



AmeriTitle, LLC  
 15 Oregon Ave., Bend, OR 97703  
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October 2, 2023  
 File Number: 610230AM  
 Report No.: 1  
 Title Officer: Tonya Vejar Email: [tonya.vejar@amerititle.com](mailto:tonya.vejar@amerititle.com)

**PRELIMINARY TITLE REPORT**

**Property Address:** APN 133950; 1511000003303, Bend, OR 97703  
 APN 133952; 1511170001000, Bend, OR 97703

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE		
Endorsement: OTIRO 110 – No charge	TBD	\$200.00
Proposed Insured: <b>TBD</b>		

We are prepared to issue ALTA (07/01/21) title insurance policy(ies) of , in the usual form insuring the title to the land described as follows:

**Legal description attached hereto and made a part hereof marked Exhibit "A"**

and dated as of 26th day of September, 2023 at 7:30 a.m., title is [vested](#) in:

**Desert Springs Ranch Limited Partnership, an Oregon limited partnership**

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

FEE SIMPLE

**Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of 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 Records; 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.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

**SPECIAL EXCEPTIONS:**

**Tax Information:**

Taxes assessed under Code No. 6012 [Account](#) No. 133950 [Map](#) No. 1511000003303

NOTE: The 2022-2023 Taxes: \$3.33, are Paid

Taxes assessed under Code No. 6012 [Account](#) No. 133952 [Map](#) No. 1511170001000

NOTE: The 2022-2023 Taxes: \$922.45, are Paid

6. The 2023-2024 Taxes: A lien not yet due or payable.
7. Taxes deferred, 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.
8. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Three Sisters Irrigation District.  
(No inquiry has been made)
9. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

10. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:  
Granted To: Central Electric Cooperative, Inc.  
Recorded: January 29, 1962  
Instrument No.: [130/54](#)  
As to Parcel II

The Effect, if any of Quit Claim Deed, including the terms and provisions thereof,  
Recorded: April 16, 1982  
Instrument No.: [355/932](#)

11. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:  
Recorded: December 6, 1966  
Instrument No.: [151/306](#)  
As to Parcel II

12. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:  
Recorded: February 15, 1967  
Instrument No.: [152/178](#)  
As to Parcel I

13. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: December 6, 1972  
Instrument No.: [190/772](#)

Modification(s) of said covenants, conditions and restrictions  
Recorded: September 22, 1989  
Instrument No: [192/2013](#)

Modification(s) of said covenants, conditions and restrictions  
Recorded: June 2, 2006  
Instrument No: [2006-38491](#)

14. Power Line Easement, including the terms and provisions thereof,  
Recorded: December 12, 2001  
Instrument No.: [2001-61301](#)

Amended by Order No. 2006-093, including the terms and provisions thereof,  
Recorded: June 8, 2006  
Instrument No.: [2006-39710](#)

Amended by Order No. 2006-173, including the terms and provisions thereof,  
Recorded: December 14, 2006  
Instrument No.: [2006-81748](#)

15. Squaw Creek Irrigation District Order for the Creation of a Sub District, including the terms and provisions thereof,  
Recorded: February 8, 2002  
Instrument No.: [2002-07771](#)  
As to Parcel I

16. Pipeline Easement, including the terms and provisions thereof,  
Recorded: June 17, 2004  
Instrument No.: [2004-35594](#)
17. Pipeline Easement, including the terms and provisions thereof,  
Recorded: November 20, 2009  
Instrument No.: [2009-49351](#)  
As to Parcel I
18. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:  
Granted To: Central Electric Cooperative Inc.  
Recorded: June 10, 2015  
Instrument No.: [2015-22594](#)
19. Pipeline Easement-2018 Modifications, including the terms and provisions thereof,  
Recorded: February 27, 2018  
Instrument No.: [2018-07798](#)
20. Declaration and Grant of Easement, including the terms and provisions thereof,  
Recorded: August 11, 2022  
Instrument No.: [2022-30886](#)

#### **INFORMATIONAL NOTES:**

- 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: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

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.

**End of Report**

*"Superior Service with Commitment and Respect for Customers and Employees"*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel I:

The East one half of the Northwest quarter of Section 20, Township 15 South, Range 11, East of the Willamette Meridian, Deschutes County, Oregon.

