



Pioneer Title Company of Umatilla County

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Pendleton, OR 97801
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Hermiston, OR 97838
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PRELIMINARY REPORT FOR TITLE INSURANCE

To: First American Title Ins. Co.	Order No: 104604
2405 14th Avenue	Your No : 7091-3942185
Albany, OR 97321	Buyer : ODFW
	Seller : MARSHALL

TYPE OF POLICY:	AMOUNTS	CODE	PREMIUMS
Owner's Standard Coverage	\$550,000.00	3.2	\$1,425.00

Proposed Insured: OREGON DEPARTMENT OF FISH AND WILDLIFE

We are prepared to issue title insurance in the form and amount shown above, insuring the title to the land described herein:

SEE ATTACHED DESCRIPTION

And as of May 19, 2022, at 5 o'clock P. M., Vests in:

HENRY GALE MARSHALL and ANITA EILEEN MARSHALL, husband and wife
as tenants by entirety, as to a fee simple interest

Subject to the usual printed exceptions in the standard title insurance policy and:

NOTE I: 2021-2022 Taxes, \$3,250.26, paid in full.
Code No. 16-36, Map No. 2N-32-16, Tax Lot 2002, Serial No. 158426 (Tract I)

NOTE II: 2021-2022 Taxes, \$1,393.50, paid in full.
Code No. 16-1, Map No. 2N-32-16CD, Tax Lot 100, Serial No. 104915 (Tract II)

NOTE III: 2021-2022 Taxes, \$840.02, paid in full.
Code No. 16-1, Map No. 2N-32-16CD, Tax Lot 201, Serial No. 104920 (Tract III)

1. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
2. Liens or assessments for the City of Pendleton, if any.
3. Easement, including the terms and provisions thereof,
Grantee : Pacific Power & Light Company
Recorded : April 20, 1950, Book 192, Page 293, Deed Records.

4. Access Restrictions, easements and conditions, including the terms and provisions thereof, contained in Deed(s),
Grantee : State of Oregon, through its Department of Transportation
Recorded : September 28, 1956, Book 237, Page 359,
Recorded : November 9, 1956, Book 238, Page 320 and
Recorded : December 24, 1956, Book 239, Page 198, Deed Records and
Modified : December 16, 2013, Instrument No. 2013-6120727, Office of
Umatilla County Records.
5. Agreement for Conditional Use and Minor Partition, including the terms and provisions thereof,
First Party : Henry Gale Marshall, etux
Second Party : The City of Pendleton
Recorded : June 21, 1990, Microfilm Reel 193, Page 1839, Office of
Umatilla County Records.
6. Construction Easement for Montee Drive, including the terms and provisions thereof,
Grantee : City of Pendleton
Recorded : May 10, 1993, Microfilm Reel 235, Pages 317 and 322, Office of
Umatilla County Records.
7. Easement, including the terms and provisions thereof,
Grantee : Pacificorp
Recorded : July 21, 1993, Microfilm Reel 238, Page 1154, Office of
Umatilla County Records.
8. Tenancy in Common Agreement, including the terms and provisions thereof,
First Party : Henry Gale Marshall and Anita Eileen Marshall
Recorded : November 13, 2013, Instrument No. 2013-6110712 and
Amended : December 27, 2013, Instrument No. 2013-6130169, Office of
Umatilla County Records.

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 therefor paid, within ninety days from the date of this report.

