. An easement for undisclosed and incidental purposes, recorded July 08, 1965 as [Volume 603, Page 0528](#), in Deed Records .
In Favor of: City of Salem
Affects: (Parcel I) as described therein
2. Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 1672 a copy of which was recorded September 10, 1973 as [Volume 760, Page 0493](#), in Deed Records
3. An easement for undisclosed and incidental purposes, recorded May 09, 1974 as [Volume 777 and Page 0463](#), Film Records .
In Favor of: City of Salem
Affects: (Parcel I) as described therein

4. An easement for Ingress and Egress and incidental purposes, recorded March 06, 1975 as [Reel 1224 and Page 0737](#), Film Records .
In Favor of: Timothy H. Meyer and John K. Meyer, Co-Trustees of the Henry A. Meyer Revocable Living Trust
Affects: (Parcel II) as described therein
5. An easement for Slope and incidental purposes, recorded March 24, 1995 as [Reel 1228 and Page 0122](#), Film Records .
In Favor of: City of Salem, a municipal corporation
Affects: (Parcel I) as described therein
6. A **Line of Credit** Deed of Trust to secure an original indebtedness of \$50,000.00 recorded July 28, 1995 as [Reel 1250 and Page 0794](#), Film Records.
Dated: June 22, 1995
Trustor: Timothy H. Meyer and John K. Meyer, not personally but as Trustees on behalf of Henry A. Meyer Revocable Living Trust under the provisions of a Trust Agreement dated October 18, 1979
Trustee: American Pacific Title Company
Beneficiary: Bank of Salem

(Affects Remainder of Parcel II)
7. A **Line of Credit** Deed of Trust to secure an original indebtedness of \$150,000.00 recorded December 29, 1995 as Reel 1281 and Page 0752, Film Records.
Dated: December 28, 1995
Trustor: Timothy H. Meyer and John K. Meyer, not personally but as Trustees on behalf of Henry A. Meyer Revocable Living Trust under the provisions of a Trust Agreement dated October 18, 1979
Trustee: American Pacific Title Company
Beneficiary: Bank of Salem

(Affects Parcel II)

A document recorded March 06, 1997, February 18, 1998, January 22, 1999, February 08, 2000, and July 23, 2001 as [Reel 1376 and Page 0704](#), Film Records, [Reel 1463 and Page 0098](#), Film Records, [Reel 1560 and Page 0670](#), Film Records, [Reel 1668 and Page 0384](#), Film Records, and [Reel 1812 and Page 0059](#), Film Records, provides that the Deed of Trust/Mortgage or the obligation secured thereby has been modified.

According to the public records, the beneficial interest under the deed of trust was assigned to Timothy H. Meyer by assignment recorded July 18, 2002 as [Reel 1972 and Page 0055](#), Film Records.

According to the public records, the beneficial interest under the deed of trust was assigned to Jane Meyer by assignment recorded July 23, 2018 as [Reel 4102 and Page 0336](#), Film Records .

8. The effect of a document entitled "Deed", recorded July 31, 1996 as [Reel 1329 and Page 0308](#), Film Records.

Said document contains an erroneous legal description.

9. A **Line of Credit** Deed of Trust to secure an original indebtedness of \$600,000.00 recorded November 04, 1996 as [Reel 1351 and Page 0606](#), Film Records.
Dated: September 23, 1996
Trustor: John K. Meyer and Timothy H. Meyer, Co-Trustees of the Henry A. Meyer Revocable Living Trust
Trustee: AmeriTitle
Beneficiary: Timothy H. Meyer

Said document contains an erroneous legal description.

According to the public records, the beneficial interest under the deed of trust was assigned to Jane Meyer by assignment recorded July 23, 2018 as [Reel 4102 and Page 0336](#), Film Records.

10. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

(Affects Parcel I and portion of Parcel II)

11. Unrecorded leases or periodic tenancies, if any.

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We also find the following unpaid taxes and city liens:

1. Taxes for the year 2018-2019
Tax Amount: \$3,603.34
Unpaid Balance: \$1,201.11, plus interest, if any
Code No.: 92401000
Map & Tax Lot No.: 083W11BC03000
Property ID/Key No.: R86578

(Affects Parcel I and portion of Parcel II)

2. Taxes for the year 2018-2019
Tax Amount: \$3,009.58
Unpaid Balance: \$1,003.19, plus interest, if any
Code No.: 92401000
Map & Tax Lot No.: 083W11BC03200
Property ID/Key No.: R86579

(Affects Remainder of Parcel II)

3. City liens, if any, for the city of Salem.

Note: An inquiry has NOT been made concerning the actual status of such liens. A fee of \$25.00 will be charged per tax account each time an inquiry request is made.

4. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

(Affects Parcel I and portion of Parcel II)

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

Exhibit "A"

Real property in the County of Marion , State of Oregon, described as follows:

PARCEL I:

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 10 AND 11, IN TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF SALEM, MARION COUNTY, OREGON;

THENCE SOUTH 89°26' EAST 18.35 CHAINS;

THENCE NORTH 0°23' EAST 18.93 CHAINS TO THE SOUTHWEST CORNER OF THE DONATION LAND CLAIM OF ABIJAH CAREY;

THENCE WEST 38 LINKS;

THENCE SOUTH 0°23' WEST 2.72 CHAINS;

THENCE WEST 18.08 CHAINS TO THE LINE BETWEEN SECTIONS 10 AND 11;

THENCE SOUTH 16.03 CHAINS TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, PRINGLE FRUIT TRACTS (PLAT [BOOK 9, PAGE 0138](#)), IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF SALEM, MARION COUNTY, OREGON;

THENCE NORTH 88°58'11" WEST 750.12 FEET TO THE NORTHEAST CORNER OF WILDRIDGE;

THENCE NORTH 00°23' EAST PARALLEL WITH THE EAST LINE OF SAID LOT 300.00 FEET;

THENCE SOUTH 88°58'11" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 750.12 FEET TO THE EAST LINE THEREOF;

THENCE SOUTH 00°23' WEST 300.00 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SALEM BY WARRANTY DEED RECORDED MARCH 24, 1995 AS [REEL 1228 AND PAGE 0121](#), FILM RECORDS FOR MARION COUNTY, OREGON.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, PRINGLE FRUIT TRACTS (PLAT [BOOK 9, PAGE 0138](#)), IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF SALEM, MARION COUNTY, OREGON;

THENCE NORTH 88°58'11" WEST 750.12 FEET TO THE NORTHEAST CORNER OF WILDRIDGE;

THENCE NORTH 00°23' EAST PARALLEL WITH THE EAST LINE OF SAID LOT 300.00 FEET;

THENCE SOUTH 88°58'11" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 750.12 FEET TO THE EAST LINE THEREOF;

THENCE SOUTH 00°23' WEST 300.00 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.