



**First American Title™**

**First American Title Insurance Company**

1 SW Columbia Street, Ste 1600  
Portland, OR 97204  
Phn - (503)222-3651 (800)929-3651  
Fax - (877)242-3513

**Received**  
**Planning Division**  
04/11/2024

**MULTNOMAH COUNTY TITLE UNIT**

FAX (877)242-3513

Title Officer: Dona Lane

(503)222-3651

donalane@firstam.com

**LOT BOOK SERVICE**

Kim- Hien Nguyen  
15 Duberstein Dr  
San Ramon , CA 94583

Order No.: 7019-4124658  
December 12, 2023

Attn:  
Phone No.: - Fax No.:  
Email: kimhiensr@gmail.com

Re:

Fee: \$300.00

We have searched our Tract Indices as to the following described property:

THE NORTH 83.5 FEET OF THE SOUTH 195.3 FEET OF LOT 14, COVELL'S ADDITION TO  
BEAVERTON, IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON AND STATE OF OREGON.

and as of December 06, 2023 at 8:00 a.m.

We find that the last deed of record runs to

Minh-Thy Ha and Hien Kim Nguyen and Long Ha

We find the following apparent encumbrances prior to the effective date hereof:

OR

1. City liens, if any, of the City of Beaverton.
2. Statutory powers and assessments of Clean Water Services.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

4. Deed of Trust and the terms and conditions thereof.
- |                        |                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Grantor/Trustor:       | Minh-Thy Ha and Hien Kim Nguyen and Long Ha                                                                                                    |
| Grantee/Beneficiary:   | Mortgage Electronic Registration Systems, Inc., MERS solely as A nominee for American Pacific Mortgage Corporation, its successors and assigns |
| Trustee:               | First American Title                                                                                                                           |
| Amount:                | \$480,000.00                                                                                                                                   |
| Recorded:              | May 23, 2022                                                                                                                                   |
| Recording Information: | Fee No. 2022 034455                                                                                                                            |

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

NOTE: Taxes for the year 2023-2024 PAID IN FULL

Tax Amount:	\$5,620.89
Map No.:	1S116CA03000
Property ID:	R129462
Tax Code No.:	051.58

