



**Ticor Title Company of Oregon**

**STATUS OF RECORD TITLE REPORT**

630 Bond Street, Astoria, OR 97103  
(503)325-2144 FAX: (503)325-0369

February 27, 2012

TO: Clatsop County Surveyor  
Vance Swenson  
1100 Olney Avenue  
Astoria, OR 97103  
(503) 338-3600 Ext. 2510

**Title Number:** 360412008470-TTAST04  
**Regarding:** Merry Time Road  
**Property Address:**  
Astoria, Oregon  
**County:** Clatsop  
**DATED AS OF:** February 23, 2012, 08:00-AM

**PROPERTY**

We have searched our Tract Indices as to the following described real property:  
See Exhibit A Attached Hereto

**VESTING**

James J. Neikes, as to Parcel No. One  
United States of America, as to Parcel No. One A.  
James J. Neikes, as to Parcel No. Two and Three  
Robert E. Poole, Kelly H. Allen and Kevin R. Hertig, as their respective interests may appear of record, as to  
Parcel No. Four  
Robert E. Poole and Marianne Poole, Trustee U/A 7/15/98, Robert e, Poole Living Trust, Kelly H. Allen and Kevin  
R. Hertig, as their respective interests may appear of record, as to Parcel No. Five  
Clatsop County, a political subdivision of the State of Oregon Parcel No. Six

**RECORDED INFORMATION**

Said property is subject to the following on record matter(s):

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 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.
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, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

## STATUS OF RECORD TITLE REPORT

(Continued)

5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

### SPECIFIC ITEMS AND EXCEPTIONS:

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

Fiscal Year: 2011-2012

Amount: \$280.62

Levy Code: 0101

Account No.: 24517

Map No.: 809110000100

Affects: Parcel No. One and One A.

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

Fiscal Year: 2011-2012

Amount: \$133.32

Levy Code: 0101

Account No.: 24518

Map No.: 809110000200

Affects: Parcel No. Two and Two A.

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

Fiscal Year: 2011-2012

Amount: \$312.37

Levy Code: 0101

Account No.: 24519

Map No.: 809110000300

Affects: Parcel No. Three, Three A, and Three B.

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

Fiscal Year: 2011-2012

Amount: \$70.07

Levy Code: 0101

Account No.: 24521

Map No.: 809110000500

Affects: Parcel Four

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

Fiscal Year: 2011-2012

Amount: \$139.81

Levy Code: 0101

Account No.: 24522

Map No.: 809110000600

Affects: Parcel No. Five

6. Rights of the public to any portion of the Land lying within the area commonly known as Old Highway #30, Columbia River Highway Cedar Street, Birch Street, 58th Street (aka 12th Street) , 59th Street (aka 13th Street), 60th Street (aka 14th Street), Junction Road with Old Hwy #30 and Columbia River Highway and Tongue Point Access Road.

## STATUS OF RECORD TITLE REPORT

(Continued)

7. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the Van Dusen's Blocks 1, 16 and 17 vacated by resolution or ordinance

Recording Date: August 16, 1926

Recording No: Book: 120 Page: 83

Affects: Parcel One

8. Rights of the public to any portion of the Land lying within the area commonly known as

60th Street also know as 14th Street which lies North of Columbia River Highway in Van Dusen's. Said portion of street has not been vacated.

Affects: Parcel No. One

9. Easement, including the terms and provisions thereof,

Recording Date: July 28, 1949

Recording No.: Book: 204 Page: 548

10. Easement, including the terms and provisions thereof,

Recording No.: Book: 641 Page: 605

11. Easement as disclosed in Quitclaim Deed, including the terms and provisions thereof,

Grantor: United States of America

Grantee: State of Oregon, by and through the Division of State Lands

Recording Date: October 24, 1980

Recording No.: Book: 538 Page: 737

12. Any interest of the person shown below, whose possible interest is disclosed by their joinder in executing the document referenced below.

