



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

PUBLIC RECORD REPORT

THIS REPORT IS FOR THE EXCLUSIVE USE OF:

FSBO	Date Prepared: February 14, 2022
	File Number: 279702AM-2
	Title Officer: Carlee Novak

Attn: Jim Iverson

CONDITIONS, STIPULATIONS AND DEFINITIONS

(I) Definitions:

- (a) "Customer": The person or persons named or shown on this cover sheet.
- (b) "Effective date": The title plant date of AmeriTitle, referred to in this report as "AmeriTitle".
- (c) "Land": The land specifically described in this public record report and improvements affixed thereto which by law constitute real property.
- (d) "Public records": Those records which by the laws of the State of Oregon impart constructive notice of matters relating to said land.

(II) Liability of AmeriTitle:

- (a) THIS IS NOT A COMMITMENT TO ISSUE TITLE INSURANCE AND DOES NOT CONSTITUTE A POLICY OF TITLE INSURANCE.
- (b) The liability of AmeriTitle for errors or omissions in this public record report is limited to the amount of the fee paid by the customer, provided, however, that AmeriTitle has no liability in the event of no actual loss to the customer.
- (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the customer.

(III) Report Entire Contract:

Any right or action or right of action that the customer may have or may bring against AmeriTitle and/or its underwriter arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of AmeriTitle. By accepting this form report, the customer acknowledges and agrees that the customer has elected to utilize this form of public record report and accepts the limitation of liability of AmeriTitle as set forth herein.

(IV) Fee: \$0.00

The fee charge for this Report does not include supplemental reports, updates or other additional services of AmeriTitle.

REPORT

Effective Date: February 8, 2022

A. The Land referred to in this public record report is located in the County of Marion, State of Oregon, and is described as follows:

See attached Exhibit 'A'

B. As of the Effective Date and according to the public records, we find title to the Land apparently vested in:

Dennis K. Miller and Vicki L. Miller, as Tenants by the Entirety

C. As of the Effective Date and according to the public records, the Land is subject to the following chain of conveyances and contracts to convey title during the period beginning on the recording date of the earliest recorded instrument shown below and ending on the recording date of the latest recorded instrument shown below:

Instrument: Warranty Deed,

Recorded: February 26, 1960

Instrument No.: [Volume: 531 Page: 335](#)

Grantor: Walter G. Jones and Charlotte L. Jones, husband and wife

Grantee: C. Dale McDonough and Iris E. McDonough, husband and wife

Instrument: Warranty Deed,

Recorded: October 19, 1977

Instrument No.: [Reel: 99 Page: 1486](#)

Grantor: C.D. McDonough and Iris McDonough, husband and wife

Grantee: C.E. Griffis and Elsie M. Griffis, husband and wife

Instrument: Warranty Deed,

Recorded: May 2, 1978

Instrument No.: [Reel: 122 Page: 660](#)

Grantor: Clarence E. Griffis and Elsie M. Griffis, husband and wife

Grantee: Thomas S. Perry and Waynette L. Perry husband and wife

Instrument: Deed Creating Tenants by the Entirety,

Recorded: August 24, 1983

Instrument No.: [Reel: 319 Page: 1471](#)

Grantor: Thomas S. Perry

Grantee: Sherry W. Perry

Instrument: Warranty Deed,

Recorded: July 21, 1989

Instrument No.: [Reel: 703 Page: 479](#)

Grantor: Thomas S. Perry and Sherry W. Perry

Grantee: David Dreiling and Anne C. Dreiling, husband and wife

Instrument: Warranty Deed,

Recorded: August 26, 1992

Instrument No.: [Reel: 981 Page: 459](#)

Grantor: David Dreiling and Anne C. Dreiling

Grantee: Joseph Gerard Schomus and Janell R. Schomus, husband and wife

Instrument: Statutory Special Warranty Deed,

Recorded: February 28, 2005

Instrument No.: [Reel: 2444 Page: 291](#)

Grantor: Joseph Gerard Schomus and Janell R. Schomus, as tenants by the entirety

Grantee: Dan Leon-Guerrero and Robin Leon-Geurrero, as tenants by the entirety

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Instrument: Sheriff's Deed,

Recorded: August 11, 2015

Instrument No.: [Reel: 3731 Page: 421](#)

Grantor: Jason Myers, as Sheriff of Marion County, State of Oregon

Grantee: SRMOF II 2012-1 Trust, US Bank Trust National Association

Instrument: Special Warranty Deed,

Recorded: May 24, 2016

Instrument No.: [Reel: 3820 Page: 95](#)

Grantor: SRMOF II 2012-1 Trust, US Bank Trust National Association

Grantee: Jennifer McMullen

Instrument: Quitclaim Deed,

Recorded: January 11, 2017

Instrument No.: [Reel: 3899 Page: 435](#)

Grantor: Jennifer McMullen

Grantee: Brendan McMullen

Instrument: Quitclaim Deed,

Recorded: June 5, 2017

Instrument No.: [Reel: 3952 Page: 163](#)

Grantor: Brendan McMullen

Grantee: McMullen Development LLC

Instrument: Statutory Warranty Deed,

Recorded: July 31, 2017

Instrument No.: [Reel: 3976 Page: 125](#)

Grantor: McMullen Development LLC

Grantee: Dennis K. Miller and Vicki L. Miller, as tenants by the entirety

Instrument: Statutory Warranty Deed,

Recorded: February 15, 2019

Instrument No.: [Reel: 4167 Page: 289](#)

Grantor: Dennis K. Miller and Vicki L. Miller, as tenants by the entirety

Grantee: James L. Iverson and Michelle R. Iverson, as tenants by the entirety

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

EXHIBIT 'A'

File No. 279702AM-2

Beginning at a point on the South line of a certain tract of land conveyed to Clarence E. Griffin, et ux, by deed recorded in Volume 376, Page 429, Deed Records for Marion County, Oregon, which is South 74°17' East a distance of 182.87 feet and South 15°43' West a distance of 274.88 feet and North 74°17' West a distance of 20.00 feet from the Northwest corner of Lot 8, LIBERTY FRUIT FARMS, in the City of Salem, County of Marion and State of Oregon, to the true point of beginning; running thence South 15°43' West and parallel with the East line of Lot 8, a distance of 87.00 feet, more or less, to the North line of Pembroke Street; thence South 74°17' East along the North line of Pembroke Street a distance of 20.00 feet to the Southwest corner of that property deeded to Vernon Stoll and recorded in Volume 549, Page 874, Deed Records for Marion County Oregon; thence North 15°43' East a distance of 87.00 feet to the South line of the Clarence E. Griffin property deeded in Volume 376, Page 429, Deed Records for Marion County, Oregon; thence North 74°17' West a distance of 20.00 feet to the true point of beginning.