PRELIMINARY TITLE REPORT

CASCADE ESCROW
ATTN: TINA NAULT
811 WILLAMETTE STREET
EUGENE, OR 97401

November 30, 2023
Report No: 0341865
Your No: EU23-1730
Seller: ACHULES, LLC
Buyer: TO COME

PRELIMINARY REPORT FOR:

Owner's Standard Policy	$325,000.00

PREMIUMS:

Owner's Standard Premium	$1,000.00
Gov. Lien/Inspect Fee	$35.00

We are prepared to issue 2021 (7/1/2021) ALTA title insurance policy(ies) of CHICAGO 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:

ACHULES, LLC,
an Oregon limited liability company

Estate: FEE SIMPLE

DATED AS OF: NOVEMBER 16, 2023 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.

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

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. 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. As disclosed by the tax rolls, the premises herein described have been zoned or classified as forest lands. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest pursuant to the provisions of ORS Chapter 321.

8. The public record does not disclose if the premises herein described have a means of ingress and egress to and from a legally dedicated road or highway. Notwithstanding Paragraph 4 of the insuring clauses of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the land.

9. Easement, including the terms and provisions thereof, from August Tekander, Theodore Tekander, bachelors, and Albert Tekander and Qula Tekander, his wife, to the United States of America, acting by and through the Forest Service, U.S.D.A., recorded July 1, 1958, Reception No. 1958-042449, Lane County Official Records.

10. A copy of the Operating Agreement of Achules, LLC, including any amendments thereof, should be furnished to Cascade Title Company for the purpose of ascertaining members authorized to execute on behalf of the Limited Liability Company.

NOTE: Taxes, Account No. 0761880, Assessor's Map No. 18 10 00 0 0, #1300, Code 32-00, 2023-2024, in the amount of $342.61, PAID IN FULL.
Taxes, Account No. 0761906, Assessor's Map No. 18 10 00 0 0, #1500, Code 32-00, 2023-2024, in the amount of $449.48, 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.

ec/rh: Title Officer: KURT BEATY

PROPERTY DESCRIPTION

PARCEL 1:

The North half of the Southwest quarter of the Southeast quarter; the Southwest quarter of the Southwest quarter of the Southeast quarter; and the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 26, Township 18 South, Range 10 West of the Willamette Meridian, in Lane County, Oregon.

PARCEL 2:

The Northeast quarter of the Northwest quarter; and the North half of Southeast quarter of the Northwest quarter of Section 35, Township 18 South, Range 10 West of Willamette Meridian, in Lane County, Oregon.

CASCADE TITLE CO.

MAP NO.
18-10-00-00

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, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.

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EASEMENT DEED - INDIVIDUAL

KNOW ALL MEN BY THESE PRESENTS, That August Tekander, Theodore Tekander, bachelors; Albert Tekander and Qula Tekander, his wife, hereinafter called the "Grantor", do hereby grant and convey to the United States of America, acting by and through the Forest Service, U.S.D.A., and assigns, hereinafter called the "Government", an easement and right-of-way, including the right, privilege and authority to locate, construct, maintain, patrol and repair a roadway over, upon, along and across the following-described real property situated in the County of Lane, State of Oregon, to-wit:

A strip of land 50 feet in width traversing the following-described real property:

Lot 3, Lot 4, N½SW¼, SE¼NW¼, Section 34, T.18S., R.10W., W.M.
NE¼NW¼, N½SE¼NW¼ Section 35, T.18S., R.10W., W.M.

The said strip being 25 feet in width on each side of a center line of a road as located and to be constructed on the ground, with as much additional width as required for turnouts and for adequate protection of cuts and fills, said center line being more particularly described as follows:

Beginning at a point on the section line between the Government's land and the Grantor's land, said point being approximately 222.4 feet east and 5.0 feet south of the southwest section corner of Section 34, T.18S., R.10W., W.M.; thence N45°45'E a distance of 324 feet; thence along a 1000 foot radius curve left, a distance of 109.1 feet; thence N39°30'E a distance of 167 feet; thence along a 1000 foot radius curve right, a distance of 226.9 feet; thence N52°30'E a distance of 181 feet; thence along an 800 foot radius curve left, a distance of 213.0 feet; thence N37°15'E a distance of 477 feet; thence along a 200 foot radius curve right, a distance of 143.1 feet; thence N78°15'E a distance of 152 feet; thence along a 100 foot radius curve left, a distance of 148.1 feet; thence N3°W a distance of 146 feet; thence along a 1000 foot radius curve left, a distance of 144.6 feet; thence N11°15'W a distance of 104 feet; thence along a 200 foot radius curve right, a distance of 68.1 feet; thence N8°15'E a distance of 41 feet; thence along a 200 foot radius curve left, a distance of 68.9 feet; thence N11°30'E a distance of 124 feet; thence along a 175 foot radius curve right, a distance of 240.5 feet; thence N67°15'E a distance of 271 feet; thence along a 125 foot radius curve left, a distance of 139.6 feet; thence N3°15'E a distance of 122 feet; thence along a 175 foot radius curve right, a distance of 79.4 feet; thence along a 175 foot radius curve left, a distance of 113.8 feet; thence N8°W a distance of 138 feet; thence along a 400 foot radius curve right, a distance of 242.6 feet; thence N26°45'E a distance of 137 feet to a point on the property line between the Grantor's land and the Government's land, said point being approximately 3338 feet north and 2214 feet east of the southwest corner of Section 34, T.18S., R.10W., W.M.

Easement Deed, Individual, page 2

Beginning at a point on the property line between the Government's land and the Grantor's land, said point being approximately 1084 feet west and 1200 feet south of the north ¼ corner of Section 35, T.18S., R.10W., W.M.; thence along a 500 foot radius curve right a distance of 151.5 feet; thence S79°15'E a distance of 370 feet; thence along a 200 foot radius curve left a distance of 106.5 feet; thence N70°15'E a distance of 15 feet; thence along a 200 foot radius curve right, a distance of 85.5 feet; thence S85°15'E a distance of 316 feet; thence along a 300 foot radius curve left, a distance of 182.0 feet; thence N60°E a distance of 128 feet to a point on the property line between the Grantor's land and the Government's land, said point being approximately 1168 feet south and 236 feet east of the north ¼ corner of Section 35, T.18S., R.10W., W.M.

Beginning at a point on the above described centerline, said point being approximately 1275 feet south and 50 feet west of the north ¼ corner of Section 35, T.18S., R.10W., W.M.; thence S85°15'E a distance of 315 feet to a point on the property line between the Grantor's land and the Government's land, said point being approximately 1300 feet south and 263 feet east of the north ¼ corner of Section 35, T.18S., R.10W., W.M.

Together with reasonable rights of ingress, egress and regress to and from said lands for the purposes designated.

The rights, privileges and authorities herein granted are for full use and enjoyment by the Government for the removal of National Forest timber and forest products only and for management and protection of the National forests, and the rights, privileges and authorities herein granted shall continue as long as used for the purposes granted but if for a period of 10 years the Government shall cease to use the rights, privileges and authorities for the purposes granted or shall abandon the use of the easement herein granted then, in any such events, the Grantor may terminate this easement and all rights hereunder shall revert to the holder of the fee title to the lands.

The buyer shall at the request of the vendor install 2 permanent gates suitable for closing the road to livestock and vehicles. one at S. sec line sec. 34 and another at ~~[illegible] 34~~ N-S sec. 35, T. 18S., R 10W. W.M.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 3rd day of July, 1957.

T.T.
A.T.
Q.T.
A.T.
O.W.W.

Theodore Tekander
August Tekander
Lula Tekander
Albert Tekander

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Easement Deed, Individual, page 3

STATE OF Oregon)
) ss.
COUNTY OF Lane)

On this 5 day of July, 1957 before me a Notary Public in and for said county and state personally appeared ALBERT TEKANDER & ULA TEKANDER, AUGUST TEKANDER & THEODORE TEKANDER to me known to be the identical individuals described in and who executed the within and foregoing instrument and whose names are subscribed thereto and acknowledged to me that they signed and executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

ERWIN BARNUM NOTARY PUBLIC STATE OF OREGON

Erwin Barnum
Notary Public in and for the State
of Lane County
Residing at Florence, Ore.
My commission expires April 6, 1959

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4/4068 – Sekander

12449

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State of Oregon,
County of Lane—ss.

I, Harry L. Chase, County Clerk and ex-officio Recorder of Conveyance, in and for said County, do hereby certify that the within instrument was received for record at

1958 JUL 1 AM 10 26

REEL 117 '58 D

Lane County Clerk and Recorder,
HARRY L. CHASE, County Clerk.
By Mabelle Biggs Deputy.

Sunlaw National
350 Corvallis, Oregon