



112 SE Court, Pendleton, OR 97801  
PHONE (541)276-2010 FAX (541)276-0016

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**PRELIMINARY TITLE REPORT ATTACHED**

**Date:** July 8, 2016 **File No.:** 114803AM  
**Property:** 28965 North Fork John Day Road, Ukiah, OR  
97880  
**Buyer:** To Be Determined  
**Seller:** Paul Boyer and Penny Boyer and Estate of Larry  
D. Morgan

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

|   |                                   |
|---|-----------------------------------|
| <b>Seller:</b><br>Paul Boyer and Penny Boyer and Estate of Larry<br>D. Morgan<br>4112 Springs Drive<br>Carson City, NV 89701-2932 | <b>Buyer:</b><br>To Be Determined |
|---|-----------------------------------|



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## Preliminary Title Report

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

**Escrow Officer:**

Jane Reeves  
70 SW Third Ave.  
Ontario, OR 97914  
Jane.Reeves@amerititle.com  
(541) 889-6451

**Title Officer**

Richard J. Brown  
112 SE Court  
Pendleton, OR 97801  
Richard.Brown@amerititle.com  
(541) 276-2010

**Email escrow closing documents to:**

ontario@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.



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July 8, 2016  
File Number: 114803AM  
Report No.: 1  
Title Officer: Richard J. Brown  
Email Address: Richard.Brown@amerititle.com  
Phone No.: (541)276-2010  
Escrow Officer: Jane Reeves

**PRELIMINARY TITLE REPORT**

**Property Address: 28965 North Fork John Day Road, Ukiah, OR 97880**

**Policy or Policies to be issued:**  
OWNER'S STANDARD COVERAGE  
Proposed Insured: **To Be Determined**

Liability  
\$TBD

Premium  
\$TBD

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 27th day of June, 2016 at 7:30 a.m., title is vested in:

**Paul Boyer and Penny A. Boyer and the heirs and devisees of Larry Morgan, as Tenants in Common**

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. 80-01 Account No. 102145 Map No. 6S 31 C 02000

NOTE: The 2015-2016 Taxes: \$751.12, are Paid

6. The 2016-2017 Taxes: A lien not yet due or payable.
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. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
9. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of the North Fork John Day River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of the North Fork John Day River.

All matters arising from any shifting in the course of the North Fork John Day River including but not limited to accretion, reliction and avulsion.

10. Easement or easements, including the terms and provisions thereof, as contained in instrument,  
Recorded: November 15, 1958  
[Book: 238, Page: 408](#)

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.  
Recorded: October 4, 1983  
[Reel: 106, Page: 10](#)
12. 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.  
Recorded: October 4, 1983  
[Reel: 106, Page: 12](#)
13. 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 Inc.  
Recorded: October 7, 1988  
[Reel: 171, Page: 902](#)
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: Telephone Utilities of Eastern Oregon Inc.  
Recorded: June 11, 1992  
[Reel: 221, Page: 773](#)
15. 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.  
Recorded: June 11, 1992  
[Reel: 221, Page: 775](#)
16. Effect of designation that any portion of the subject land is within scenic waterway boundaries under Oregon Revised Statutes Chapter 390, as disclosed, in part, by notice or other instrument  
Recorded: January 30, 2009  
Instrument No.: [2009-5470014](#)
17. Due probate and administration of the Estate of Larry D. Morgan deceased, which proceedings are pending in the Circuit Court for Multnomah County, Oregon.  
Probate No.: 120790955  
Personal Representative: Mandie K. Brown  
Attorney for Estate: Chase N. Morinaka  
Forthcoming sale must be under proper notice, hearing and order of the court.
18. Rights of tenants under existing leases or tenancies.

**INFORMATIONAL NOTES:**

NOTE: Underwriter's portion of the total title insurance premium (include endorsements and additional risk premiums) 11.25%.

