

land Title Company of Grant County, Inc.

145 NE Dayton Street  
John Day, OR 97845-1092

Phone: (541) 575-1529  
Fax: (541) 575-0149  
E-Mail: landtitleco@centurytel.net

**Date:** July 10, 2017

**Our Order Number:**

Customer File No.:

**SUPPLEMENTALNO. THREE  
PRELIMINARY TITLE REPORT**

**AmeriTitle, Inc.  
Attn: Jane Reeves  
70 SW 3rd Avenue  
Ontario, OR 97914**

Liability

Premium

**ALTA 2006 Owner's Policy Standard**

**ALTA 2006 Loan Policy Extended**

**To Be Determined**

**Endorsements: OTIRO 209.3-06, 222-06, 208.1-06 (9.3-06, 22-06 & 8.1-06)**

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Land Title Company of Grant County, Inc. is prepared to issue on request and on recording of the appropriate documents, a policy or policies of Stewart Title Guaranty Company, as applied for, with coverages as indicated, based on this preliminary report. As of **July 03, 2017** at 8:00 A.M. the title to the property described herein is vested in:

Frederic D. Gentile

Subject only to the exceptions shown herein and to the terms, conditions and stipulations contained in the policy form. No liability is assumed until a full premium has been paid and a policy issued.

**LEGAL DESCRIPTION:**

Land in Grant County, Oregon, as follows:

**PARCEL 1 of LAND PARTITION PLAT NO. 2002-09**, according to the plat thereof filed for record in the office of the clerk of said county and state on July 30, 2002.  
(TaxAcct. 1612-27TL2601; Ref. 39423)

## SCHEDULE B

### 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 said 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.

### SPECIAL EXCEPTIONS:

6. Unpatented mining claims, if any.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. General Exceptions 1, 2, 3, 4 and 5 will be shown in the lenders extended coverage policy to be issued unless cleared to the satisfaction of the Company.

Prior to our writing an ALTA Mortgagee's Policy, we should be furnished with a statement as to parties in possession and as to any construction, alterations or repairs to the premises within the last six months. Exceptions may be taken to such matters as may be shown thereby.

Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

NOTE: The following endorsements will be attached to the lender's extended policy or policies to be issued: OTIRO 209.3-06, 222-06 & 208.1-06. No other endorsement will be issued unless requested of and agreed to in writing by the Company prior to closing.

9. Water rights, claims or title to water.
10. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
11. 2017-2018 taxes, a lien not yet payable.
12. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
13. Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches that may traverse the herein described property.

14. Mineral Reservation, including terms and provisions thereof:

Reserved by : Eastern Oregon Land Company  
Recorded : January 26, 1945  
Book 47  
Page 349

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

15. Easement, including the terms and provisions thereof:

For : use of a road and construction of any necessary communication facilities, together with all appurtenances thereto as more particularly described therein  
Granted to : Seneca Lumber Company  
Recorded : March 28, 1966  
Book : 94  
Page : 393

16. Easement, including the terms and provisions thereof:

For : use of a road and construction of any necessary communication facilities, together with all appurtenances thereto as more particularly described therein  
Granted to : Donover Co., etal  
Recorded : June 20, 1969  
Book : 101  
Page : 235

17. Agreement, including the terms and provision thereof:

Regarding : Right of Way Road Use And Maintenance Agreement,  
Between : United States Department of the Interior, Bureau of Land Management  
And : Donover Co., Inc., etal  
Recorded : October 28, 1975  
Book 113  
Page 751

18. Declaration of Taking, including the terms and provisions thereof, in the matter of the United States of America vs. Paul Levatin, etal, U.S. District Court Case No. 75-219, for land to construct and maintain a roadway, recorded June 14, 1977, in 8001< 116, page 974, Grant County Deed Records.

19. Matters disclosed in Declaration and on Plat for Land Partition Plat No. 2002-09 filed in the Grant County Clerk's Office on July 30, 2002.

20. DELETED

21. The legal description in this report is based on information provided by the parties or their representative. The parties to the forthcoming transaction must notify the title company prior to closing if the description does not conform to their expectations.

22. 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 may be subject to additional taxes or penalties and interest.

NOTE: Taxes paid in full for 2016-2017:

Levied Amount : \$1,460.60  
Account No. : 1612-27 TL2601; Ref. 39423

INFORMATION: The apparent property address is:

Franks Creek Road, Dayville, OR 97825

NOTE: The following deed(s) affecting said land were recorded within Twenty-four (24) months of the date of this report: NONE.

NOTE: This report does not include a search for financing statements or agricultural services liens which are filed with the Secretary of State and any matters which would be disclosed thereby are expressly excluded from coverage herein.

NOTE: This report is for the exclusive use of the parties to the transaction and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued and the full premium paid. In the event this transaction fails to close the Company shall make a reasonable charge, not less than \$200.00 for the cancellation of this order pursuant to the filed rate schedule of the Company.

**Land Title Company of Grant County, Inc.**

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STATE OF  
OREGON SS-  
COUNTY

OFFICE OF  
CLERK

THIS INSTRUMENT WAS BEFORE ME ON 7 - 17 - 2002.

of W. SUSAN VAN ETT

**NO**

MY COMMISSION EXPIRES 12-31-05

## STG Privacy Notice Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business-to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes-</b> to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes-</b> to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes-</b> information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes-</b> information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> - For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	We collect your personal information, for example, when you <ul style="list-style-type: none"> <li>• request insurance-related services</li> <li>• provide such information to us</li> </ul> We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**



## STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

### WHAT DO/DOES THE Land Title Company of Grant County, Inc. DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Land Title Company of Grant County, Inc., and its affiliates (" **N/A** "), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Land Title Company of Grant County, Inc., need to share customers' personal information to run their everyday business-to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
<b>For our everyday business purposes-</b> to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes-</b> to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes-</b> information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No
<b>For our affiliates' everyday business purposes-</b> information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b>	Yes	No
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
<b>How often do/does Land Title Company of Grant County, Inc. notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do/does Land Title Company of Grant County, Inc. protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
<b>How do/does Land Title Company of Grant County, Inc. collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• request insurance-related services</li> <li>• provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

### Contact Us

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