



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

1329 Larson Rd
R45850
28070401900
Douglas

OWNER

Manning, Weldon
Manning, Vicki L

DATE PREPARED

11/01/2022

PREPARED BY

lteague@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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Douglas County Parcel Information



First American Title™

Parcel Information

Parcel #:	R45850
Tax Lot:	28070401900
Site Address:	1329 Larson Rd
	Roseburg OR 97471 - 4980
Owner:	Manning, Weldon
Owner2:	Manning, Vicki L
Owner Address:	1329 Larson Rd
	Roseburg OR 97471 - 4980
TwN/Range/Section:	28S / 07W / 04
Parcel Size:	5.00 Acres (217,800 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	
Census Tract/Block:	170000 / 2000

Assessment Information

Market Value Land:	\$233,513.00
Market Value Impr:	\$322,993.00
Market Value Total:	\$556,506.00
Assessed Value:	\$341,074.00

Tax Information

Levy Code Area:	11616
Levy Rate:	8.2662
Tax Year:	2021
Annual Tax:	\$2,819.37
Exemption Description:	

Legal

TRACT M&B INST 277213 (INSIDE FIRE) SEE R45864 FOR BAL TL, ACRES 5.00, Home ID 312793

Land

Cnty Land Use:	541 - FARM - IMPROVED - DFL	Std Land Use:	AFAR - Farms And Crops
Zoning:	FF - Farm Forest	Neighborhood:	FJ
Watershed:	Olalla Creek-Lookingglass Creek	View:	
Recreation:		School District:	116 - Winston-Dillard School District
Primary School:	LOOKINGGLASS ELEMENTARY SCHOOL	Middle School:	MCGOVERN ELEMENTARY SCHOOL
High School:	DOUGLAS HIGH SCHOOL		

Improvement

Year Built:	1966 (1972)	Condition:	A	Fin. SqFt:	1,970
Bedrooms:	3	Bathrooms:	1.5	Garage:	648 SqFt - Detached
Foundation:	R-CC	Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:	R-T111	Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:	160	Roof Covering:	R-COMP-M
Pool:	No	Roof Type:	HIP	Heat:	HP

Transfer Information

Loan Date:	10/10/2007	Loan Amt:	\$75,000.00	Doc Num:	22115	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	UMPQUA BK		
Rec. Date:	12/03/1998	Sale Price:		Doc Num:	1998-27793	Doc Type:	Deed
Owner:	Weldon Manning	Grantor:		Title Co:			
Orig. Loan Amt:		Lender:					
Finance Type:		Loan Type:					

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Douglas County Parcel Information



First American Title™

Parcel Information

Parcel #:	R45864
Tax Lot:	28070401900
Site Address:	0 Larson Rd Roseburg OR 97471
Owner:	Manning, Weldon
Owner2:	Manning, Vicki L
Owner Address:	1329 Larson Rd Roseburg OR 97471 - 4980
Twn/Range/Section:	28S / 07W / 04
Parcel Size:	24.32 Acres (1,059,379 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	
Census Tract/Block:	170000 / 2000

Assessment Information

Market Value Land:	\$48,354.00
Market Value Impr:	\$0.00
Market Value Total:	\$48,354.00
Assessed Value:	\$25,694.00

Tax Information

Levy Code Area:	11609
Levy Rate:	7.7585
Tax Year:	2021
Annual Tax:	\$277.89
Exemption Description:	

Legal

TRACT M&B INST 277213 OUT FIRE) SEE R45850 FOR BAL TL, ACRES 24.32

Land

Cnty Land Use:	541 - FARM - IMPROVED - DFL	Std Land Use:	AFAR - Farms And Crops
Zoning:	FF - Farm Forest	Neighborhood:	FJ
Watershed:	Olalla Creek-Lookingglass Creek	View:	
Recreation:		School District:	116 - Winston-Dillard School District
Primary School:	LOOKINGGLASS ELEMENTARY SCHOOL	Middle School:	MCGOVERN ELEMENTARY SCHOOL
High School:	DOUGLAS HIGH SCHOOL		

Improvement

Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool:	No	Roof Type:		Heat:	

Transfer Information

Rec. Date:	12/03/1998	Sale Price:	\$200,000.00	Doc Num:	1998-27793	Doc Type:	Deed
Owner:	Weldon Manning	Grantor:		Title Co:		Lender:	
Orig. Loan Amt:		Loan Type:					

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Douglas County Parcel Information



