



769 Ponderosa Village, Burns, OR 97720  
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**October 21, 2025**

**File Number:** 1035017

**Report No.:** [1]

**Title Officer:** Stan Falley stan.falley@amerititle.com

## **PRELIMINARY TITLE REPORT**

**Property**

**Address:** Multiple Parcels, 55055 OO Ranch Road, Princeton, OR 97721  
NNA Bare Land, Princeton, OR 97721

<b><u>Policy or Policies to be issued:</u></b>	<b><u>Liability</u></b>	<b><u>Premium</u></b>
<b>Proposed Insured:</b> Northwest Farm Credit Services		
<b>2021 ALTA Standard Owner's Policy</b> COMMERCIAL	\$1.00	\$200.00
<b>Endorsements:</b> 110		\$0.00

We are prepared to issue ALTA (07/01/21) 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 25th day of September, 2025 at 7:30 a.m., title is vested in:

**Charles W. Eggert and Louanna Eggert, as tenants by the entirety**

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:**

6. Taxes assessed under Code No. 4-2 Account No. 45047 Map No. 26S30N000002300  
The 2025-2026 Taxes: \$8,606.88, plus interest, unpaid.
7. The 2022-2023 Taxes: \$3,847.97, plus interest, unpaid.
8. The 2023-2024 Taxes: \$8,113.02, plus interest, unpaid.
9. The 2024-2025 Taxes: \$8,356.25, plus interest, unpaid.
10. Taxes assessed under Code No. 4-2 Account No. 45049 Map No. 26S30N000002900  
The 2025-2026 Taxes: \$1,659.67, plus interest, unpaid.
11. The 2022-2023 Taxes: \$1,522.04, plus interest, unpaid.
12. The 2023-2024 Taxes: \$1,567.44, plus interest, unpaid.
13. The 2024-2025 Taxes: \$1,612.87, plus interest, unpaid.
14. Taxes assessed under Code No. 4-2 Account No. 45062 Map No. 26S30N000004900  
The 2025-2026 Taxes: \$1,564.80, plus interest, unpaid.
15. The 2022-2023 Taxes: \$1,432.19, plus interest, unpaid.
16. The 2023-2024 Taxes: \$1,475.08, plus interest, unpaid.
17. The 2024-2025 Taxes: \$1,519.25, plus interest, unpaid.

18. Taxes assessed under Code No. 4-2 Account No. 45063 Map No. 26S30N000005000  
The 2025-2026 Taxes: \$3,318.99, plus interest, unpaid.
19. The 2022-2023 Taxes: \$3,081.46, plus interest, unpaid.
20. The 2023-2024 Taxes: \$3,172.32, plus interest, unpaid.
21. The 2024-2025 Taxes: \$3,250.69, plus interest, unpaid.
22. Taxes assessed under Code No. 4-2 Account No. 45064 Map No. 26S30N000005100  
The 2025-2026 Taxes: \$1,039.43, plus interest, unpaid.
23. The 2022-2023 Taxes: \$951.38, plus interest, unpaid.
24. The 2023-2024 Taxes: \$979.88, plus interest, unpaid.
25. The 2024-2025 Taxes: \$1,009.27, plus interest, unpaid.
26. Taxes assessed under Code No. 4-2 Account No. 45041 Map No. 26S30N000005200  
The 2025-2026 Taxes: \$1,355.70, plus interest, unpaid.
27. The 2022-2023 Taxes: \$1,222.59, plus interest, unpaid.
28. The 2023-2024 Taxes: \$1,259.18, plus interest, unpaid.
29. The 2024-2025 Taxes: \$1,296.84, plus interest, unpaid.
30. Taxes assessed under Code No. 4-2 Account No. 45081 Map No. 26S30N000006100  
The 2025-2026 Taxes: \$17.90, plus interest, unpaid.
31. The 2022-2023 Taxes: \$145.99, plus interest, unpaid.
32. The 2023-2024 Taxes: \$16.86, plus interest, unpaid.
33. The 2024-2025 Taxes: \$17.36, plus interest, unpaid.
34. 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.
35. The Land does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration. (X140268).
36. Notwithstanding Paragraph 4 of the covered risks of this policy, this policy does not insure against loss arising by reason of any lack of a right of access to and from the land. (Affects the SE1/4NW1/4, SW1/4NE1/4 of Sec. 22, Twp. 26 S., R. 30 E., W.M.)
37. Reservation of minerals, including the terms and provisions contained therein, in deed from Harney County, Oregon, as to a full interest therein.  
Recorded: August 8, 1946  
Book/Page: ["G"/458](#), Commissioners Journal

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.

38. The provisions contained in deed from Harney County, Oregon,  
Recorded: December 12, 1947,  
Book/Page: [47/465](#).  
As follows: reserving a right for a right of way for county roads. (Affects the NW1/4 of Sec. 17, E1/2E1/2NE1/4 of Sec. 18, Twp. 26 S., R. 30 E., W.M.) .
39. The provisions contained in deed from Harney County, Oregon,  
Recorded: December 12, 1949,  
Book/Page: [51/683](#).  
As follows: reserving a right for a right of way for county roads. (Affects the SW1/4SW1/4 of Sec. 10, NW1/4, W1/2NE1/4 of Sec. 15, Twp. 26 S., R. 30 E., W.M.) .
40. The provisions contained in deed from Harney County, Oregon,  
Recorded: July 6, 1953,  
Book/Page: [57/85](#)  
As follows: reserving a right for a right of way for county roads. (Affects the N1/2SW1/4, N1/2SE1/4, SE1/4NE1/4 of Sec. 15, Twp. 26 S., R. 30 E., W.M.)
41. Reservation of minerals, including the terms and provisions contained therein, in deed from Ladd F. Hunt and Marian A. Hunt, husband and wife, as to an undivided one-half interest therein.  
Recorded: February 7, 1962  
Book/Page: [71/22](#) (Affects the W1/2NW1/4, S1/2 of Sec. 16, Twp. 26 S., R. 30 E., W.M.)
- 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.
42. Reservation of minerals, including the terms and provisions contained therein, in deed from Ladd F. Hunt and Marian A. Hunt, husband and wife, as to an undivided one-half interest therein.  
Recorded: June 30, 1964  
Book/Page: [75/384](#) (Affects the NE1/4, E1/2NW1/4 of Sec. 16, Twp. 26 S., R. 30 E., W.M.)
- 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.
43. 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: United States of America  
Recorded: November 24, 1964  
Book/Page: [76/365](#) (Affects Sec. 17, Twp. 26 S., R. 30 E., W.M.)
44. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.  
In favor of: Gulf Oil Corporation, a Pennsylvania corporation  
Recorded: January 14, 1974 which are reserved and retained in Partial Surrender and Quitclaim Deed recorded October 14, 1976, in Book 6, Page 51, Lease Records.
45. 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., dba PTI Communications  
Recorded: February 13, 1997  
Instrument No.: [970297](#) (Affects the SW1/4SW1/4 of Sec. 10, N1/2NW1/4, NW1/4NE1/4, S1/2N1/2, N1/2S1/2 of Sec. 15, Twp. 26 S., R. 30 E., W.M.)

46. Reservation of minerals, including the terms and provisions contained therein, in deed from Harney County, Oregon, as to a full interest therein.

Recorded: October 25, 2001

Instrument No.: [20011912](#) (Affects the E1/2SW1/4 of Sec. 10, Twp. 26 S., R. 30 E., W.M.)

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.

47. The provisions contained in deed from Harney County, Oregon,

Recorded: October 25, 2001,

Instrument No.: [20011912](#).

As follows: reserving a right for a right of way for county roads. (Affects the E1/2SW1/4 of Sec. 10, Twp. 26 S., R. 30 E., W.M.)

48. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$12,740,000.00

Trustor/Grantor: Silver Sage Farms, LLC, a limited liability company; Charles W. Eggert and Louanna Eggert

Trustee: Amerititle

Beneficiary: Northwest Farm Credit Services, FLCA

Dated: October 31, 2018

Recorded: November 6, 2019

Instrument No.: [20181533](#)

## INFORMATIONAL NOTES:

- A. We find no activity in the past 24 months regarding transfer of title to subject property.
- B. 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.
- C. 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.
- D. 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.
- E. In the event that the contemplated transaction for which a Real Estate Report is required to be submitted to the US Department of Treasury Financial Crimes Enforcement Network ("FinCEN Report"), then the parties to transaction (Seller(s) and Buyer(s)) shall no later than the closing, provide to the Company the information and documentation necessary to enable the Company to complete the FinCEN Report. Such information and documentation include full legal name, date of birth, residential address, and the IRS

taxpayer identification number of the beneficial owners of the Buyer(s), as further defined and described in Section 1031.320 of Chapter 31 of the Code of Federal Regulations ("Code")

**NOTE:** The FinCEN Report requires certain residential real estate transaction purchased with all cash or without institutional lender financing, where at least one buyer/transferee is a legal entity to be reported to the United States Treasury Department's Financial Crimes Enforcement Network. If the required information is not timely provided to the Company, the Company may elect to withdraw as the settlement company or otherwise be involved in the transaction.

If **AmeriTitle, LLC** is not acting as a "Reporting Person" under the FinCEN rule for this transaction, where said company is not performing any escrow or settlement functions, responsibility for compliance with FinCEN reporting requirements lies with the party designated as the Reporting Person under the rule, which may include the settlement agent, escrow agent, or other party facilitating the closing.

**AmeriTitle, LLC** expressly disclaims any and all liability for FinCEN reporting obligations where said company is not performing any escrow or settlement functions

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 EXTRACTIONAL 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**

Land in Harney County, Oregon, as follows:

In Twp. 26 S., R. 30 E., W.M.: (North Malheur Lake)

Sec. 10: SW $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ .

Sec. 15: W $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ .

Sec. 16: All.

Sec. 17: NW $\frac{1}{4}$ .

Sec. 18: E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ .

Sec. 22: SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ .

Land in Harney County, Oregon, as follows:

In Twp. 26 S., R. 30 E., W.M.: (North of the Lake)

Sec. 17: NE $\frac{1}{4}$ .