

CHRISTY PILSON
503-671-0540 3024

PACIFIC NORTHWEST TITLE
9020 SW WASHINGTON SQ. RD

TIGARD OR 97223

LTR

1 OF 1

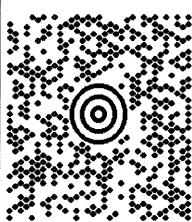
SHIP TO:

CHRISTY R. PILSON
PACIFIC NW TITLE

9020 SW WASHINGTON SQ. ROAD

TIGARD OR 97223-4436

OR 970 9-40



UPS NEXT DAY AIR

TRACKING #: 1Z F72 E79 01 9460 2763

1

Reference#1: 07302637/Usner

USIS 9.5.16.0

WOOOGO 69.04.07/2007

BILLING: P/P



FOLD HERE

CUSTOMERS WITH A DAILY PICKUP

Your driver will pickup your shipment(s) as usual.

- Take your package to any location of The UPS Store®, UPS Drop Box, UPS Customer Center, UPS Alliances (Office Depot® or Staples®) or Authorized Shipping Outlet near you. Items sent via UPS Return Services™ (including via Ground) are accepted at Drop Boxes.
- Hand the package to any UPS driver in your area.
- Shippling packages.
- Schedule a same day or future day Pickup to have a UPS driver pickup all of your Internet shipping packages.
- To find the location nearest you, please visit the 'Find Locations' Quick link at ups.com.

GETTING YOUR SHIPMENT TO UPS

CUSTOMERS WITHOUT A DAILY PICKUP

- 2. **Fold the printed label at the dotted line.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

- 1. **Print the label(s):** Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.

UPS INTERNET SHIPPING: VIEW/PRINT LABEL

Seller:		Buyer:		Description	Debit	Credit
Rebecca R. Usner	Michael A. Usner	Escrow No:	07302637-002 CRP	Escrow Date:	12/07/2007	Close Date:
(503) 671-0540	9020 SW Washington Square Rd, Suite 170, Tigard, OR 97223	Proration Date:	12/07/2007	Property:	2135 N. Irving Street	Corvallis, OR 97113
ESTIMATED - figures subject to change	SELLERS CLOSING STATEMENT	Date Prepared:	12/05/2007	Brief Legal:		
TOTAL CONSIDERATION:	\$174,661.31	Principle Balance, Fees & Interest to 12/12/2007	\$136.92	Metered From 1/28/2007 to 12/12/2007	\$0.00	Principal Balance, Fees & Interest
PAYOUTS:	289,900.00	Payoff to GMAC Mortgage Corp. - Payouts	\$174,661.31	Total Consideration	\$7,827.20	to RE/MAX Equity Group, Inc.
PRORATIONS AND ADJUSTMENTS:	1,572.62	From 12/07/07 To 07/01/08	15,944.50	Commission	\$7,827.30	to Windermere Realty Group
COMMISSIONS:		County Taxes		Owners Policy \$289,900.00 to Pacific Northwest Title of Oregon, Inc.		Government Lien Search Fee to Pacific Northwest Title of Oregon, Inc.
TITLE CHARGES:			694.00	Document Preparation to Pacific Northwest Title of Oregon, Inc.		Escrow Fee to Pacific Northwest Title of Oregon, Inc.
ESCROW CHARGES:			25.00	Document Preparation to Pacific Northwest Title of Oregon, Inc.		Document Transfer Tax to Pacific Northwest Title of Oregon, Inc.
RECORDING FEES:			375.00	Escrow Fee to Pacific Northwest Title of Oregon, Inc.		Oversight/Express Delivery Svc to Pacific Northwest Title of Oregon, Inc.
ADDITIONAL CHARGES:			50.00	Document Preparation to Pacific Northwest Title of Oregon, Inc.		County Transfer Tax to Pacific Northwest Title of Oregon, Inc.
			145.00	Escrow Fee to Pacific Northwest Title of Oregon, Inc.		County Transfer Tax to Pacific Northwest Title of Oregon, Inc.
			250.00	Document Preparation to Pacific Northwest Title of Oregon, Inc.		Invoice to Debra Rayan
			240.00	Escrow Fee to Pacific Northwest Title of Oregon, Inc.		Release Fee to Pacific Northwest Title
			291,472.62	Sub Totals	\$291,472.62	Totals
			53,979.98	Proceeds Due Seller	\$291,472.62	
			237,492.64			

PACIFIC NORTHWEST TITLE OF OREGON, INC.
SELLERS CLOSING STATEMENT
 9020 SW Washington Square Rd, Suite 170, Tigard, OR 97223
 (503) 671-0540

