



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

PRELIMINARY TITLE REPORT ATTACHED

Date: January 19, 2022 **File No.:** 520768AM
Property: 15510 McKenzie Highway, Sisters, OR 97759
Buyer: Woodhill Homes, Inc.
Seller: Richard G. Patterson Revocable Trust

In connection with the above referenced transaction, we are delivering copies of the Preliminary Title Report to the following parties:

Listing Agent:

Cascade Sotheby's International Realty
650 SW Bond, Ste. 100
Bend, OR 97702
Attn: Pam Mayo-Phillips

Selling Agent:

Engel & Voelkers Bend
828 NW Wall St.
Bend, OR 97703
Attn: Kimberly Gorayeb



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Preliminary Title Report

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Escrow Officer:

Tiffany Hudson
345 SE Third St.
Bend, OR 97702
Tiffany.Hudson@amerititle.com
(541) 389-9176

Title Officer

Carrie A Stewart
15 Oregon Ave.
Bend, OR 97703
Carrie.Stewart@amerititle.com
(541) 389-7711

Email escrow closing documents to:

southbend@amerititle.com



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In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer “Yes” to any of the following:

- ❖ **Will you be using a Power of Attorney?**
- ❖ **Are any of the parties in title incapacitated or deceased?**
- ❖ **Has there been any recent change in marital status of the principals?**
- ❖ **Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?**
- ❖ **Has there been any construction on the property in the last six months?**

Remember, all parties signing documents must have a current driver’s license or other valid, government issued photo I.D.



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

January 19, 2022
 File Number: 520768AM
 Report No.: 1
 Title Officer: Carrie A Stewart
 Escrow Officer: Tiffany Hudson

PRELIMINARY TITLE REPORT

Property Address: 15510 McKenzie Highway, Sisters, OR 97759

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE	\$3,500,000.00	\$5,850.00
Proposed Insured: Woodhill Homes, Inc.		

Local Government Lien Search \$30.00

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of Chicago Title Insurance 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 7th day of January, 2022 at 7:30 a.m., title is vested in:

**Richard G. Patterson, as Trustee of the Richard G. Patterson Revocable Trust U/T/A
 dated September 26, 2013**

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. 6047 Account No. 165696 Map No. 151005DC07300

NOTE: The 2021-2022 Taxes: \$63,167.19, are Paid

6. City liens, if any, of the City of Sisters.

None as of the effective date herein.

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. 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: Sisters Land Associates, Inc., an Oregon Corporation
Recorded: December 30, 1977
Instrument No.: 265-70

And as shown on the official plat of said land.

9. Setback Line as shown on the official plat of said land.

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: Central Electric Cooperative, Inc., a Cooperative Corporation
Recorded: July 3, 1986
Instrument No.: [126-1469](#)
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: The City of Sisters, a Municipal corporation of the State of Oregon
Recorded: July 20, 1993
Instrument No.: [305-2852](#)
12. Rights of tenants under existing leases or tenancies.
13. The Company will require a currently dated Certification of Trust be completed and returned by the Trustee(s) of the Richard G. Patterson Revcoable Trust U/T/A dated September 26, 2013.

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

INFORMATIONAL NOTES:

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Woodhill Homes, Inc

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

Lot 4, Section 5 Subdivision, recorded January 28, 1993, in Cabinet C, Page 100, Deschutes County, Oregon; EXCEPT that portion described as follows:

Beginning at the Southeast corner of Lot 3, Section 5 Subdivision; thence North 00°45'14" East a distance of 723.48 feet; thence South 31°26'50" East a distance of 786.89 feet; thence Westerly, a distance of 404.00 feet, more-or-less, to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Warranty Deed recorded June 5, 2003 as Instrument no. 2003-37690, Deschutes County Records.

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Sisters in Deed of Dedication recorded February 23, 2021, Instrument No. 2021-11538, more particularly described as follows:

A portion of land described in Document 2013-41707 recorded October 3, 2013, Deschutes County Official Records, located in the Southwest One-Quarter of the Southeast One-Quarter (SW1/4 SE1/4) of Section 5, Township 15 South, Range 10, East of the Willamette Meridian, Deschutes County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Parcel 3 of Partition Plat 2019-21, recorded December 10, 2019 in Partition Plat Book 4, Page 607, being a 5/8" iron rod with a yellow plastic cap marked "H.A. MCCOY ENGR"; thence along the east line of the property described in Document 2013-41707, South 3°09'41" East, 30.05 feet; thence leaving said East line North 89°48'02" West, 409.92 feet; Thence North 0°11'58" East, 12.78 feet to the South line of Parcel 3; thence along said South line North 83°05'07' East, 139.02 feet to a 5/8" iron rod; thence continuing on said South line South 89°48'02" East, 270.21 feet to the Point of Beginning.