

# Lawyers Title of Oregon, LLC

6000 Meadows Rd, Ste 100, Lake Oswego, OR 97035  
 Phone: (503)968-1082 | Fax: (503)968-1852

## ESTIMATED BUYER'S STATEMENT

**Settlement Date:** November 20, 2023  
**Disbursement Date:** November 20, 2023

**Escrow Number:** 902200920  
**Escrow Officer:** Crystal Wynkoop  
**Email:** CrystalWynkoop@ltic.com

**Buyer:** Housing Authority of Lincoln County  
 PO BOX  
 Newport, OR 97365

**Buyer:** First American Exchange Company as Qualified Intermediary for Thomas Kemper and Melanie Kemper

**Buyer:** KemWood Development, LLC

**Exchangor:** Property Exchange Services, Inc. as Qualified Intermediary for Riedesel-Kauffman Family Trust dated December 2, 2003  
 PO Box 13  
 Otis, OR 97368

**Property:** 4225 N Highway 101  
 Lincoln City, OR 97367

**Lender:** OHCS - Oregon Housing and Community Services  
 725 Summer Street NE, Suite B  
 Salem, OR 97301

	\$ DEBITS	\$ CREDITS
<b>FINANCIAL CONSIDERATION</b>		
Sale Price of Property	1,650,000.00	
Deposit		45,000.00
Loan Amount		809,000.00
Extension Payment		5,000.00
Extension Deposit		2,500.00
<b>PRORATIONS/ADJUSTMENTS</b>		
County Taxes at \$10,260.78	6,279.82	
<b>NEW LOAN CHARGES - OHCS - Oregon Housing and Community Services</b>		
<b>Total Loan Charges: \$8,009.00</b>		
Lender Fee	8,009.00	
<b>TITLE &amp; ESCROW CHARGES</b>		
Escrow Fee	1,575.00	
Lender's Title Insurance	553.00	
OTIRO 208.2-06 - Commercial Environmental Protection Lien (ALTA 8.2-06)	181.00	
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)	100.00	
OTIRO 222-06 - Location (ALTA 22-06)	0.00	
Recording Service Fee to Simplifile	15.00	
Policies to be issued:		
Loan Policy		
Coverage: \$809,000.00 Premium: \$553.00 Version: ALTA Loan Policy 2021		
<b>GOVERNMENT CHARGES</b>		
Recording Fees	514.00	
Mortgage	\$183.00	
Mortgage	\$213.00	
Deed	\$118.00	
<b>MISCELLANEOUS CHARGES</b>		
1031 Exchange Incoming Wire		162,000.00
<b>Subtotals</b>	<b>1,667,226.82</b>	<b>1,023,500.00</b>
<b>Balance Due FROM Buyer</b>		<b>643,726.82</b>
<b>TOTALS</b>	<b>1,667,226.82</b>	<b>1,667,226.82</b>

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER:

Housing Authority of Lincoln County

BY: \_\_\_\_\_  
Karen Rockwell  
Executive Director

First American Exchange Company

BY: \_\_\_\_\_

**READ AND APPROVED:**

\_\_\_\_\_  
Thomas Kemper

\_\_\_\_\_  
Melanie Kemper

KemWood Development, LLC

BY: \_\_\_\_\_

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Lawyers Title of Oregon, LLC  
Settlement Agent