



15 Oregon Ave., Bend, OR 97703  
PHONE (541)389-7711 FAX (541)389-0506

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Date: December 28, 2023  
Order No. 618701AM  
Reference: 1511000004001  
Sisters, OR 97759

We have enclosed our Report pertaining to order number 618701AM.

***Thank you for the opportunity to serve you. Your business is appreciated!***

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

***Tonya Vejar***

tonya.vejar@amerititle.com  
Title Officer

**NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.**



AmeriTitle, LLC  
15 Oregon Ave., Bend, OR 97703  
PHONE (541)389-7711 FAX (541)389-0506

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December 29, 2023  
File Number: 618701AM  
Report No.: 1  
Title Officer: Tonya Vejar Email: [tonya.vejar@amerititle.com](mailto:tonya.vejar@amerititle.com)

**PRELIMINARY TITLE REPORT**

**Property Address: 1511000004001, Sisters, OR 97759**

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE	TBD	\$200.00
Endorsement: OTIRO 110 – No charge		
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 20th day of December, 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. 133967 [Map](#) No. 1511000004001

NOTE: The 2023-2024 Taxes: \$315.17, are Paid

6. 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.
7. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Three Sisters Irrigation District.  
(No inquiry has been made)

Order for the Creation of a Subdistrict, including the terms and provisions thereof,

Recorded: February 8, 2022

Instrument No.: [2002-07771](#)

8. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
9. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,  
Recorded: January 11, 1973  
Instrument No.: [191-736](#)

Amended by Addendum to Easement, including the terms and provisions thereof,  
Recorded: October 16, 2020  
Instrument No.: [2020-54861](#)

10. 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](#)

Amended by instrument,  
Recorded: September 22, 1989  
Instrument No.: [192-2013](#)

Amended by instrument,  
Recorded: June 2, 2006  
Instrument No.: [2006-38491](#)

11. Pipeline Easement, including the terms and provisions thereof,  
Recorded: November 20, 2009  
Instrument No.: [2009-49351](#)
12. Pipeline Easement-2018 Modifications, including the terms and provisions thereof,  
Recorded: February 27, 2018  
Instrument No.: [2018-07798](#)
13. Declaration and Grant of Easement, including the terms and provisions thereof,  
Recorded: August 11, 2022  
Instrument No.: [2022-30886](#)
14. Rights of tenants under existing leases or tenancies.

#### **INFORMATIONAL NOTES:**

NOTE: In the event of insuring the said Land herein, as the Company will require the following:

The recording in the Deschutes County Deed Records of certified copies of the decree of final distribution and order discharging the personal representative from the probate proceedings in the Circuit Court for Multnomah County, Oregon, in the matter of the Estate of Donald Vetterlein.

The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance from:

- Name: Desert Springs Ranch, an Oregon general partnership
- (a) A complete copy of the partnership agreement and all amendments thereto
  - (b) If less than all partners are executing documents, furnish evidence of the signing partners' authority, unless the authority is granted in the above referenced agreements.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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 EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