First American Title™

Parcel Information

Parcel #:	R119036
Tax Lot:	28070401801
Site Address:	0 Larson Rd
	Roseburg OR 97471
Owner:	Manning, Weldon
Owner2:	Manning, Vicki L
Owner Address:	1329 Larson Rd
	Roseburg OR 97471 - 4980
Twn/Range/Section:	28S / 07W / 04
Parcel Size:	19.51 Acres (849,856 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	
Census Tract/Block:	170000 / 2000

Assessment Information

Market Value Land:	\$20,722.00
Market Value Impr:	\$0.00
Market Value Total:	\$20,722.00
Assessed Value:	\$15,107.00

Tax Information

Levy Code Area:	11609
Levy Rate:	7.7585
Tax Year:	2021
Annual Tax:	\$137.88
Exemption Description:	

Legal

TRACT M&B INST 2000-25863, ACRES 19.51

Land

Cnty Land Use:	540 - FARM -VACANT - DFL	Std Land Use:	AMSC - Agricultural Misc
Zoning:	FF - Farm Forest	Neighborhood:	FJ
Watershed:	Olalla Creek-Lookingglass Creek	View:	
Recreation:		School District:	116 - Winston-Dillard School District
Primary School:	LOOKINGGLASS ELEMENTARY SCHOOL	Middle School:	MCGOVERN ELEMENTARY SCHOOL
High School:	DOUGLAS HIGH SCHOOL		

Improvement

Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool:	No	Roof Type:		Heat:	

Transfer Information

Rec. Date:	12/19/2000	Sale Price:	\$30,900.00	Doc Num:	2000-25863	Doc Type:	Deed
Owner:	Weldon Manning	Grantor:	GROVES BARBARA E	Title Co:			
Orig. Loan Amt:		Lender:					
Finance Type:		Loan Type:					

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Douglas County Parcel Information



First American Title™

Parcel Information

Parcel #:	M130030
Tax Lot:	28070401900
Site Address:	1329 Larson Rd
	Roseburg OR 97471 - 4980
Owner:	Manning, Weldon A
Owner2:	
Owner Address:	1329 Larson Rd
	Roseburg OR 97471 - 4980
Twn/Range/Section:	28S / 07W / 04
Parcel Size:	
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	
Census Tract/Block:	170000 / 2000

Assessment Information

Market Value Land:	\$0.00
Market Value Impr:	\$25,820.00
Market Value Total:	\$25,820.00
Assessed Value:	\$25,820.00

Tax Information

Levy Code Area:	11616
Levy Rate:	8.2662
Tax Year:	2021
Annual Tax:	\$213.52
Exemption Description:	

Legal

MFD STRUCT SERIAL # ALB029145ORAB, Home ID 312793 ON REAL ACCT 28-07W-04-01900, PERSONAL MS

Land

Cnty Land Use:	M275 - M - 27FT WIDE, CLS 5	Std Land Use:	CMOB - Mobile Home Parks, Trailers
Zoning:	FF - Farm Forest	Neighborhood:	MH3
Watershed:	Olalla Creek-Lookingglass Creek	View:	
Recreation:		School District:	116 - Winston-Dillard School District
Primary School:	LOOKINGGLASS ELEMENTARY SCHOOL	Middle School:	MCGOVERN ELEMENTARY SCHOOL
High School:	DOUGLAS HIGH SCHOOL		

Improvement

Year Built:	2005 (2005)	Condition:	A	Fin. SqFt:	1,188
Bedrooms:		Bathrooms:	2	Garage:	
Foundation:	M-SA	Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:	M-CLAD	Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	M-COMP
Pool:	No	Roof Type:	GABLE	Heat:	FA

Transfer Information

Loan Date:	02/08/2019	Loan Amt:	\$60,000.00	Doc Num:	2828	Doc Type:	Deed Of Trust
Loan Type:	ADJ	Finance Type:	Conventional	Lender:	CASCADE CMNTY FCU		
Rec. Date:	09/01/2006	Sale Price:	\$50,935.00	Doc Num:	M2006-312793/0911	Doc Type:	Deed
Owner:	Weldon Manning			Grantor:			
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan Type:		Lender:			

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98-27793

BOOK 1582 PAGE 245

RETURN RECORDED DOCUMENT TO:
Umpqua Title & Escrow Services
PO Box 1609
Roseburg OR 97470
Escrow No. 38843



SEND TAX STATEMENTS TO:
GRANTEE:
1329 LARSON ROAD
ROSEBURG, OR 97470
STATE OF OREGON | 98
COUNTY OF DOUGLAS | 28
I, DOYLE SHAWER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

WARRANTY DEED - STATUTORY FORM

98 DEC -8 PM 1:26

DOYLE SHAWER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

GRANTOR:
RALPH R. ROWE and ISABEL E. ROWE, husband and wife

GRANTEE:
WELDON MANNING and VICKI L. MANNING, husband and wife

BY Nancy R. Daverport
WTC FEE 25
30

Grantor conveys and warrants to Grantee the following described real property free of encumbrances except as specifically set forth herein situated Douglas County, Oregon, to wit:

The West 30 acres of the Southwest quarter of the Southeast quarter of Section 4, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon.