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

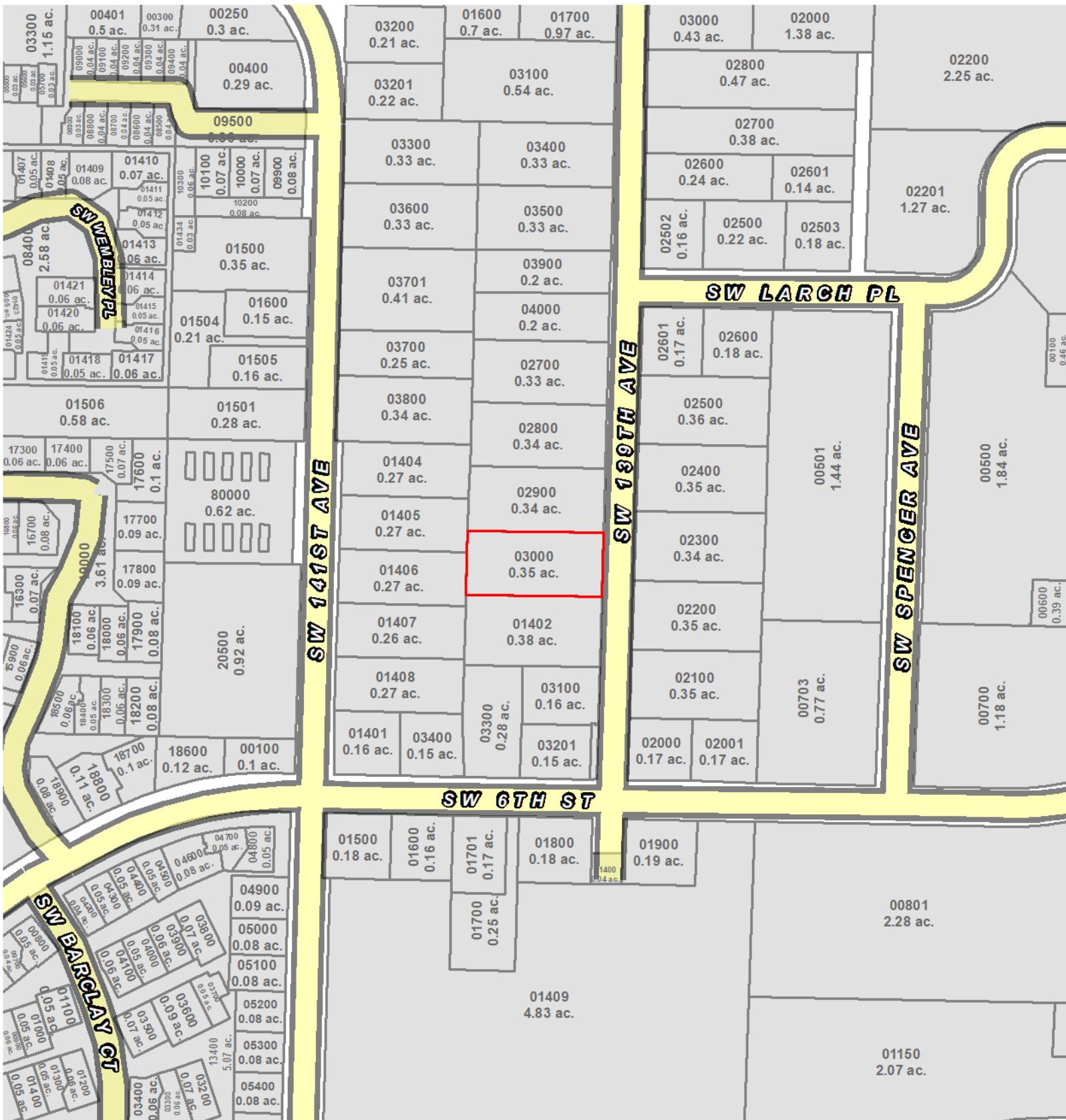


*First American Title*<sup>™</sup>

First American Title Insurance Company  
1 SW Columbia Street, Ste 1600  
Portland, OR 97204

## **Illegal Restrictive Covenants**

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.



# Taxlot



Subject



Taxlot

DEDICATION.

KNOW ALL MEN BY THESE PRESENTS, That We, JAMES H. DAVIS, Husband and Wife of PLAMIRTON SOUTH DANOTA, do hereby certify that we are the owners in fee simple of real property situated in Section 16, T.15.R.1W, Will-Mer, Washington County, Oregon, more particularly described in the Surveyors Certificate and shown on the Plat attached hereto, to both of which express reference is hereby made; that we have placed the same to be surveyed 500-foot divided and divided into four equal parts, to be known as Section 16 and hereafter known as lots and be hereby dedicated to the public and for public use forever; all highways and thoroughfares as thereon shown within the limits of said property.

WITNESS OUR HANDS AND SEALS: on this 9th day of March, 1922.  
In presence of  
Richard Stamer  
Richard Stamer  
STATE OF OREGON  
AURORA COUNTY  
This is to certify that on this 9th day of March 1922, before me, a Notary Public for the State of Oregon, JAMES H. DAVIS, Husband and Wife, both of whom to me to be the identical persons named in and who accompanied me to the place where the same were made and who admitted to me that they did the same freely and voluntarily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal at Seaside, Oregon, this 9th day of March, 1922.  
Notary Public for Oregon  
My commission expires on the 12th day of August, 1922.  
STATE OF OREGON, 5580  
WASHINGTON COUNTY  
I, JAMES H. DAVIS, Recorder of Conveyances in and for said County and State, do hereby certify that I have compared the map and tracing of Covell's Addition to BEAVERTON and find that said tracing is a true and complete copy of said map and that I have the same on file in my office in the 443 in book 7 Record of Plats, as recorded on page 121, 1523.

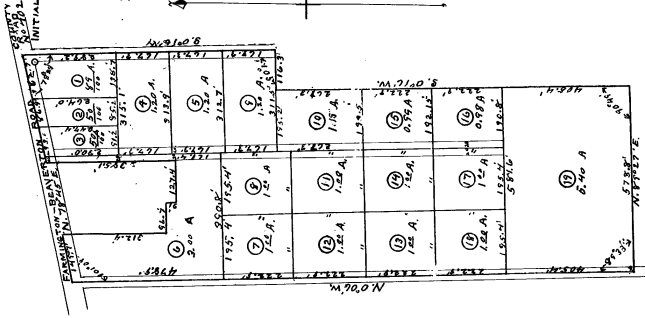
SURVEYOR'S CERTIFICATE.

STATE OF OREGON  
WASHINGTON COUNTY  
I, A. MORRILL, County Surveyor for WASHINGTON COUNTY, Oregon, being first duly sworn, depose and say that I have accurately surveyed and measured the tract shown on the hereto attached map, and defined by the following description: BEING A SUBDIVISION OF PART OF LOTS 1-6-7 AND 12, SPENCER'S HOMESTEAD AND PART OF LOT 11, LAD REEDS ADDITION TO BEAVERTON, IN SECTION 16, T.15.R.1W, WILL-MER, WASHINGTON COUNTY OREGON. Scale: 1" = 200'.  
That the Initial Point is marked with an iron pipe 2 1/2 inches in diameter, below the surface of the ground at a point 2 feet 6 inches and 2 1/2 feet from the SW corner of said W.F. Hall, D.L.C. bears N. 76.50 E. 110.00 feet and with the 1 set proper 7/8 inchness of each lot corner, at the edge of roads.