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		B. TYPE OF LOAN		OMB NO. 2500-0265	
SETTLEMENT STATEMENT		1. <input type="checkbox"/> FHA		2. <input type="checkbox"/> FMA	
Pacific Northwest Title of Oregon, Inc.		3. <input checked="" type="checkbox"/> CONV. INS.		4. <input type="checkbox"/> VA	
9020 SW Washington Square Rd.		5. <input type="checkbox"/> CONV. INS.		6. ESCROW FILE NUMBER:	
Suite 170				7. LOAN NUMBER: 515075	
07302637-002 CRP				8. MORTGAGE INSURANCE CASE NUMBER:	
Tigard, OR 97223				ESTIMATED - Figures subject to change	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.		D. NAME OF BORROWER: David J. Peterson and Julie L. Peterson			
ADDRESS OF SELLER: 11552 Grand Pine Dr.		E. NAME OF SELLER: Michael A. Usner and Rebecca R. Usner			
PLACE OF SETTLEMENT: 9020 SW Washington Square Rd., Suite 170, Tigard, OR 97223		F. NAME OF LENDER: Sierra Pacific Mortgage Company, Inc.			
1. SETTLEMENT DATE: 12/07/2007		G. PROPERTY LOCATION: Beaverton, OR 97008			
2. PLACE OF SETTLEMENT AGENT: Pacific Northwest Title of Oregon, Inc.		8905 SW Nimbous Avenue, #150,			
3. SUMMARY OF BORROWER'S TRANSACTION		2135 N. Lincoln Street			
K. PRORATION DATE: 12/07/2007		Commeilus, OR 97113			
L. FUNDING DATE: 12/07/2007		Washington 1N334CA-13300			
400. GROSS AMOUNT DUE FROM BORROWER:		MONTGOMERY, TX 77356			
401. CONTRACT SALES PRICE		11552 Grand Pine Dr.			
402. PERSONAL PROPERTY		Sierra Pacific Mortgage Company, Inc.			
403. SETTLEMENT CHARGES TO BORROWER (line 1400)		8905 SW Nimbous Avenue, #150,			
404.		Beaverton, OR 97008			
405.		2135 N. Lincoln Street			
406. CITY/TOWN TAXES		Commeilus, OR 97113			
407. COUNTY TAXES		Washington 1N334CA-13300			
408. ASSESSMENTS		G. PROPERTY LOCATION: Beaverton, OR 97008			
409.		2. PLACE OF SETTLEMENT AGENT: Pacific Northwest Title of Oregon, Inc.			
410.		3. SUMMARY OF BORROWER'S TRANSACTION			
411.		K. PRORATION DATE: 12/07/2007			
412.		L. FUNDING DATE: 12/07/2007			
413.		4. NAME OF SELLER: Michael A. Usner and Rebecca R. Usner			
414.		5. ADDRESS OF SELLER: 11552 Grand Pine Dr.			
415.		6. NAME OF LENDER: Sierra Pacific Mortgage Company, Inc.			
416.		7. LOAN NUMBER: 515075			
417.		8. MORTGAGE INSURANCE CASE NUMBER:			
418.		ESTIMATED - Figures subject to change			
419.		C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
420. GROSS AMOUNT DUE TO SELLER:		D. NAME OF BORROWER: David J. Peterson and Julie L. Peterson			
421. DEPOSIT OR EARMEST MONEY		E. NAME OF SELLER: Michael A. Usner and Rebecca R. Usner			
501. EXCESS DEPOSIT (see instructions)		F. NAME OF LENDER: Sierra Pacific Mortgage Company, Inc.			
502. SETTLEMENT CHARGES TO SELLER (line 1400)		G. PROPERTY LOCATION: Beaverton, OR 97008			
503. EXISTING LOAN(S) TAKEN SUBJECT TO		2. PLACE OF SETTLEMENT AGENT: Pacific Northwest Title of Oregon, Inc.			
504. PAYOFF OF FIRST MORTGAGE LOAN		3. SUMMARY OF BORROWER'S TRANSACTION			
505. PAYOFF OF SECOND MORTGAGE LOAN		K. PRORATION DATE: 12/07/2007			
506.		L. FUNDING DATE: 12/07/2007			
507.		4. NAME OF SELLER: Michael A. Usner and Rebecca R. Usner			
508.		5. ADDRESS OF SELLER: 11552 Grand Pine Dr.			
509.		6. NAME OF LENDER: Sierra Pacific Mortgage Company, Inc.			
510. CITY/TOWN TAXES		7. LOAN NUMBER: 515075			
511. COUNTY TAXES		8. MORTGAGE INSURANCE CASE NUMBER:			
512. ASSESSMENTS		ESTIMATED - Figures subject to change			
513.		C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
514.		D. NAME OF BORROWER: David J. Peterson and Julie L. Peterson			
515.		E. NAME OF SELLER: Michael A. Usner and Rebecca R. Usner			
516.		F. NAME OF LENDER: Sierra Pacific Mortgage Company, Inc.			
517.		G. PROPERTY LOCATION: Beaverton, OR 97008			
518.		2. PLACE OF SETTLEMENT AGENT: Pacific Northwest Title of Oregon, Inc.			
519.		3. SUMMARY OF BORROWER'S TRANSACTION			
520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER		K. PRORATION DATE: 12/07/2007			
521. CASH AT SETTLEMENT TO/BORROWER		L. FUNDING DATE: 12/07/2007			
522. TOTAL PAID BY/FOR BORROWER		4. NAME OF SELLER: Michael A. Usner and Rebecca R. Usner			
523. LESS AMOUNT PAID BY/FOR BORROWER (line 220)		5. ADDRESS OF SELLER: 11552 Grand Pine Dr.			
524. GROSS AMOUNT PAID TO SELLER (line 420)		6. NAME OF LENDER: Sierra Pacific Mortgage Company, Inc.			
525. CASH AT SETTLEMENT TO/BORROWER		7. LOAN NUMBER: 515075			
526.		ESTIMATED - Figures subject to change			
527.		C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
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530.		F. NAME OF LENDER: Sierra Pacific Mortgage Company, Inc.			
531.		G. PROPERTY LOCATION: Beaverton, OR 97008			
532.		2. PLACE OF SETTLEMENT AGENT: Pacific Northwest Title of Oregon, Inc.			
533.		3. SUMMARY OF BORROWER'S TRANSACTION			
534.		K. PRORATION DATE: 12/07/2007			
535.		L. FUNDING DATE: 12/07/2007			
536.		4. NAME OF SELLER: Michael A. Usner and Rebecca R. Usner			
537.		5. ADDRESS OF SELLER: 11552 Grand Pine Dr.			
538.		6. NAME OF LENDER: Sierra Pacific Mortgage Company, Inc.			
539.		7. LOAN NUMBER: 515075			
540.		ESTIMATED - Figures subject to change			
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547.		3. SUMMARY OF BORROWER'S TRANSACTION			
548.		K. PRORATION DATE: 12/07/2007			
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620.		4. NAME OF SELLER: Michael A. Usner and Rebecca R. Usner			
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634.		4. NAME OF SELLER: Michael A. Usner and Rebecca R. Usner			
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L. SETTLEMENT CHARGES:			
700. Total Sales/Brokers' Commissions:			
Based on Price \$289,900.00 @ 5.5% =	15,944.50		
Paid from			
Sellers' Borrows'			
Funds at Settlement			
\$ 0.00 to			
701. \$ 8,117.20 to RE/MAX Equity Group, Inc.			
702. \$ 7,827.30 to Windermere Realty Group			
703. Commission paid at settlement			
704. 15,944.50			
800. Items Payable in Connection With Loan:			
801. Loan Origination Fee			
802. Appraisal Fee			
803. Credit Report			
804. Lenders' Inspection Fee			
805. Mortgage Insurance Application Fee			
806. Mortgage Insurance Premium			
807. Assumption Fee			
808. 809.			
810. 811.			
812. Items Required By Lender To Be Paid In Advance:			
901. Interest			
902. Mortgage Insurance Premium			
903. Hazard Insurance			
1001. Annual Assessments			
1002. City Property Taxes			
1003. Title Examination			
1004. County Property Taxes			
1005. Document Preparation to Pacific Northwest Title of Oregon, Inc.			
1006. Notary Fees			
1007. Attorney's Fees			
1008. Title Insurance			
1009. Lender's Coverage \$ 224,900.00 to Pacific Northwest Title of Oregon, Inc.			
1010. Owner's Coverage \$ 289,900.00 to Pacific Northwest Title of Oregon, Inc.			
(Included above item numbers:)			
1011. 1012. Abstract or title search			
1013. Title binder			
1014. Document preparation to Pacific Northwest Title of Oregon, Inc.			
1015. Notary Fees			
1016. Lender's coverage			
1017. Attorney's fees			
1018. Title insurance			
1019. Lender's coverage \$ 224,900.00 to Pacific Northwest Title of Oregon, Inc.			
1020. Owner's coverage \$ 289,900.00 to Pacific Northwest Title of Oregon, Inc.			
(Included above item numbers:)			
1021. Recording Fees:			
1200. Government Recording and Transfer Charges			
1202. City/County Tax/stamps			
1203. State Tax/stamps			
1204. City Transfer Tax			
1205. County Transfer Tax to Pacific Northwest Title of Oregon, Inc.			
1206. Overnight/Express Delivery Svc to Pacific Northwest Title of Oregon, Inc.			
1207. 1208. City Transfer Tax			
1209. County Transfer Tax to Pacific Northwest Title of Oregon, Inc.			
1210. Overnight/Express Delivery Svc to Pacific Northwest Title of Oregon, Inc.			
1211. 1212. Government Lien Search Fee to Pacific Northwest Title of Oregon, Inc.			
1213. 1214. 1215. 1216. 1217. 1218. 1219. 1220. 1221. 1222. 1223. 1224. 1225. 1226. 1227. 1228. 1229. 1230. 1231. 1232. 1233. 1234. 1235. 1236. 1237. 1238. 1239. 1240. 1241. 1242. 1243. 1244. 1245. 1246. 1247. 1248. 1249. 1250. 1251. 1252. 1253. 1254. 1255. 1256. 1257. 1258. 1259. 1260. 1261. 1262. 1263. 1264. 1265. 1266. 1267. 1268. 1269. 1270. 1271. 1272. 1273. 1274. 1275. 1276. 1277. 1278. 1279. 1280. 1281. 1282. 1283. 1284. 1285. 1286. 1287. 1288. 1289. 1290. 1291. 1292. 1293. 1294. 1295. 1296. 1297. 1298. 1299. 1300. 1301. 1302. 1303. 1304. 1305. 1306. 1307. 1308. 1309. 1310. 1311. 1312. 1313. 1314. 1315. 1316. 1317. 1318. 1319. 1320. 1321. 1322. 1323. 1324. 1325. 1326. 1327. 1328. 1329. 1330. 1331. 1332. 1333. 1334. 1335. 1336. 1337. 1338. 1339. 1340. 1341. 1342. 1343. 1344. 1345. 1346. 1347. 1348. 1349. 1350. 1351. 1352. 1353. 1354. 1355. 1356. 1357. 1358. 1359. 1360. 1361. 1362. 1363. 1364. 1365. 1366. 1367. 1368. 1369. 1370. 1371. 1372. 1373. 1374. 1375. 1376. 1377. 1378. 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2447. 2448. 2449. 2449. 2450. 2451. 2452. 2453. 2454. 2455. 2456			

