



320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO Customer Yamhill
FSBO

October 21, 2021
Title Number: 500298AM
Title Officer: Michele Harris
Fee: \$200.00

Your Reference No.

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Consolidated School District No. 29 who also acquired title as School District No. 29

and dated as of **October 12, 2021** at 7:30 a.m.

Said property is subject to the following on record matters:

1. [Taxes](#) assessed under Code No. 29.0 Account No. 33895 Map No. 03S-02W-17 2500, including the current fiscal year, not assessed because of School Exemption. If the exempt status is terminated an additional tax may be levied.
2. [Taxes](#) assessed under Code No. 29.0 Account No. 521257 Map No. 03S-02W-17 2500U1
The 2021-2022 Taxes: \$1,524.88, plus interest, unpaid.
3. City liens, if any, of the City of Newberg.
4. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
5. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: July 12, 1954
[Instrument No.](#): Volume: 173 Page: 723
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: August 2, 1959
[Instrument No.](#): FV: 6 Page: 863

8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: October 13, 1989
[Instrument No.:](#) FV: 237 Page: 429
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: October 13, 1989
[Instrument No.:](#) FV: 237 Page: 430
10. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Newberg School district 29Jt
Lessee: US West Wireless, LLC
Disclosed by: Newberg High Short Form of Lease
Date: November 10, 1989
Recorded: April 7, 2000
[Instrument No.:](#) 2000-04737

Assignment of Lessee's interest in Lease
Assignor: Qwest Wireless, LLC
Assignee: Sprint Spectrum L.P.
Recorded: October 26, 2004
[Instrument No.:](#) 2004-21758

Assignment of Lessee's interest in Lease
Assignor: Sprint Spectrum Realty Company LP
Assignee: Sprint Spectrum LP
Recorded: October 21, 2008
[Instrument No.:](#) 2008-17559

Assignment of Lessee's interest in Lease
Assignor: Tower Entity 2 LLC
Assignee: Towerco Assets LLC
Recorded: March 31, 2009
[Instrument No.:](#) 2009-04507

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: October 13, 2021
[Instrument No.:](#) 2021-20381
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: June 2, 2005
[Instrument No.:](#) 2005-11311
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: September 7, 2005
[Instrument No.:](#) 2005-19614

13. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Consolidated School District No. 29, etal
Lessee: New Cingular Wireless PCS, LLC
Disclosed by: Memorandum of Lease
Date: July 21, 2006
Recorded: August 7, 2006
[Instrument No.:](#) 2006-18092
14. Right of First Refusal Agreement, including the terms and provisions thereof,
Recorded: February 7, 2012
[Instrument No.:](#) 2012-01510
15. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$3,170,000,000.00
Trustor/Grantor: SBA 2012 T C Assets LLC
Trustee: Stewart Title of Oregon, Inc.
Beneficiary: Deutsche Bank Trust Company Americas
Dated: April 18, 2013
Recorded: September 25, 2013
[Instrument No.:](#) 2013-15161

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: April 3, 2015
[Instrument No.:](#) 2015-04305

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: April 28, 2016
[Instrument No.:](#) 2016-06010

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: September 26, 2016
[Instrument No.:](#) 2016-15040

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: July 26, 2017
[Instrument No.:](#) 2017-12022

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: May 5, 2020
[Instrument No.:](#) 2020-07153

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: December 3, 2020
[Instrument No.:](#) 2020-21898

16. If title insurance is requested, this company will require a confirming deed noting legal ownership of record for Parcel 5 of this report.

17. Personal property taxes, if any.
18. Rights of tenants under existing leases or tenancies.

NOTE: Any map or sketch 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.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 500298AM

PARCEL 1: Tracts 13, 14, 15, 16, and 17, EAST NEWBERG SUBDIVISION, Yamhill County, Oregon.

PARCEL 2: That portion of the Donation Land Claim of Richard Everest and wife, Notification #1474, Claim No. 52, in Township 3 South, Range 2 West, Willamette Meridian, Yamhill county, Oregon described as follows:
Beginning at the Northwest corner of said claim; thence South 13.065 chains; thence East 24.15 chains; thence North 13.065 chains; thence West along the North line of said claim 24.15 chains to the point of beginning.

Except that portion lying northwesterly of the southeasterly margin of the Southern Pacific Railroad right of way.

