

**Remit Payment To:**

Western Title & Escrow Company  
1111 Third Avenue, Suite 320  
Seattle, WA 98101  
Phone: (541)265-2288 Fax: (541)265-9570

**INVOICE**

**Due upon receipt**

City of Lincoln City, Urban Renewal Agency  
801 SW Hwy, 101 - PO Box 50  
Lincoln City, OR 97367

<b>Order Number:</b>	WT0140830	<b>Invoice Date:</b>	May 2, 2017
		<b>Invoice Number:</b>	WT0140830-1
		<b>Operation:</b>	02785.470073
<b>Seller(s):</b>	City of Lincoln City		
<b>Title Officer:</b>	Anya Kirkes	<b>Sales Rep:</b>	TITLE HOUSE

**Property Description:**

SE 32nd - (Nelscott) 07-11-27-BA-12200, Lincoln City, OR 97367  
Tax/Map ID(s): 07-11-27-BA-12200 APN/Parcel ID(s): R46806

Bill Code	Description	Amount
	Owners and Encumbrance Report	200.00
<b>Invoice total amount due:</b>		<u><u>\$ 200.00</u></u>

**Thank you for the opportunity to serve you.  
Please return a copy of this invoice with your payment**



**OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS**  
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

**To ("Customer"):** City of Lincoln City, Urban Renewal Agency  
801 SW Hwy, 101 - PO Box 50  
Lincoln City, OR 97367

**Customer Ref.:** \_\_\_\_\_  
**Order No.:** WT0140830  
**Effective Date:** April 25, 2017 at 05:00 PM  
**Charge:** \$200.00

The information contained in this report is furnished by Western Title & Escrow Company (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

**THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.**

**Part One - Ownership and Property Description**

**Owner.** The apparent vested owner of property ("the Property") as of the Effective Date is:

City of Lincoln City, a Municipal Corporation

**Premises.** The Property is:

**(a) Street Address:**

SE 32nd - (Nelscott) 07-11-27-BA-12200, Lincoln City, OR 97367

**(b) Legal Description:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Part Two - Encumbrances**

**Encumbrances.** As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

**EXCEPTIONS**

1. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.  
  
Tax Account No.: R46806
2. City Liens, if any, in favor of the City of Lincoln City.
3. Regulations, levies, liens, assessments, rights of way and easements of Devils Lake Water Improvement District.
4. Subject property is either situated within the urban renewal boundaries or within the shared area of the Year 2000 Development Plan, Lincoln City, Oregon, and is subject to the terms and provisions thereof, as outlined by instrument,  
Recorded: March 20, 1989  
Document No.: Book 202, Page 1261, Lincoln County Records  
Amended by instrument,  
Recorded: December 8, 1989  
Document No.: Book 211, Page 1675, Lincoln County Records  
Amended by instrument,  
Recorded: September 25, 2014  
Document No.: 2014-08573, Lincoln County Records  
Amended by instrument,  
Recorded: April 23, 2015  
Document No.: 2015-03700, Lincoln County Records
5. Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.
6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date: August 23, 1934  
Recording No: Book 68, Page 382
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Entitled: Easement  
In favor of: State of Oregon, by and through its State Highway Commission  
Purpose: to excavate and remove any or all dirt, soil, sand or rock down to the level of the adjacent highway  
Recording Date: April 8, 1946  
Recording No: Book 110, Page 377

8. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement

Recording Date: August 3, 1979  
Recording No.: Book 103, Page 1496

9. Ordinance No. 2007-10, including the terms and provisions thereof

Recording Date: July 10, 2009  
Recording No.: 2009-08159

10. Ordinance No. 2008-20, including the terms and provisions thereof

Recording Date: August 10, 2009  
Recording No.: 2009-08162

11. Discrepancies in the legal description and possible gap as disclosed by the Lincoln County Assessor's Map. A survey of the subject property will be required to determine the nature of the gap and deeds may be required from adjacent property owners in order to resolve the legal description issues.

**End of Reported Information**

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Anya Kirkes  
541-574-1511  
Akirkes@WesternTitle.com

Western Title & Escrow Company  
255 SW Coast Highway, Suite 100  
Newport, OR 97365

**EXHIBIT "A"**  
Legal Description

Beginning at a point on the East line of Government Lot 1, Section 27, Township 7 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon, said point being 200 feet South of the Northeast corner of said Lot 1; running thence South on the East line of said Government Lot, 157.92 feet to the Northeast corner of Sea Crest Park Addition of Nelscott, in the City of Lincoln City, in Lincoln County, Oregon; thence West along the North line of said Addition 341.6 feet, more or less, to the East right of way line of Highway 101; thence Northeasterly along the East right of way line of said Highway 101 to a point West of the point of beginning; thence East 274 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that tract conveyed to Spyglass Ridge Corporation by deed recorded August 2, 1979 in Book 103, page 1495, Film Records.

