



**DESCHUTES**  
COUNTY TITLE

**HOW TO READ A  
PRELIMINARY TITLE REPORT**

# SCHEDULE A EXAMPLE

Identifies the Escrow officer assigned to the transaction.

Identifies the title order for the subject property.

Identifies the title officer who examined the title of the subject property.

Identifies the property address for the subject property.


This date is the date and time up to which the matters related to the title subject property have been examined.

Identifies the type of policy coverage we are prepared to issue and the scope of the insurance, coverage amounts, as well as the premiums for each type of coverage to be issued.

A Fee (the word "estate" is used to express the degree, quantity, nature, duration, or extent of an interest land) A fee simple is the highest type of estate or interest an owner can have in land, freely transferable and inheritable, and whose owner is entitled to possession.

Identifies the owner of record and how title is held.

Description of land covered in this report.



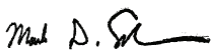
**DESCHUTES**  
COUNTY TITLE

397 SW Upper Terrace Drive  
Bend, OR 97702

Phone: 541.389.2120  
Fax: 541.389.2180

**Agent for Old Republic National Title Insurance Company**

**PRELIMINARY REPORT**  
Schedule A

Escrow Officer: <b>Name</b>		Title Order: <b>DE0000</b>
Title Officer: <b>Name</b>		Re Your: <b>N/A</b>
Property Address:	<b>222 SW Main Street Bend, OR 97701</b>	
Dated as of	<b>April 17, 2019 at 8:00 a.m.</b>	
<b><u>POLICY OR POLICIES TO BE ISSUED:</u></b>		
a. <b>ALTA Owner's Standard (2006)</b>		<b>Amount: \$227,000.00</b>
Proposed Insured: <b>Mara L. Smith</b>		
b. <b>ALTA Lender's Extended (2006)</b>		<b>Amount: \$219,055.00</b>
Proposed Insured: Lender ISAOA/ATIMA		
<b><u>PREMIUM INFORMATION:</u></b>		
a. <b>Standard</b>	\$768.00	<b>Total: \$768.00</b>
b. <b>Simultaneous Extended</b>	\$325.00	<b>Total: \$425.00</b>
Endorsement OTIRO 209	\$100.00	
The estate or interest in the land described herein and which is covered by this report is:		
<b>FEE SIMPLE</b>		
The estate or interest referred to herein is at date of report vested in:		
<b>Michael T. Murphy and Joan Murphy, as tenants by the entirety</b>		
The land referred to in the report is situated in the County of Deschutes, State of Oregon, and is more fully described as follows:		
<b>Lot 10 in Block 12 of TOWNSITE OF Bend, as recorded in Cabinet A of Plats, Page 35, Records of Deschutes County, Oregon.</b>		
 _____ Authorized Signature		
Page 1		

File #DE0000

SCHEDULE B

GENERAL EXCEPTIONS:

- A. 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; 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.

SPECIAL EXCEPTIONS:

- 1. Real Property Taxes levied by Deschutes County, including interest, penalty and statutory foreclosure costs and special assessments, if any, after delinquency:
 

Year:	2018-2019
Full Amount:	\$1,444.43
Amount Owing:	\$0.00

Account No.: 123-00

Note: Inquiries may be directed to: Deschutes County Treasurer--541-388-6540  
For further information please visit <https://www.deschutes.org/finance/page/property-tax-collection>
- 2. Any unpaid assessments or charges, and liability for future assessments or charges, by the **City of BEND**. No inquiry has been made as to the status of said charges or assessments, if any. Inquiries about the status can be made by contacting your escrow officer. \*It is our understanding that charges, per request, may apply.
- 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the **Central Oregon Irrigation District**.
- 4. Deed of Trust and the terms and conditions thereof:
 

Grantor:	Michael T. Murphy and Joan Murphy, as tenants by the entirety
Trustee:	Servicelink Title
Beneficiary:	JP Morgan Chase Bank, N.A.
Original Amount:	\$138,950.00
Dated:	June 15, 2012
Recorded:	June 25, 2012
Book - Page:	<a href="#">2012-24453</a>

General and specific requirements which must be met in order for the commitment for title insurance to be issued. In this example items A-E are General requirements and items 1-6 are specific to this transaction.

Identifies the property taxes, the tax year is from July 1st through June 30th. Although the new tax begins July 1st, the tax amount is not certified by the county until early October. The report will show a lien in the amount "to be determined" if the date of closing is after July 1st and prior to taxes being certified.

