

Elkhorn Title Company

Your only locally owned Title and Escrow Company in Baker County

1725 Main St. • Baker City, OR 97814 • www.elkhorntitle.com • 541-523-6477

Wallowa-Whitman National Forest
1550 Dewey Avenue
Baker City, OR 97814

SUPPLEMENTAL TITLE REPORT
File No.: 00017842
May 29, 2008

Attention: Laura Livingston

Re: HUDSPETH HOUSE

THIS FIRST SUPPLEMENTAL REPORT is being provided to inform you of changes as follows:
To revise legal description, amend paid taxes, and delete note regarding planning and
Exception No. 9.

Owner's Premium (Minimum)	\$200.00
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As policy issuing agent for First American Title Insurance Company Of Oregon, we are
prepared to issue an Owner's Title Insurance Policy, covering:

See Attached Revised Exhibit "A"

as of May 27, 2008 at 8:00AM, vested in:

THE UNITED STATES OF AMERICA;

subject to the usual printed exceptions, and

GENERAL 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. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

SUPPLEMENTAL TITLE REPORT – continued

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3. Easements, encumbrances, or claims thereof, 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 lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.

SPECIAL EXCEPTIONS:

6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
7. Any and all matters, including easements and assessments, if any, pertaining to the ditch crossing said property.
8. Electric Power Line easement granted to California-Pacific Utilities Company by instrument, including the terms and provisions thereof, recorded July 24, 1952, in Deed Book 159, page 311, over a strip of land which begins at a point located approximately 25 feet South and 30 feet East of the Northwest corner of the Southwest quarter of Section 20; thence East approximately 121 feet; thence in a Southeasterly direction a distance of 2173 feet.
9. Deleted.

NOTE: Taxes for 2007-2008: \$NON-ASSESSABLE. (507 1038 20C 100 #14260; AFFECTS ADDITIONAL PROPERTY)

Taxes for 2007-2008: \$NON-ASSESSABLE. (507 1038 1500 #6439; SPLIT CODE;
(513 1038 1500 #16748; SPLIT CODE;
(527 1038 1500 #17346; SPLIT CODE;
(725 1038 1500 #17685; SPLIT CODE;
AFFECTS ADDITIONAL PROPERTY)

NOTE: The following information is furnished as a courtesy to you, and no liability is assumed thereunder:

Street address of the above property:

37833 Hudspeth Road
Baker City OR 97814

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

ELKHORN TITLE COMPANY

A handwritten signature in black ink, appearing to read "Tamera Pierce", is written over a horizontal line. The signature is cursive and somewhat stylized.

Tamera Pierce
Title Officer

TAP/tl

REVISED
EXHIBIT "A"

A parcel in the Northwest quarter of the Southwest quarter of Section 20, Township 10 South, Range 38 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows:
Beginning at the quarter corner for Sections 19 and 20, said Township and Range, marked by a 3/8" diameter iron rod buried 3" below the paved surface of Hudspeth Road (County 667); thence South 7°38'45" East for 219.33 feet to a 2" aluminum cap on a 5/8" x 30" rebar marked "COR 1", and the TRUE POINT OF BEGINNING;
thence South 87°56'39" East for 147.15 feet to a 2" aluminum cap on a 5/8" x 30" rebar marked "COR 2";
thence South 5°07'41" West for 95.00 feet to a 2" aluminum cap on a 5/8" x 30" rebar marked "COR 3";
thence South 41°41'39" West for 205.81 feet to a 2" aluminum cap on a 5/8" x 30" rebar marked "COR 4";
thence North 0°22'36" West for 253.58 feet to the true point of beginning.

(The above described parcel is also shown as Parcel 2 of Partition Plat P2008-025, recorded May 9, 2008, in Book 08 20 055.)