BREAKDOWN OF PAYOFF ON HUD line 504		
Payout to:	GMAC Mortgage Corp. - Payoffs	6716 Grade Lane
Loan #:	0601219431	Building 9, Suite 910C
Description	Principal Balance, Fees & Interest to 12/12/2007	Louisville, KY 40213
Amount	174,661.31	
Total Payoff	174,661.31	
Total as shown on HUD line #504.		
BREAKDOWN OF PAYOFF ON HUD line 505		
Payout to:	Chase Manhattan Mortgage	3415 Vision Drive
Loan #:	449228225473	Columbus, OH 43219-6009
Description	Interest from 11/28/2007 to 12/12/2007	Amount
	136.92	
Principal Balance, Fees & Interest	44,925.91	
Total Payoff	45,062.83	
Total as shown on HUD line #505.		

BREAKDOWN OF PAYOFF ON HUD line 505		
Payout to:	Chase Manhattan Mortgage	3415 Vision Drive
Loan #:	449228225473	Columbus, OH 43219-6009
Description	Interest from 11/28/2007 to 12/12/2007	Amount
	136.92	
Principal Balance, Fees & Interest	44,925.91	
Total Payoff	45,062.83	
Total as shown on HUD line #505.		

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Date:

Date:

Settlement Agent:

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and

have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Rebecca R. Usner

Michael A. Usner

Buyers Signatures:

Sellers Signatures:

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

HUD-1 Settlement Statement Certification

ESCRROW FILE NUMBER: 07302637-002 CRP

OMB No. 2502-0265

Phone (503) 671-0540 Fax (503) 671-0545
Tigard, OR 97223
9020 SW Washington Square Rd, Suite 170

Notary Public for State of Oregon
My commission expires:

On this ____ day of December, 2007, personally appeared the above named Michael A. Usner and Rebecca R. Usner and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON _____ { ss
County of _____

Rebecca R. Usner

Michael A. Usner

The undersigned agrees to indemnify and hold harmless Pacific Northwest Title of Oregon, Inc. from any loss, claim, suit or action it may sustain by reason of this statement being false or misleading.

and commonly known as: 2135 N. Irving Street, Cornelius, OR 97113, that the COUNCIL CREEK ESTATES Homeowners' Association is inactive, and that there are no dues, assessments or fees collected on behalf of said association. The undersigned parties swear and attest that there are no dues or assessments paid or owing by the owners to the above named association.

Lot 195, Council Creek Estates

I/we, Michael A. Usner and Rebecca R. Usner, being first duly sworn upon my oath, depose and say that regarding the property located at:

COUNTY OF: Washington

STATE OF: OREGON

ESCROW NO.: 07302637

DATE: November 29, 2007

HOMEOWNERS' ASSOCIATION AFFIDAVIT AND INDEMNITY



Please see page 2 and 3 for Estimated Escrow/Lumpsum Disbursements, payoff funds remittance instructions, and important information regarding the loan payoff.

