



346 EAST MAIN STREET
ASHLAND, OREGON 97520-1833
(541) 488-0778 FAX: 488-1104
(email: ashland@ameri-title.com)

STEWART TITLE GUARANTY COMPANY
NATIONAL TITLE SERVICES
1980 POST OAK BLVD, STE 610
HOUSTON, TX 77056
Attn: MARIA BREWER

July 10, 2008

Report #1

Escrow Number : AS0786524
Escrow Officer: EVA VINEYARD
Title Number : 0786524
Title Officer : SUSAN WHITCOMB
Your Reference: BIBLER/TO COME

PRELIMINARY TITLE REPORT FOR:

260 SKYCREST DRIVE
ASHLAND, OREGON 97520

Policy or Policies to be issued:

OWNER'S STANDARD COVERAGE

Liability

TO COME
LIEN SEARCH

Premium

TO COME
\$15.00

Proposed Insured: TO FOLLOW

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of STEWART TITLE INSURANCE COMPANY OF OREGON, in the usual form, insuring the title to the land described as follows:

Lot Twenty-one (21) of Skycrest Hills, Phase 2, in the City of Ashland, in Jackson County, Oregon, according to the official plat thereof, now of record.

For Informational purposes only, the following is included:
(Map No. 391E08AB, Tax Lot 206, Account No. 1-091739-0, Code 5-01)

and dated as of July 3, 2008 at 8:00 A.M., title is vested in:

Gerald James Bibler

The estate or interest in the land described or referred to in this Report and covered herein is:

Fee Simple

The policy shall be issued subject to the usual printed conditions, stipulations and exclusions from coverage appearing in such policy form and the following:

General Exceptions

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 record; 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 (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.
5. 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.
6. Unpatented mining claims whether or not shown by the public records.

THE SIX EXCEPTIONS SHOWN ABOVE APPLY TO STANDARD COVERAGE POLICIES ONLY AND WILL NOT APPEAR ON AN ALTA EXTENDED LENDERS POLICY.

Special Exceptions

7. 2008-2009 taxes, a lien in an amount to be determined, but not yet payable.
8. City liens, if any, of the City of Ashland. (An inquiry has been directed to the City Clerk concerning the status of such liens and report will follow if such liens are found)
9. Rights of way for water pipe lines, and rights in connection therewith, granted to the City of Ashland, Oregon, by instruments recorded in Volume 20 page 397, and in Volume 96 page 23 of the Deed Records of Jackson County, Oregon. (Not locatable)
10. An easement created by instrument, including the terms and provisions thereof,
Recorded : April 6, 1912 Volume: 96 Page: 21 and 22
In Favor Of : City of Ashland
For : To construct, repair, lay and maintain a pipe line for the purpose of carrying water across said premises on, in or near the present ditch line of the E.K. Anderson ditch
(Not locatable)
11. A 12-foot easement for pipe line granted to the City of Ashland, Oregon; recorded notice of which appears in deed recorded September 22, 1948 in Volume 305 page 350 of the Deed Records of Jackson County, Oregon. (Not locatable)

12. An easement created by instrument, including the terms and provisions thereof,
Recorded : October 11, 1961 Volume: 514 Page: 495
In Favor Of : The City of Ashland, a municipal corporation of the State of Oregon
For : Sewer line purposes and rights in connection therewith

13. An easement created by instrument, including the terms and provisions thereof,
Recorded : October 19, 1960 Volume: 497 Page: 154
Recorded : June 8, 1962 Volume: 527 Page: 265
In Favor Of : The City of Ashland, a municipal corporation of the State of Oregon
For : Sewer pipe line purposes

14. Public utility easements as delineated on the recorded plat.

15. Public pedestrian access as delineated on the recorded plat along the North 10 feet.

16. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument, including the terms and provisions thereof,
Recorded : August 5, 1996 Document No. 96-26093
Recorded : October 13, 1998 Document No. 98-47466

17. Trust Deed, including the terms and provisions thereof with interest thereon and such future advances as may be provided therein, given to secure the payment of [REDACTED],
Dated : December 15, 2004
Recorded : January 4, 2005 Document No. 2005-000376
Trustor : Gerald James Bibler, an unmarried man
Trustee : Key Title Company
Beneficiary : First Horizon Home Loans Corporation and Mortgage Electronic Registration Systems, Inc. (MERS), solely as Nominee for First Horizon Home Loans Corporation

18. Trust Deed, including the terms and provisions thereof with interest thereon and such future advances as may be provided therein, given to secure the payment of [REDACTED],
Dated : August 22, 2005
Recorded : August 23, 2005 Document No. 2005-051151
Trustor : Gerald James Bibler
Trustee : AmeriTitle, an Oregon Corporation
Beneficiary : PremierWest Bank
(Line of Credit)

CHAIN OF TITLE NOTE: The following deed(s) affecting said land were recorded within twenty-four (24) months of the date of this report: **NONE**

NOTE: The proposed buyers names have not been furnished to include in our title report. Once they have been provided, the report may be subject to additional exceptions as may then appear.

NOTE: Real Property taxes for the year 2007-2008 in the original amount of \$18,639.75, PAID IN FULL.
Map No. 391E08AB, Tax Lot 206, Account No. 1-091739-0, Code 5-01

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.

NOTE: When preparing Trust Deeds, please use AmeriTitle as the named trustee.

NOTE: JACKSON COUNTY Recording Fees are as follows:

1. \$ 5.00 per page, plus
2. \$ 5.00 per document (Public Land Corner Preservation Fee)
3. \$11.00 per document (Assessment and Taxation Fund)
4. \$ 5.00 per document (Geographic Information Services) (Effective 4/2/07)
5. \$ 5.00 per additional title in a document with multiple titles
6. \$20.00 per each non-standard document which fails to meet the requirements established by ORS 205.232 and 205.234.

(STARTING JANUARY 1, 2006, JACKSON COUNTY WILL HAVE ONE RECORDING TIME EACH DAY AT 8:00 A.M.)

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Yours truly,

AmeriTitle

Susan Whitcomb
Title Officer
susanw@ameri-title.com