T28S, R07W, S04 TL 1900

The said property is free from encumbrances, except SPECIALLY ASSESSED AS FOREST LAND WHICH THE GRANTEE HEREIN AGREES TO ASSUME, REGULATIONS, RIGHTS OF THE PUBLIC AND EASEMENTS OF RECORD

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$200,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 3 day of DECEMBER, 1998
Ralph R. Rowe Isabel E. Rowe
RALPH R. ROWE ISABEL E. ROWE

State of Oregon, County of Douglas) ss.
This instrument was acknowledged before me on December 3, 1998, by RALPH R. ROWE, ISABEL E. ROWE.

Glenda D. Sibbald
Notary Public for Oregon
My commission expires 4-16-2001
OFFICIAL SEAL
GLENDA D. SIBBALD
NOTARY PUBLIC - OREGON
COMMISSION NO. 061061
BY EXPIRES APRIL 16, 2001

98-27793

WARRANTY DEED

DOUGLAS COUNTY TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That BARBARA E. GROVES

hereinafter called the grantor, for the consideration hereinafter stated, is grantor paid by WELDON MANNING and VICKI L. MANNING, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of DOUGLAS and State of Oregon, described as follows, to-wit:

THE PROPERTY DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY WRITTEN HEREIN.

TO HAVE and to HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances SUBJECT TO EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY WRITTEN HEREIN; and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day DECEMBER 20 00; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

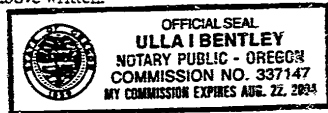
Barbara E. Groves
BARBARA E. GROVES

STATE OF OREGON
County of DOUGLAS } ss.

BE IT REMEMBERED, That on this 19th day of DECEMBER, 2000, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named BARBARA E. GROVES

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Ulla S. Bentley
Notary Public for Oregon
My Commission Expires

Form with fields for Grantor's Name and Address (WELDON MANNING), Grantee's Name and Address (WELDON MANNING), Name, Address, Zip (1329 Garrison Rd, Roseburg, Or 97470).

Space Reserved For Recorder's Use

STATE OF OREGON, County of I certify that the within instrument received for record on the - day of o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Records of Deeds of said County Witness my hand and seal of affixed.

Name Title By Deputy

EXHIBIT "A"

That part of the South half of the Southeast quarter, Section 4, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows: Beginning at the northeast corner of that property described in Book 1582, Page 245, Recorder's No. 98-27793, Records of Douglas County, Oregon; thence East 650 feet along the northerly line of said South half of the Southeast quarter to a point; thence South to a point on the north right of way of County Road No. 146; thence West along said county road, 650 feet to the southeast corner of property described in Recorder's No. 98-27793, Records of Douglas County, Oregon; thence North to the place of beginning.

T28S, R7W, Sec. 4, Part of TL 1800

SUBJECT TO:

1. Roads and highways and the rights of the public therein.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of the Lookingglass-Olalla Water Control District.
3. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
4. Right of way, including the terms and provisions thereof, granted by Dora Miller, et ux, to West Douglas Electric Cooperative, dated March 8, 1938, and recorded April 18, 1995, in Book 1348, Page 428, Recorder's No. 95-7711, Records of Douglas County, Oregon.
5. Right of way, including the terms and provisions thereof, granted by C. W. Heard, et ux, to West Douglas Electric Cooperative, dated December 11, 1940, and recorded April 18, 1995, in Book 1348, Page 434, Recorder's No. 95-7714, Records of Douglas County, Oregon.
6. Restrictive Covenant, including the terms and provisions thereof, executed by Billy C. Groves, et al, recorded April 3, 1997, in Book 1464, Page 718, Recorder's No. 97-7160, Records of Douglas County, Oregon.
7. Fire Siting Standards Covenant, including the terms and provisions thereof, executed by Billy C. Groves, et al, recorded April 3, 1997, in Book 1464, Page 830, Recorder's No. 97-7193, Records of Douglas County, Oregon.