EXCEPTING therefrom those portions dedicated to the public in Instrument recorded June 9, 1983, in Book 16, Page 493, Deschutes County, Oregon

Parcel II:

The West half of the East half of the Southwest quarter of Section 17, Township 15 South, Range 11, East of the Willamette Meridian, Deschutes County, Oregon.

0-12

2277.23

369.15

1000

900  
19.02 AC

701  
17.35 AC

WARRIN ROAD

60

DED 2015-04204

PUBLIC WAY

60

VAC 2015-04203



FRYREAR BUTTE ROAD

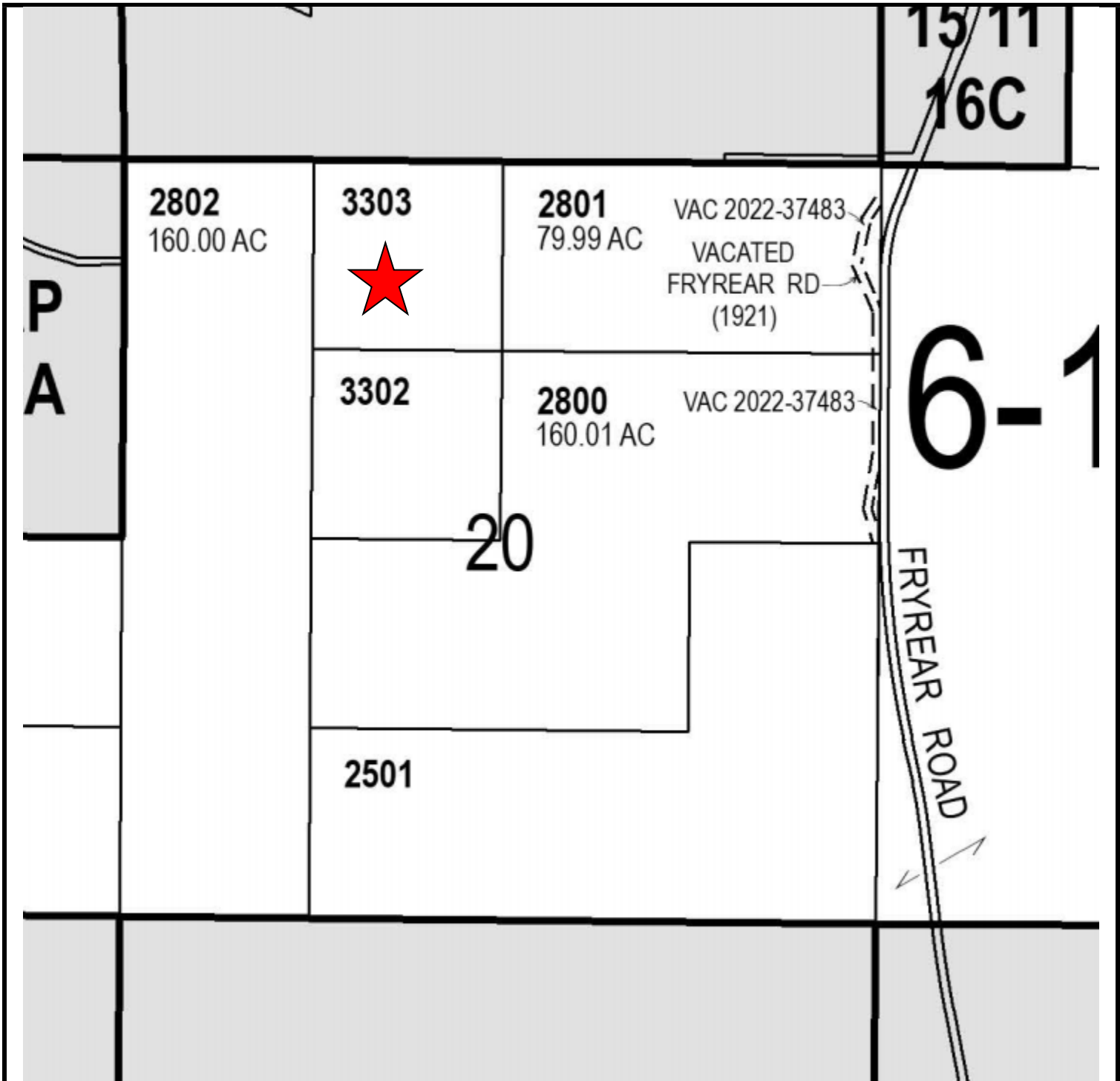
60

SEE MAP 15 11



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THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



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