ALSO EXCEPTING THEREFROM that tract conveyed to John M. Schiess and Tonne C. Schiess by deed recorded January 27, 2000 in Book 396, page 1059, Lincoln County Records.

**LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

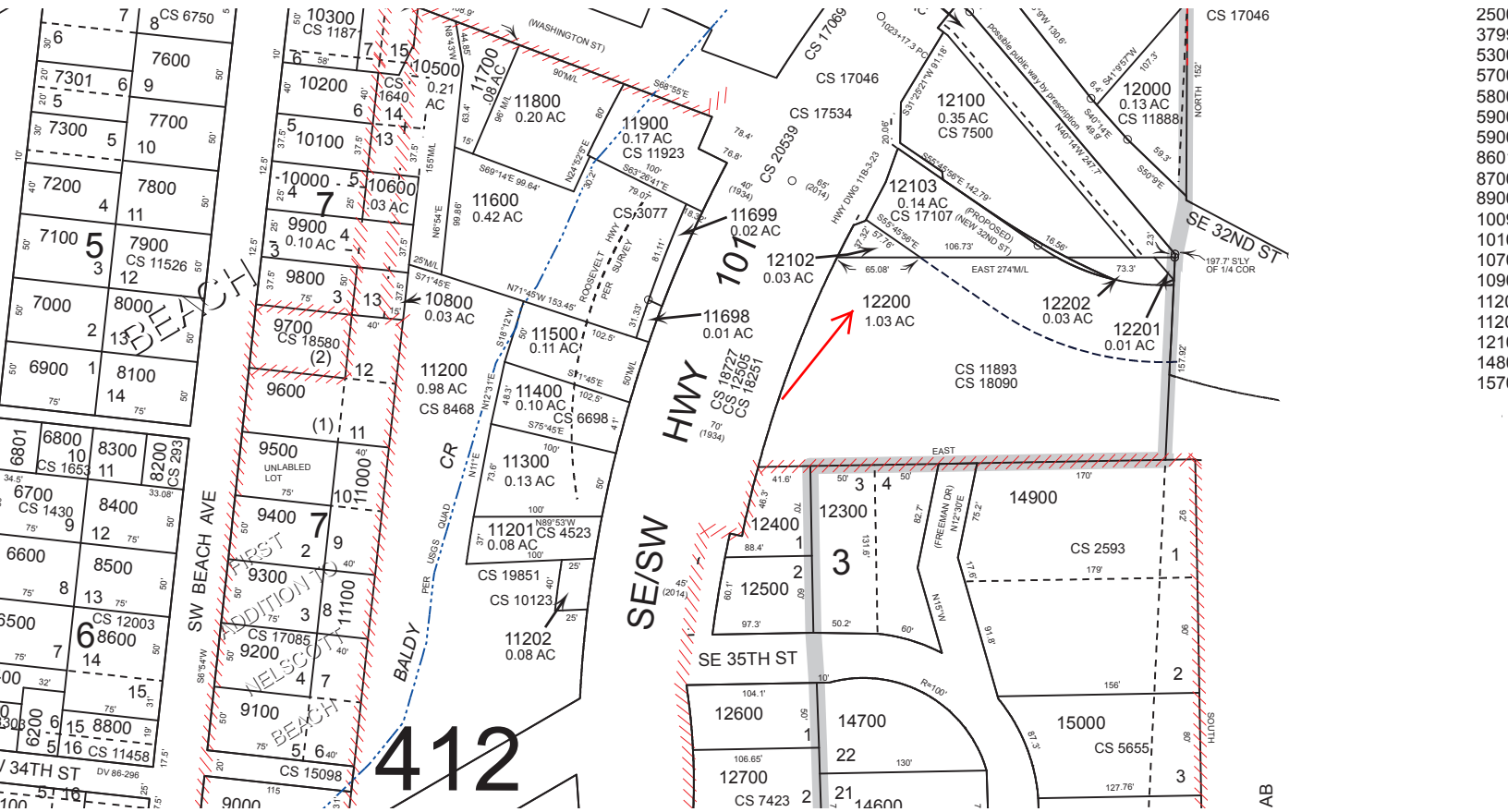
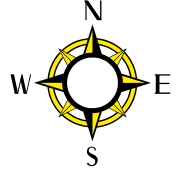
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

