



714 W 6th Street, The Dalles, OR 97058
Tel: (541) 370- 1293 Fax: (541) 370- 2120
www.columbiagorgetitle.com

March 16, 2026

Order No. W-26-25

**Columbia Gorge Title
Attn: TBD**

**Phone: (541) 370-1293
Email: TBD**

PROPERTY ADDRESS: 81338 & 81127 Rail Hollow Road & Vacant Land, Dufur, OR, 97021

Preliminary Title Report

ALTA 2021 Owners Standard Coverage	Liability \$TBD	Premium \$TBD
ALTA 2021 Lenders Extended Coverage	Liability \$TBD	Premium \$TBD
ALTA Endorsements: 209, 222-06 & 208.1 (8.1)		Premium \$100.00
Govt Service Charge		Cost \$20.00
E-Recording fees per document		Cost \$5.00

(Subject to a minimum cancellation fee, not less than \$200.00)

Proposed Insured: To Be Determined

Proposed Loan Insured: To Be Determined

The Estate or interest in the Land described herein and which is covered by this Preliminary Title Report is: **Fee Simple**

We are prepared to issue Title Insurance Policy(s) of **First American Title Insurance Company**, in the usual form and amount(s) as shown above. As of the Effective date of March 13, 2026 at 8:00a.m., we find the vested owner(s) to be:

ASDF OR, LLC

Insuring fee title to the land herein described:

SEE ATTACHED EXHIBIT "A"

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a Title Insurance Policy and shall become void unless a policy is issued and the full premium paid.

EXHIBIT "A"

Parcel 1 of Partition Plat Number 2009-0013, recorded June 25, 2009, under Microfilm No. 2009-002523, Records of Wasco County, State of Oregon, being portions of Sections 1, 12 and 13, Township 2 South, Range 12 East of the Willamette Meridian; and portions of Sections 6, 7 and 18, Township 2 South, Range 13 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

GENERAL EXCEPTIONS:

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

The policy will not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

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.
2. Any facts, rights, interest, 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, claims of easements, or encumbrances which are not shown by the Public Records.
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, equipment or material or medical assistance, unless such lien is shown by the Public Records as of Date of Policy.

SPECIAL EXCEPTIONS:

6. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
8. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
9. Right of Way Easement, including the terms and provisions thereof:
For : Construct, reconstruct, operate and maintain telephone line or system
Granted to : North-State Telephone Co., an Oregon corporation
Recorded : January 17, 1963
As : 630264
10. Agreement, including the terms and provisions thereof:
Regarding : Road System
Recorded : December 9, 1963
As : 634166

11. Right of Way Easement, including the terms and provisions thereof:
 - For : Construct, reconstruct, operate and maintain telephone line or system
 - Granted to : North-State Telephone Co., an Oregon corporation
 - Recorded : April 17, 1987
 - As : 871138

12. Notice of Decision, including the terms and provisions thereof:
 - Recorded : February 23, 2009
 - As : 2009000686

13. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Partition Plat 2009-0013.
See recorded plat for details

14. Electric Line Right of Way Easement, including the terms and provisions thereof:
 - For : Construct, reconstruct, replace, operate and maintain an electric power line or systems
 - Granted to : Wasco Electric Cooperative, Inc.
 - Recorded : May 23, 2014
 - As : 2014001606

15. Restrictive Covenant, including the terms and provisions thereof:
 - Recorded : May 1, 2023
 - As : 2023000976

16. Electric Line Right of Way Easement, including the terms and provisions thereof:
 - For : Construct, reconstruct, replace, operate and maintain an electric power line or system
 - Granted to : Wasco Electric Cooperative, Inc.
 - Recorded : August 16, 2021
 - As : 2021003706

17. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Henderson Hollow.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary low water line of Henderson Hollow.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Henderson Hollow.

18. The County Tax Roll indicates personal property in the form of a Mobile Home on subject property and all matters specifically related hereto are hereby excepted.

19. Parties in possession or claiming to be in possession, other than the vestees shown herein. For the purpose of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby.
20. Statutory liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage whereon notice of such liens appear of record.

END OF EXCEPTIONS

NOTE: We find no judgments or United States Internal Revenue Liens against **TBD**.