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

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"***

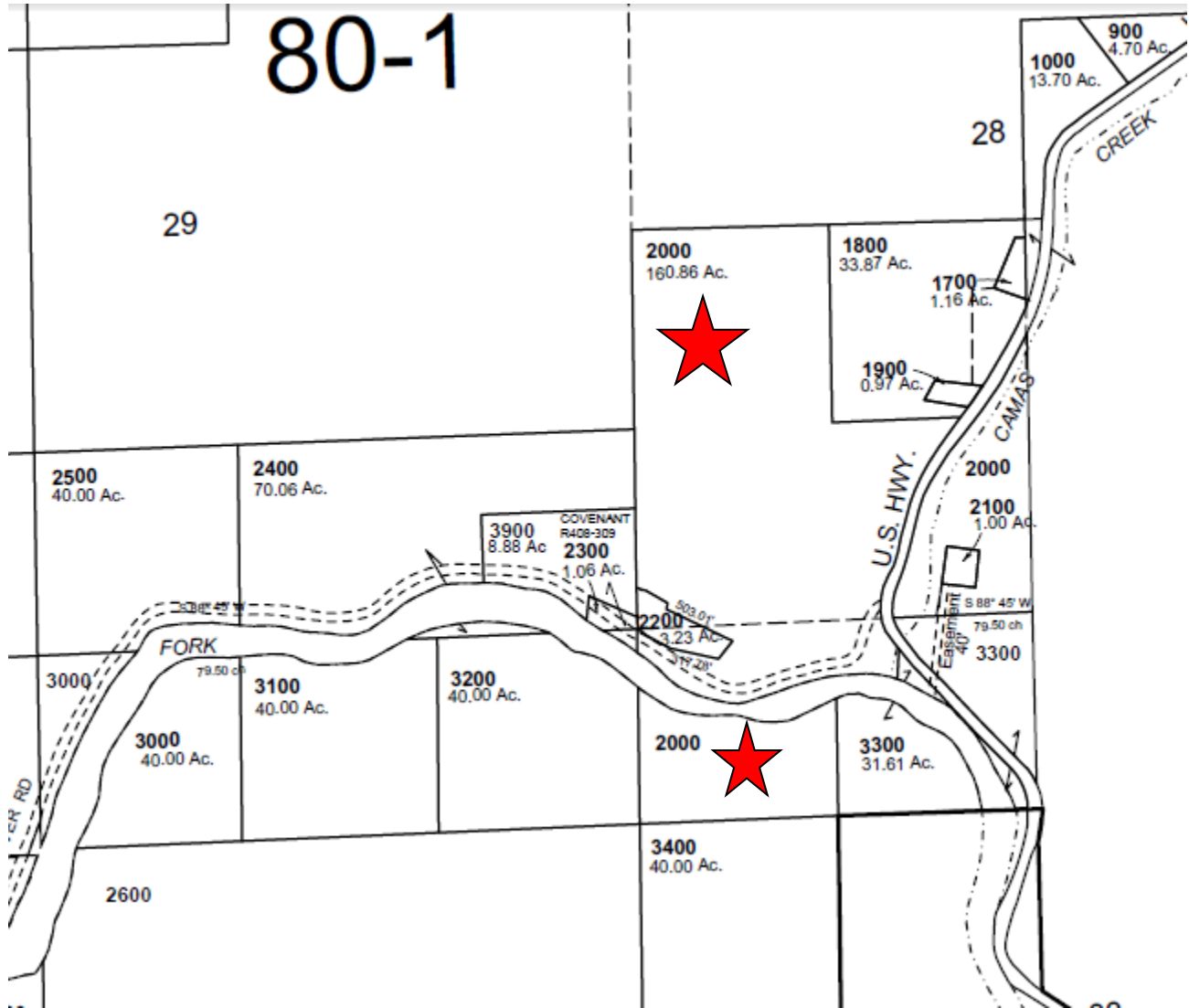
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Southwest Quarter of Section 28, excepting therefrom all the land located in the Northeast Quarter of the Southwest Quarter of Section 28, Township 6 South, Range 31, East of the Willamette Meridian lying West of United States Highway 395 as the same is now located, all being in the County of Umatilla, State of Oregon.

The Northwest Quarter of the Northwest Quarter and that portion of the Northeast Quarter of the Northwest Quarter of Section 33, lying Northwesterly of the John Day River and Camas Creek in Township 6 South, Range 31, East of the Willamette Meridian in the County of Umatilla, State of Oregon.

EXCEPTING that portion lying within United States Highways. ALSO EXCEPTING that portion conveyed to William F. Hassig by deed recorded in Book 280, Page 154, Deed Records, Umatilla County.





28965 North Fork John Day Road  
Ukiah, OR 97880

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF