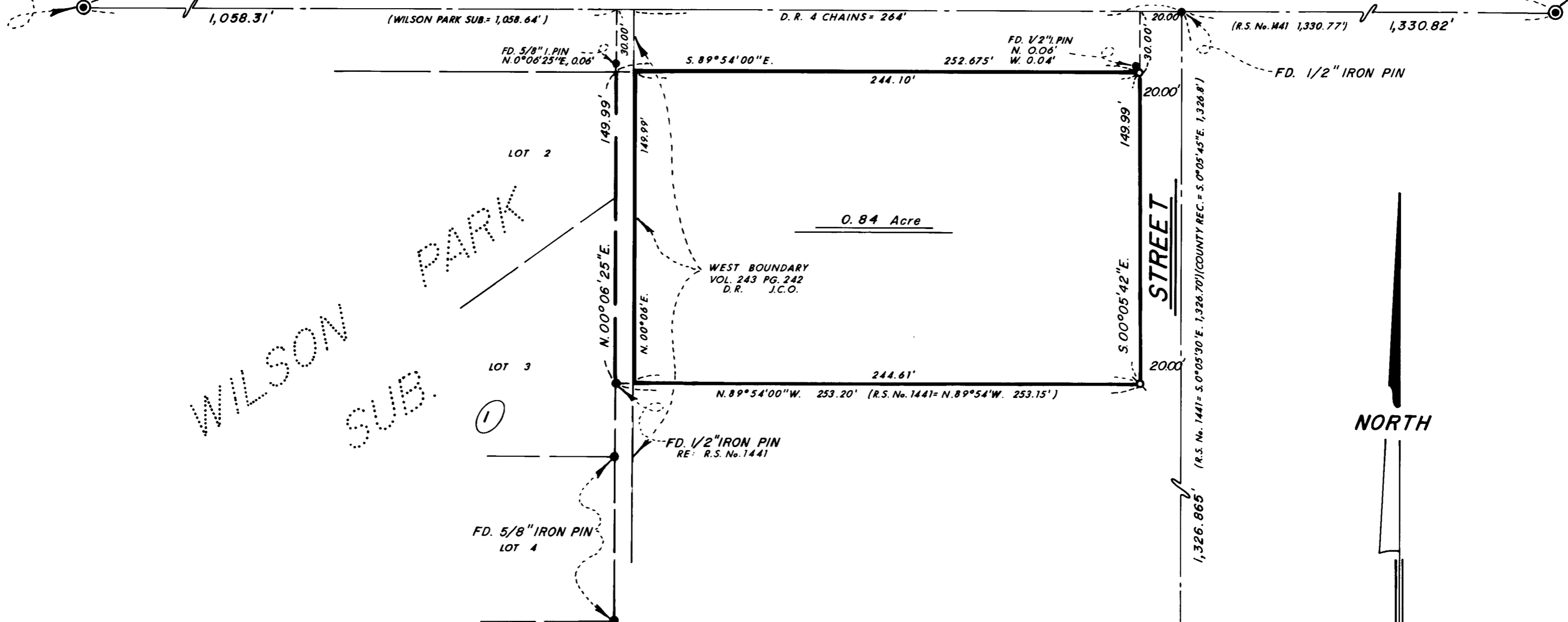


N.W. COR. D.L.C. No. 84
FD. BR. DISK IN MON. CASE

N.E. COR. D.L.C. No. 84
FD. STONE w/ "X", 24" deep

STEWART

AVENUE



WILSON PARK SUB.

NORTH

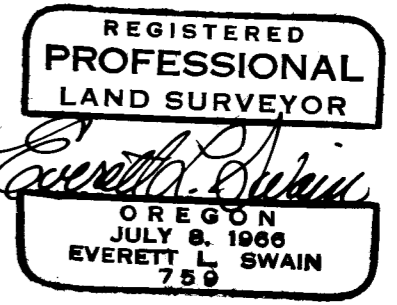
MAP OF SURVEY
LOCATED IN
D.L.C. No. 84, SEC. 36, T. 37S., R. 2W., W.M.
JACKSON COUNTY OREGON
FOR

JACKSON PUBLIC SERVICE FEDERAL CREDIT UNION

EVERETT L. SWAIN, R.L.S.
SCALE: 1" = 50'
BASIS OF BEARING:

ASHLAND, OREGON
AUGUST 16, 1976
RECORDED SURVEY No. 1441

- FOUND MONUMENTS AS SHOWN
- SET 1/2 x 24 INCH IRON PIN TAGGED RLS 759
- ⊗ SET 5/8 x 24 INCH IRON PIN TAGGED RLS 759



SURVEY NO. 6688 1

Page 2
Jackson Public Service Federal Credit Union

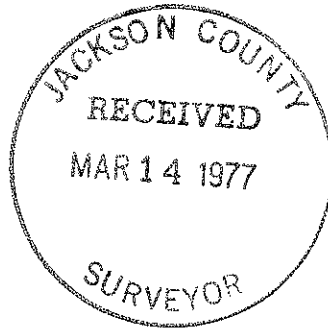
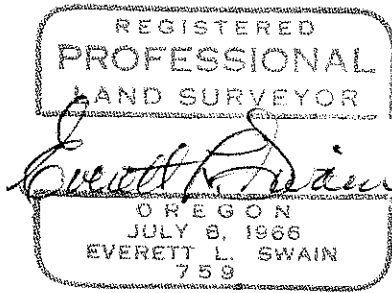
this matter with a title company and the title company had assured him they would eliminate the exception that appeared in Crater Title's policy as hereinabove referred to. It was felt by my clients' attorney that with the assurance of the title company that no deed problem exist, the matter could be dropped.

I am rejecting the opinion of the second title company; However, I do concur with Crater Title Company that a deed problem does in fact exist as hereinabove stated. I will not and do not assume any liability which may result from my clients utilization of the property which is in question.

My survey facts are as shown on the accompanying map.

March 9, 1977

Everett L. Swain
Professional Land Surveyor
Ashland, Oregon



SURVEY NO. 6688

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Jackson Public Service Federal Credit Union
905 Stewart Avenue
Medford, Oregon 97501

LOCATION: Situated in Donation Land Claim No. 84 in Section 36, Township 37 South, Range 2 West of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To review the Deed Record differences denoted in Crater Title Insurance Company policy No. CTI 16453, Schedule B, Item No. 8. Also, to monument the property lines as shown on the accompanying map.

PROCEDURE: Volume 243, page 242 and Volume 491, page 139 of the Deed Records of Jackson County, Oregon were reviewed. There are some basic differences in the two (2) deeds. First, Volume 243, page 242 begins at a point 20 chains West of the Northeast corner of Donation Land Claim No. 84 with no other qualifications. Volume 491, page 139 begins at the Northeast corner of Donation Land Claim No. 84 and proceeds along the centerline of Stewart Avenue and the North line of said Donation Land Claim, 1330.77 feet to a 1/2 inch iron pin on the centerline of Peach Street. In reviewing the original government notes wherein Donation Land Claim No. 84 was initially surveyed, it reveals that the North boundary of said claim was suppose to be 40.04 chains in length (2,642.64 feet). An actual remeasurement of the North line of said claim, utilizing mon. officially reestablished by the Jackson County Surveyor and shown on Recorded Survey No. 1441 reveals a distance of 2,661.69 feet between said monuments. A found 1/2 inch iron pin situated at Peach Street South, is situated within 0.025 foot of being at the exact half point of said claim; Therefore, with Volume 491, page 139 calling for a 1/2 inch iron pin being situated on the claim line, West 1,330.77 feet from the Northeast corner of said claim and Volume 243, page 242 calling for 20 chains West of said Northeast corner (20 chains being very near the half point of the original government survey), I concur the original intent was to be on the claim line and at a mid-point position.

Volume 243, page 242 then proceeds West 4 chains (264 feet); thence South 9 chains (594 feet), etc. The Westerly boundary is the main problem between the two (2) deeds of record, inasmuch as Volume 243, page 242 falls short of closing upon the East boundary line of Wilson Park Subdivision, as now recorded, by some 8.6 feet, more or less. This creates a gap between the deed record location of Volume 243, page 242 and the Easterly boundary line of said subdivision. Volume 491, page 139 has closed this gap by extending the North and South boundaries of Volume 243, page 242 into the East boundary line of said subdivision. A search was made for boundary line agreements, quit claim deeds and suits to quiet title wherein this question of ownership would have been corrected. There were no documents found; Therefore, it is my opinion that Volume 491, page 139 creates an overlap that has yet to be resolved. My clients were advised of my findings. I recommended that a "Suit to Quiet Title" would probably be their best recourse to settle the question of the gap and overlap problem. However, if the heirs of the original owners could be found, then a "Quit Claim Deed" from them would be the most desirable course of action.

My clients' attorney was supplied with the above facts. At a latter date I was advised by the clients' attorney that he had discussed

