

**RECEIVED**  
**APR 25 2011**  
WATER RESOURCES DEPT  
SALEM, OREGON



QUITCLAIM DEED TO  
TRANSFER WATER RIGHTS

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

STATE OF OREGON }  
                                  } ss.  
County of Jackson }

We, James S & Virginia A. Pardee (hereinafter Grantors), are the owners of property located at, 895 Casino Road, Medford, Oregon, more particularly described as:

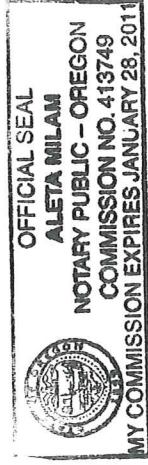
*The North Half of the following: Commencing at the Northeast corner of Donation Land Claim No. 78, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon: and running thence South, along the East line of said Claim, 794.7 feet; thence South 89°56' West, 390.0 feet; thence North 0°04' West, 447.0 feet; thence North 89°55' East, 390.0 feet; thence South 0°04' East, 447.0 feet to the true point of beginning.*  
*(Code 49-03. Account #1-436036, Map 37-2W-34A, Tax Lot # 500)*

And by this conveyance and signed transfer application form hereby grants, releases and quitclaims to Medford Irrigation District (MID) all rights, title, interest, claims and responsibility for .10 acres of Medford Irrigation District water rights that are appurtenant to the lands listed above. Medford Irrigation District may elect to complete the transfer application and submit it to the Water Resources Department for approval of use of the water right at a new location and/or use.

By recordation of this deed, grantor hereby notifies any subsequent purchaser of the lands listed above that grantor, as owner of the subject land, approved the transfer (including a change in the place and type of use and point of diversion) of the water rights that are appurtenant to the subject land; and that upon completion of a transfer, by election of MID, the subject land no longer will have an appurtenant water right, if the transfer includes a change in the place of use.

This agreement is binding upon the heirs, executors, administrators, successors, and assigns of the parties to this agreement.

Consideration for this Quitclaim is \$0.00.  
Dated this 21<sup>st</sup> day of April, 2008.



*James S Pardee*  
Grantor  
*Virginia A Pardee*  
Grantor

Subscribed by and sworn to before me in person this 21<sup>st</sup> day of April, 2008, by James S. Pardee, & Virginia A. Pardee, who acknowledges this instrument to be their voluntary act and deed.



*Aleta Milam*  
Notary Public for Oregon  
My Commission Expires: 1-28-2011

Remit Tax Statements To:  
James & Virginia Pardee  
P.O. Box 737  
Shady Cove, Oregon 97539

27

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON



After recording return to:  
First American Title Insurance  
1225 Crater Lake Ave #101  
Medford, OR 97504

Until a change is requested all tax statements  
shall be sent to the following address:

Greg Gibson  
9004 Bertwin Way  
Elk Grove, CA 95758

FA  
File No.: 7161-1306323 (DEW)  
Date: December 19, 2008

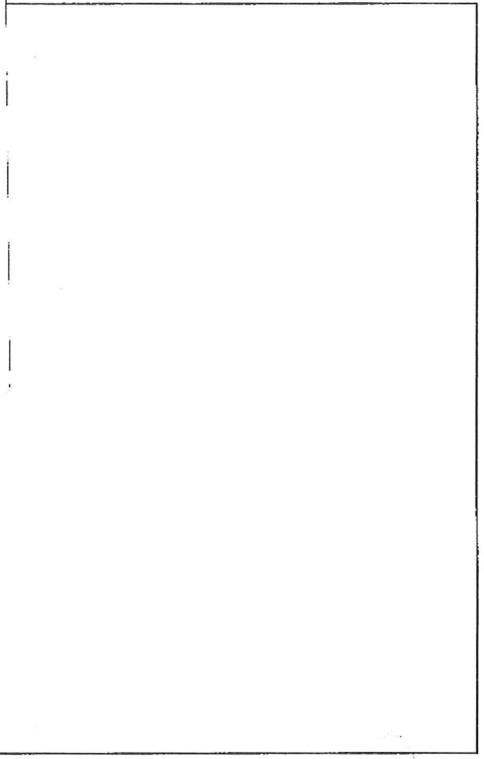
Jackson County Official Records 2008-045519  
R-WD  
Cnt=1 Sth=4 SHAWBJ 12/29/2008 02:03:49 PM  
\$10.00 \$5.00 \$5.00 \$11.00- Total:\$31.00