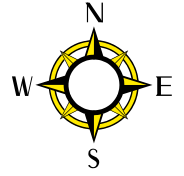
END OF THE LIMITATIONS OF LIABILITY



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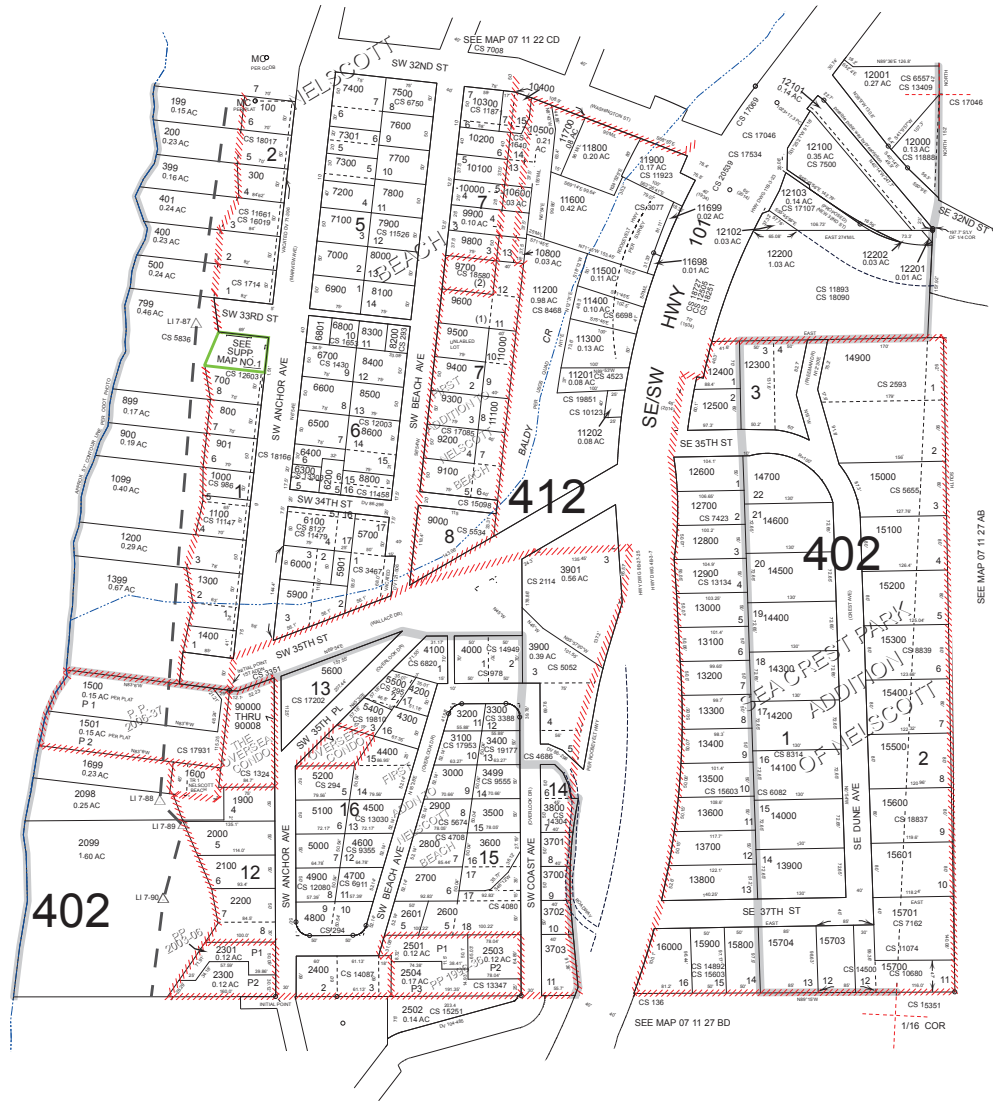


THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



N.E. 1/4 N.W. 1/4 SEC. 27 T.7S. R.11W. W.M.  
LINCOLN COUNTY  
1" = 100'

07 11 27 BA  
LINCOLN CITY



- Cancelled
- 290
- 402
- 403
- 501
- 600
- 902
- 1700
- 1800
- 2500
- 3799
- 5300
- 5700-41
- 5800
- 5900-01
- 5900-02
- 8801
- 8700
- 8900
- 10099
- 10100
- 10700
- 10900
- 11200-21
- 11200-22
- 12104
- 14800
- 15702

Revised: SAO  
05/16/2016

LINCOLN CITY  
07 11 27 BA