



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: May 5, 2023
	File Number: 590554AM
	Title Officer: Holly Noble

Attn: FSBO Customer Marion

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:

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

REPORT

Effective Date: April 28, 2023

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:

John B. Osborn and Megan J. Osborn, 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: Quitclaim Deed,
Recorded: August 3, 1944

Instrument No.: [Volume: 306 Page: 436](#)

Grantor: Mary Jane Eoff and Asel C. Eoff, her husband and Josephine Albert Spaulding and Bruce Spaulding, her husband

Grantee: Pioneer Trust Company, an Oregon Corporation

Instrument: Bargain and Sale Deed,
Recorded: June 15, 1954

Instrument No.: [Volume: 464 Page: 160](#)

Grantor: Pioneer Trust Company

Grantee: Mae F. Clark and L.R. Clark, her husband

Instrument: Deed,
Recorded: October 11, 1965

Instrument No.: [Volume: 607 Page: 750](#)

Grantor: Mae F. Clark and L. R. Clark, wife and husband

Grantee: Andrew Berger and Phyllis Berger

Instrument: Warranty Deed,
Recorded: December 2, 1969

Instrument No.: [Volume: 675 Page: 320](#)

Grantor: Andrew Berger and Phyllis Berger, husband and wife

Grantee: Thomas C. Paulus and Lani J. Paulus, husband and wife

Instrument: Warranty Deed,
Recorded: July 8, 1988

Instrument No.: [Reel: 630 Page: 302](#)

Grantor: Thomas C. Paulus and Lani J. Paulus

Grantee: Ralph C. Jackson and Janette E. Jackson, husband and wife

Instrument: Bargain and Sale Deed,
Recorded: March 14, 1996

Instrument No.: [Reel: 1296 Page: 538](#)

Grantor: Ralph C. Jackson

Grantee: Janette E. Jackson

Instrument: Deed,
Recorded: January 11, 2012
Instrument No.: [Reel: 3348 Page: 50](#)
Grantor: Janette E. Jackson
Grantee: Ralph C. Jackson and Janette E. Jackson, as Trustee of the Ralph and Jan Jackson Trust, under Agreement dated January 9, 2012

Instrument: Statutory Warranty Deed,
Recorded: April 4, 2016
Instrument No.: [Reel: 3804 Page: 162](#)
Grantor: Ralph C. Jackson and Janette E. Jackson, Trustees of the Ralph and Jan Jackson Trust under agreement dated January 9, 2012
Grantee: John B. Osborn and Megan Osborn, as Tenants by the Entirety

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

EXHIBIT 'A'

File No. 590554AM

Beginning at the intersection of the South right of way line of County Road No. 828 (Mildred Lane) and the West line of Lot 14, LON'S HILL FRUIT TRACTS, in the City of Salem, as recorded in Book 6, Page 49, Record of Town Plats for Marion County, Oregon, at a point which is 20.00 feet South of the Northwest corner thereof; thence South, along said West line 449.16 feet to a point;
thence East, parallel to said South right of way line 471.74 feet to a point on the East line of said Lot 14, said point also being on the West line of Block 3, Smokeiree, as recorded in Book of Town Plats 34, Page 20, Marion County Records; thence North along said line, 73.49 feet to the Southwest corner of Lot 3, of said Block 3, Smoketree; thence Easterly, along the South line of said Lot 3, 10.00 feet to a point; thence Northerly, parallel to the East line of said Block 3, 170.00 feet to a point on the North line of Lot 2 of said Block 3, said point being 10.00 feet Easterly of the Northwest corner thereof; thence North 02°55'30" West a distance of 195.96 feet to the Northwest corner of Lot 1 of said Block 3 and a point on the East line of said Lot 14, Lon's Hill Fruit Tract;
thence North along said East Sine 10.00 feet to a point on the South right of way line of said County Road No. 828; thence West, along said right of way line 471.24 feet to the point of beginning.

SAVE AND EXCEPT that portion conveyed to the City of Salem by Warranty Deed recorded September 28, 2000 in Reel 1722, Page 246, Microfilm Records, Marion County, Oregon.