

PRELIMINARY TITLE OVERVIEW

2894 Coos Bay Wagon Road | Roseburg, Oregon | File No. WT0290428

EX	DOCUMENT DATE	RECORDING NO.	GENERAL DESCRIPTION
11	03/22/1926	64417 (Vol. 88, Pg. 70)	1926 deed reserves to the grantors and their assigns an undivided 1/3 interest in all oil and gas discovered and produced from the described lands. Current ownership of that interest is not shown in the prelim.
12	05/10/1929	76172 (Vol. 91, Pg. 276)	Electric transmission/distribution easement to The California Oregon Power Company, including rights to construct, maintain, repair and replace lines, poles and towers and to trim or remove vegetation as needed.
13	1978-1988	79-2490; 83-10698, 83-10699, 83-10700; 83-15304; 86-4079, 86-4080; 89-00610	Historic oil and gas lease to Mobil Oil Corporation, followed by assignments of working interests. Mobil recorded a blanket release in 1989; the current prelim continues to except these matters and notes the effect of the release, if any.
14	10/20/1982	83-722	Nonexclusive roadway easement for ingress/egress to the subject and neighboring tracts. The agreement describes a 35-ft easement, a 12-15 ft gravel road and 10-ft bridge; maintenance/reconstruction costs are shared among grantees based on proportionate use.
15	07/05/1989	89-11169	1989 warranty deed reserves to the grantors an undivided 1/2 interest in all oil and mineral rights on or in the described real property. Current ownership of that interest is not shown in the prelim.
16	10/12/2021	2021-020147	Bargain and Sale Deed conveying ATR Services, Inc. an undivided interest defined as one-third (1/3) of the net sales price from the sale of the land and timber, with net sales price defined in the deed after specified costs.
17	01/12/2023	2023-003184	Perpetual Restrictive Covenant for Resource Management recorded in connection with replacement-dwelling planning clearance/building permit approval. It acknowledges adjacent resource operations, waives objections to lawful normal resource-management activities, and runs with the land.

FOR INFORMATIONAL PURPOSES ONLY: This overview is a convenient index to selected exceptions in the preliminary title report. It is not a complete title review, legal opinion, interpretation of any recorded document, or representation concerning the validity, priority, location, scope or effect of any title matter. Brief descriptions may omit material terms. The complete preliminary title report and recorded documents control. Buyers should independently review all title materials and consult the title company, an attorney, a surveyor and other appropriate professionals before purchasing.

Based on Western Title & Escrow Preliminary Report effective August 13, 2026 and referenced recorded documents.

