



PRELIMINARY TITLE REPORT

FAVREAU GROUP
ATTN: TONY FAVREAU
EMAIL: favreaugroup@msn.com

February 12, 2020
Report No: 0315544
Your No: --
Owner: BRUCE WIECHERT CUSTOM HOMES INC

PRELIMINARY REPORT ONLY

We are prepared to issue 2006 (6/17/06) ALTA title insurance policy(ies) of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

(A T T A C H E D)

Vestee:

BRUCE WIECHERT CUSTOM HOMES, INC.
an Oregon Corporation

Estate:

FEE SIMPLE

DATED AS OF: FEBRUARY 6, 2020 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy 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, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

MAIN OFFICE

811 WILLAMETTE ST.
EUGENE, OREGON 97401

PH: (541) 687-2233 * FAX: (541)485-0307

FLORENCE OFFICE

715 HWY 101 * FLORENCE, OREGON 97439
MAILING: PO BOX 508 * FLORENCE, OREGON 97439

PH: (541) 997-8417 * FAX: (541)997-8246

VILLAGE PLAZA OFFICE

4750 VILLAGE PLAZA LOOP SUITE 100
EUGENE, OREGON 97401

PH: (541) 653-8622 * FAX: (541) 844-1626

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.

SPECIAL EXCEPTIONS:

6. As disclosed by the tax rolls, 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. City liens, if any, as levied by the City of Coburg, for which no search was made.
8. Rights of the public in and to that portion lying within streets, roads and highways.
9. Power line easement, including the terms and provisions thereof, granted to Mountain States Power Company, by instrument recorded May 19, 1926, Reception No. [B148 P495](#), Lane County Oregon Deed Records.
10. Power line easement, including the terms and provisions thereof, granted to Pacific Power and Light Co., by instrument recorded September 30, 1959, Reception No. [1959-079624](#), Lane County Oregon Deed Records.
11. Easement, including the terms and provisions thereof, granted Emerald People's Utility District, by instrument recorded October 25, 1988, Reception No. 1988-044742, Lane County Official Records.
12. Reservation, including the terms and provisions thereof, in deed from Southern Pacific Transportation Company, a Delaware corporation, to Irwin C. Whitaker and Helen P. Whitaker, husband and wife, recorded November 12, 1987, Reception No. 1987-049932, Lane County Official Records.
13. Right-of-Way Easement, including the terms and provisions thereof, granted Pacificorp, a corporation, d.b.a. Pacific Power and Light Company, its successors and assigns, by instrument recorded September 7, 1995, Reception No. [1995-050174](#), Lane County Official Records.
14. Right of Way Easement, including the terms and provisions thereof, granted the Emerald People's Utility District and its successors and assigns, by instrument recorded March 29, 1999, Reception No. 1999-0027700, Lane County Official Records.
15. Farm Use and Forest Management Easement, including the terms and provisions thereof, recorded May 16, 2014, Reception No. [2014-017978](#), Lane County Deeds and Records.
16. A survey of the subject property prepared by Roberts Surveying, Inc., Kent Baker, Surveyor, Project No. 2018-SURVEY-003, dated January 12, 2018, discloses;
 - a) Encroachments of fence along Westerly, Southerly and Easterly boundary lines.
 - b) Encroachment of concrete along Southerly boundary line.Any claim rising thereby and any other matters as set forth on the above referenced survey are hereby excepted.
17. The effect if any of Declaration of Property Line Adjustments recorded July 27, 2018, Reception No. [2018-034905](#), and recorded November 6, 2018, Reception No. [2018-051734](#), as Irwin C. Whitaker, Trustee of the Irwin C. Whitaker Revocable Trust dated April 8, 1991, did not join in the declaration of property line adjustments.

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NOTE: Taxes, Account No. 1897717, Assessor's Map No. 16 03 28, #501, Code 4-59,
2019-2020, in the amount of \$227.68, PAID IN FULL.
Taxes, Account No. 1897725, Assessor's Map No. 16 03 28, #501, Code 4-38,
2019-2020, in the amount of \$73.78, PAID IN FULL.

NOTE: A judgment search has been made on the above named Vestee(s), and we find NONE except
as set forth above.

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.

Cascade Title Co.

kb: Title Officer: KURT BEATY

PROPERTY DESCRIPTION

A unit of land located in the Southwest 1/4 of Section 28, Southeast 1/4 of Section 29 and the Northwest 1/4 of Section 33, Township 16 South, Range 3 West of the Willamette Meridian, said unit of land being more particularly described as follows: Commencing at a 2-1/2 inch Lane County Surveyor's Office brass cap dated 1989 marking the Southwest corner of the Issac Van Duyn Donation Land Claim No. 61, located in Section 32, Township 16 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon; Thence along the Southerly line of said Donation Land Claim No. 61, South 89° 50' 27" East 1583.83 feet to a point, said point being the intersection of the Southerly line of Donation Land Claim No. 61, with the Easterly line of the Old Southern Pacific Railroad right-of-way, said point being referenced by a 5/8 inch iron rebar with yellow plastic cap stamped "CASWELL PLS 494" which bears North 07° 42' 16" West 0.12 feet; said point also marks the point of beginning of this unit of land; Thence leaving the Southerly line of Donation Land Claim No. 61 and run along the Easterly line of the Old Southern Pacific Railroad right-of-way, North 07° 42' 16" West 545.13 feet to a point, said point being the intersection of the Easterly line of the Old Southern Pacific Railroad right-of-way with the Easterly projection of the Northerly boundary of MACY'S SECOND ADDITION TO COBURG, as platted and recorded in Book 3, Page 26, Lane County Oregon Plat Records, said point also being referenced by a 5/8 inch iron rebar with yellow plastic cap stamped "SKINNER & ASSOC INC" which bears North 07° 42' 16" West 0.06 feet; Thence leaving the Easterly line of the Old Southern Pacific Railroad right-of-way and run along the Northerly boundary of MACY'S SECOND ADDITION TO COBURG and its Easterly projection, North 89° 50' 27" West 530.80 feet to a 5/8 inch iron rebar with yellow plastic cap stamped "ROBERTS SURV. INC.", said iron rebar lies on the Westerly right-of-way line of Willamette Street; Thence along the Northerly extension of the Westerly right-of-way line of Willamette Street, North 00° 09' 33" East 60.00 feet to a 5/8 inch iron rebar with yellow plastic cap stamped "ROBERTS SURV. INC."; Thence run parallel with and 60.00 feet Northerly of the Northerly boundary of MACY'S SECOND ADDITION TO COBURG, South 89° 50' 27" East 461.94 feet to a 5/8 inch iron rebar with yellow plastic cap stamped "ROBERTS SURV. INC."; Thence continuing South 89° 50' 27" East 1191.41 feet, parallel with and 600.00 feet Northerly of the Southerly line of Donation Land Claim No. 61 to a 5/8 inch iron rebar with yellow plastic cap stamped "ROBERTS SURV. INC." located on the 1/2 line of the Donation Land Claim No. 61 in a North-South direction as surveyed in County Survey File No. 16369; Thence along the 1/2 line of Donation Land Claim No. 61, South 00° 19' 04" West 600.00 feet to a point; said point being the intersection of the 1/2 line of Donation Land Claim No. 61 with the Southerly line of Donation Land Claim No. 61, said point also being referenced by a 3/4 inch iron pipe which bears South 1.19 feet and West 0.18 feet and a 3/4 inch iron pipe which bears South 0.45 feet and West 0.36 feet; Thence along the Southerly line of Donation Land Claim No. 61, North 89° 50' 27" West 1046.31 feet to the point of beginning, all in Lane County, Oregon.