



Lawyers Title Insurance Corporation  
Albany Branch  
220 5th Avenue SW  
Albany, OR 97321  
541-926-2111 FAX 541-928-8527

April 06, 2007

[REDACTED] in care of AIC  
380 Q Street, STE 240  
Springfield, OR 97477

Order No. 25q0033859  
Borrower: [REDACTED]  
Loan No.: Not Disclosed  
Property: 900 Depot Ave  
Brownsville, OR 97327

In connection with the above escrow, we are pleased to enclose your Policy of Title Insurance for your records.

Thank you for your assistance throughout this transaction, and please let us know if anything further is required in connection with the loan.

Sincerely,

Lawyers Title Insurance Corporation

Theresa Markham  
Escrow Officer

Policy Transmittal-Lender  
ORRQ 6/2005

RECEIVED TIME MAR. 20. 2:46PM

**SCHEDULE A**

Policy No.: 25g0033859

Date of Policy: March 28, 2007

At: 5:00 pm

Amount of Insurance: [REDACTED]

Premium: [REDACTED]

1. Name of Insured:

[REDACTED]

2. The estate or interest in the land which is encumbered by the insured mortgage is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

[REDACTED]

4. The insured mortgage and assignments thereof, if any, are described as follows:

Trust Deed, to secure an indebtedness in the amount shown below, and any other obligations secured thereby,

Dated : March 27, 2007

Recorded : March 28, 2007

As : 2007-007588

Grantor : [REDACTED]

Trustee : [REDACTED]

Beneficiary : [REDACTED]

Amount : [REDACTED]

Loan Number : Not Disclosed

5. The land referred to in this policy is situated in the State of Oregon, County of Linn and is described as follows:

SEE ATTACHED EXHIBIT "A"

Order No. 25g0033859

**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

**Part I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. 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 the Calapooia River
2. 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 to 274.940.
3. 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 high water line of the Calapooia River
4. 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 the Calapooia River.
5. Rights of the public, riparian owners and governmental bodies as to the use of the waters of unnamed creek and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.
6. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.

Order No. 25g0033859

**(SCHEDULE B)  
Part II**

In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that these matters are subordinate to the lien or charge of the insured mortgage upon the estate or interest:



Order No. 25g0033859

Order No. 25g0033859

## Exhibit "A"

## Parcel I:

Beginning on the Donation Land Claim of Alexander Kirk and wife, Notification No. 2136, Claim 37 in Township 13 South, Range 3 West, of the Willamette Meridian, in the County of Linn and State of Oregon, at an iron pin set at the intersection of a line drawn parallel with and 11.75 chains distant from the West boundary of said claim with a line drawn parallel with and 22.43 chains distant from the North boundary of said claim; and running from thence South parallel with the West boundary line of said claim 3.58 chains to an iron pin; thence East parallel with the North boundary of said claim 3.50 chains to an iron pin; thence South  $25^{\circ} 30'$  East, 3.91 chains to an iron pin; thence South  $7^{\circ} 10'$  East, 5.05 chains to an iron pin set 488 feet North and 1,219.5 feet West of the Northwest corner of Block 6 of HAUSMAN'S ADDITION TO NORTH BROWNSVILLE, in Linn County, Oregon; thence East 494 feet; thence North 2.72 chains to an iron pin; thence South  $83^{\circ} 45'$  East, 1.83 chains to an iron pin; thence South  $68^{\circ} 15'$  East, 2.40 chains to an iron pin; thence South  $54^{\circ} 4'$  East, 2.51 chains to an iron pin set on the West line of the right-of-way of the Oregonian Railway; thence East to the East line of said right-of-way; thence following the East boundary of said right-of-way on a  $6^{\circ}$  curve deflecting to the left with a radius of 955.37 feet to a point due East of an iron pin set on the West line of said right-of-way 28.01 chains South of the North line of said claim; thence Northerly along the East line of said right-of-way to its intersection with a line drawn parallel with the North boundary of said claim through said place of beginning; thence West parallel with the North boundary of said claim to an iron pin set on the West line of said right-of-way; thence West parallel with the North boundary of said claim 16.07 chains to beginning, subject to said right-of-way and containing exclusive of said right-of-way.

## ALSO:

Beginning on said claim at said iron pin set 488 feet North and 1,219.5 feet West of the Northwest corner of said Block 6 of said HAUSMAN'S ADDITION TO NORTH BROWNSVILLE, in Linn County, Oregon; and running from thence North  $7^{\circ} 10'$  West, 5.05 chains to an iron pin; thence North  $25^{\circ} 30'$  West, 3.91 chains to an iron pin; thence West 3.50 chains to an iron pin; thence South parallel with the West boundary of said claim to the center of the main channel of the Calapooia River; thence up the center of the main channel of said river to a point due West of the place of beginning; thence East to the place of beginning, all in Linn County, Oregon;

## Parcel II:

Beginning at an iron pin set on the Western line of the right-of-way of the Oregonian Railway at a point 605.50 feet West of the Northwest corner of Block 6 in HAUSMAN'S ADDITION TO NORTH BROWNSVILLE, in Linn County, Oregon, as the same appears on the recorded plat thereof; and running from thence North 20 feet to an iron pin; thence West 120 feet to an iron pin; thence North 9.81 chains to an iron pin; thence South  $83^{\circ} 45'$  East, 1.83 chains to an iron pin; thence South  $68^{\circ} 15'$  East, 2.40 chains to an iron pin; thence South  $54^{\circ} 4'$  East, 2.51 chains to an iron pin set on the Western boundary of said right-of-way; thence East to the Eastern boundary of said right-of-way; thence Southerly along the Eastern line of said right-of-way on a  $6^{\circ}$  curve deflecting to the right with a radius of 955.37 feet to a point due East of the place of beginning; and thence West to the place of beginning, subject to the said right-of-way and containing exclusive of said right-of-way in Linn County, Oregon.