NOTE: The Corporation Division of the State of Oregon disclosed that as of ASDF OR, LLC, is an inactive Oregon limited liability company:
Original filing: January 5, 2021
Manager : Seab E. Keener

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: **None**.

NOTE: **2025-2026** TAXES ARE PAID IN FULL and are being shown for informational purposes only.

Amount paid: \$18,730.54
Account No.: 10259
Levy Code: 293
Map No.: 2S13E00 01200

NOTE: **2025-2026** TAXES ARE PAID IN FULL and are being shown for informational purposes only.

Amount paid: \$8,042.00
Account No.: 10033
Levy Code: 293
Map No.: 2S12E00 01900

NOTE: **2025-2026** TAXES ARE PAID IN FULL and are being shown for informational purposes only.

Amount paid: \$743.18
Account No.: 10326
Levy Code: 293
Map No.: 2S13E06 01200

NOTE: This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule (“RRE Rule”) issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.

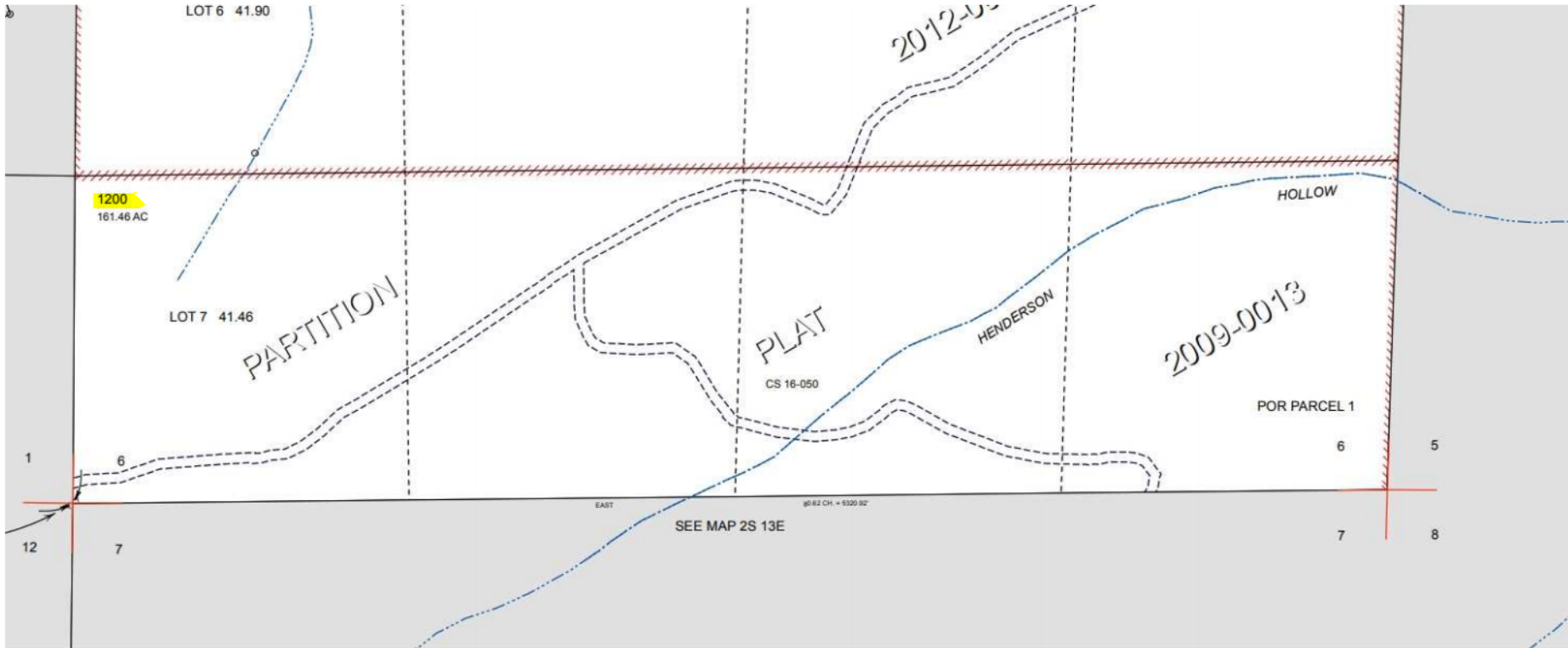
For questions regarding your Escrow Closing, please contact TBD at 541-370-1293 or via email at TBD.

