

"SUPERIOR SERVICE WITH COMMITMENT AND RESPECT FOR CUSTOMERS AND EMPLOYEES"

RECEIVED
DEC. 02 2009
CITY OF JACKSONVILLE



TITLE AND ESCROW SERVICES

JOHN L. SCOTT MEDFORD
ATTN: CHUCK REARRICK
RE : WELLS FARGO BANK/CITY OF JACKSONVILLE
PRELIMINARY TITLE REPORT NO. 1



1501 EAST MC ANDREWS ROAD
MEDFORD, OREGON 97504
(541)779-7660 FAX: 779-3506
(email: medforddocs@ameri-title.com)

CHICAGO TITLE INSURANCE COMPANY OF OREGON
650 N.E. HOLLADAY STREET, #125
PORTLAND, OR 97232

November 19, 2009
Report #1

Attn: MIC HOWE

Title Number : 0791654
Title Officer : SUSAN WHITCOMB
Your Reference: 472509475469MH-55

PRELIMINARY TITLE REPORT FOR:
225 SOUTH THIRD STREET
JACKSONVILLE, OREGON 97530

Policy or Policies to be issued:
OWNER'S STANDARD COVERAGE

<u>Liability</u>	<u>Premium</u>
\$288,000.00	\$920.00
LIEN SEARCH	\$15.00

Proposed Insured: CITY OF JACKSONVILLE

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of CHICAGO TITLE INSURANCE COMPANY, in the usual form, insuring the title to the land described as follows:

Lots 5 and 6 in Block 12, in the City of Jacksonville, Jackson County, Oregon.

Excepting Therefrom the Northeasterly 43.0 feet of said lots.

For Informational purposes only, the following is included:
(Map No. 372W32BA, Tax Lot 11800, Account No. 1-000560-8, Code 1-02)

and dated as of November 12, 2009 at 8:00 A.M., title is vested in:

Successor Trustee of Esther M. Hinger, deceased, trustee under the Esther M. Hinger Trust, dated August 18, 1989

The estate or interest in the land described or referred to in this Report and covered herein is:

Fee Simple



The policy shall be issued subject to the usual printed conditions, stipulations and exclusions from coverage appearing in such policy form and the following:

General Exceptions

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 record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Unpatented mining claims whether or not shown by the public records.

THE SIX EXCEPTIONS SHOWN ABOVE APPLY TO STANDARD COVERAGE POLICIES ONLY AND WILL NOT APPEAR ON AN ALTA EXTENDED LENDERS POLICY.

Special Exceptions

7. Real Property taxes for the year 2009-2010 payable in the original amount of \$2,472.97, plus interest,
Map No. 372W32BA, Tax Lot 11800, Account No. 1-000560-8, Code 1-02
8. City liens, if any, of the City of Jacksonville. (An inquiry has been directed to the City Clerk concerning the status of such liens and report will follow if such liens are found)
9. Unrecorded Trust Agreement, including the terms and provisions thereof and such other exceptions as may appear necessary upon the recording thereof, as disclosed by Bargain and Sale Deed,
Recorded : August 22, 1989 Document No. 89-18498
To : Esther M. Hinger, Trustee under the Esther M. Hinger Trust,
dated August 18, 1989

A copy of said Trust Agreement, and all amendments thereto, MUST BE FURNISHED for examination in order to determine the powers of the Successor Trustee(s) and their powers to execute the forthcoming documents.

CHAIN OF TITLE NOTE: The following deed(s) affecting said land were recorded within twenty-four (24) months of the date of this report: NONE

NOTE: We find no judgments or United States Internal Revenue Liens against City of Jacksonville.

THIS IS A TITLE ONLY ORDER, and as such this office will not be performing any escrow functions such as document preparation, wiring or payoff information, signings, closing protection letters and/or sub-escrows. For questions pertaining to your escrow,

Please contact : CHICAGO TITLE INSURANCE COMPANY OF OREGON, ATTN: MIC HOWE
Address : 650 N.E. HOLLADAY STREET, #125, PORTLAND, OR 97232
Phone No. : 503-973-7525
Reference : 472509475469MH-55

(If full escrow functions are needed on this transaction by this office, please contact us immediately.) (To release recordings for title only files, please contact our recording desk at 541-779-7660 or email julies@ameri-title.com)

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.

NOTE: When preparing Trust Deeds, please use AmeriTitle as the named trustee.

NOTE: JACKSON COUNTY Recording Fees are as follows:

(\$31.00 for the 1st page plus \$5.00 per page thereafter for most documents; **Beginning 9/28/09 the fee will be \$46.00 for the 1st page plus \$5.00 per page thereafter for most documents), the breakdown of which is as follows:

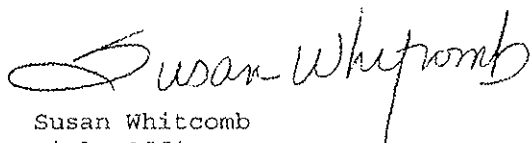
1. \$ 5.00 per page, plus
2. \$10.00 per document (Public Land Corner Preservation Fee)
3. \$15.00 (HB 2436-State Department of Revenue Fee) per document starting September 28, 2009
4. \$11.00 per document (Assessment and Taxation Fund)
5. \$ 5.00 per document (Geographic Information Services) (Effective 4/2/07)
6. \$ 5.00 per additional title in a document with multiple titles
7. \$20.00 per each non-standard document which fails to meet the requirements established by ORS 205.232 and 205.234.