01354288200800455190020028

THIS SPACE RESERV

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk



10-  
10-  
11-

**STATUTORY WARRANTY DEED**

**James S. Pardee and Virginia A. Pardee, as tenants by the entirety, Grantor, conveys and warrants to Greg Gibson , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Jackson, State of Oregon, described as follows:

**PARCEL 1, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY OREGON SURVEYOR AS NO. 19732, AND RECORDED AS PARTITION PLAT NO. P-56-2007 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.**

**Subject to:**

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$340,000.00**. (Here comply with requirements of ORS 93.030)

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

APN: 1-043603-6

Statutory Warranty Deed  
- continued

File No.: 7161-1306323 (DEW)  
Date: 12/19/2008

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 23 day of December, 2008.

James S. Pardee  
James S. Pardee

Virginia A. Pardee  
Virginia A. Pardee

STATE OF Oregon )  
)ss.  
County of Jackson )

This instrument was acknowledged before me on this 23 day of December, 2008  
by **James S. Pardee and Virginia A. Pardee.**

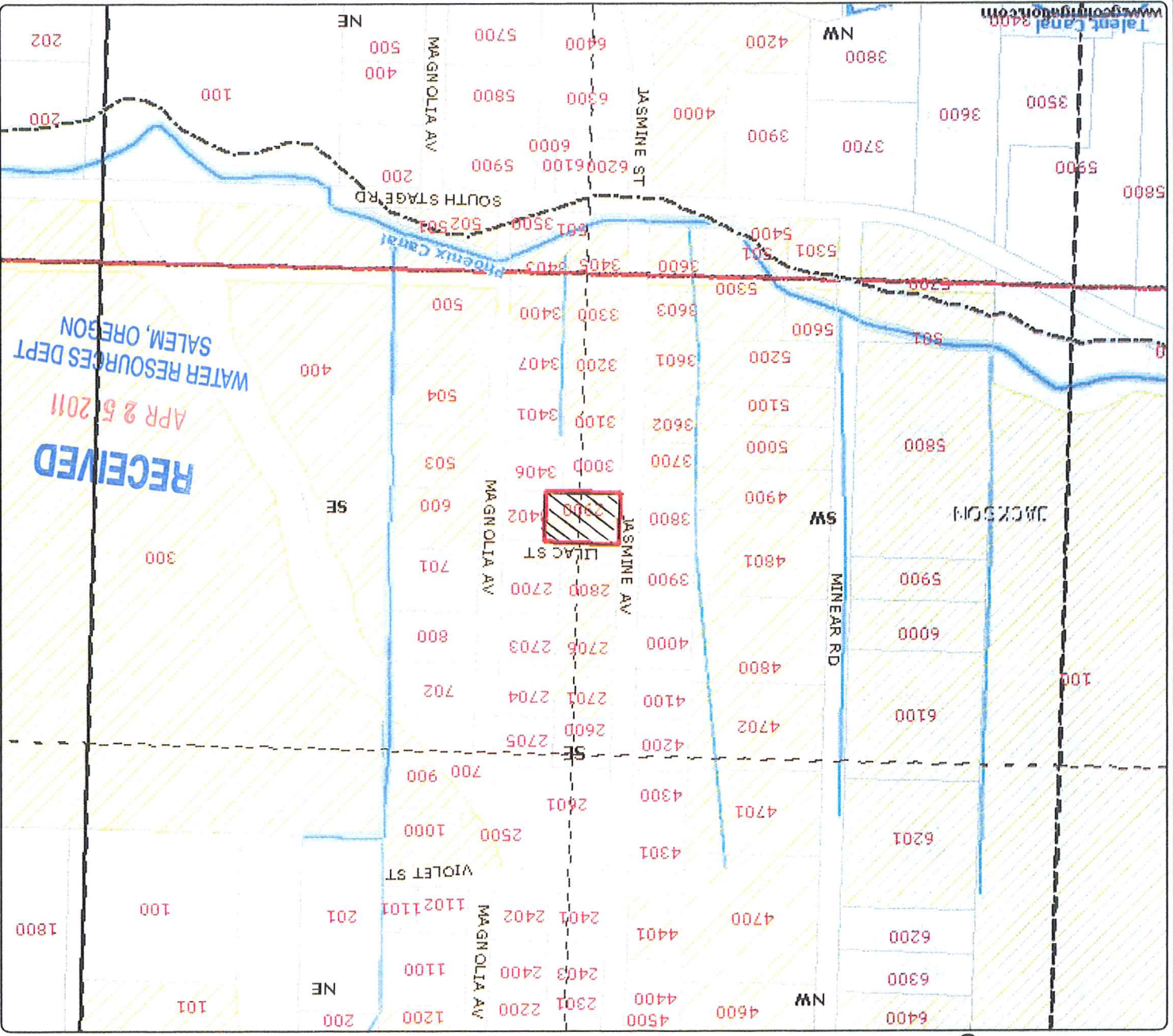
Regina E. Parks  
Notary Public for Oregon  
My commission expires: 6-10-11



2



# Medford Irrigation District



Authorized Place of Use  
37-2W-34D t12900 .66 ac.

- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Canal All
- Canal Filled
- Canal Open
- POU District Primary
- Migration Ditches JACK CO
- RVC06 Laterals

lot ac. to be  
PUT IN STREAM  
+33 SE SE  
+33 SW SE



Scale 1" = 400'  
Created: 1/3/2011

**RECEIVED**  
APR 25 2011  
WATER RESOURCES DEPT  
SALEM, OREGON

DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.



**RECEIVED**

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

QUITCLAIM DEED TO  
TRANSFER WATER RIGHTS

STATE OF OREGON }

} ss.

County of Jackson

*R. G. G.*  
A.M.

*We, Gerilyn L. & Duaine George (hereinafter Grantors), acres the owners of the property located at, 1757 Jasmine Ave., Medford, Oregon, more particularly described as:*

**Lot 7, Block 2 and the West 45.86 feet of Lot 6, Block 2, MEADOW GLADE SUBDIVISION in Jackson County, Oregon.**

**(37-2W-34D Tax Lot 2900 account # 1-0437294)**

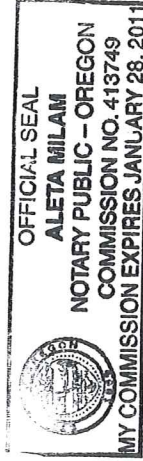
And by this conveyance and signed transfer application form hereby grants, releases and quitclaims to Medford Irrigation District all rights, title, interest, claims and responsibility for **.66 acre** of Medford Irrigation District water rights that are appurtenant to the lands listed above. Medford Irrigation District may elect to complete the transfer application and submit it to the Water Resources Department for approval of use of the water right at a new location and/or use.

By recordation of this deed, grantor hereby notifies any subsequent purchaser of the lands listed above that grantor, as owner of the subject land, approved the transfer (including a change in the place and type of use and point of diversion) of the water rights that are appurtenant to the subject land; and that upon completion of a transfer, by election of Medford Irrigation District, the subject land no longer will have an appurtenant water right, if the transfer includes a change in the place of use.

This agreement is binding upon the heirs, executors, administrators, successors, and assigns of the parties to this agreement.

Consideration for this Quitclaim is \$0.00.

Dated this 7 day of January, 2011.



*[Signature]*  
Grantor  
*[Signature]*  
Grantor

Subscribed by and sworn to before me in person this 7 day of January, 2011, by R. Duaine George, and Gerilyn L. George, who acknowledges this instrument to be their voluntary act and deed.

*A. L. M. Milam*



Christine Walker, County Clerk for Jackson County, Oregon, certifies that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

01 57392



# First American Title Insurance Company of Oregon

CRATER TITLE DIVISION

East Medford Branch  
1225 Crater Lake Ave. Suite 101  
Medford, Oregon 97504  
(541) 779-6442 • FAX (541) 779-4963

37-2w-34D  
2900

Order # 20008444AA

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Dennis W. Byram and Barbara L. Byram, Grantor, conveys and warrants to R. Duaine George and Gerilyn L. George, Husband and Wife, as tenants by the entirety, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in Jackson County, Oregon, described as follows, to-wit:

Lot 7, Block 2 and the West 45.86 feet of Lot 6, Block 2, MEADOW GLADE SUBDIVISION in Jackson County, Oregon.

### SUBJECT TO:

Subject to the statutory powers of the Bear Creek Valley Sanitary Authority.

Levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the Medford Irrigation District.

Conditions and Restrictions of record.  
Agreements of Record

The true consideration paid for this conveyance is One Hundred Forty-Five Thousand And 00/100 DOLLARS \$145,000.00.

However, the whole consideration includes other value given or promised (check if other consideration statement applies).

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

Dated this 29<sup>TH</sup> day of NOVEMBER, 2001.

