



15 Oregon Ave., Bend, OR 97703  
PHONE (541)389-7711 FAX (541)389-0506

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## **PRELIMINARY TITLE REPORT ATTACHED**

**Date:** April 13, 2022 **File No.:** 537660AM  
**Property:** 51455 Huntington Rd, La Pine, OR 97739  
**Buyer:** Guy V. Tavares and Lisa A. Tavares Trustees, of  
the Guy & Lisa Tavares Trust Dated December 2,  
2021  
**Seller:** La Pine Highway Center Inc

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

**Listing Agent:**  
La Pine Realty  
PO Box 377  
La Pine, OR 97739  
Attn: Lisa Tavares

**Selling Agent:**  
La Pine Realty  
PO Box 377  
La Pine, OR 97739  
Attn: Lisa Tavares

Attn:

Attn:



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## Preliminary Title Report

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

**Escrow Officer:**

Jillian Pickle  
PO Box 3648, 16487 Bluewood Pl., Ste 1  
La Pine, OR 97739  
jillian.pickle@amerititle.com  
(541) 876-1107

**Title Officer**

Hope Bridges  
15 Oregon Ave.  
Bend, OR 97703  
Hope.Bridges@amerititle.com  
(541) 389-7711

**Email escrow closing documents to:**



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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.



AmeriTitle, LLC  
 15 Oregon Ave., Bend, OR 97703  
 PHONE (541)389-7711 FAX (541)389-0506

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April 13, 2022  
 File Number: 537660AM  
 Report No.: 1  
 Title Officer: Hope Bridges  
 Escrow Officer: Jillian Pickle

**PRELIMINARY TITLE REPORT**

**Property Address: 51455 Huntington Rd, La Pine, OR 97739**

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE Proposed Insured: <b>Guy V. Tavares and Lisa A. Tavares Trustees, of the Guy &amp; Lisa Tavares Trust Dated December 2, 2021</b>	\$150,000.00	\$575.00
ALTA LENDER'S COMMERCIAL ( X ) EXTENDED ( ) STANDARD (Simultaneous) Proposed Insured: Endorsements: OTIRO End 208.2-06, OTIRO End 209.10-06, OTIRO End 222-06	\$150,000.00	\$273.00
		\$158.00

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of First American 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 31st day of March, 2022 at 7:30 a.m., title is vested in:

**La Pine Highway Center Inc.**

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. 1127 Account No. 115162 Map No. 221015AD00700

NOTE: The 2021-2022 Taxes: \$939.16, are Paid

6. Access and Frontage Road Restrictions, including the terms and provisions thereof,  
Recorded: July 3, 1952  
Instrument No.: [101-288](#)
7. Access and Frontage Road Restrictions, including the terms and provisions thereof,  
Recorded: February 25, 1953  
Instrument No.: [103-284](#)
8. 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: LaPine Special Sewer District  
Recorded: April 15, 1988  
Instrument No.: [162-0112](#)
9. 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: LaPine Special Sewer District  
Recorded: April 28, 1988  
Instrument No.: [162-2190](#)
10. Rights of tenants under existing leases or tenancies.

11. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.
12. The Company will require a currently dated Certification of Trust be completed and returned by the Trustee(s) of the Guy & Lisa Tavares Trust dated December 2, 2021.

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

13. 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.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

IF THE ABOVE EXCEPTION IS TO BE REMOVED FROM A FORTHCOMING POLICY PRIOR TO THE EXPIRATION OF THE STATUTORY LIEN PERIOD, THE COMPANY MUST BE CONTACTED REGARDING ITS UNDERWRITING REQUIREMENTS FOR EARLY ISSUE.

14. Persons in possession or claiming the right of possession.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

#### **INFORMATIONAL NOTES:**

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Guy V. Tavares, Lisa A. Tavares and Guy & Lisa Tavares Trust Dated December 2, 2021

NOTE: We find the following deed affecting said Land recorded within 24 months of the date of this report:

Document: Bargain and Sale Deed

Grantor: La Pine Highway Center Inc.

Grantee: La Pine Highway Center Inc.

Recorded: September 14, 2020

Instrument No.: [2020-47128](#)

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: 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.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

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**

Lots 20, 21 and 22, Block Thirty-four (34), of LA PINE, recorded August 1, 1918, in Cabinet A, Page(s) 55, Deschutes County, Oregon. Together with those portions of Fifth and Hill Streets abutting thereon, which inured to said lots by order of The Deschutes County Board of Commissioners dated May 18, 1977.