Interest of: James J. Neikes

Document: Quitclaim Deed

Recording Date: December 14, 2001

Recording No: 200112584

Affects: Parcel No. One A

13. Quitclaim Deed, including the terms and provisions thereof,

From: Clatsop County, a political subdivision of the State of Oregon

To: James J. Neikes

Recording Date: December 14, 2001

Recording No: 200112584

Affects: Lot 14 Block 15 Van's Dusen's

Said document should be re-recorded to expect Lot 14 Block 15 from the legal description.

14. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way of Cedar Street, Birch Street, and 59th Street (aka 13th Street) vacated by resolution or ordinance

Recording Date: August 14, 2008

Recording No: 200807639

Affects: Parcel No. Two and Three

END OF EXCEPTIONS

## STATUS OF RECORD TITLE REPORT

(Continued)

### **THIS REPORT IS TO BE UTILIZED FOR INFORMATION ONLY.**

Any use of this report as a basis for transferring, encumbering or foreclosing the real property described will require payment in an amount equivalent to applicable title insurance premium as required by the rating schedule on file with the Oregon Insurance Division.

The liability for Ticor Title Company of Oregon is limited to the addressee and shall not exceed the \$500.00 paid hereunder.

Ticor Title Company of Oregon

**EXHIBIT "A"**

Parcel No. One: 80911000100

A tract bounded on the East by the S.P. & S Railroad; on the South by the Columbia River Highway; on the West by the Old Hwy #30 and Tongue Point Road and on the North by the North line of Birch Street Extended, in Van Dusen's Astoria  
Excepting therefrom any portion in 14th street also know as 60th Street

Parcel No. One A: 80911000100

A tract bounded on the East by the S.P. & S Railroad; on the North and West by Tongue Point Road and on the South by the North line of Birch Street Extended, in Van Dusen's Astoria

Parcel No. Two: 80911000200

That Part of Block 2 East of Old Hwy #30 Van Dusen's Astoria  
Together with those portions of vacated Birch Street, which by law inures.  
Excepting there from Tongue Point Access Road,  
Excepting therefrom that Portion of Cedar Street East of Old Hwy #30 Van Dusen's Astoria.

Parcel No. Two A:

That Portion of Block 15 North of Old Hwy #30 and West of Tongue Point Access Road

Parcel No. Three: 80911000300

That Part of Block 2 West of Old Hwy #30 Van Dusen's Astoria  
Together with those portions of vacated Cedar Street, Birch Street and 13th Street also know as 59th Street which by law inures.  
Excepting there from Junction Road with Old Hwy #30

Parcel No. Three A:

That Part of Block 3 North of Columbia River Highway and East of Junction Road with Old Hwy #30 Van Dusen's Astoria

Parcel No. Three B:

That Part of Block 15 Van Dusen's Astoria lying Northerly of Columbia River Highway  
Excepting therefrom the South 1/2 of Lots 3 and 4 and lots 15 and 16, Willamette Meridian, City of Astoria County of Clatsop (lying South of Old Hwy #30)  
Together with those portions of vacated Cedar Street, which by law inures.  
Excepting therefrom  
That Part of Lot 14 Block 15 Van Dusen's Astoria lying Northerly of Columbia River Highway  
Also Excepting therefrom that Portion of Block 15 North of Old Hwy #30 and West of Tongue Point Access Road

Parcel No. Four: 80911000500

That Part of Block 3, Van Dusen's Astoria lying Northerly of Columbia River Highway lying West of Junction Road with Old Hwy #30

Parcel No. Five: 80911000600

That Part of Block 4, Van Dusen's Astoria lying Northerly of Columbia River Highway lying West of Junction

## **EXHIBIT "A"**

(Continued)

Road with Old Hwy #30

Parcel No. Six:

Portions of Block 2 and 3 Van Dusen's Astoria lying with in the Junction Road North of Columbia River Highway to Old Highway 30th, also know as Merry Time Road. Excepting therefrom portions with in Cedar Street, Birch Street and 13th Street also know as 59th Street.