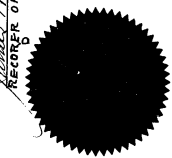
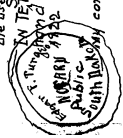
county Surveyor  
Subscribed and sworn to before me this 9th day of March, 1922.  
Richard Stamer  
County Clerk, Washington County  
Approved this 9th day of March, 1922.  
Richard Stamer County Surveyor  
Approved this 9th day of Feb, 1923  
W.F. Boley  
County Assessor  
Approved this 24 day of March, 1922  
C. J. McDowell  
County Surveyor.  
All taxes from to 1922 are paid  
See Bill. Recorder  
County Clerk

COVELL'S ADDITION  
TO  
BEAVERTON

BEING A SUBDIVISION OF PART OF LOTS 1-6-7 AND 12, SPENCER'S HOMESTEAD AND PART OF LOT 11, LAD REEDS ADDITION TO BEAVERTON, IN SECTION 16, T.15.R.1W, WILL-MER, WASHINGTON COUNTY OREGON. Scale: 1" = 200'.



ATTEST  
Richard Stamer  
County Surveyor



FIRST AMERICAN 3936207 LCT



After recording return to:  
Minh-Thy Ha  
4975 SW 139th Avenue  
Beaverton, OR 97005

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Minh-Thy Ha  
4975 SW 139th Avenue  
Beaverton, OR 97005

File No.: 7016-3936207 (sks)  
Date: April 25, 2022

THIS SPACE RES

Washington County, Oregon **2022-034454**  
**D-DW**  
 Stn=2 S AKINS **05/23/2022 02:14:58 PM**  
 \$10.00 \$11.00 \$5.00 \$60.00 \$600.00 **\$686.00**

I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

**STATUTORY WARRANTY DEED**

**JDB Investments LLC, an Oregon limited liability company, Grantor, conveys and warrants to Minh-Thy Ha and Hien Kim Nguyen and Long Ha , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Washington, State of Oregon, described as follows:

**The North 83.5 feet of the South 195.3 feet of Lot 14, COVELLS ADDITION TO BEAVERTON, in the City of Beaverton, County of Washington and State of Oregon.**

**Subject to:**

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$600,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

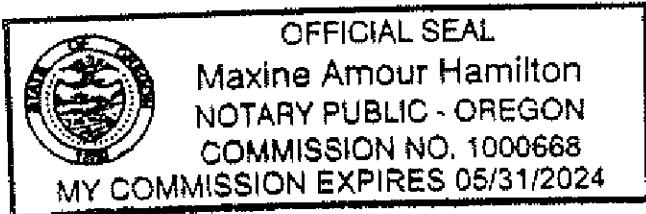
Dated this 16 day of May, 2022.

JDB Investments LLC, an Oregon limited liability company

By: [Signature]  
Name: Jeremy Bircher  
Title: Authorized Signor

STATE OF Oregon )  
County of Washington <sup>MA</sup> )ss.  
MULTNOMAH )

This instrument was acknowledged before me on this 16<sup>th</sup> day of MAY, 2022 by Jeremy Bircher as Authorized Signor of JDB Investments LLC, on behalf of the limited liability company.



[Signature]  
Notary Public for Oregon  
My commission expires: 5/31/2024

WARRANTY DEED -- STATUTORY FORM  
(Individual or Corporation)

79030408

MABEL V. JONES

Grantor, conveys and warrants to TIERNEY W. SMITH, JR. and LISA S. SMITH, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein

The North 83.5 feet of the South 195.3 feet of Lot 14, COVELLS ADD TO BEAVERTON,  
City of Beaverton, Washington County, Oregon.

SAFECO TITLE INSURANCE COMPANY 15682

Encumbrances: Premises are subject to the powers of the Unified Sewerage Agency.

The true consideration for this conveyance is \$ 42,500.00 (Here comply with the requirements of ORS 93.030\*)

Dated this 27 day of July, 1979, if a corporate grantor, it has caused its name to be signed by order of its board of directors

Mabel V. Jones by Richard W. Jones her attorney in fact  
Mabel V. Jones

FORM No. 159--ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF OREGON,

County of Washington

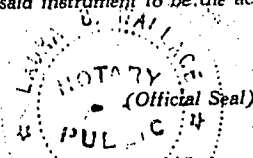
ss.

On this the 27th day of July, 1979 personally appeared

Richard W. Jones

who, being duly sworn (or affirmed), did say that he is the attorney in fact for Mabel V. Jones and

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Laura B. Wallace  
(Signature) comm. exp. 1/23/82

Mabel V. Jones  
4975 S.W. 139th  
Beaverton, Oregon 97005  
Grantor's Name and Address

Tierney W. Jr. & Lisa S. Smith  
16510 S.W. Blanton  
Aloha, Oregon 97005  
Grantee's Name and Address

After recording return to  
Tierney W. Jr. & Lisa S. Smith  
16510 S.W. Blanton  
Aloha, Oregon 97005  
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address:

Tierney W. Jr. & Lisa S. Smith  
16510 S.W. Blanton  
Aloha, Oregon 97005  
Name, Address, Zip

STATE OF OREGON

County of Washington

ss.

I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

ROGER THOMSEN, Director of Records & Elections

3-60/A

INDEXED

JUL 31 11 45 AM '79