YOU ARE RESPONSIBLE FOR COMPLIANCE OF THIS DOCUMENT

ITEMS	AMOUNT DUE	Principle Calculated to but not including 12/12/07	Escrow/Lumpsum Funds Due (see P.3, Item G)
Late Charges Outstanding	\$0.00	\$7.68	\$7.68
Statement Fee	\$0.00	\$20.00	\$20.00
Recurring Fee	\$0.00	\$31.00	\$31.00
Recording Fee	\$0.00	\$20.00	\$20.00
Reconveyance/Trust	\$0.00	\$0.00	\$0.00
Fax Fee	\$0.00	\$0.00	\$0.00
Release Fee	\$0.00	\$0.00	\$0.00
Other Fees and Costs	\$20.00	\$20.00	\$20.00
Deferred Amount	\$0.00	\$0.00	\$0.00
Prepayment Penalty/Early Termination Fee	\$0.00	\$0.00	\$0.00
Optional Products	\$0.00	\$0.00	\$0.00
Uncollected Fee	\$0.00	\$0.00	\$0.00
Buyer Assistance Amount	\$	\$	\$
TOTAL DUE	\$174661.31		
Per Diem Interest	\$29.0942		

THE RECEIPT OF FUNDS BY GMAC MORTGAGE, LLC***			
***THE FOLLOWING FIGURES ARE SUBJECT TO FINAL VERIFICATION BASED ON			
Next Payment Due:	12/01/07	Loan Type:	CONVENTIONAL
Maturity:	05/2035	Note Rate:	6.12500%
Escrow Balance:	\$-7.68	Escrow Retained (**Pg. 2):	\$0.00
Mortgage Insurance:	\$0.00		
As of 11/28/07, the status of this loan is as follows:			

Statement Sent to Name: MICHAEL A USNER Statement Sent to Fax Number: 503-671-0545
 Borrower: MICHAEL A USNER REBECCA R USNER 1152 GRAND PINE DR
 Property: 2135 N IRVINE STREET TX 77356-2416
 CORNELIUS OR 97113
 Loan No.: 0601219431 Waterloo IA 50704-0780
 PO Box 780 GMAC Mortgage, LLC
 11/28/07

PAYOUT STATEMENT

o receive same day credit and avoid accruing of additional interest, payoff funds must be remitted in US Dollars by cashiers check.

THE LINE, WE HAVE ENCLOSED THE AUTHORIZATION TO CLOSE LINE OF CREDIT, WE MUST RECEIVE THIS REQUEST IN WRITING SIGNED BY AN AUTHORIZED SIGNER ON THE LINE. YOU WANT TO CLOSE A LINE OF CREDIT, WE CLOSE IT ALONG WITH YOUR PAYOFF IF YOU WANT TO CLOSE YOUR LINE OF CREDIT ACCOUNT. IF WE DO NOT RECEIVE THIS AUTHORIZATION, THE LINE WILL REMAIN OPEN, AND THE LENDER WILL NOT BE RELEASED.

PLAISE NOTE: Collateral securing your account, if any, will be released after all outstanding account obligations have been paid, and the Bank is assured of a final check or ACH settlement.

If you have multiple accounts with us, we are trying to you to supply us with the correct account number for payment. Failure to provide the appropriate account number will cause a delay in releasing your collateral, as we cannot under normal circumstances, release collateral until payment in full is received. Please contact us if you are unsure of the correct account number.

Notice to ACH Customers: Chase requires notice at least five business days prior to payout if you wish to cancel automatic debits. Otherwise, the autocharge will remain in effect.

If this is a business purpose or private banking loan, this letter does not include all applicable payoff and lien release information. You must contact Chase to obtain lien release requirements, any applicable additional fees, and the complete payoff amount. Any remaining overpayment will be mailed directly to the borrower after processing of the funds required to pay the total outstanding balance on your account.

NOTICE: Please add the per item amount to the payoff figure for each day past the payoff date listed above. The above figures are subject to final verification upon receipt of the payoff remittance by Chase. Except where prohibited, Chase reserves the right to adjust the above figures and release any funds which are insufficient to pay the total outstanding balance on your account for any reason including but not limited to error in calculation, previously dishonored check or money order, stop payment of checks or ACH payments, additional disbursement or unpaid checks, fees or other charges made by Chase between the date of this payoff statement and the receipt of funds.

Today's Payoff Amount	\$44925.91
Next Payment Due Date	12/21/2007
Daily InterestPer Diem	\$9.78
Principal Balance	\$44629.58
Interest Due	\$254.33
Deferred Fees	\$0.00
Chase Payment Assurance Fees Outstanding	\$0.00
Late, NSF & Other Charges	\$0.00
Insurance Premium Due	\$0.00
Refund Insurance	\$0.00
Account Closure Fee	\$22.00
Fax Fee	\$20.00
Convoyage Fee	\$0.00

We appreciate your business at Chase. As requested, the payoff information on your account is outlined below:

Customer Account Number: 4492282254/3 MICHAEL A USNER,
Dear MICHAEL A USNER,
RE: Line of Credit Account
Secured by: 2135 N. IRVINE STREET

Wednesday, November 28, 2001
MICHAEL A USNER
11552 GRAND PINE DR
MONTGOMERY, TX 77356

CHASE

Customer Signature

X

X

Customer Signature

The undersigned agrees that the above-referenced credit line is to be closed upon Chase Home Finance LLC's receipt and processing of this signed authorization and the payment of the balance in full. Further, the undersigned understands that the right to obtain advances is terminated and **no further checks, credit card transactions or automatic deductions will be honored or applied to the credit line.** This letter does not relieve the undersigned from any liability for any remaining unpaid balance owing on the credit line, including any balances that may result from the reversing of prior payments, the presentation of any preauthorized transactions after the closing has been processed or checks paid prior to closing.

AUTHORIZATION TO CLOSE LINE OF CREDIT

Confirmation Number: 46836092
Customer Account Number: 449228225473 MICHAEL A USNER

MICHAEL A USNER
11552 GRAND PINE DR
MONTGOMERY, TX 77356

Wednesday, November 28, 2007

CHASE

Rebecca R. Usner

Michael A. Usner

Sincerely,

Your cooperation in this matter is essential to completing the real estate transaction contemplated with reference to the property above described.

This is also a notice that I intend to execute a new mortgage on the property or sell subject property. Under the laws of some States, future advances may be subordinate to the rights of a new lender or buyer.

I agree to cease signing all checks and/or credit cards and/or drafts.

Please freeze the loan amount to include only obligations incurred or draws I have made prior to and including the date of this letter under the terms and conditions of the above numbered loan, recorded in the Public Records of Washington County, Oregon and cancel the revolving credit loan for future advances.

Dear Loan Servicing/Payoff Department:

REQUEST TO CANCEL REVOLVING CREDIT LOAN

Recorded in Fee # or Book/Page: 2005-038072 (re-recorded 2005-107959)

RE: Loan No.: 00449228225473
 Property: 2135 N. Irving Street
 Commeius, OR 97113
 Borrower(s): Michael A. Usner and Rebecca R. Usner

DATE: November 28, 2007



Notary Public in and for Oregon
My Commission Expires:

On _____ of December, 2007 personally appeared the above named Michael A. Usner and Rebecca R. Usner and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON }
 County of _____ ss

Rebecca R. Usner Michael A. Usner

This Affidavit and Undertaking is made to induce the Escrow Holder and Pacific Northwest Title of Oregon, Inc. to issue its policy of title insurance on the land, free and clear of and without exception to the mortgage or other security instrument securing the RCL.