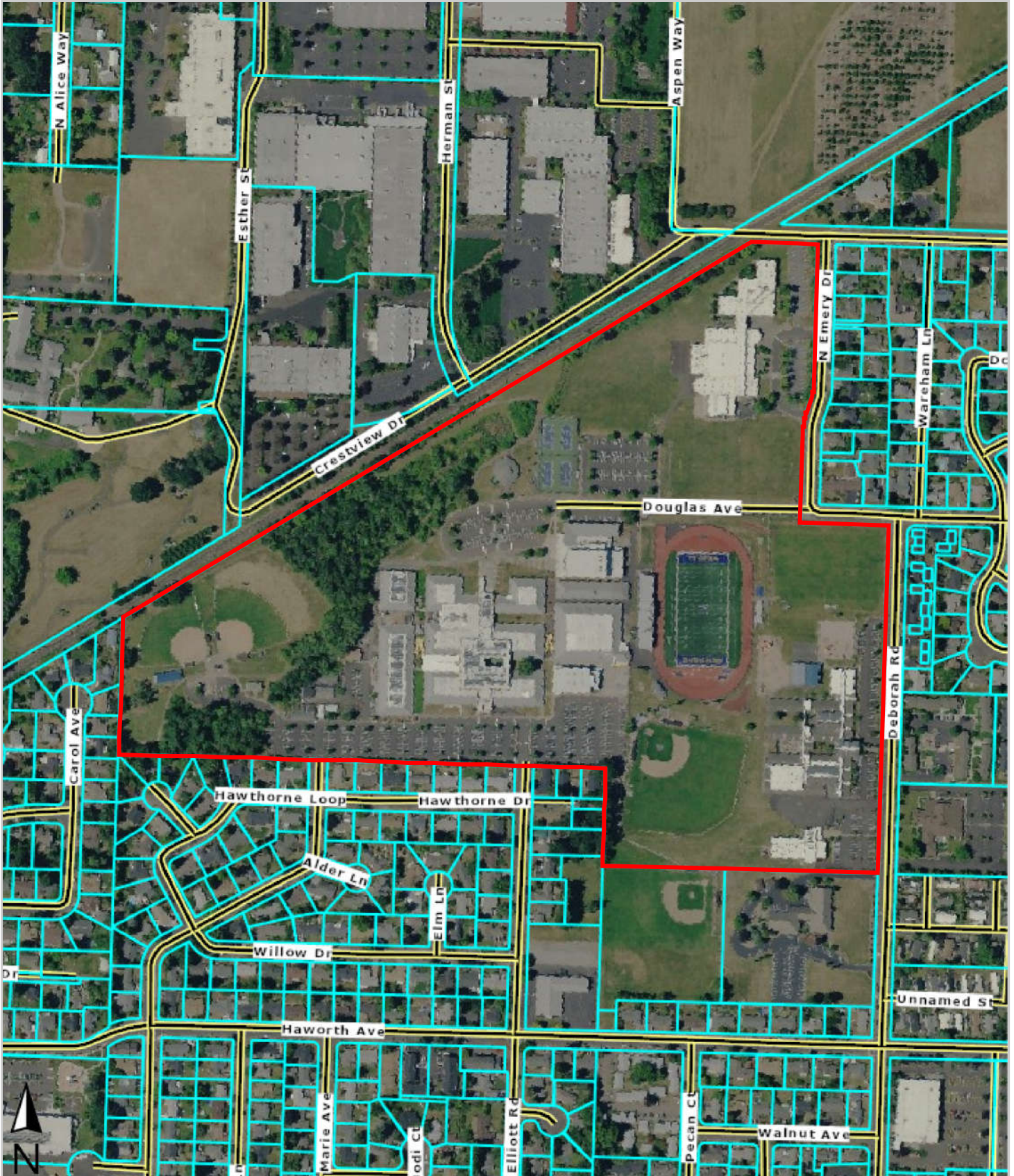
PARCEL 3: That portion of the following described tract lying South of the Southerly margin of the Southern Pacific Railroad right of way: Beginning at the Northeast corner of that certain tract conveyed to Herman A. Sander by deed recorded March 19, 1957, in Book 183, Page 630, deed records, said point being on the Southerly North line of the Solomon Heater Donation Land Claim #48 in Section 17, Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon 34.2 rods East of the most Westerly Northwest corner of said Donation Land Claim; thence East along the North line of said claim 564.3 feet to the angle corner in said claim; thence South 1728.37 feet more or less to the north line of the Richard Everest Donation Land Claim #52; thence West along the North line of said Everest Donation Land Claim 564.3 feet to the Southeast corner of said Sander tract; thence North along the East of said Sander tract 1732.5 feet, more or less, to the point of beginning.

PARCEL IV: That portion of the following described tract lying South of the Southerly margin of the Southern Pacific Railroad right of way: Being a part of the Solomon Heater Donation Land Claim, Notification No. 1471, Claim No. 48, in Section 17, Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon. Beginning at an iron pipe set on the North line of the Richard Everest Donation Land Claim in said Township and Range, said iron pipe being 276.54 feet South and 1229.4 feet West of the Southeast corner of the West half of said Heater Claim, and running thence North 886 feet to a point in the center of County Road No. 59, from which point an iron bears South 20.0 feet; thence West along the center of said road 515.6 feet; thence South 886.0 feet to the north line of said Everest Claim; thence East along the North line of said Everest 615.6 feet to the place of beginning.