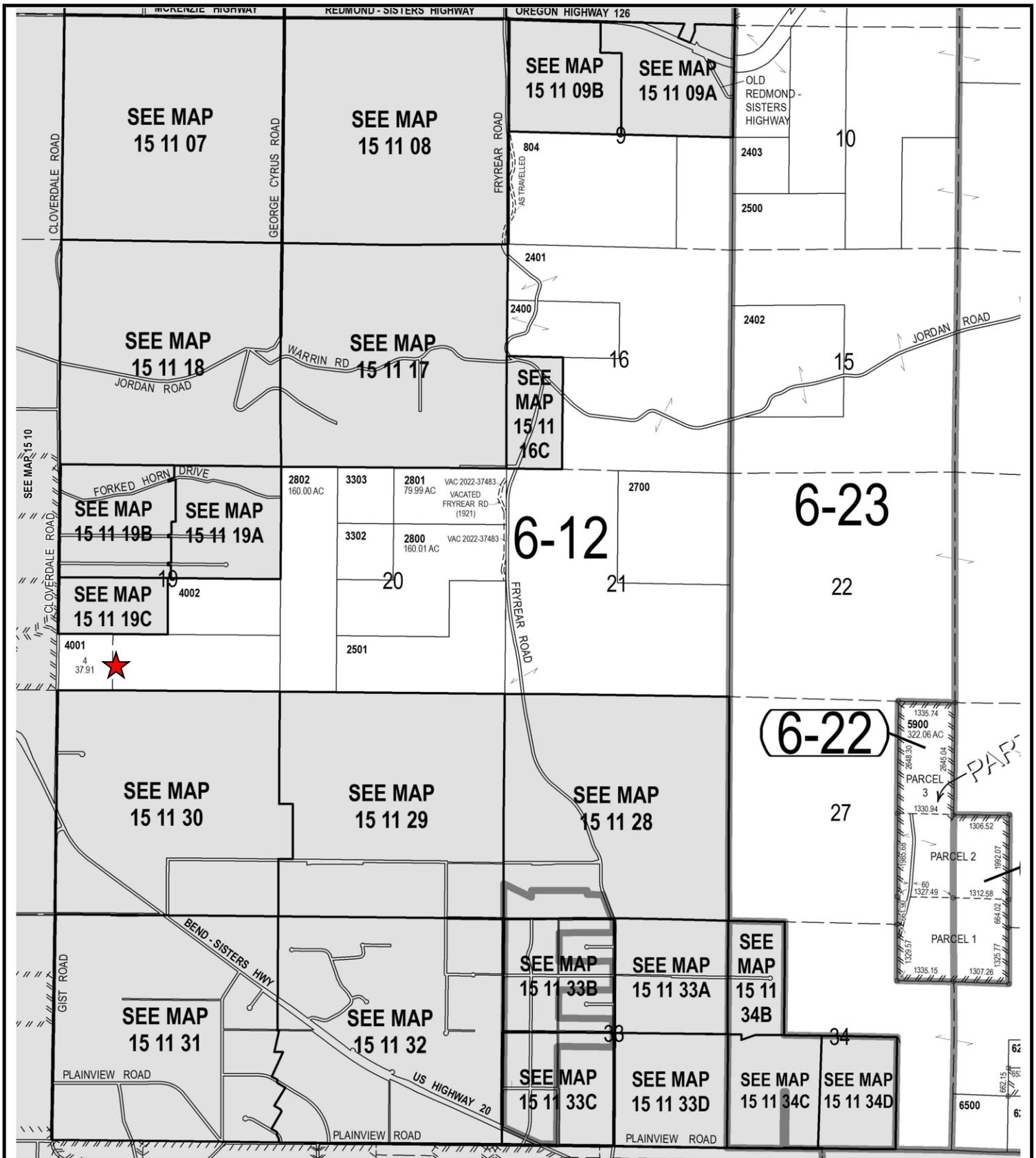
This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

**End of Report**

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

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

Government Lot 4;  
The Southeast quarter of the Southwest quarter (SE1/4SW1/4);  
and the South half of the Southeast quarter (S1/2 SE1/4) of Section 19, Township 15, Range 11, East of the  
Willamette Meridian, Deschutes County, Oregon



151100004001  
Sisters, OR 97759

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



AmeriTitle, LLC  
15 Oregon Ave., Bend, OR 97703  
PHONE (541)389-7711 FAX (541)389-0506

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December 28, 2023  
File Number: 618700AM  
Report No.: **1-Amended**  
Title Officer: Tonya Vejar Email: [tonya.vejar@amerititle.com](mailto:tonya.vejar@amerititle.com)

**PRELIMINARY TITLE REPORT**

**Property Address: 1511000004002, Sisters, OR 97759**

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE		\$200.00
Endorsement: OTIRO 110 – No charge		
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 20th day of December, 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. 133966 [Map](#) No. 1511000004002

NOTE: The 2023-2024 Taxes: \$6.81, are Paid

6. 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.
7. 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](#)

8. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in easement,  
Recorded: January 11, 1973  
Instrument No.: [191/736](#)

Addendum to Easement, including the terms and provisions thereof,  
Recorded: October 16, 2020  
Instrument No.: [2020-54861](#)

9. Squaw Creek Irrigation District Order for the Creation of a Subdistrict, including the terms and provisions thereof,  
Recorded: February 8, 2002  
Instrument No.: [2002-07771](#)
10. Pipeline Easement, including the terms and provisions thereof,  
Recorded: June 17, 2004  
Instrument No.: [2004-35594](#)
11. Pipeline Easement, including the terms and provisions thereof,  
Recorded: November 20, 2009  
Instrument No.: [2009-49351](#)
12. Declaration and Grant of Easement, including the terms and provisions thereof,  
Recorded: August 11, 2022  
Instrument No.: [2022-30886](#)

#### **INFORMATIONAL NOTES:**

NOTE: In the event of insuring the said Land herein, as the Company will require the following:

The recording in the Deschutes County Deed Records of certified copies of the decree of final distribution and order discharging the personal representative from the probate proceedings in the Circuit Court for Multnomah County, Oregon, in the matter of the Estate of Donald Vetterlein.