Borrower will fully protect, defend, indemnify, hold and save the Escrow Holder and Pacific Northwest Title of Oregon, Inc. harmless from and against all additional sums claimed to be due on the RCL in the event the Borrower will fail to pay off statement or settlement statement is inaccurate.

Borrower will not draw down any advances nor write any drafts or checks against the RCL subsequent to this date.

Borrower has received no advances on nor written or made any drafts, checks or credit card payments against the aforementioned RCL either (1) increasing the balance due over what is shown on the settlement statement as of this date, or (2) occurring after the date of the Request to Cancel Revolving Credit Loan dated of even date.

Borrower jointly and severally for themselves, their heirs, personal representatives and assigns, does hereby swear, covenant with and certify to the Escrow Holder and Pacific Northwest Title of Oregon, Inc. that the payoff statement of the aforementioned RCL is accurate and represents a complete payoff of their account to a zero balance.

The Escrow Holder has obtained a payoff statement of said RCL as evidenced by a copy attached hereto.
 And commonly known as: 2135 N. Irving Street, Cornelius, OR 97113 (the "Land"). A Revolving Credit Loan (hereinafter "RCL") secured by a mortgage or other security instrument recorded April 8, 2005 (re-recorded September 2, 2005), as Document Number/Book/Page 2005-038072 (re-recorded 2005-107959), in the Office of the Recorder or Clerk of Washington County, Oregon, in favor of JP Morgan Chase Bank, N.A. and/or its successors or assigns, encumbers the land.

I/we, Michael A. Usner and Rebecca R. Usner, hereinafter referred to jointly and severally as Borrower, being first duly sworn, state that Borrower is the owner of the following described real estate:

**REVOLVING CREDIT LOAN AFFIDAVIT
 AND PERSONAL UNDERTAKING**

ORDER NO.: 07302637

TO: PACIFIC NORTHWEST TITLE OF OREGON, INC.

PACIFIC NORTHWEST TITLE
 OF OREGON, INC.


INITIALS:

OUTSIDE OF ESCROW.
WITH TO THE SATISFACTION OF THE UNDERSIGNED OR WILL BE HANDLED BETWEEN THE PARTIES
TERMS AND CONDITIONS OF THE 2003 HOMEBUYERS PROTECTION ACT (HB 3539) HAVE BEEN COMPLIED

showing title vested in: David J. Petersen and Julie L. Petersen.

the Purchaser, and the following paragraphs of the preliminary title report noted above: 6,8-12 and new trust deed
subject to printed conditions and exceptions in the usual form of title insurance policy, matters attaching by, through, or under

- ALTA Mortgagee's Extended Coverage Policy in amount of \$224,900.00
 ALTA Standard Owner's Title Policy in amount of \$289,900.00

Along with your specified form of policy of title insurance for: (\$ amount and policy type specified below)

Duly executed loan documents causing lender to deposit loan funds; approved copy of preliminary
title report; approved estimated closing statement (escrow holder is authorized to adjust actual costs to reflect actual costs on
date of disbursement) and will deposit with you such other sums and items as may be required to enable you to comply with
these instructions, and authorizes payments and credits in accordance with the Purchaser's Estimated Closing Statement
attached and made a part hereof, which sums and items you are authorized to deliver, release, pay over and record where
appropiate, when you hold for the account of the Purchaser: Executed Warranty Deed

PURCHASER deposits with you under these instructions the sum of (\$PRELIMINARY STATEMENT) and the following
items:

Escrow Agent or to Seller.
Seller which affect or relate to the property or other property which, for any reason, are improper or mistakenly released to
for proper disposition any funds, documents or other property in this agreement, and (ii) return to Escrow Agent
to Seller, the obligation to (i) disclose to Escrow Agent any liens, encumbrances or any other rights, claims or matters known
in limitation, the obligee shall survive the closing of the transaction described herein and shall include, without
agreement. Such obligations of Seller shall survive the closing of the transaction described herein and shall have continuing
obligations to cooperate with Escrow Agent to fulfill its responsibilities under this
agreement. Seller hereby acknowledge that they have and shall have continuing
to pursue the provisions of said statute. Seller hereby waives any right
utilize the procedure authorized by ORS 86.720 for recovery of any trust deed(s) to be paid and hereby waives any right
time of recording/filing such instruments, and shall not be responsible for liens attaching after said date. Escrow Agent may
Escrow Agent will record/file the necessary legal instruments and then pay off such encumbrances of record as may exist at
statutory Warrantee and Affidavit, IRS 1099-S; approved copy of preliminary title report; approved
estimated closing statement (escrow holder is authorized to adjust actual costs on date of disbursement);
Seller the sum of (\$289,900.00) and authorizes payments and credits in accordance with the Seller's Estimated Closing
and authorizes delivery, release thereof (if so directed) and recording where appropriate, when you hold for the account of
Seller the sum of (\$224,900.00) and authorizes the sum of (\$224,900.00) and authorizes to adjust actual costs on date of disbursement).

SELLER deposits with you under these instructions the following:
These joint escrow instructions may be executed in counterparts with like effect as if all signatures appeared on a single copy.
Property Description: (as shown in Pacific Northwest Title of Oregon, Inc.'s Preliminary Title report issued by Pacific
Northwest Title of Oregon, Inc. under order No. 07302637 dated November 20, 2007 a copy of which has been received and
approved by the undersigned).

Branch Phone: (503) 671-0540
Title Order No.: 07302637

Branch: 002
Escrow No.: 07302637

JOINT ESCROW INSTRUCTIONS



All adjustments to be made on a per diem basis.

checks. Should any checks disbursed from this escrow be lost or otherwise not cashed, Pacific Northwest Title of Oregon, Inc. is authorized to deduct any fees charged by the bank for stopping payment on the original check from the amount of the reissued checks.

All disbursements shall be made by check of Pacific Northwest Title of Oregon, Inc., or by wire transfer.

All funds received in this escrow shall be deposited with other escrow funds in a general escrow account or accounts of Pacific Northwest Title of Oregon, Inc., with any State or National Bank, and may be transferred to any other such general escrow account or accounts.

You are to have no liability or responsibility with respect to any matters connected with the following (unless expressly authorized herein): (1) Compliance with requirements of the Consumer Credit Protection Act or Inter-State Sales Act, or similar laws; (2) Title to personal property, or encumbrances thereon, including personal property taxes, sales tax and instruments filed under the Uniform Commercial Code, or leased equipment on premises; (3) Forgaries or false personalities of any person or party in connection with these instruments or this escrow; (4) Fire Insurance and any other insurance of any person or party in connection with these instruments or this escrow.

