



First American Title™

First American Title Insurance Company

777 Commercial Street SE, Suite 100
Salem, OR 97301
Phn - (800)742-2414
Fax - (866)849-3065

PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Sam H. Lapray
P.O. Box 3432
Salem, OR 97302
Phone: (503)931-2315
Fax:

Date Prepared : March 28, 2024
Effective Date : 8:00 A.M on March 21, 2024
Order No. : 7089-4020778
Subdivision :

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Marion, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

Lots 1, 2, 3, and 4, Sahalee Estates, in the City of Salem, Marion County, Oregon. (Plat Volume 48, Page 15)

Map No.: 083W22BD02100, 083W22BD02200, 083W22BD02300 and 083W22BD02400

Tax Account No.: 355605, 355606, 355607 and 355608

EXHIBIT "B"
(Vesting)

Sam H. Lapray

EXHIBIT "C"
(Liens and Encumbrances)

1. City liens, if any, of the City of Salem.
2. The By-Laws, including the terms and provisions thereof of Golf Course Estates at Creekside Homeowners Associations, Inc.
Recorded: August 26, 1992 as Reel 982, Page 272, Film Records
3. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: August 26, 1992 as Reel 982, Page 273, Film Records

Modification and/or amendment by instrument:
Recording Information: February 17, 1994 as Reel 1144, Page 300, Film Records

Modification and/or amendment by instrument:
Recording Information: May 06, 1994 as Reel 1163, Page 784, Film Records
4. Regulations and Assessments of Golf Course Estates at Creekside Homeowner's Association Inc., as set forth in Declaration recorded August 26, 1992 as Reel 982, Page 273, Film Records.
5. Declaration of Special Covenant, including terms and provisions thereof.
Recorded: March 22, 1995 as Reel 1227, Page 616, Film Records
6. Golf Play Easement Agreement and the terms and conditions thereof:
Between: National Golf Operating Partnership, L.P., a Delaware Limited Partnership
And: Hawaii Northwest Ventures Limited Partnership, an Oregon Limited Partnership
Recording Information: March 22, 1995 as Reel 1227, Page 617, Film Records
7. Infrastructure Agreement, including terms and provisions thereof.
Recorded: May 09, 1997 as Reel 1392, Page 332, Film Records
8. Infrastructure, including terms and provisions thereof.
Recorded: June 16, 1997 as Reel 1400, Page 574, Film Records

Modification and/or amendment by instrument:
Recording Information: November 19, 1999 as Reel 1650, Page 415, Film Records

Modification and/or amendment by instrument:
Recording Information: February 02, 2001 as Reel 1747, Page 607, Film Records

Modification and/or amendment by instrument:
Recording Information: May 11, 2001 as Reel 1782, Page 184, Film Records

Modification and/or amendment by instrument:

Recording Information: July 24, 2001 as Reel 1813, Page 250, Film Records

Modification and/or amendment by instrument:

Recording Information: March 14, 2002 as Reel 1916, Page 92, Film Records

Modification and/or amendment by instrument:

Recording Information: November 25, 2003 as Reel 2240, Page 434, Film Records

9. Improvement Agreement and the terms and conditions thereof:
Between: City of Salem, an Oregon Municipal Corporation
And: Hawaii Northwest Ventures, an Oregon Limited Partnership
Recording Information: April 05, 2006 as Reel 2629, Page 344, Film Records
10. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: June 23, 2006 as Reel 2667, Page 221, Film Records
11. Easement as shown on the recorded plat/partition
For: Public utilities
Affects: 10 feet adjacent to street lot line
12. Easement as shown on the recorded plat/partition
For: access
Affects: See plat for exact location
13. Notes shown on the recorded plat/partition.
14. Improvement Agreement, including terms and provisions thereof.

Recorded: December 11, 2017 as Reel 4024, Page 108, Film Records
15. Notice of Decision, including terms and provisions thereof.

Recorded: January 29, 2018 as Reel 4041, Page 4, Film Records
16. Resolution 2018-24, a resolution amending Resolution No. 2018-08 to modify the Loan Oak Reimbursement District, including terms and provisions thereof.

Recorded: June 14, 2018 as Reel 4088, Page 67, Film Records

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$1,442.67
Map No.: 083W22BD02100
Property ID: 355605
Tax Code No.: 24010
(Affects Lot 1)

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount:	\$1,442.67
Map No.:	083W22BD02200
Property ID:	355606
Tax Code No.:	24010

(Affects Lot 2)

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount:	\$1,442.67
Map No.:	083W22BD02300
Property ID:	355607
Tax Code No.:	24010

(Affects Lot 3)

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount:	\$1,442.67
Map No.:	083W22BD02400
Property ID:	355608
Tax Code No.:	24010

(Affects Lot 4)

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of the Company.**
 - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (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.
 - (2) Any 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, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



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Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.