Dennis W. Byram  
Dennis W. Byram  
Barbara L. Byram  
Barbara L. Byram

STATE OF California )  
  ) ss.  
County of SONOMA )

This instrument was acknowledged before me on the 29<sup>TH</sup> day of NOVEMBER 2001 by Dennis W. Byram and Barbara L. Byram.



Allen D. Coffin  
Notary Public for California  
My commission expires: 1-18-2003

RECEIVED

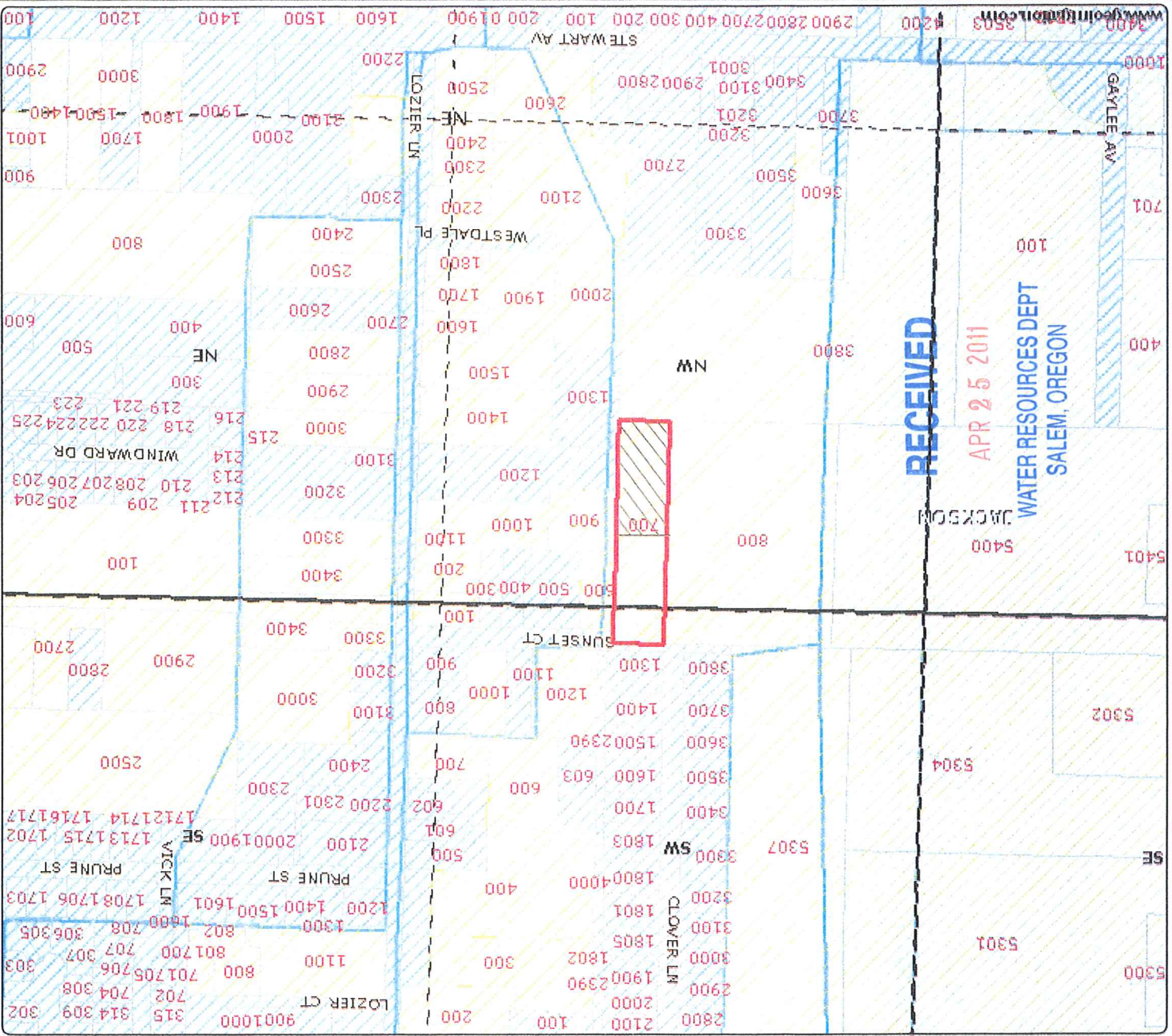
APR 25 2011

WATER RESOURCES DEPT  
SALEM OREGON

Until a change is requested,  
send all tax statements to:



# Medford Irrigation District



DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.

Authorized Place of Use

37-2W-35AB (1700

NWNE

1 acre

- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Canal All
- Canal Fiped
- Canal Open
- P/O District Primary
- P/O District Supplemental
- P/O Other Primary
- P/O Other Supplemental
- Irrigation Ditches JACK CO
- R/C/OB Laterals
- Iac. To Put



Scale 1" = 400'

Middle

Created: 2/2/2011



QUITCLAIM DEED TO  
TRANSFER WATER RIGHTS

**RECEIVED**



APR 25 2011

01416621201000074340020025  
I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

**WATER RESOURCES DEPT**  
**SALEM, OREGON**

STATE OF OREGON }  
County of Jackson } ss.  
}

*We, Leo Leroy and Julie Engleson (hereinafter Grantors), across the owners of the property located at, 2414/2411 Sunset Court Medford, Oregon, more particularly described as:*

*(37-2W-35AB Tax Lot 700 account # 1-043816-7 and  
37-2W-35AB tax Lot 900 account #1-043835-3)*

*See Attached Exhibit "A"*

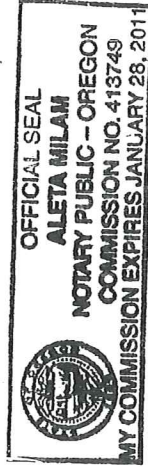
And by this conveyance and signed transfer application form hereby grants, releases and quitclaims to Medford Irrigation District all rights, title, interest, claims and responsibility for **1.00 acre & .69 acre** of Medford Irrigation District water rights that are appurtenant to the lands listed above. Medford Irrigation District may elect to complete the transfer application and submit it to the Water Resources Department for approval of use of the water right at a new location and/or use.

By recordation of this deed, grantor hereby notifies any subsequent purchaser of the lands listed above that grantor, as owner of the subject land, approved the transfer (including a change in the place and type of use and point of diversion) of the water rights that are appurtenant to the subject land; and that upon completion of a transfer, by election of Medford Irrigation District, the subject land no longer will have an appurtenant water right, if the transfer includes a change in the place of use.

This agreement is binding upon the heirs, executors, administrators, successors, and assigns of the parties to this agreement.

Consideration for this Quitclaim is \$0.00.

Dated this 24 day of February, 2010.



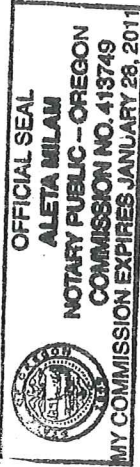
Grantor

*Leo Engleson*

Grantor

*Julie Engleson*

Subscribed by and sworn to before me in person this 24<sup>th</sup> day of February, 2010, by Leo Engleson, and Julie Engleson, who acknowledges this instrument to be their voluntary act and deed.



Notary Public for Oregon

*Aleta Milam*

My Commission Expires: January 28, 2011

Remit Tax Statements To:  
**Leo & Julie Engleson**  
**2411 Sunset Court**  
**Medford, Oregon 97501**

**COPY**



RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM OREGON

RECORDED AT THE REQUEST OF CT-ACCOM  
CRATER TITLE INSURANCE CO

93-11224

COVER SHEET FOR RECORDING ATTACHED DOCUMENT

372W355AB TaxLot 700

1500  
10000  
2000

438 353

NAMES OF TRANSACTIONS	BARGAIN AND SALE DEED
NAMES OF PARTIES	GRANTOR: ROBERT T. GREEN, personal representative of the estate of Lillian R. Green, deceased GRANTEE: LEO LEROY ENGLESON AND JULIE MICHELLE ENGLESON, husband and wife
DOCUMENT TO BE RETURNED TO	CRATER TITLE INSURANCE ATTN: CJ 39132
TRUE AND ACTUAL CONSIDERATION	\$50,000.00
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO	GRANTEES 2411 SUNSET COURT MEDFORD OR 97501

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

93-11224

BARGAIN AND SALE DEED

ROBERT T. GREEN, personal representative of the estate of Lillian R. Green, deceased, grantor, conveys to LEO LEROY ENGLESON and JULIE MICHELE ENGLESON, husband and wife, grantees, the real property as hereinafter set forth, described as follows:

Real property commonly known as 2411 Sunset Court, Medford, Jackson County, Oregon:

PARCEL I:

Lot 4, Block 3 of SUNSET PARK in Jackson County, Oregon.

EXCEPTING THEREFROM the South 85.0 feet thereof.