Pacific Northwest Title of Oregon, Inc., receives banking benefits from non-interest bearing trust account deposits. These benefits are in the form of miscellaneous banking and accounting services, i.e. cashier's checks, wire transfers. The benefit received averaged nineteen dollars (\$19.00) per escrow file.

In the event wired funds are not received by Pacific Northwest Title of Oregon, Inc., with sufficient time to wire out or invest funds, the undersigned parties release Pacific Northwest Title of Oregon, Inc., of all liability relating to any additional interest charges assessed.

Seller shall provide all information necessary, including a taxpayer identification number, for the preparation of a Form 1099-S to lenders upon their request. Seller will be responsible for completing and returning Form 1099-S to lenders upon their request (20% of the sales price). Pacific Northwest Title of Oregon, Inc., is authorized to release a copy of the signed form 1099-S to the Internal Revenue Service in connection with the closing and completion of the transaction. If seller fails to furnish adequate information, then seller will be subject to all IRS Regulations, including the possible withholding of twenty percent (20%) of the sales price. Pacific Northwest Title of Oregon, Inc., is authorized to release a copy of the signed form 1099-S to lenders upon their request.

It is understood that water, sewer, waste collection, electricity and utility charges and inventory for fuel will be adjusted between Seller and Purchaser outside this escrow.

NOTES: TERMS AND CONDITIONS OF THE EARNEST MONEY AGREEMENT HAVE BEEN COMPLETED WITH ESCROW. PARTIES HERIN ACKNOWLEDGE THAT PACIFIC NORTHWEST TITLE OF OREGON, INC. IS EXEMPT FROM COMPLIANCE WITH THE FOREIGN INVESTMENT ACT WILL BE HANDLED BETWEEN PARTIES OUTSIDE OF AGRICULTURAL FOREIGN INVESTMENT DISCLOSURE ACT OF 1978 WILL BE HANDLED OUTSIDE OF HANDED BETWEEN THE PARTIES OUTSIDE OF ESCROW. IN ADDITION, REQUIREMENTS OF THE COMPLIANCE WITH THE FOREIGN INVESTMENT ACT, ANY COMPLIANCE WITH SAID ACT WILL BE HANDLED BETWEEN THE PARTIES OUTSIDE OF ESCROW. IT IS UNDERSTOOD THAT SELLER'S DEPOSITED DOCUMENTS OR MONIES NECESSARY FOR THE PREPARATION OF A FORM 1099-S TO LENDERS UPON THEIR REQUEST ARE TO BE PROVIDED BY SELLER.

If you are not able to comply with these instructions on or before 30 DAYS FROM DATE, said money and/or instruments shall thereafter be returned to me on my written demand, but in the absence of such demand you will proceed to comply with these instructions as soon as possible thereafter. When time is of the essence in requiring performance of any condition this escrow and delivery of the documents or monies necessary is not made until the last day limited and defined herein, no tender of such performance or monies necessary shall be binding upon you unless made prior to 10:00 a.m. on said day, and you are authorized to perform duties imposed hereunder on the next business day without liability for delay in closing of the escrow.

In the event any portion of the buyer's required deposit is in the form of loan funds from a lender, buyer and seller authorize recording of the within deposited documents, to secure lender's lien on the subject premises, prior to the lender funding the loan. It is understood that seller's proceeds will be disbursed upon receipt of the loan funds from the new lender. All funds deposited in this escrow shall be disbursed in accordance with Real Estate Administration Rule #863-50-055.

The undersigned acknowledge that the seller herein states that the subject property is part of no active homeowners' associations, although the recorded covenants, conditions and restrictions affecting the subject property may provide for the establishment and maintenance of a homeowners' association. Pacific Northwest Title of Oregon, Inc., is structured to make no adjustment between the parties or collection or payment for any dues, assessments and/or fees for COUNCIL CREEK ESTATES HOMEOWNERS' ASSOCIATION, or any other homeowners' association. Pacific Northwest Title of Oregon, Inc., is hereby held harmless from all liability and responsibility in connection with said dues, assessments and/or fees.

** Rent proration \$n/a

** Homeowner's association dues \$n/a
** Real property taxes \$2772.98
Pro rate** and adjust as of the following date: Close of Escrow

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK

I have been afforded adequate time and opportunity to read and understand the escrow instructions and all other documents referred to therein.

I further declare all instruments to which I am a party, if prepared by Pacific Northwest Title of Oregon, Inc., have been prepared under the direction of my attorney or myself and particularly declare that copyin legal descriptions from title reports into forms of deeds, etc. or reforming of legal descriptions or agreements is, or will be solely at my direction and request. I acknowledge that draft copies of any deeds, trust deeds, notes and/or amortization schedules prepared by Pacific Northwest Title of Oregon, Inc., were delivered to me at least three (3) days prior to execution of these instructions.

I have not been represented by Pacific Northwest Title or Oregon, Inc., to any named attorney or attorneys or discounagued from seeking advice of an attorney but have been requested to seek legal counsel of my own choosing at my own expense, if I have doubt concerning any aspect of this transaction.

I have been specifically informed that Pacific Northwest Title of Oregon, Inc., is not licensed to practice law and no legal advice has been offered by Pacific Northwest Title of Oregon, Inc., or any of its employees. I have been further informed that Pacific Northwest Title of Oregon, Inc., is acting only as an escrow holder and is forbidden by law from offering any advice to any party respecting the merits of this escrow transaction or the nature of the instruments utilized, and that it has not done so.

All parties acknowledge by their signatures hereon, the following:

DECLARATION OF ESCROW SERVICES

The foregoing constitutes your entire and exact instructions and you shall not be concerned with oral directives, earnest money agreements or other writings, other than a mutual written amendment to these instructions.

In the event, following the close of escrow, any payment amount provided by any beneficiary of the holder, is insufficient to retire the debt, or adjustment must be made to clear title, you shall pay the deficiency. Thereafter, the party(ies), upon demand of Escrow Agent, will immediately pay you the amount of such deficiency.

If I achieve my minimum target of 100% of my goal, the two sides will split the services equally. If I fail to reach my minimum target, the two sides will split the services equally, but I will receive no compensation for my time.

The parties acknowledge that a conflict of interest may occur if one party to the escrow seeks a judicial resolution of any dispute regarding the escrow or the title to the property.

