



Lawyers Title Insurance Corporation
Medford Main Branch
1555 E. McAndrews Road, Suite 100
Medford, OR 97504
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PUBLIC RECORDS REPORT – MEASURE 37

THIS REPORT IS FOR THE EXCLUSIVE USE OF:

Attn: Chris Hearn
Davis Hearn Saladoff & Smith PC
515 E. Main Street
Ashland, OR 97520

Date Prepared: January 09, 2007
Order No.: 48g0486530
Customer Ref: 1055 South Third St., Jacksonville, OR
File Reference: OWINGS PROPERTY LLC

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 January 03, 2007.
- (c) "Land": The land described, specifically as by reference, in this public record report and improvements affixed thereto which by law constitute real property.
- (d) "Liens and encumbrances": Include taxes, mortgages, and deeds of trust, contracts, assignments, rights of way, easements, covenants, and other restrictions on title.
- (e) "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 Lawyers Title Insurance Corporation:

- (a) THIS IS NOT A COMMITMENT TO ISSUE TITLE INSURANCE AND DOES NOT CONSTITUTE A POLICY OF TITLE INSURANCE.
- (b) The liability of Lawyers Title Insurance Corporation for errors or omissions in this public record report is limited to the amount of the fee paid by the customer, provided, however, that Lawyers Title Insurance Corporation has no liability in the event of no actual loss to the customer.
- (c) No costs of defense, or prosecution of any action, is afforded to the customer.
- (d) In any event, Lawyers Title Insurance Corporation assumes no liability for loss or damage by reason of the following:
 - 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
 - 2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - 3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
 - 4. Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - 5. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - 6. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.

7. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of an improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at the effective date hereof.
8. Any governmental police power not excluded by (II)(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at the effective date hereof.
9. Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the customer.

(III) Report Entire Contract:

Any rights or actions or rights of action that the customer may have or may bring against [Lawyers Title Insurance Corporation](#) 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 [Lawyers Title Insurance Corporation](#). By accepting this form report, the customer acknowledges and agrees that the customer has been afforded the opportunity to purchase a title insurance policy but has elected to utilize this form of public record report and accepts the limitation of liability of [Lawyers Title Insurance Corporation](#) as set forth herein.

(IV) Fee:

The fee charged for this Report does not include supplemental reports, updates or other additional services of [Lawyers Title Insurance Corporation](#).

REPORT

Order No. : 48g0486530

Effective Date : 5:00 P.M. on January 03, 2007

Customer Ref. :

A. The land referred to in this public record report is located in the County of Jackson, 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:

Owings Property LLC, an Oregon limited liability company

C. And as of the effective date and according to the public records. The land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

1. NOTE: 2006-07 TAXES ARE PAID IN FULL and are being shown for informational purposes only. This exception will not be shown on a title insurance policy.
Original Amount : \$1,948.28
Account No. 10008613; Levy Code 1-01; Map 372W32 CC 900
2. Municipal Liens, if any, imposed by the City of Jacksonville.
3. An easement created by instrument, including the terms and provisions thereof,
Recorded : February 13, 1975
As : 75-01642
In favor of : Adjacent property
For : Water line

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

1. Title of Document : Contract
Recorded : March 21, 1950
As : Volume 34 page 422
Between : R. W. Dahl and Harriet L. Dahl, husband and wife
And : Andrew E. Owings and Josephine M. Owings, husband and wife
2. Title of Conveyance : Warranty Deed
Recorded : February 1, 1954
As : Volume 390 Page 232
Grantor : R. W. Dahl and Harriet L. Dahl, husband and wife
Grantee : Andrew E. Owings and Josephine M. Owings, husband and wife, as tenants by the entirety
3. Title of Conveyance : Warranty Deed
Recorded : October 4, 1966
As : 66-10825
Grantor : S. L. Shanklin and Nellie Shanklin, (husband and wife)
Grantee : Andrew Earl Owings and Josephine M. Owings, (husband and wife)
4. Title of Conveyance : Bargain and Sale Deed
Recorded : May 17, 1990
As : 90-12114
Grantor : Andrew E. Owings and Josephine M. Owings
Grantee : Andrew E. Owings and Josephine M. Owings, Trustees of the Owings Family Trust, dated May 16, 1990
5. Title of Conveyance : Bargain and Sale Deed
Recorded : May 17, 1990
As : 90-12115
Grantor : Andrew E. Owings and Josephine M. Owings
Grantee : Andrew E. Owings and Josephine M. Owings, Trustees of the Owings Family Trust, dated May 16, 1990
6. Title of Conveyance : Warranty Deed
Recorded : July 19, 2000
As : 00-29839
Grantor : Thomas A. Owings, Successor Trustee of the Owings Family Trust, dated May 16, 1990
Grantee : Thomas A. Owings
7. Title of Conveyance : Correction Warranty Deed
Recorded : May 15, 2001
As : 01-21872
Grantor : Thomas A. Owings, Successor Trustee of the Owings Family Trust, dated May 16, 1990
Grantee : Thomas A. Owings

8. Title of Conveyance : Warranty Deed
Recorded : August 8, 2002
As : 02-42177
Grantor : Thomas A. Owings
Grantee : Owings Property LLC, an Oregon limited liability company

Exhibit "A"

Tract A:

Commencing at the southwest corner of Lot Twenty-four (24) of HOLMAN ADDITION to the City of Jacksonville, Jackson County, Oregon, according to the official plat thereof, now of record; thence North 14°30' East, along the westerly line of said Lot 24, a distance of 171.6 feet to the true point of beginning; thence North 89°28'50" East (record East), parallel with the south line of said Lot 24, a distance of 1151.7 feet to the east line thereof; thence North, along said east line, 165.0 feet to the northeast corner of Lot 24; thence West, along the north thereof, 1135.86 feet to the northwest corner of Lot 24; thence South 01°30' East, along the westerly line thereof, 114.84 feet; thence South 14°30' West, along said westerly line, 52.80 feet to the true point of beginning.

Tract B:

Beginning at the southwest corner of Lot Twenty-four (24) of HOLMAN ADDITION to the City of Jacksonville, Jackson County, Oregon, according to the official plat thereof, now of record; thence along the south line of said Lot 24, North 89°28'50" East 1199.32 feet (record East 1195.92 feet) to the southeast corner thereof; thence North, along the east line of Lot 24, a distance of 165.0 feet, more or less, to the southeast corner of that tract described in No. 90-12115, Official Records, Jackson County, Oregon; thence West, along the south line of said tract, 1151.7 feet to the southwest corner of said tract, being on the westerly line of Lot 24; thence South 14°30' West, along said westerly line, 171.6 feet, to the point of beginning.

Account 10008613, Levy Code 1-01, Map 372W32 CC 900