Real property commonly known as 2414 Sunset Court, Medford, Jackson County, Oregon:

PARCEL II:

Commencing 1000.56 feet West and 1642 feet North of the Southeast corner of Donation Land Claim No. 77 in Township 37 South of Range 2 West of the Willamette Meridian, Jackson County, Oregon, at the center of the West end of Second Street in the "Sunset Park tract"; and running thence West 9.02 chains; thence South 9.58 chains; thence East 9.04 chains to the West boundary of said "Sunset Park"; thence North on the West boundary of said Park tract 9.58 chains to the place of commencing.

EXCEPTING THEREFROM: Commencing at a point which is 1000.56 feet West and 1642.0 feet North of the Southeast corner of Donation Land Claim No. 77, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon, said point being at the center of the West end of Second Street in "Sunset Park"; thence West 137.80 feet to the true point of beginning, and being a point on the North line of premises described in Volume 193, Page 155, Jackson County, Oregon, Deed Records; thence continue West, along the said North line, 457.52 feet to the Northwest corner thereof; thence South 0 degrees 07' 10" West (record South) along the West line of said premises, 632.28 feet to the Southwest corner thereof; thence East, along the South line of said premises, 457.52 feet; thence North 0 degrees 07' 10" East, parallel to the West line of the said premises, 632.28 feet to the true point of beginning.

THE PROPERTY IS BEING CONVEYED TO GRANTEES IN "AS IS CONDITION."

Unless a change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Leo L. Engleson, 2411 Sunset Court, Medford, Oregon, 97501.

1 - Bargain and Sale Deed



RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

93-11224

1:19 APR 09 1993 P M.

KATHLEEN S. BECKETT  
CLERK and RECORDER

SUBJECT TO:

1. The premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
2. The premises herein described are within and subject to the statutory powers of the Bear Creek Valley Sanitary Authority.
3. The premises herein described are within and subject to the statutory powers of the Bear Creek Valley Sanitary Authority, Sunset Court, Assessment Order Nos. 84-007-001 and 84-007-002, recorded as Document No. 85-05119, Official Records of Jackson County, Oregon, and subject to the unpaid assessments thereof, if any.
4. The effect of being within the Jacksonville Water District, a municipal corporation, organized under and pursuant to Chapter 346, General Laws of Oregon for 1917.
5. Easement for transmission and distribution of electricity, granted the California Oregon Power Company, as set forth in Volume 389, Page 202, Jackson County, Oregon, Deed Records. (Affects Parcel 2).

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. THE BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is the sum of \$50,000.00.

DATED this 20<sup>th</sup> day of April, 1990.

*Robert T. Green*  
Robert T. Green, personal  
representative of the estate of  
Lillian R. Green, deceased

STATE OF OREGON )  
County of Jackson ) ss.