If there is an amount owing, or unpaid; the unpaid amount must be paid as they affect the lenders lien position and the owner's policy.

Item 2 would show any unpaid city assessments or liens. This could be for sidewalks, city sewer, maintenance, road improvements etc.

Identifies the property is in an irrigation district and is subject to the irrigation district's regulations.

A Deed of Trust was recorded against the property. Escrow will order a payoff from the current beneficiary of record.



# SCHEDULE B EXAMPLE (CONT.)

Identifies if there are any covenants, conditions, restrictions (cc&r's), easements or other may affect the subject property.

File #DE0000

5. All covenants, conditions, restrictions, easements, or other servitudes, if any, as disclosed by the recorded plat of Bend.
6. Any extended coverage policy will be subject to matters disclosed by an accurate survey unless one of the following is authorized or furnished to the company for review and approval:
  1. Site inspection by Deschutes County Title Company, or
  2. Inspection report, or
  3. Foundation survey

Any extended coverage policy will be subject to matters which could be determined by an inspection of said premises. This exception will be removed upon execution of an acceptable form of affidavit furnished by the company at the time of closing.

Any extended coverage policy will be subject to liens for services, labor or material heretofore or hereafter furnished as imposed by law and not shown by the public records. This exception can be removed upon a showing, sufficient to the company that no material has been furnished or labor performed on the property. In the event of an existing improvement this may be done with an affidavit furnished by the company at the time of closing. In the event of new construction it will require satisfactory evidence that construction liens will not be filed and the payment of an additional premium.

In the event that this transaction involves new construction, without Early Issue, the following exceptions will appear on the forthcoming Extended Coverage Lenders Policy:

A. Any Encroachments, unrecorded easements, violations of conditions, covenants and restrictions, discrepancies, conflicts in boundary lines, shortage in area, or any other matters which a correct survey would disclose.

B. Statutory Liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for worker's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

**END OF SPECIAL EXCEPTIONS**

Page 3

File #DE0000

**NOTES:**

- a. To view documents mentioned in this report, you can click on the blue hyperlink and the image of that document will appear. To view our Underwriter's Privacy Policy, please click on this link:  
<http://www.deschutescountytile.com/privacy-policy-2/>

If for some reason the image is not available, or you do not have access to a computer, please request a copy from the Title Officer identified on the top left of the first page of this report.

- b. According to the County Tax Assessor's records, the address of said property is:

**222 SW 10th Street  
Redmond, OR 97756-2123**

- c. We find no pertinent matters of record against **Mara L. Smith**, the forthcoming borrower(s)/buyer(s).  
d. We find no conveyances affecting said property recorded within 24 months of the effective date of this report.

**END OF SCHEDULE B**

KM/SC

There may be additional requirements or notes and those will be listed here. This may include a potential judgement against the borrower, or other conveyances which may have been recorded.

File #DE0000

## PRELIMINARY REPORT

### SCHEDULE C

The following matters will not be listed as Special Exceptions in Schedule "B" of the Policy to be issued pursuant to this report. Notwithstanding the absence of a Special Exception in Schedule "B" of the Policy to be issued, there will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted from coverage under the General Exceptions section of Schedule "B", excluded from coverage under the Exclusions from Coverage or are not matters for which coverage is afforded under the insuring clauses of the Policy.

#### NOTES TO CLOSER:

1. Requirements: Payment of cancellation fee in accordance with our filed Rate Schedule, to be imposed if this transaction is canceled for any reason.
2. This Report shall not obligate the Company to issue any Endorsement. All Endorsements to be issued must be agreed to by the Company and appropriate for the estate insured.
3. Any sketch or map 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.
4. Deschutes County recording charges are as follows:
  1. \$93.00 for the first page of the document
  2. \$5.00 for each additional page
  3. \$5.00 E-Recording fee per document.

Additional fees will be imposed by the County Clerk if a document presented for recording fails to meet the requirements imposed by ORS Chapter. 205.

- **Notice: on June 4th, 2018, recording fees for most documents increased by \$40.00 (from \$53 to \$93) due to HB 4007 (Oregon Housing Alliance Tax).**
5. The above captioned description may be incorrect, because the application for title insurance contained only an address and/or parcel no. Prior to closing, all parties to the transaction must verify the legal description. If further changes are necessary, notify the company well before closing so that those changes can be reviewed. Closing instructions must indicate that the legal description has been reviewed and approved by all parties.

END OF SCHEDULE C

Page 5