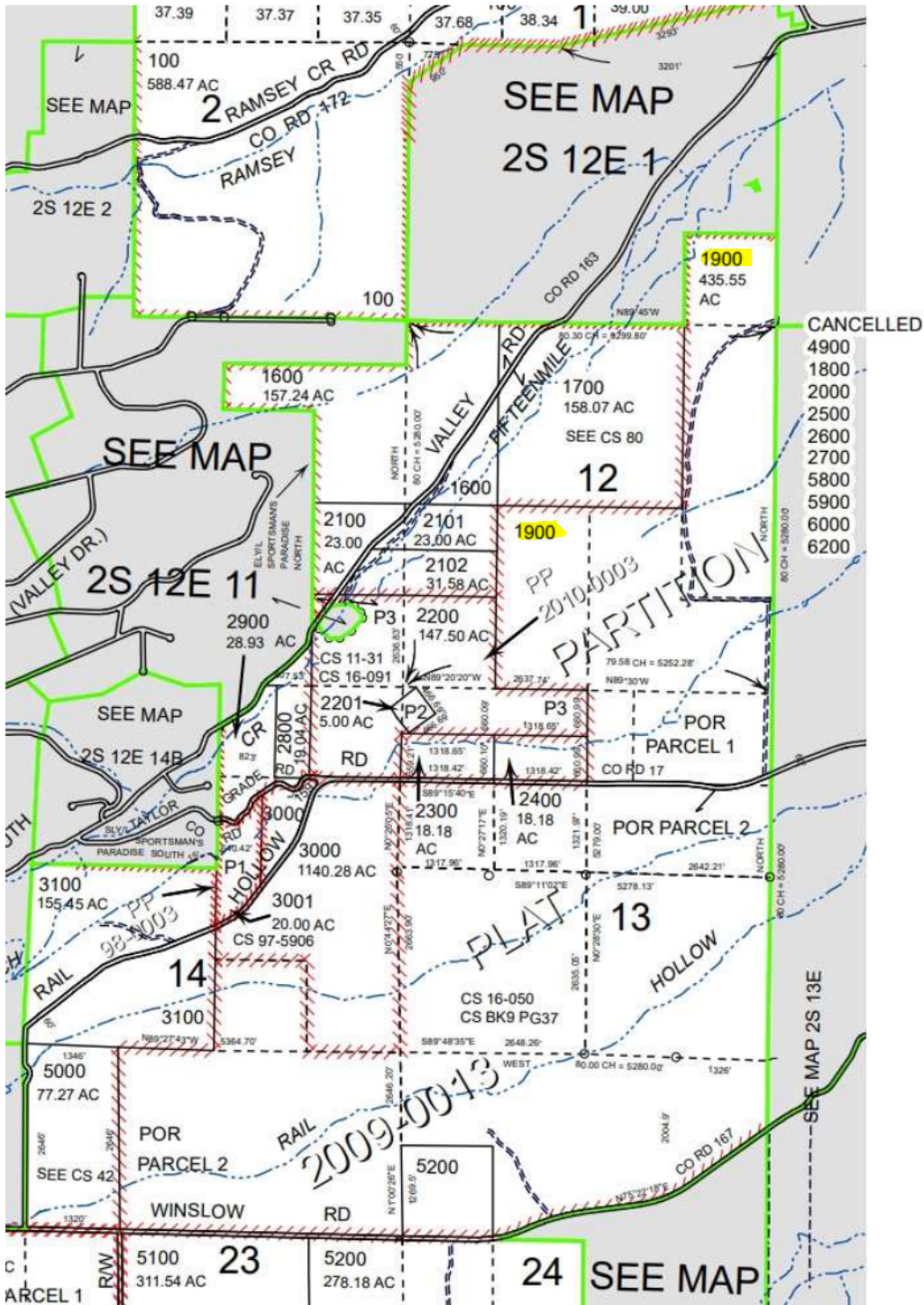
Columbia Gorge Title, LLC



Lari GeDeros Katzenstein, Title Officer

cc: TBD







Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy notice (“Notice”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

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What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not “sell” your information in the traditional sense, the definition of “sale” is broad under the CCPA that some disclosures of your information to third parties may be considered a “sale” or “sharing” for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our



best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

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YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.