



PRELIMINARY TITLE REPORT

WESTERN TITLE & ESCROW
ATTN: TONYA SILKE
497 OAKWAY ROAD, SUITE 340
EUGENE, OR 97401

April 03, 2026
Report No: 0352118
Your No: WT0285348
Seller: FOREVER GREEN FOREST MANAGEMENT,
LLC
Buyer: TO COME

PRELIMINARY REPORT FOR:

Owner's Standard Policy \$T/C
Residential Extended Loan Policy (SIMUL) \$T/C

PREMIUMS:

Owner's Standard Premium \$T/C
Residential Extended Loan Premium (SIMUL) \$T/C
OTIRO 209.10-06, 222-06, 208.1 Endorsements \$100.00
Gov. Lien/Inspect Fee \$35.00
Temporary Billing \$225.00

We are prepared to issue 2021 (7/1/2021) ALTA title insurance policy(ies) of CHICAGO TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

(A T T A C H E D)

Vestee:

FOREVER GREEN FOREST MANAGEMENT, LLC,
an Oregon Limited Liability Company

Estate:

FEE SIMPLE

DATED AS OF: MARCH 30, 2026 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy 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.

No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

MAIN OFFICE

675 OAK STREET, SUITE 100
EUGENE, OREGON 97401

PH: (541) 687-2233 * FAX: (541) 485-0307

FLORENCE OFFICE

715 HWY 101 * FLORENCE, OREGON 97439
MAILING: PO BOX 508 * FLORENCE, OREGON 97439

PH: (541) 997-8417 * FAX: (541) 997-8246

VILLAGE PLAZA OFFICE

4750 VILLAGE PLAZA LOOP, SUITE 100
EUGENE, OREGON 97401

PH: (541) 653-8622 * FAX: (541) 844-1626

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.

SPECIAL EXCEPTIONS:

6. As disclosed by the tax rolls, the premises herein described have been zoned or classified as forest lands. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest pursuant to the provisions of ORS Chapter 321.
7. Rights of the public in and to that portion of said premises lying below the ordinary high water line of Chickahominy Creek now or at any time.
8. Any claim based upon the assertion that said land or any portion thereof is now, or at any time has been below the high water mark of the Chickahominy Creek.
9. Transmission Line Easement, including the terms and provisions thereof, granted United States of America, by instrument recorded August 6, 1948, Reception No. [B379 P119](#), Lane County Oregon Deed Records.
10. Access Road Easement, including the terms and provisions thereof, granted United States of America, by instrument recorded March 16, 1960, Reception No. [1960-093708](#), Lane County Official Records.
11. Transmission Line Easement, including the terms and provisions thereof, awarded United States of America by judgment on the Declaration of Taking recorded October 23, 1962, Reception No. [1962-087489](#), Lane County Official Records.
12. Road Easement, including the terms and provisions thereof, granted IP Timberlands Operating Company, LTD., a Texas limited partnership, by and through its managing general partner, IP Forest Resources Company, a Delaware corporation, by instrument recorded August 20, 1987, Reception No. [1987-036801](#), Lane County Official Records.
13. Prior to writing an ALTA MORTGAGEE'S policy, Cascade Title Company should be furnished with a statement as to parties in possession and as to any construction, alterations or repairs to the premises within the last 75 days. We also request that we be notified in the event that any funds are to be used for construction, alterations or repairs. Exception may be taken to such matters as may be shown thereby.

NOTE: Taxes, Account No. 0757953, Assessor's Map No. [18 07 06 0 0, #200](#), Code 28-04, 2025-2026, in the amount of \$1,029.79, PAID IN FULL.

NOTE: A judgment search has been made on the above named Vestee(s), and we find NONE except as set forth above.

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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.

Cascade Title Co.

nb/rh: Title Officer: KURT BEATY

PROPERTY DESCRIPTION

The West half of the Northwest quarter, and the Southeast quarter of the Northwest quarter, and the Southwest quarter of the Northeast quarter of Section 6, Township Eighteen South of Range 7 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion conveyed to Lane County, a political subdivision of the State of Oregon, for road purposes, by deed recorded July 20, 1962, Reel 199, Reception No. 77069, Lane County Official Records, in Lane County, Oregon.