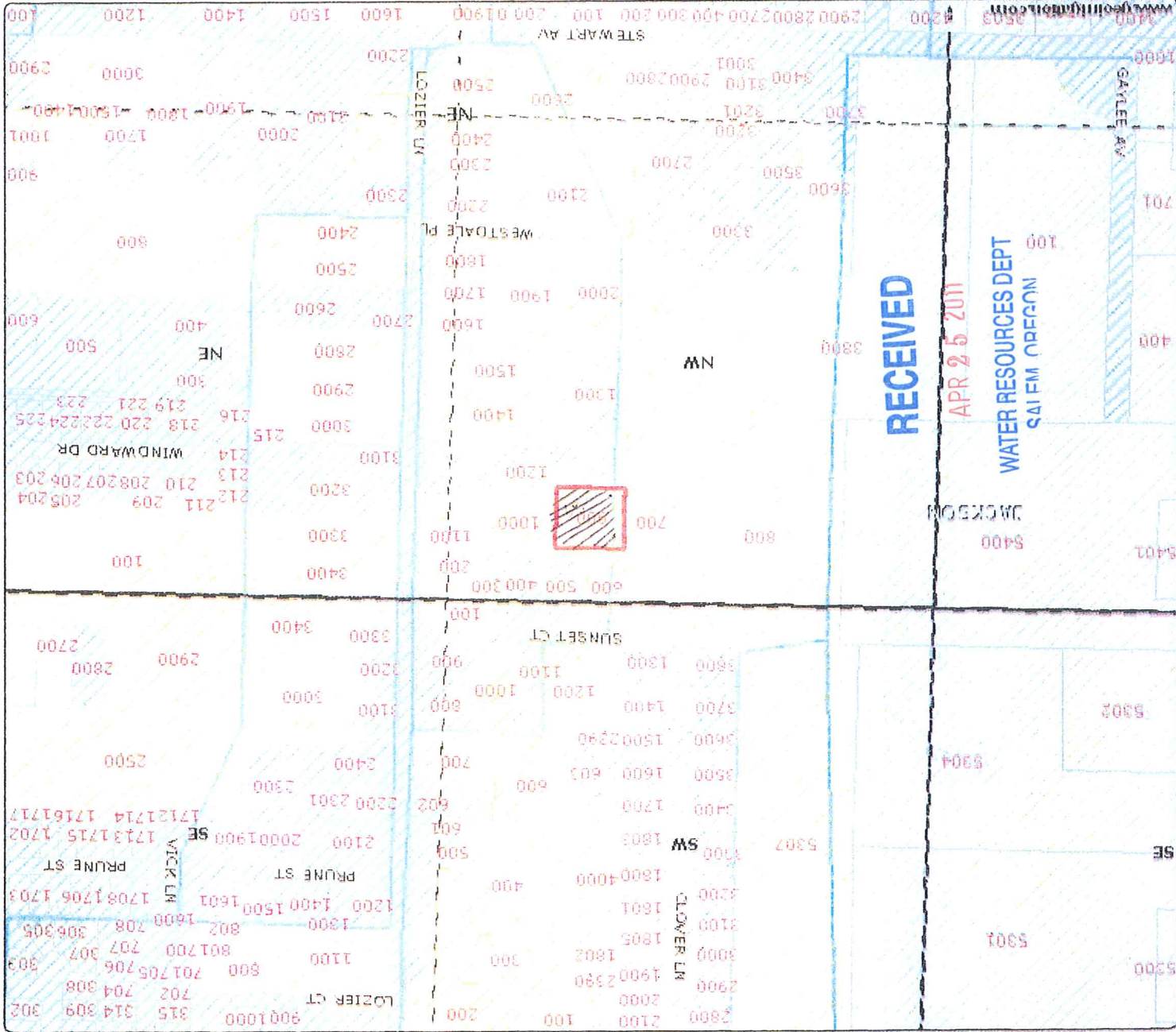
On the 20<sup>th</sup> day of April, 1990, personally appeared the above-named ROBERT T. GREEN and acknowledged the foregoing instrument to be his voluntary act and deed.

*Sharon M. Ford*

Notary Public for Oregon  
My Commission Expires: 11-4-90

2 - Bargain and Sale Deed

# Medford Irrigation District



DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.

Authorized Place of Use

37-2W-35AB #1900

NWNE

169a

- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Canal All
- Canal Piped
- Canal Open
- POU District Primary
- POU Other Primary
- PDD District Supplemental
- PDD Other Supplemental
- Migration Ditches JACK CO
- RWC06 Laterals

leg To put in stream

MBR/NEU

Scale 1" = 400'

Created: 2/2/2011



RECEIVED  
APR 25 2011

QUITCLAIM DEED TO  
TRANSFER WATER RIGHTS

WATER RESOURCES DEPT  
SALEM, OREGON

STATE OF OREGON }  
County of Jackson } ss.



01416621201000074340020025  
I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

We, Leo Leroy and Julie Engleson (hereinafter Grantors), acres the owners of the property located at, 2414/2411 Sunset Court Medford, Oregon, more particularly described as:

(37-2W-35AB Tax Lot 700 account # 1-043816-7 and  
37-2W-35AB tax Lot 900 account #1-043835-3)  
See Attached Exhibit "A"

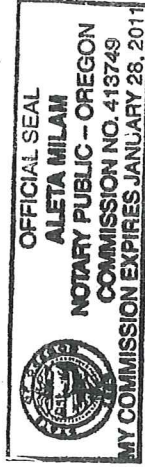
And by this conveyance and signed transfer application form hereby grants, releases and quitclaims to Medford Irrigation District all rights, title, interest, claims and responsibility for 1.00 acre & .69 acre of Medford Irrigation District water rights that are appurtenant to the lands listed above. Medford Irrigation District may elect to complete the transfer application and submit it to the Water Resources Department for approval of use of the water right at a new location and/or use.

By recordation of this deed, grantor hereby notifies any subsequent purchaser of the lands listed above that grantor, as owner of the subject land, approved the transfer (including a change in the place and type of use and point of diversion) of the water rights that are appurtenant to the subject land; and that upon completion of a transfer, by election of Medford Irrigation District, the subject land no longer will have an appurtenant water right, if the transfer includes a change in the place of use.