The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance from:

- Name: Desert Springs Ranch, an Oregon general partnership
- (a) A complete copy of the partnership agreement and all amendments thereto
  - (b) If less than all partners are executing documents, furnish evidence of the signing partners' authority, unless the authority is granted in the above referenced agreements.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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 EXTRA CONTRACTUAL 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**

The North half of the Southeast quarter of Section 19, Township 15 South, Range 11, East of the Willamette Meridian, Deschutes County, Oregon



15 Oregon Ave., Bend, OR 97703  
PHONE (541)389-7711 FAX (541)389-0506

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Date: December 28, 2023  
Order No. 618702AM  
Reference: 1511300000100  
Sisters, OR 97759

We have enclosed our Report pertaining to order number 618702AM.

***Thank you for the opportunity to serve you. Your business is appreciated!***

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

***Tonya Vejar***

tonya.vejar@amerititle.com  
Title Officer

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AmeriTitle, LLC  
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December 29, 2023  
File Number: 618702AM  
Report No.: 1  
Title Officer: Tonya Vejar Email: [tonya.vejar@amerititle.com](mailto:tonya.vejar@amerititle.com)

**PRELIMINARY TITLE REPORT**

**Property Address: 1511300000100, Sisters, OR 97759**

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE	TBD	\$200.00
Endorsement: OTIRO 110 – No charge		
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 20th day of December, 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. 130844 [Map](#) No. 1511300000100

NOTE: The 2023-2024 Taxes: \$122.23, are Paid

6. 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.
7. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Three Sisters Irrigation District.  
(No inquiry has been made)

Order for the Creation of a Subdistrict, including the terms and provisions thereof,

Recorded: February 8, 2022

Instrument No.: [2002-07771](#)

8. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
9. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,  
Recorded: January 11, 1973  
Instrument No.: [191-736](#)

Amended by Addendum to Easement, including the terms and provisions thereof,  
Recorded: October 16, 2020  
Instrument No.: [2020-54861](#)

10. 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](#)

Amended by instrument,  
Recorded: September 22, 1989  
Instrument No.: [192-2013](#)

Amended by instrument,  
Recorded: June 2, 2006  
Instrument No.: [2006-38491](#)

11. Pipeline Easement Agreement, including the terms and provisions thereof,  
Recorded: June 17, 2004  
Instrument No.: [2004-35594](#)
12. Driveway and Utility Easement, including the terms and provisions thereof,  
Recorded: June 7, 2006  
Instrument No.: [2006-39315](#)
13. Driveway and Utility Easement, including the terms and provisions thereof,  
Recorded: June 7, 2006  
Instrument No.: [2006-39316](#)
14. Pipeline Easement, including the terms and provisions thereof,  
Recorded: November 20, 2009  
Instrument No.: [2009-49351](#)
15. Pipeline Easement-2018 Modifications, including the terms and provisions thereof,  
Recorded: February 27, 2018  
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16. Declaration and Grant of Easement, including the terms and provisions thereof,  
Recorded: August 11, 2022  
Instrument No.: [2022-30886](#)
17. Rights of tenants under existing leases or tenancies.

#### **INFORMATIONAL NOTES:**

NOTE: In the event of insuring the said Land herein, as the Company will require the following:

The recording in the Deschutes County Deed Records of certified copies of the decree of final distribution and order discharging the personal representative from the probate proceedings in the Circuit Court for Multnomah County, Oregon, in the matter of the Estate of Donald Vetterlein.

The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance from:

- Name: Desert Springs Ranch, an Oregon general partnership  
(a) A complete copy of the partnership agreement and all amendments thereto

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- 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.

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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**

That portion of Section 30, Township 15 South, Range 11, East of the Willamette Meridian, Deschutes County, Oregon, described as follows:

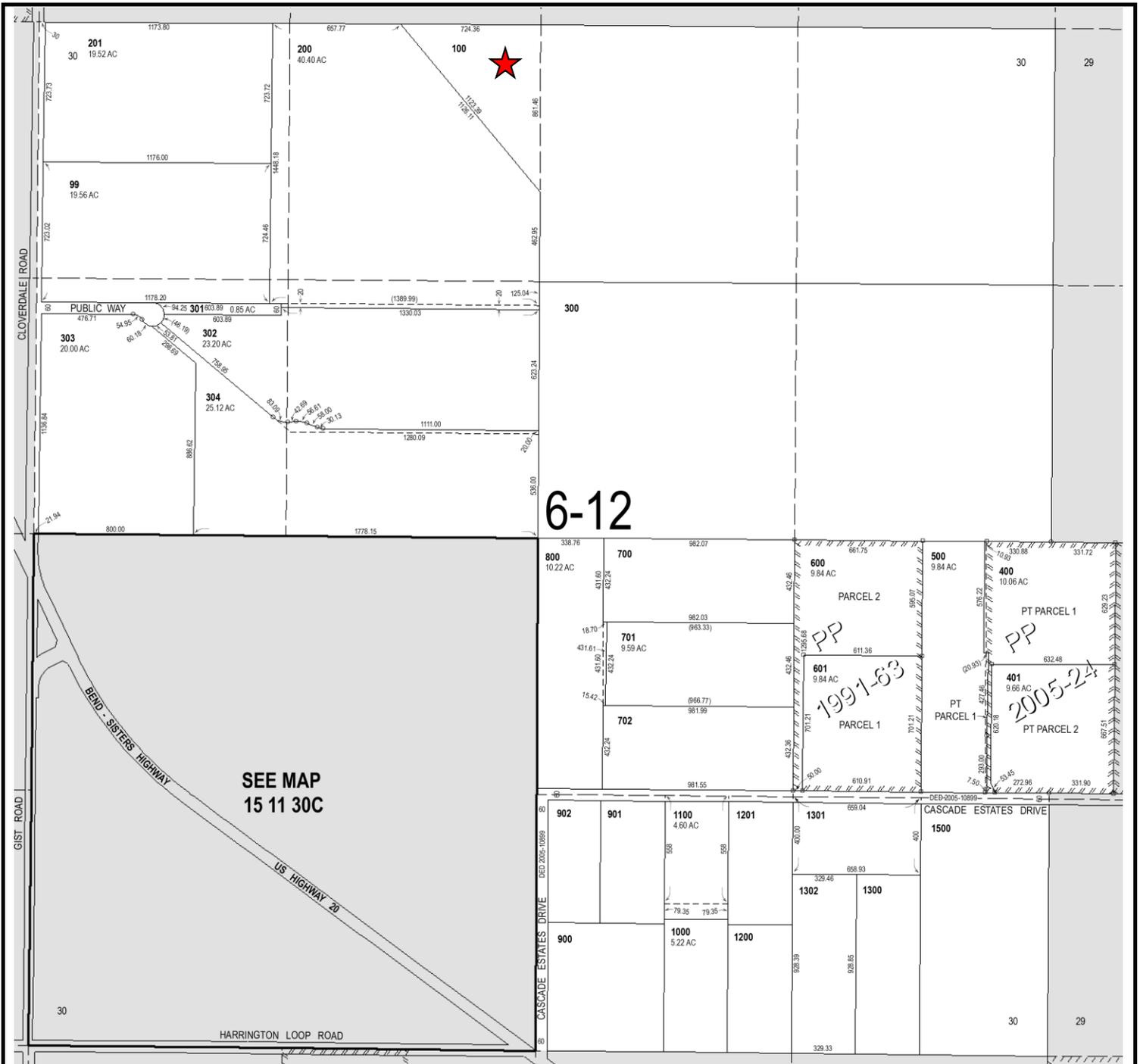
The North half of the Northeast quarter and that portion of the Northeast quarter of the Northwest quarter described as follows:

Beginning at the North Quarter corner;

thence South  $89^{\circ}04'45''$  West 724.36 feet;

thence South  $40^{\circ}51'02''$  East 1123.39 feet;

thence North  $0^{\circ}42'02''$  West 861.46 feet to the True Point of Beginning



6-12

SEE MAP  
15 11 30C

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



1511300000100  
Sisters, OR 97759



15 Oregon Ave., Bend, OR 97703  
PHONE (541)389-7711 FAX (541)389-0506

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Date: December 29, 2023  
Order No. 618704AM  
Reference: 1511300000300  
Sisters, OR 97759

We have enclosed our Report pertaining to order number 618704AM.

***Thank you for the opportunity to serve you. Your business is appreciated!***

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

***Tonya Vejar***

tonya.vejar@amerititle.com  
Title Officer

**NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.**



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15 Oregon Ave., Bend, OR 97703  
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December 29, 2023  
File Number: 618704AM  
Report No.: 1  
Title Officer: Tonya Vejar Email: [tonya.vejar@amerititle.com](mailto:tonya.vejar@amerititle.com)

**PRELIMINARY TITLE REPORT**

**Property Address: 151130000300, Sisters, OR 97759**

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE	TBD	\$200.00
Endorsement: OTIRO 110 – No charge		
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 20th day of December, 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. 130842 [Map](#) No. 1511300000300

NOTE: The 2023-2024 Taxes: \$91.31, are Paid

6. 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.
7. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Three Sisters Irrigation District.  
(No inquiry has been made)

Order for the Creation of a Subdistrict, including the terms and provisions thereof,

Recorded: February 8, 2022

Instrument No.: [2002-07771](#)

8. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
9. 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](#)

Amended by instrument,  
Recorded: September 22, 1989  
Instrument No.: [192-2013](#)

Amended by instrument,  
Recorded: June 2, 2006  
Instrument No.: [2006-38491](#)

10. Pipeline Easement Agreement, including the terms and provisions thereof,  
Recorded: June 17, 2004  
Instrument No.: [2004-35594](#)
11. Driveway and Utility Easement, including the terms and provisions thereof,  
Recorded: June 7, 2006  
Instrument No.: [2006-39315](#)
12. Driveway and Utility Easement, including the terms and provisions thereof,  
Recorded: June 7, 2006  
Instrument No.: [2006-39316](#)
13. Pipeline Easement, including the terms and provisions thereof,  
Recorded: November 20, 2009  
Instrument No.: [2009-49351](#)
14. Pipeline Easement-2018 Modifications, including the terms and provisions thereof,  
Recorded: February 27, 2018  
Instrument No.: [2018-07798](#)
15. Declaration and Grant of Easement, including the terms and provisions thereof,  
Recorded: August 11, 2022  
Instrument No.: [2022-30886](#)
16. Rights of tenants under existing leases or tenancies.

#### **INFORMATIONAL NOTES:**

NOTE: In the event of insuring the said Land herein, as the Company will require the following:

The recording in the Deschutes County Deed Records of certified copies of the decree of final distribution and order discharging the personal representative from the probate proceedings in the Circuit Court for Multnomah County, Oregon, in the matter of the Estate of Donald Vetterlein.

The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance from:

- Name: Desert Springs Ranch, an Oregon general partnership
- (a) A complete copy of the partnership agreement and all amendments thereto
  - (b) If less than all partners are executing documents, furnish evidence of the signing partners' authority, unless the authority is granted in the above referenced agreements.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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 EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

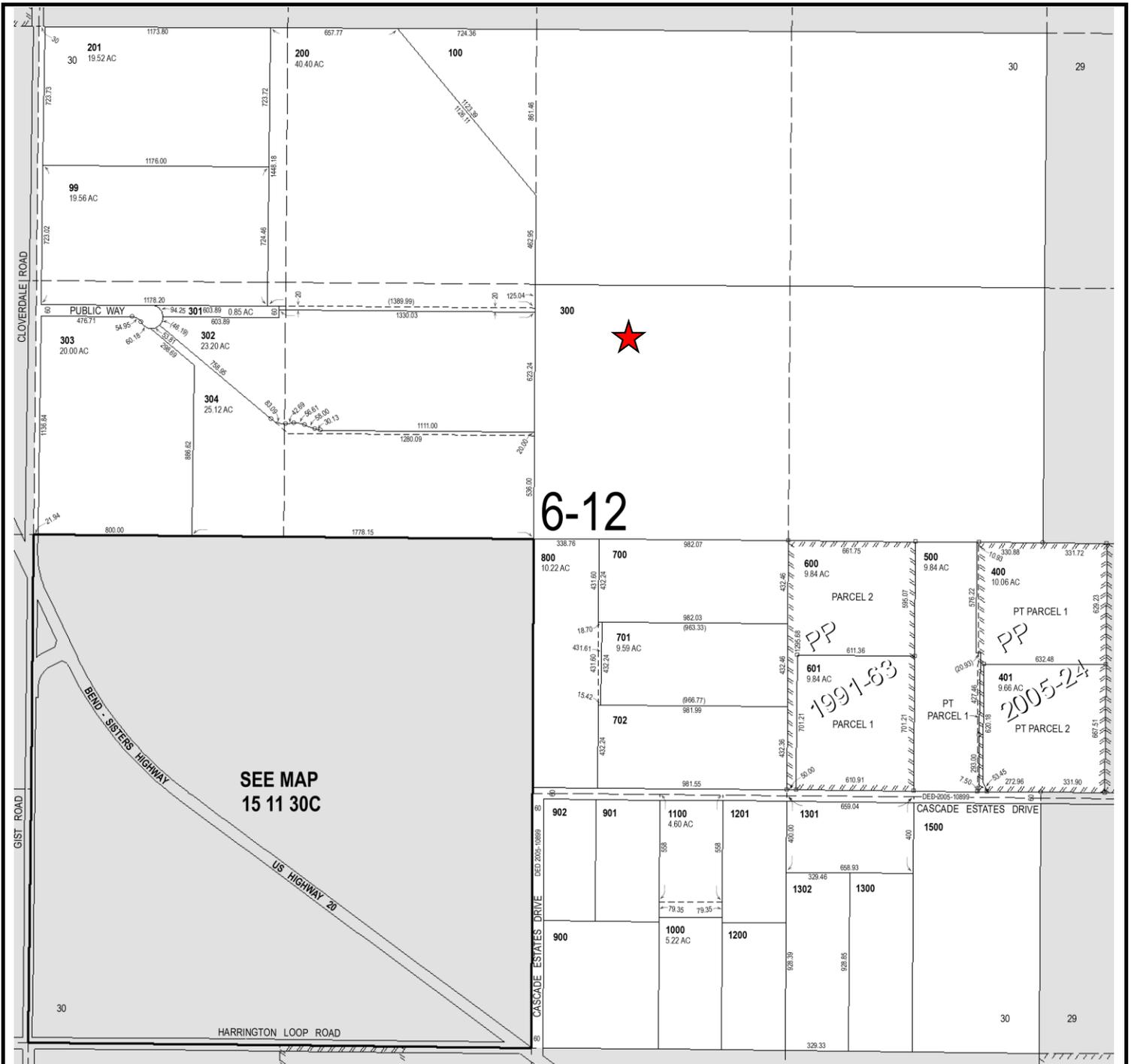
This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

**End of Report**

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

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

The South half of the Northeast of Section 30, Township 15 South, Range 11, East of the Willamette Meridian,  
Deschutes County, Oregon



6-12

SEE MAP  
15 11 30C



151130000300  
Sisters, OR 97759

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



15 Oregon Ave., Bend, OR 97703  
PHONE (541)389-7711 FAX (541)389-0506

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## STATUS OF RECORD TITLE

FSBO  
Your Reference No.

January 3, 2024  
Title Number: 618698AM  
Title Officer: Carrie A Stewart  
Fee: \$200.00

### We have searched the status of record title as to the following described property:

Parcel 2 of Partition Plat 2009-18 as recorded April 27, 2009 in Cabinet 3 Page(s) 712, Deschutes County, Oregon

#### Vestee:

**Robert Dortignacq and Deborah A Parsons as Tenants by the Entirety**

and dated as of **December 20, 2023** at 7:30 a.m.

### Said property is subject to the following on record matters:

Taxes assessed under Code No. 6012 Account No. 264747 Map No. 151119C000100

NOTE: The 2023-2024 Taxes: \$3,348.94, are Paid

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Three Sisters Irrigation District.
2. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for wildlife habitat conservation. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
3. 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](#)  
  
Amended by instrument,  
Recorded: June 2, 2006  
Instrument No.: [2006-38491](#)
4. Easement as disclosed in document,  
Recorded: May 26, 1987  
Instrument No.: [146-91](#)

5. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as reserved in instrument:  
Recorded: January 11, 1973  
Instrument No.: [191-736](#)  
  
Amended by instrument,  
Recorded: October 16, 2020  
Instrument No.: [2020-54861](#)
6. Squaw Creek Irrigation Distric Order, including the terms and provisions thereof,  
Recorded: February 8, 2002  
Instrument No.: [2002-07771](#)
7. Farm and Forest Management Easement, including the terms and provisions thereof,  
Recorded: December 29, 2008  
Instrument No.: [2008-50214](#)
8. Easement as shown on the Partition [Plat](#) No. 2009-18.
9. 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: April 16, 2010  
Instrument No.: [2010-15259](#)
10. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$499,500.00  
Trustor/Grantor: Robert D. Rastovich and Colleen Rastovich, as Tenants by the Entirety  
Trustee: Western Title & Escrow Company  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Bank of England  
Dated: October 23, 2020  
Recorded: October 26, 2020  
Instrument No.: [2020-56911](#)

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.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

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

AmeriTitle, LLC

# Invoice

Date: 01/03/2024  
Number: 238289

Desert Springs Ranch Limited Partnership  
5051 SW Barnes Rd  
Portland, OR 97221

Property Address:  
67700 Cloverdale Road  
Sisters, OR 97759

Please Remit Payment To:  
AmeriTitle, LLC  
Attn: Accounts Receivable  
15 NW Oregon Ave., Ste. 1  
Bend, OR 97703  
(541) 330-8140

## PLEASE NOTE CHANGE OF REMITTANCE ADDRESS

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
618698AM	Dortignacq, Robert		Non-Insured Title Report	Non-Insured Title Report	\$200.00
				<b>Total</b>	<b>\$200.00</b>
				<b>Total Due</b>	<b>\$200.00</b>

Buyer (Borrower) - Robert Dortignacq and Deborah A Parsons  
Seller (if any) -  
Loan Amount (if any) -  
Sales Price (if any) -



15 Oregon Ave., Bend, OR 97703  
PHONE (541)389-7711 FAX (541)389-0506

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Date: January 5, 2024  
Order No. 618696AM  
Reference: 67708 Cloverdale Rd  
Sisters, OR 97759

We have enclosed our Report pertaining to order number 618696AM.

***Thank you for the opportunity to serve you. Your business is appreciated!***

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

***Tonya Vejar***

tonya.vejar@amerititle.com  
Title Officer

**NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.**



AmeriTitle, LLC  
15 Oregon Ave., Bend, OR 97703  
PHONE (541)389-7711 FAX (541)389-0506

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January 5, 2024  
File Number: 618696AM  
Report No.: 1  
Title Officer: Tonya Vejar Email: [tonya.vejar@amerititle.com](mailto:tonya.vejar@amerititle.com)

**PRELIMINARY TITLE REPORT**

**Property Address: 67708 Cloverdale Rd, Sisters, OR 97759**

**Policy or Policies to be issued:**  
OWNER'S STANDARD COVERAGE  
Endorsement: OTIRO 110 – No charge  
Proposed Insured: **TBD**

Liability  
TBD

Premium  
\$0.00

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 20th day of December, 2023 at 7:30 a.m., title is [vested](#) in:

**Sarah Morton**

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:**

6. Taxes assessed under Code No. 6012 [Account](#) No. 133965 [Map](#) No. 151119C000200  
The 2023-2024 Taxes: \$6,964.32  
Balance Due: \$2,321.44, plus interest, unpaid.
7. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Three Sisters Irrigation District  
  
Squaw Creek Irrigation District-Order for the Creation of a Subdistrict, including the terms and provisions thereof,  
Recorded: February 8, 2002  
Instrument No.: [2002-07771](#)
8. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
9. Ingress-Egress Easement as shown on the [Partition Plat](#) No. 2009-18.
10. 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: June 2, 2006  
Instrument No: [2006-38491](#)

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:  
Granted To: Donald H. Vetterlein  
Recorded: January 11, 1973  
Instrument No.: [191/736](#)

Addendum to Easement, including the terms and provisions thereof,  
Recorded: October 16, 2020  
Instrument No.: [2020-54861](#)

12. Farm and Forest Management Easement-Conditional Use, including the terms and provisions thereof,  
Recorded: December 29, 2008  
Instrument No.: [2008-50214](#)
13. Pipeline Easement, including the terms and provisions thereof,  
Recorded: November 20, 2009  
Instrument No.: [2009-49351](#)
14. Pipeline Easement-2018 Modifications, including the terms and provisions thereof,  
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#### **INFORMATIONAL NOTES:**

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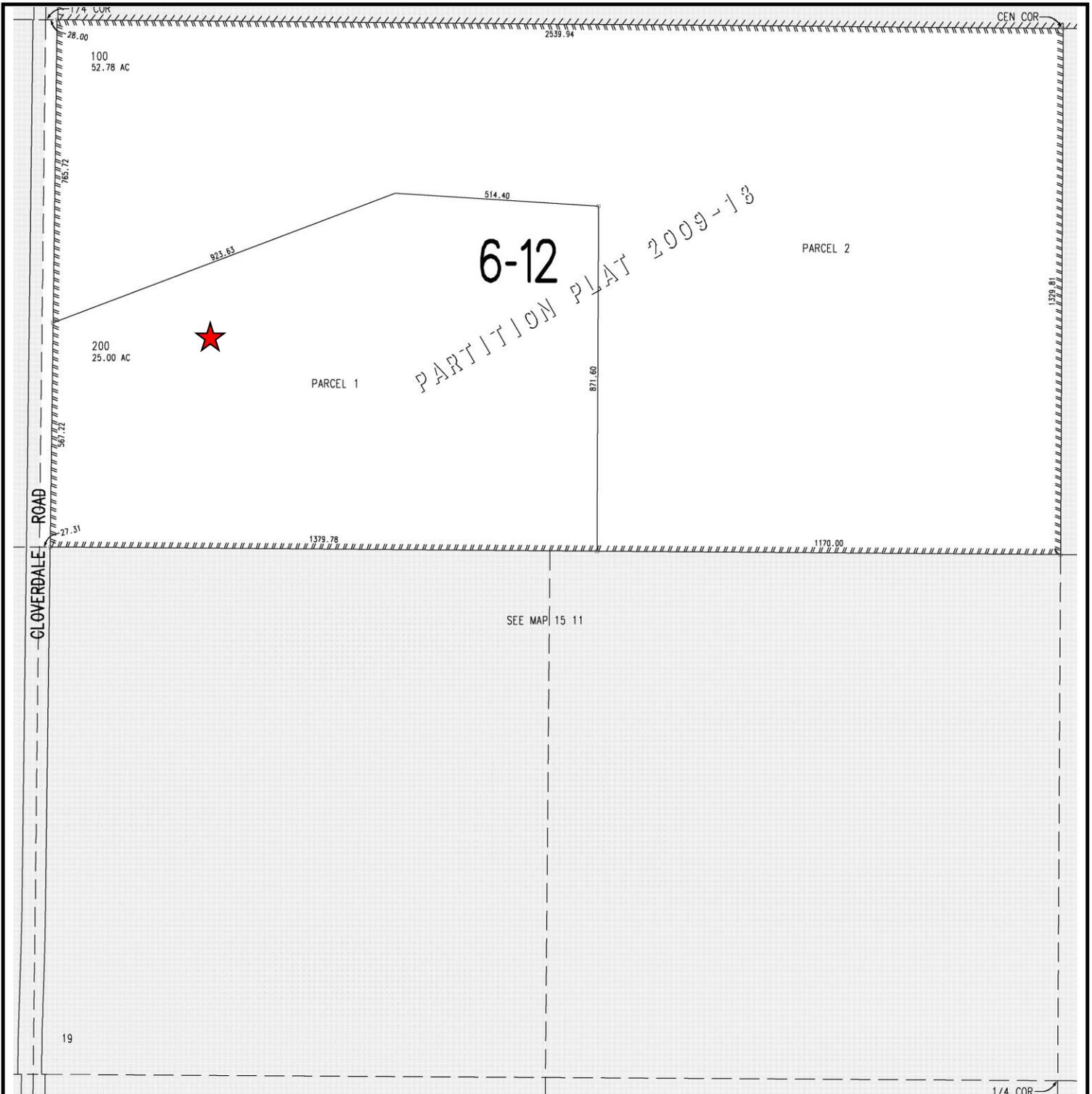
This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

**End of Report**

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

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

Parcel 1, Partition Plat No. 2009-18, recorded April 27, 2009, in Partition Plat Cabinet 3, Page 712, Records of Deschutes County, Oregon



67708 Cloverdale Rd  
Sisters, OR 97759

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