Very truly yours,

PIONEER TITLE COMPANY



Jeremy S. Parker
Title Officer

JSP/m

Tract I

A tract of land located in the Southeast Quarter and the Southwest Quarter of Section 16, Township 2 North, Range 32, East of the Willamette Meridian, Umatilla County, Oregon, being described as commencing at the South One-Quarter Corner of said Section 16; thence North $00^{\circ}01'41''$ East along the North-South centerline of said Section 16, a distance of 675.57 feet to the True Point of Beginning for this description; thence continuing North $00^{\circ}01'41''$ East along the North-South centerline of said Section 16, a distance of 578.86 feet to the Southeast Corner of "Tract I" of lands described in Bargain and Sale Deed between Civic Development, Inc. (Grantor) and Gale and Anita Eileen Marshall (Grantees) recorded in Instrument No. 1999-3520511, Office of Umatilla County Records; thence North $89^{\circ}58'19''$ West along the South line of said "Tract I", a distance of 344.70 feet to a point on the East boundary of that tract of land conveyed to the City of Pendleton, by Dedication Deed recorded at Reel 235, Page 327, Office of Umatilla County Records; thence along the East line of said City of Pendleton Tract, on the arc of a 770.00 foot radius curve right (long chord bears North $38^{\circ}27'41''$ East, 282.39 feet) a distance of 283.99 feet to a point on the East right-of-way line of Montee Drive; thence North $49^{\circ}01'38''$ East along the East right-of-way line of said Montee Drive, a distance of 10.29 feet; thence South $45^{\circ}58'22''$ East, a distance of 96.49 feet to the point of curvature of a curve; thence along the arc of a 350.00 foot radius curve to the left (long chord bears South $53^{\circ}49'21''$ East, 95.60 feet) a distance of 95.90 feet to a point of tangency; thence South $61^{\circ}40'20''$ East, a distance of 334.34 feet to a point on the West right-of-way line of U.S. Highway No. 395; thence along the West right-of-way line of said Highway, on the arc of a 75.00 foot outside offset spiral curve to the left (Record centerline spiral data: Length=250 feet, $S=02^{\circ}11'18''$, $a=0.7$) (long chord bears South $33^{\circ}15'05''$ West, 26.87 feet) a distance of 26.87 feet to Highway Engineer's Centerline Station 28+35.80 P.S.C. on the West right-of-way line of said Highway; thence continuing along the West right-of-way line of said Highway, along the arc of a 3349.04 foot radius curve to the left (long chord bears South $27^{\circ}49'32''$ West, 567.95 feet) a distance of 568.63 feet to the true point of beginning;

Excepting therefrom that tract of land conveyed to the City of Pendleton by Dedication Deed recorded in Instrument No. 2012-5990689, Office of Umatilla County Records.

Tract II

Commencing at a point on North-South centerline of Section 16, Township 2 North, Range 32, East of the Willamette Meridian, Umatilla County, Oregon, said point being located 1,603 feet distant Northerly from the South Quarter corner of where the North-South centerline of said Section 16 intersects with the South right-of-way line of U.S. Highway No. 395; thence Southerly along the North-South centerline of said Section 16, a distance of 350 feet to the Southeast corner of that tract of land conveyed to Clifford R. Jenison, etux, by Deed recorded in Book 190, Page 497, Deed Records and the True Point of Beginning for this description; thence Westerly along the South line of said Jenison Tract, a distance of 349 feet to the East right-of-way line of said Highway; thence in a Southwesterly direction along the East right-of-way line of said Highway, around a 686.30 foot radius curve (the long chord of which bears South 08°59'10" West, 435.34 feet) the arc distance of 442.99 feet, more or less, to a point, said point being located Westerly from a point that is located 430 feet distant Southerly from the point of beginning; thence Easterly, a distance of 417 feet to a point on the North-South centerline of said Section 16; thence Northerly along the North-South centerline of said Section 16, a distance of 430 feet to the point of beginning;

Excepting therefrom that tract of land conveyed to the City of Pendleton, by Dedication Deed recorded in Microfilm Reel 235, Page 312, Office of Umatilla County Records.

Tract III

Parcel 2, PARTITION PLAT NO. 1990-02 (Instrument No. 1990-155027 Office of Umatilla County Records) located in the Southwest Quarter of Section 16, Township 2 North, Range 32, East of the Willamette Meridian, Umatilla County, Oregon.

Printed Exceptions in the Standard Title Insurance Policy

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 improvement 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.

PIONEER TITLE COMPANY

PRIVACY POLICY

WE ARE COMMITTED TO SAFEGUARDING CUSTOMER INFORMATION

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information, particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

APPLICABILITY. This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use the information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

TYPES OF INFORMATION. Depending upon which our services you are utilizing, the types of nonpublic personal information that we may collect include:

- A. Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- B. Information about your transactions with us, our affiliated companies, or others; and
- C. Information we receive from a consumer reporting agency.

