



**PRELIMINARY TITLE REPORT
SUPPLEMENTAL**

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

July 27, 2026
Report No: 0351479
Your No: RICHARDSON
Seller: SMEJKAL
Buyer: TO COME

PRELIMINARY REPORT FOR:
Owner's Standard Policy \$T/C

PREMIUMS:
Owner's Standard Premium \$T/C
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:

The Heirs at Law and/or Devisees of the
ESTATE OF JAMES A. SMEJKAL

Estate: FEE SIMPLE

DATED AS OF: JULY 21, 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.
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.

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

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. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2026-2027.
7. 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.
8. Rights of the public in and to any portion lying within streets, roads and highways.
9. Unrecorded Power Line Easement, including the terms and provisions thereof, to Blachly-Lane County Cooperative Electric Association, notice of which is given in Deed recorded April 9, 1951, Reception No. B435 P603, Lane County Oregon Deed Records.
10. Timber Deed and temporary easement, including the terms and provisions thereof, from James A. Smejkal, to Douglas F. Wolf, by instrument recorded July 28, 1992, Reception No. 1992-041858, Lane County Official Records.
11. Any access for Parcel 2 that may be insured hereunder is predicated upon the fact of common ownership and contiguous property lines of all the herein described tracts of land. Any separate conveyance of Parcel 2 may result in lack of access, without reservation of an appurtenant easement for ingress and egress.
12. Claims, including taxes, against the Estate of James A. Smejkal, deceased, Probate No. 26-PB-00100, now pending. The attorney for this Estate is Benjamin M. Kearney. The Personal Representative for this Estate is Robert A. Smejkal.
13. Pursuant to ORS 116.223 a Personal Representative's Deed must be recorded in the Lane County Deeds and Records.

NOTE: We find a Grant of Easement from Charlton E. Richardson to James A. Smejkal was recorded September 3, 1991, Reception No. 1991-042158, Lane County Official Records.

NOTE: The property address as shown on the Assessor's Roll is:

16013 Richardson Upriver Road
Walton, OR 97490

NOTE: Taxes, Account No. 1043080, Assessor's Map No. 18 08 18 0 0, #1003, Code 32-00, 2025-2026, in the amount of \$322.64, PAID IN FULL.

Taxes, Account No. 1185048, Assessor's Map No. 18 08 18 0 0, #1004, Code 32-00, 2025-2026, in the amount of \$273.14, 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.

NOTE: This report is being supplemented to add new exception nos. 6 and 10 and a note and remove prior exception no. 9.

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: Title Officer: KURT BEATY

PROPERTY DESCRIPTION

PARCEL 1:

Beginning at the intersection of the North line of the Siuslaw River Road and the East line of Section 18, Township 18 South, Range 8 West of the Willamette Meridian; thence North to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 18; thence West 600 feet; thence South to the North boundary of the Siuslaw River Road; thence in an Easterly meandering line along the North boundary of the Siuslaw River Road to the point of beginning, all in Section 18, Township 18 South, Range 8 West of the Willamette Meridian, in Lane County, Oregon.

PARCEL 2:

The North 2390 feet of the following tract: The Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 18 South, Range 8 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPTING THEREFROM the East 600 feet, in Lane County, Oregon.

ALSO EXCEPTING THEREFROM: Beginning at a point, an Iron Pipe which is the Southwest corner of the Northeast quarter of the Southeast quarter of Section 18, Township 18 South, Range 8 West, Willamette Meridian; thence North 0° 08' East along the East line of the Northwest 1/4 of the Southeast 1/4 a distance of 590.7 feet; thence South 23° 31' East a distance of 512.7 feet; thence South 59° 37' West a distance of 238.5 feet, more or less, to the point of beginning, in Lane County, Oregon.