(STARTING JANUARY 1, 2006, JACKSON COUNTY WILL HAVE ONE RECORDING TIME EACH DAY AT 8:00 A.M.)

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Yours truly,

AmeriTitle



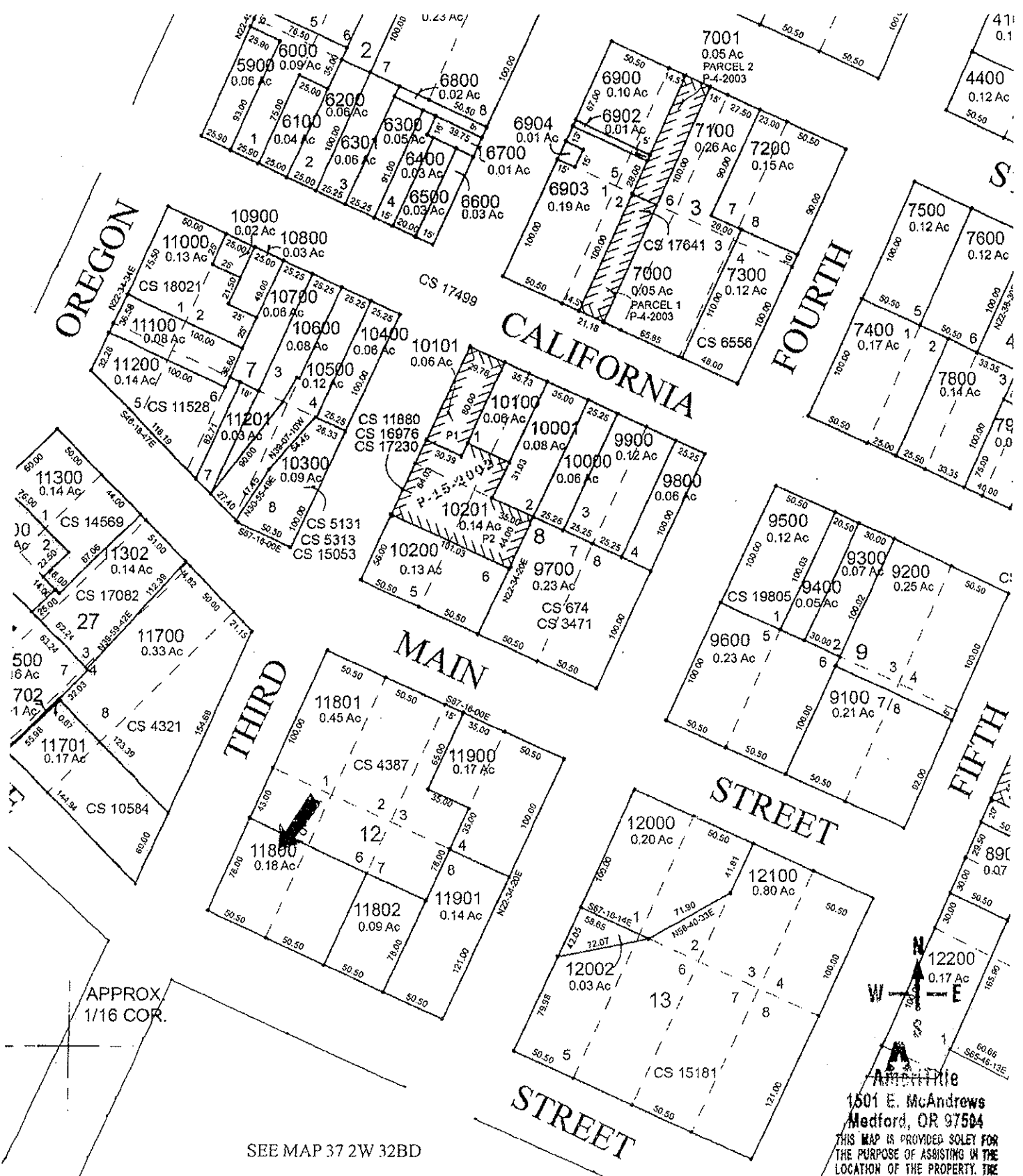
Susan Whitcomb
Title Officer
susanw@ameri-title.com

Copies of this report have been sent to the following:

CHICAGO TITLE INSURANCE COMPANY OF OREGON
650 N.E. HOLLADAY STREET, #125
PORTLAND, OR 97232
Attn: MIC HOWE
Phone: 503-973-7525
Fax: 503-872-0669

JOHN L SCOTT MEDFORD
871 MEDFORD CENTER
MEDFORD, OR 97504
Attn: CHUCK REARRICK
cc: ESCROW COORDINATOR
Ph: 541-779-3611 Fx: 541-772-2010

BUYER/BORROWER and/or SELLER
C/O ESCROW DEPARTMENT



OREGON

CALIFORNIA

FOURTH

MAIN

THIRD

STREET

FIFTH

STREET

APPROX. 1/16 COR.

SEE MAP 37 2W 32BD



1501 E. McAndrews
Medford, OR 97504

THIS MAP IS PROVIDED SOLELY FOR THE PURPOSE OF ASSISTING IN THE LOCATION OF THE PROPERTY. THE COMPANY ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, IN DIMENSIONS OR LOCATIONS ASCERTAINED BY AN ACTUAL SURVEY.

T. R. S.