You will be required to record among the necessary legal instruments and you are given authority to pay off such encumbrances or record as may exist at time of filing such instruments, to permit issuance of said title policy as above stated and shall not be responsible for losses in the event funds are not received by Pacific Northwest Title of Oregon, Inc., with sufficient time to wire out or invest funds, the undersigned parties release Pacific Northwest Title of Oregon, Inc., of all liability relating to any additional interest charges assessed.

These instructions to do so, a copy of the lease, this document and closing statement showing disbursements, in accordance with which legal expenses, may be delivered to the broker/realtor who consummated the transaction, the mortgagee or its agent or to my attorney.

Revised 9/2000

Christy R. Pilson, Escrow Officer

BY

Pacific Northwest Title of Oregon, Inc.

Receipt of money and/or instruments hereinabove mentioned is hereby acknowledged.

SELLER FORWARDING ADDRESS BUYER FORWARDING ADDRESS

Date _____

Rebecca R. Usner _____

Julie L. Peterson _____

David J. Peterson _____

Michael A. Usner _____

BUYERS:

SELLERS:

IT IS UNDERTOOD BY THE PARTIES SIGNING THE ABOVE ESCROW INSTRUCTIONS OR THOSE ESCROW INSTRUCTIONS WHICH ARE ATTACHED HERETO THAT SUCH INSTRUCTIONS CONSTITUTE THE WHOLE AGREEMENT BETWEEN THIS FIRM AS AN ESCROW AGENT AND YOU AS A PRINCIPAL TO THE ESCROW TRANSACTION. THESE INSTRUCTIONS MAY NOT INCLUDE ALL THE TERMS OF THE AGREEMENT WHICH IS THE SUBJECT OF THIS ESCROW. READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

By:

Received _____

Time _____

David J. Peterson

Julie L. Peterson

BUYER:

Michael A. Usner

Rebecca R. Usner

SELLER:

Dated this December 5, 2007.

IT IS UNDERSTOOD BY THE PARTIES SIGNING THE ABOVE ESCROW INSTRUCTIONS OR THOSE ESCROW INSTRUCTIONS WHICH ARE ATTACHED HERETO THAT SUCH INSTRUCTIONS CONSTITUTE THE WHOLE AGREEMENT BETWEEN THIS FIRM AS AN ESCROW AGENT AND YOU AS A PRINCIPAL TO THE ESCROW TRANSACTION. THESE INSTRUCTIONS MAY NOT INCLUDE ALL THE TERMS OF THE AGREEMENT UNLESS THEY ARE ACCEPTABLE TO YOU.

THE UNDESIGNED BUYER(S) AND SELLER(S) HEREBY ACKNOWLEDGE, ACCEPT AND AGREE THAT ALL PURCHASES BETWEEN THE UNDESIGNED PARTIES, AND ALL ADDENDUMS THERETO, AND MADE A PART OF THE TERMS AND CONDITIONS OF THAT CERTAIN EARNEST MONEY RECEIPT AND AGREEMENT TO HEREOF BY THIS REFERENCE, HAVE BEEN MET AND/OR SATISFIED.

The parties herein authorize and instruct Pacific Northwest Title of Oregon, Inc., to deposit the earnest money received by Lender into escrow. These instructions are to be in compliance with the terms and conditions set forth in the Lender's Escrow Instructions executed concurrently or previously.

Lender's instructions and shall supersede any instructions executed previously or concurrently.

Contrary to the joint Escrow instructions executed concurrently herewith, these instructions are to be issued by Owner's Policy with the vested owner as shown on the amended Warranty Deed, which may be granted to issue the Trust Deed to be deposited into escrow by Lender hereinafter referred to as "Grantor". Pacific Northwest Title of Oregon, Inc., is also instructed to issue the Trust Deed to be deposited into escrow by Lender hereinafter referred to as "Grantee", vesting on the Warranty Deed handed herewith over the signatures of the grantors to match the vesting of the grantee, vesting on the Pacific Northwest Title of Oregon, Inc., to amend, correct, add, or delete to the

Our instructions to you in the above numbered escrow are hereby amended/supplemented as follows:

To:	Pacific Northwest Title of Oregon, Inc.	Attn:	Christy R. Prison
	9020 SW Washington Square Rd.		Tigard, OR 97223
Date:	December 5, 2007		Suite 170
	Escrow No.: 07302637		

ADDITIONAL/SUPPLEMENTAL ESCROW INSTRUCTIONS



<p>Date _____</p> <p>Michael A. Usner _____</p>	<p>Date _____</p> <p>Rebecca R. Usner _____</p>	<p>Date _____</p> <p>Rebecca R. Usner _____</p>
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CERTIFICATION: Under penalties of perjury, I certify that the number shown on this statement is my correct identification number.

585-37-7921

Michael A. Usner _____
 11552 Grand Prime Drive
 Montgomery, TX 77356

Michael A. Usner _____
 11552 Grand Prime Drive
 Montgomery, TX 77356

You are required by law to provide your closing agent with your correct taxpayer identification number. If you do not provide your closing agent with your correct taxpayer identification number, you may be subject to civil penalties imposed by law under the Tax Reform Act of 1986, under Internal Revenue Code Sections 6045(e), 6676, and 6722, 6723 and 7203.

(on behalf of seller):
 TRANSACTION IS PART OF AN IRC §1031 EXCHANGE YES NO
 IF MORE THAN ONE SELLER:
 PERCENTAGE (or dollar amount) of gross sales price to be reported _____ %
 (or \$ _____)

TRANSACTION:
 NUMBER OF 1099S TO BE PRODUCED FOR THIS 1
 (Line 401 of H.U.D. -1 Form):

SELLER IS A FOREIGN CORPORATION:
 YES NO

CONTRACT SALES PRICE
 \$289,900.00
 SUBJECT PROPERTY INFORMATION:
 2135 N. Irving Street
 Cornelius, OR 97113

ORDER/ESCROW NO.
 07302637-002

STATE OF { ss
County of

Notary Public for the State of
My commission expires:

On this December 5, 2007, before me, the undersigned, personally appeared the within instrument and acknowledged to me that they executed the same freely and voluntarily.
I, Usner known to me to be the identical individuals who executed the within instrument and acknowledged to me that they

Michael A. Usner

Rebecca R. Usner

Dated this December 5, 2007.