USE OF INFORMATION. We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for use to provide the product or service you have requested to use; or (2) as permitted by law. We may however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purposes, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

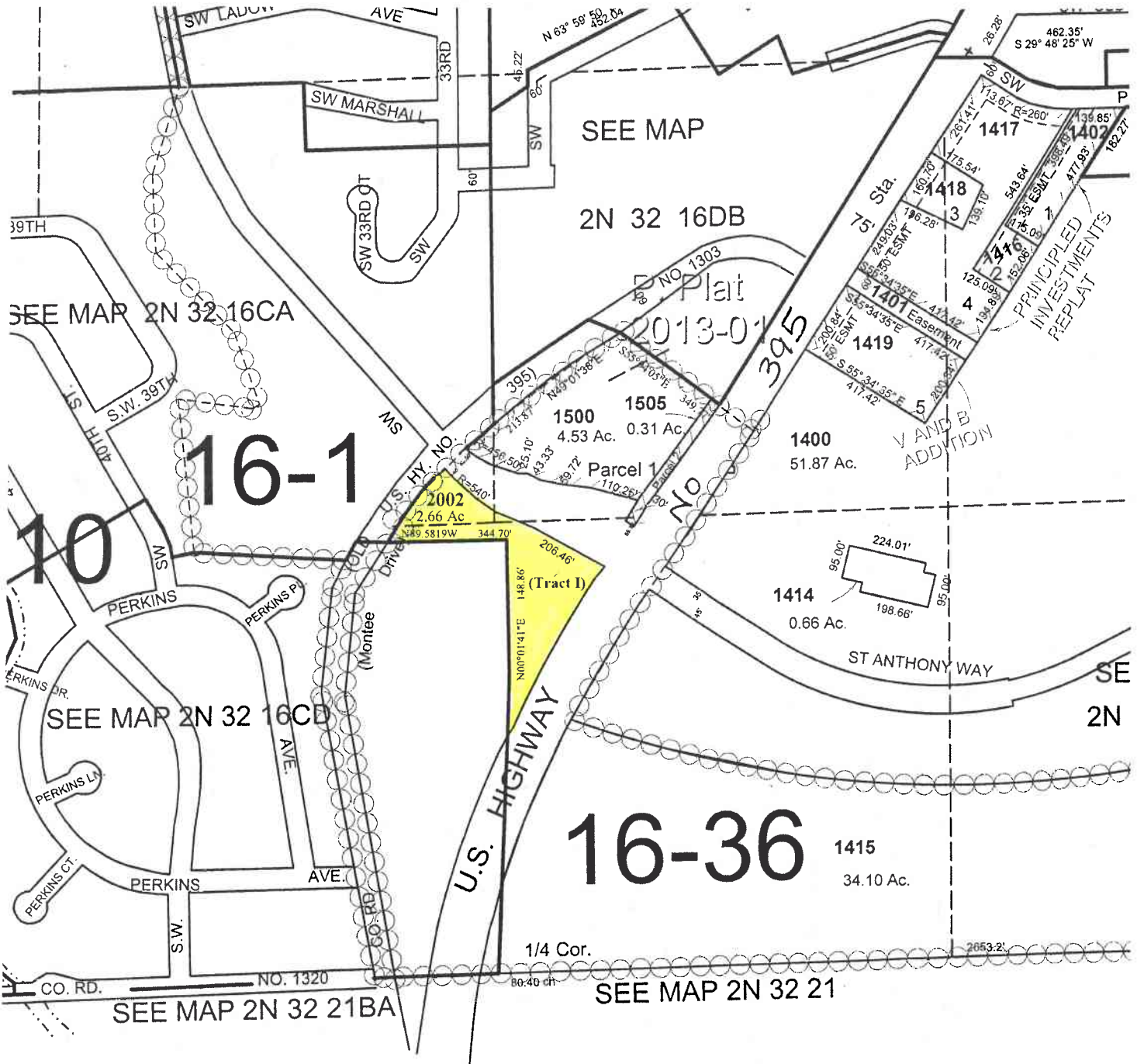
FORMER CUSTOMERS. Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

CONFIDENTIALITY AND SECURITY. We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Pioneer Title Company

THIS MAP IS NOT A SURVEY AND DOES NOT SHOW THE LOCATION OF ANY IMPROVEMENTS AND IS PROVIDED FOR IDENTIFICATION OF THE LANDS ONLY AND THIS COMPANY ACCEPTS NO LIABILITY FOR THE ACCURACY OF BOUNDARY LINES, EASEMENTS, ROAD OR OTHER MATTERS SHOWN THEREON.

MAP NO. 2N-32-16



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MAP NO. 2N-32-16-CD

