



Western Title & Escrow

220 S Pine Street, Suite 102, Sisters, OR 97759
(541)548-9180 FAX (541)588-6601

RECEIVED
JAN 25 2024
CITY OF SISTERS

PRELIMINARY REPORT

ESCROW OFFICER: Tiana L. VanLanduyt
tvanlanduyt@westerntitle.com
541-548-9182

ORDER NO.: WT0145313
Revision 4-update taxes, add tax
account

TITLE OFFICER: Sally Rust-Campbell

TO: Western Title & Escrow Company
220 S Pine Street, Suite 102
Sisters, OR 97759

ESCROW LICENSE NO.: 201110072

OWNER/SELLER: Sun Ranch Inn LLC

BUYER/BORROWER: Lake House Inn, LLC

PROPERTY ADDRESS: 69013 Camp Polk Rd., Sisters, OR 97759

EFFECTIVE DATE: November 6, 2017, 05:00 PM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006 Owner's Standard Proposed Insured: Lake House Inn, LLC	\$ 1,425,000.00	\$ 2,738.00
ALTA Loan Policy 2006 Standard Lender's Proposed Insured: Dutch Pacific Properties Limited Partnership	\$ 1,282,500.00	\$ 100.00
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee Simple

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Sun Ranch Inn LLC, an Oregon limited liability company

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF DESCHUTES, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

A portion of the Southeast quarter of the Northwest quarter (SE1/4 NW1/4) and a portion of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Four (4), Township Fifteen (15) South, Range (10) East of the Willamette Meridian, Deschutes County, Oregon, described as follows:

Beginning at the center of Section Four (4); thence South 00° 05' 01" East, 329.94 feet; thence South 89° 49' 54" West, 396.08 feet; thence North 00° 05' 01" West, 329.94 feet; thence North 89° 49' 54" East, 33.65 feet; thence North 00° 05' 01" West, 240.38 feet; thence North 89° 49' 54" East, 362.43 feet; thence South 00° 05' 01" East, 240.38 feet to the Point of Beginning.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

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. Any 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, which are 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 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.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2017-2018
Amount: \$3,766.63
Levy Code: 6001
Account No.: 142999
Map No.: 1510040001101

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2017-2018
Amount: \$1,771.57
Levy Code: 6045
Account No.: 243693
Map No.: 1510040001101

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

7. [Intentionally Deleted]
8. Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of the Three Sisters Irrigation District.

9. Easement(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: State of Oregon acting by and through the State Board of Aeronautics
Recording Date: June 29, 1967
Recording No: 154-14
10. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement
- Recording Date: November 19, 1987
Recording No.: 154-2881
11. Note: Well Ownership Identification Form containing a Well Identification Number and other information. This informational note will not appear in the title insurance policy as this recorded form is not a matter within the scope of policy coverages.
Recording Date: 09/13/1999
Recording No.: 99-44043
12. Easement(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: State of Oregon, by and through its Department of Transportation
Recording Date: November 8, 2012
Recording No: 2012-044959
13. Utility Reimbursement Agreement, including the terms and provisions thereof,
- Recording Date: April 25, 2014
Recording No.: 2014-12627
14. Utility Reimbursement Agreement, including the terms and provisions thereof,
- Recording Date: April 25, 2014
Recording No.: 2014-12628
15. Shared Well Use Agreement and Access Easement,
- Recording Date: July 1, 2015
Recording No.: 2015-026612
- Re-Recording Date: October 28, 2015
Recording No.: 2015-044307
16. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
17. The Company will require an ALTA/ACSM LAND TITLE SURVEY. If the owner of the Land the subject of this transaction is in possession of a current ALTA/ACSM LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

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

18. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: **Sun Ranch Inn**

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

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

Notice: Please be aware that due to the conflict between federal and state laws concerning 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.

- A. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- B. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- C. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Lake House Inn, LLC

- D. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Lake House Inn, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

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

- E. Note: In the event title to said Land is acquired by the party(s) named below, the policy(s), when issued, will show the following additional item(s) in Schedule B, unless disposed of to the satisfaction of the Company:

Party(s): Ernest Larrabee and Amy Renae Larrabee

A tax lien for the amount shown and any other amounts due, in favor of the United States of America, assessed by the District Director of Internal Revenue.

Federal Serial No.: 280541517
Taxpayer: Ernest and Amy Larrabee
Amount: \$112,758.40
Recording Date: October 10, 2017
Recording No: 2017-40387

- F. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- G. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

H. Note: Recording charge per document for:
Deschutes County - \$53.00 for the first page, \$5.00 for each additional page

E-recording fee is an additional \$5.00 per document

Send Recording Packages to:
Western Title & Escrow Company
Attention: Recording
360 SW Bond, Suite 100
Bend, OR 97702
Email: desrecording@westerntitle.com