STATE OF OREGON |
COUNTY OF DOUGLAS | SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

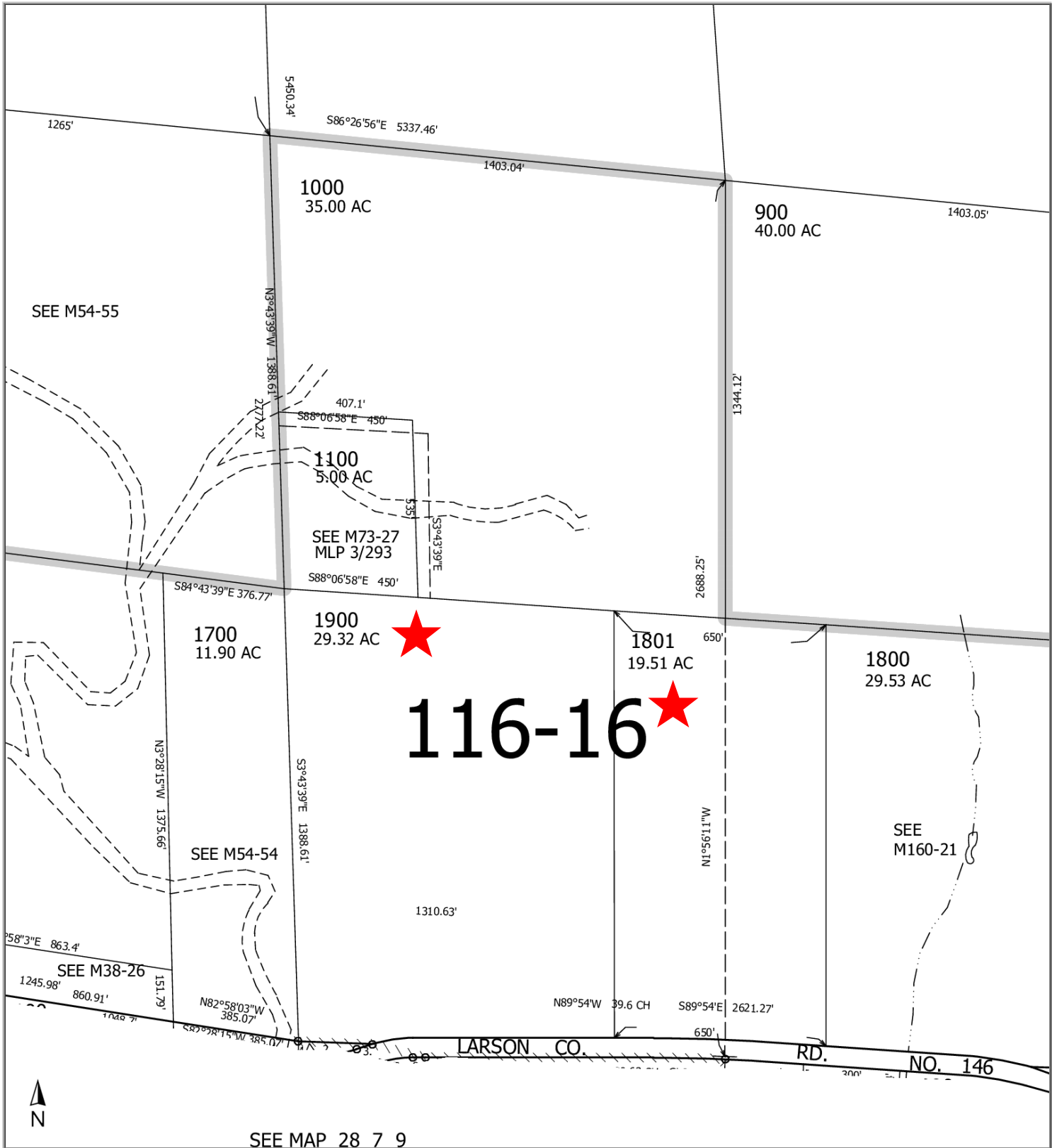
00 DEC 19 PM 2:24

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

2000-25863

HANDED BY Sydney R. Aqueport DEPUTY
JOT FEE 25
26



SEE MAP 28 7 9



First American Title™

ParcelID: M130030
Tax Account #: 28070401900
1329 Larson Rd, Roseburg OR 97471

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.