



## **Fidelity National Title Insurance Company**

900 SW 5th Ave., Mezzanine Level, Portland, OR 97204  
FAX

### **SUPPLEMENTAL SUBDIVISION GUARANTEE FOR THE PROPOSED MCCORD RD/DOUGLASS SUBDIVISION**

ORDER NO.: 20140107628-FTPOR55

FEE: \$ 400.00

DATED: April 10, 2015

Fidelity National Title Insurance Company

#### **GUARANTEES**

Any County or City within which the subdivision or proposed subdivision is located.

That the estate or interest in the land which is covered by this Guarantee is:

A Fee

According to the public records which impart constructive notice of matters affecting title to the premises described on Exhibit "One", we find that as of March 27, 2015, at 08:00-AM the last deed of record runs to:

David G. Douglass and Diane M. Douglass

We also find the following apparent encumbrances, which include 'Blanket Encumbrances' as defined by ORS 92.305(1), and also easements, restrictive covenants and rights of way.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2014-2015  
Amount: \$5,849.82  
Levy Code: 062-084  
Account No.: 00862463  
Map No.: 32E07B 04100

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

1. City Liens, if any, in favor of the City of Oregon City.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clackamas County, a political subdivision  
Purpose: Road  
Recording Date: July 8, 1976  
Recording No: 76 22907  
Affects: Most Westerly 30 feet

4. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$93,356.00  
Dated: February 17, 2011  
Trustor/Grantor: Davod G. Douglass and Diane M. Douglass  
Trustee: ServiceLink Title  
Beneficiary: JPMorgan Chase Bank, N.A.  
Loan No.: Not disclosed  
Recording Date: March 23, 2011  
Recording No: 2011-018277

5. A line of credit deed of trust to secure an indebtedness in the amount shown below,

Amount: \$150,000.00  
Dated: May 13, 2004  
Trustor/Grantor: David G. Douglass and Diane M. Douglass  
Trustee: Group 9, Inc.  
Beneficiary: Washington Mutual Bank  
Loan No.: 0626420376  
Recording Date: May 21, 2004  
Recording No: 2004-045935

An agreement recorded June 1, 2011 at 2011-031889 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: March 23, 2011  
Recording No: 2011-018277

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

6. Terms and provisions of Grant of Easement (Access and Building Encroachment)

Executed by: Bill Creel and Dana Creel  
Recording Date: June 11, 2014  
Recording No.: 2014-027834

We have also searched our General Index for judgments and state and federal liens against the grantees named above and find:

NONE

This is not a report issued preliminary to the issuance of a title insurance policy. Our search is limited and its use is intended as an informational report only, to be used in conjunction with the development of real property. Liability is limited to an aggregate sum not to exceed \$ 1,000.00

Fidelity National Title Insurance Company

By: \_\_\_\_\_  
Toni Stanhope  
Land Development

NOTE - ORS 92.305(1) reads as follows:

"Blanket encumbrance" means a trust deed or mortgage or any other lien or encumbrance, mechanics' lien or otherwise, securing or evidencing the payment of money and affecting more than one interest in subdivided or series partitioned land, or an agreement affecting more than one such lot, parcel or interest by which the subdivider, series partitioner or developer holds such subdivision or series partition under an option, contract to sell or trust agreement.

EXHIBIT "ONE"

The premises are in Clackamas County and are described as follows:

Part of the SS White Donation Land Claim No. 41, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the Southeasterly line of said Claim, South 42° 30' West, 34 chains from the most Easterly corner of said Claim; thence continuing South 42° 30' West, 50 feet; thence North 47° 30' West, 258 feet; thence South 42° 30' West, 177 feet; thence North 47° 30' West, 122 feet; thence South 42° 30' West, 255 feet; thence North 47° 30' West, 280 feet along what is called McCord Road; thence North 42° 30' East, 660 feet; thence South 47° 30' East, 402 feet; thence South 42' 30" West, 178 feet; thence South 47° 30' East, 258 feet to the true point of beginning.

EXCEPTING THEREFROM that portion within the boundaries of public roads.