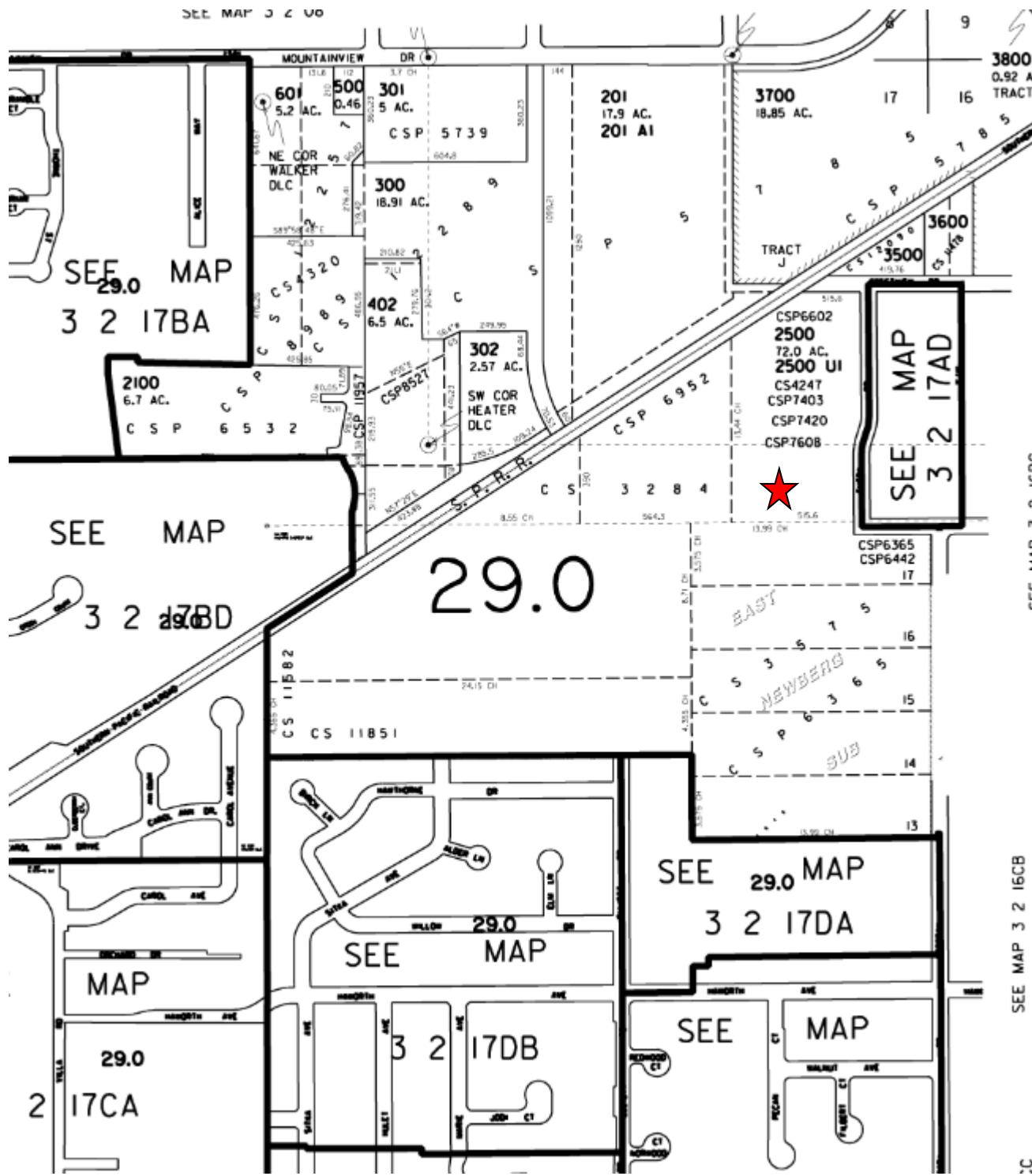
Except that portion of said land conveyed to the Oregon and Transcontinental Company by deed recorded April 24, 1883 in Book "V", Page 457, deed records.

ALSO SAVE AND EXCEPT that portion of property as described in Deed recorded June 26, 1995 in Instrument No. 1995-07837, Yamhill County Deed Records, Oregon.

PARCEL 5: Beginning at a point 17.5 rods South of the Southwest corner of the Solomon Heater DLC #48, Notification 1471 in Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon, said point being the Southwest corner of that certain tract conveyed to Herman A. Sander by deed recorded March 19, 1956 in Film Volume 183, page 630, deed and mortgage records; thence East along the South line of said Sander tract 60.0 feet more or less to the Southeasterly margin of the Southern Pacific RR right of way and the true point of beginning; thence continuing East along the South line of said Sander tract 504.30 feet more or less to the Southeast corner thereof; thence North along the East line of said Sander tract 330.0 feet more or less to the Southeasterly margin of said Southern Pacific right of way; thence Southwesterly along the Southeasterly margin of said right of way 600.0 feet more or less to the true point of beginning.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



1421 Deborah Rd.
Newberg, OR 97132

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF