



150 NE Court, Prineville, OR 97754
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August 12, 2016
File Number: 62227AM
Report No.: 6
Title Officer: Dave Williams
Escrow Officer: Jane Reeves

PRELIMINARY TITLE REPORT

Property Address: NNA Vacant Land, Sprav, OR 97874

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE Proposed Insured: Eric F. Spokely and Jennifer L. Spokely		\$850.00
ALTA RESIDENTIAL (X) EXTENDED () STANDARD (Simultaneous) Proposed Insured: To Be Determined Endorsements 209.10-06, 222-06 and 208.1-06	\$0.00	\$0.00 \$100.00

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of Stewart Title Guaranty Company, 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 28th day of July, 2016 at 7:30 a.m., title is vested in:

David C. Spokely and Kathy L. Spokely, as Tenants by the Entirety, aka David Spokely and Kathy Spokely, as Tenants by the Entirety

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. 5 Account No. 3095 Map No. [07S24E0000-01606](#)
The 2015-2016 Taxes: \$222.59 Property Tax and \$509.38 Fire Patrol District, plus interest, unpaid.
7. Taxes assessed under Code No. 5 Account No. 3095 Map No. [07S24E0000-01606](#)
The 2016-2017 Taxes: A lien not yet due or payable.
8. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
9. Easement, including the terms and provisions thereof,
Recorded: December 28, 1978
Instrument No.: [M-35-397](#)
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The Public and Wheeler County, a political subdivision of the State of Oregon
Recorded: November 7, 1986
Instrument No.: [M-37-705](#)
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation, its successors and assigns
Recorded: April 1, 1987
Instrument No.: [M-37-923](#)
12. Access Easement, including the terms and provisions thereof,
Recorded: January 25, 1999
Instrument No.: [990032](#)

13. Access Easement as disclosed in document,
Recorded: January 31, 2003
Instrument No.: [030055](#)
14. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Wheeler County, a municipal corporation of the State of Oregon
Recorded: December 6, 2004
Instrument No.: [040462](#)
15. Easement, including the terms and provisions thereof,
Recorded: January 31, 2006
Instrument No.: [060056](#)
16. Easement Agreement for Access Purposes, including the terms and provisions thereof,
Recorded: October 20, 2006
Instrument No.: [060440](#)
17. Amended Grant of Easement and Easement Agreement, including the terms and provisions thereof,
Recorded: January 27, 2010
Instrument No.: [2010-0027](#)
18. Easements as shown on the [Partition Plat No. 2014-06](#).
19. Easements as shown on the [Partition Plat No. 2015-01](#).
20. Any statutory lien for labor or material, which now has gained, or hereafter may gain priority over the lien of the insured mortgage.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

IF THE ABOVE EXCEPTION IS TO BE REMOVED FROM A FORTHCOMING POLICY PRIOR TO THE EXPIRATION OF THE STATUTORY LIEN PERIOD, THE COMPANY MUST BE CONTACTED REGARDING ITS UNDERWRITING REQUIREMENTS FOR EARLY ISSUE.

21. Persons in possession or claiming the right of possession.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

INFORMATIONAL NOTES:

NOTE: As of the date hereof, there are no matters against Eric F. Spokely and Jennifer L. Spokely which would appear as exceptions in the policy to issue, except as shown herein.

NOTE: This Report was updated to reflect the following changes:

1. Bring report to current plant date
2. Remove Exceptions 18-19

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: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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.

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

Located in Wheeler County, Oregon:

Land in the SE1/4 and SW1/4 Section 27 and the NE 1/4 and NW1/4 Section 34, Twp. 7 S., R. 24 E., W.M., Wheeler County, Oregon, more particularly described as follows:

Parcel 1 of Land Partition No. 2015-01, as shown on the plat thereof, on file and of record in the office of the County Clerk of Wheeler County, Oregon.