The true consideration for this conveyance is \$289,900.00. (Here comply with the requirements of ORS 93.030)

LAWS 2007.
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 42A, OREGON FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF OR 215.010, TO VERIFY THE APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE INSTRUMENT IN VIOLENCE OF APPLICABLE LAW AND USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN LAW 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLENCE OF APPLICABLE LAW, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 42A, INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 42A, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEES TITLE TO THE PROPERTY SHOULD CHECK WHETHER SIGNING OR ACCPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEES TITLE TO THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLENCE OF APPLICABLE LAW AND USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLENCE OF APPLICABLE LAW, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 42A, INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 42A, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEES TITLE SHOULD

Reservations now of record.
This property is free from encumbrances, EXCEPT: Covenants, conditions, Restrictions, Easements, Right of ways and

Lot 193, COUNCIL CREEK STATES, in the City of Cornelius, County of Washington and State of Oregon.

the following described real property free of encumbrances except as specifically set forth herein:
Michael A. Usner and Rebecca R. Usner, Grantor, conveys and warrants to David J. Petersen and Julie I. Petersen, Grantee,

STATUTORY WARRANTY DEED

After Recording Return To:
David J. Petersen and Julie I. Petersen
2135 N. Irving Street
Cornelius, OR 97113
Until a change is requested all tax statements shall be sent to
the following address:

Cornelius, OR 97113
2135 N. Irving Street
David J. Petersen and Julie I. Petersen
After Recording Return To:

Title Order No. 07302637
Escrow No. 07302637

- None other than shown on the above referenced report dated November 20, 2007
- APPROMIXIMATE AMOUNT
CREDITORS
10. There are no loans or liens (including Federal or State Liens or Judgment Liens) of any kind on such property except the following:
 9. There are no existing leases of any nature thereon except: none
 8. The property at this date is in the possession of: the undersigned
 7. I have not purchased on credit, or borrowed against any fixtures, such as furnaces, hot water heaters, built-in appliances, air conditioning units, wall to wall carpeting or draperies, attached to the house or buildings, or on growing crops or timber.
 6. That there are no assessments for local improvements and/or special assessments against the property. There are no unpaid liens in favor of any city, county, service district, or port authority for unpaid service charges for water system or sewer system serving the above described property.
 5. No judgment or decree which remains unsatisfied has been entered in any court against said affiants.
 4. There are no violations of municipal ordinances or zoning regulations pertaining to the above described property.
 3. The personal property contained in the buildings on said property or on the said premises and which, if any, is being sold to the purchasers is also free and clear of all liens, encumbrances, claims and demands whatsoever.
 2. That there have been no improvements, alterations or repairs to the above described property for which the costs thereof remain unpaid. That there are no unrecorded construction, labor or material liens of Oregon unemployment compensation liens or workman's compensation liens.
 1. The above described property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever, except those referred to in the above mentioned preliminary commitment for title insurance.
- On this day 1/26, Michael A. Usner and Rebecca R. Usner, upon oath do represent to the purchaser and/or lender in this transaction and Pacific Northwest Title of Oregon, Inc. and its underwriter that to the best of my knowledge:

ORDER NO.: 07302637
DATE: December 5, 2007
STATE OF OREGON
COUNTY OF Washington
SUBJECT PROPERTY: 2135 N. Irving Street
Cormelius, OR 97113

INDEMNITY AND AFFIDAVIT

PACIFIC NORTHWEST TITLE
OF OREGON, INC.


Notary Public for Oregon
My commission expires:

On December 5, 2007 personally appeared the above named Michael A. Usner and Rebecca R. Usner and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF
County of

{ ss

Michael A. Usner

Rebecca R. Usner

I agree to pay on demand all amounts secured by any and all liens not shown above, together with all costs, loss and attorney's fees that may be incurred in connection with such unencumbered liens, provided said liens currently apply to such property or are subsequently established against said property and are created by me, known to me, and have an inception date prior to the consummation of this transaction.

I understand that the title insurance company is being induced and is relying on this affidavit and indemnity to provide title insurance without exception to certain matters not shown by the public records.

The undersigned under penalty of perjury, hereby represents that his/her/their United States taxpayer identification number (Social Security or Corporate taxpayer ID number) is 585-37-7921 and that he/she/they or it is/are not a foreign person or foreign corporation for the purposes of the Foreign Investment Real Property Tax Act.

The undersigned agrees that in the event the real estate or personal property taxes vary in amount from the figures used in making the pro rata portions at closing, a new proportion and a correct and proper adjustment may be made upon demand.

A. The attached survey accurately reflects the present location of the improvements.

B. There have been no changes or additions affecting the location of the improvements during my/our ownership.

11. Check applicable box or boxes:

PACIFIC NORTHWEST TITLE
OF OREGON, INC.

Christy R. Pilson

By:

Dated:

Pacific Northwest Title of Oregon, Inc.

The foregoing institutions have been acknowledged and received by:

Rebecca R. Usner

Michael A. Usner

Dated: December 5, 2007

Other:

proceeds. Any balance shall be disbursed as marked separately in these instructions.

in the amount of \$ _____, in the amount necessary to close that escrow, or total

by wire in accordance with its wiring instructions as attached,

Pacific Northwest Title of Oregon, Inc. by check, or Title,

Transfer net proceeds to escrow # _____ held at:

Express U.S. Mail Overnight mail (UPS/FedEx) (Escrow is authorized to deduct the net proceeds check.)

Messenger service (limited to business addresses in the courier company's Portland service area)

Regular U.S. Mail

By (indicate which):

Mail a check to the undersigned at the following address:

(Please note that your financial institution may charge you a fee to receive wired funds into your account.)

Wire funds directly to the account of the undersigned in accordance with the attached wiring instructions or

as follows:

Deposit funds directly to the account of the undersigned. A deposit slip is attached for your use, or account

information is as follows:

OR (Please note that your financial institution may place a "hold" of 5 to 10 days on any checks deposited

into your account. Wired funds are not subject to this same "holding" requirement by your financial

institution.)

into your account. Wired funds are not subject to this same "holding" requirement by your financial

institution.)

Please call: (503) 469-5259 for advance approval upon receipt, or advise your escrow officer.

with those normally taken 12 to 24 hours - requires all checks we issue through our trust account

procedural - which normally takes 12 to 24 hours - requires all checks we issue through our trust account

for payment. If your intent is to immediately cash or deposit this check at U.S. Bank,

please call: (503) 469-5259 for advance approval upon receipt, or advise your escrow officer.

(initial choice)

MANNER:

YOU ARE HEREBY INSTRUCTED TO DELIVER NET PROCEEDS TO THE UNDERSIGNED IN THE FOLLOWING

Our instructions to you in the above numbered escrow are hereby supplemented as follows:

RE: Escrow No. 07302637

TO: Pacific Northwest Title of Oregon, Inc.

SUPPLEMENTAL ESCROW INSTRUCTIONS

PACIFIC NORTHWEST TITLE
OF OREGON, INC.