This agreement is binding upon the heirs, executors, administrators, successors, and assigns of the parties to this agreement.

Consideration for this Quitclaim is \$0.00.

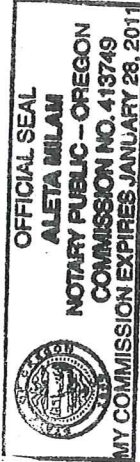
Dated this 24 day of February, 2010.



Grantor

Leo Engleson  
Grantor

Subscribed by and sworn to before me in person this 24<sup>th</sup> day of February, 2010, by Leo Engleson, and Julie Engleson, who acknowledges this instrument to be their voluntary act and deed.



Aleta Milam  
Notary Public for Oregon

My Commission Expires: January 28, 2011

Remit Tax Statements To:  
Leo & Julie Engleson  
2411 Sunset Court  
Medford, Oregon 97501

COPY



452

93-11224

RECORDED AT THE REQUEST OF: CT-AACOM  
CRATER TITLE INSURANCE CO

15.00  
10.00  
30.00

COVER SHEET FOR RECORDING ATTACHED DOCUMENT

NAMES OF TRANSACTIONS	BARGAIN AND SALE DEED
NAMES OF PARTIES	GRANTOR: ROBERT T. GREEN, personal representative of the estate of Lillian R. Green, deceased GRANTEE: LEÓ LEROY ENGLESON AND JULIE MICHELLE ENGLESON, husband and wife
DOCUMENT TO BE RETURNED TO	CRATER TITLE INSURANCE ATTN: CJ 39132
TRUE AND ACTUAL CONSIDERATION	\$50,000.00
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO	GRANTEES 2411 SUNSET COURT MEDFORD OR 97501

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM OREGON



93-11224

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

BARGAIN AND SALE DEED

ROBERT T. GREEN, personal representative of the estate of Lillian R. Green, deceased, grantor, conveys to LEO LEROY ENGLESON and JULIE MICHELLE ENGLESON, husband and wife, grantees, the real property as hereinafter set forth, described as follows:

Real property commonly known as 2411 Sunset Court, Medford, Jackson County, Oregon:

PARCEL I:

Lot 4, Block 3 of SUNSET PARK in Jackson County, Oregon.

EXCEPTING THEREFROM the South 85.0 feet thereof.

Real property commonly known as 2414 Sunset Court, Medford, Jackson County, Oregon:

PARCEL II:

Commencing 1000.56 feet West and 1642 feet North of the Southeast corner of Donation Land Claim No. 77 in Township 37 South of Range 2 West of the Willamette Meridian, Jackson County, Oregon, at the center of the West end of Second Street in the "Sunset Park Tract"; and running thence West 9.02 chains; thence South 9.58 chains; thence East 9.04 chains to the West boundary of said "Sunset Park"; thence North on the West boundary of said Park tract 9.58 chains to the place of commencing.

EXCEPTING THEREFROM: Commencing at a point which is 1000.56 feet West and 1642.0 feet North of the Southeast corner of Donation Land Claim No. 77, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon, said point being at the center of the West end of Second Street in "Sunset Park"; thence West 137.80 feet to the true point of beginning, and being a point on the North line of premises described in Volume 193, Page 155, Jackson County, Oregon, Deed Records; thence continue West, along the said North line, 457.52 feet to the Northwest corner thereof; thence South 0 degrees 07' 10" West (record South) along the West line of said premises, 632.28 feet to the Southwest corner thereof; thence East, along the South line of said premises, 457.52 feet; thence North 0 degrees 07' 10" East, parallel to the West line of the said premises, 632.28 feet to the true point of beginning.

THE PROPERTY IS BEING CONVEYED TO GRANTEES IN "AS IS CONDITION."

Unless a change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Leo L. Engleson, 2411 Sunset Court, Medford, Oregon, 97501.

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

1:19 APR 09 1993 P.M.

93-11224

KATHLEEN S. BECKETT  
CLERK and RECORDER

SUBJECT TO:

1. The premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
2. The premises herein described are within and subject to the statutory powers of the Bear Creek Valley Sanitary Authority.
3. The premises herein described are within and subject to the statutory powers of the Bear Creek Valley Sanitary Authority, Sunset Court, Assessment Order Nos. 84-007-001 and 84-007-002, recorded as Document No. 85-05119, Official Records of Jackson County, Oregon, and subject to the unpaid assessments thereof, if any.
4. The effect of being within the Jacksonville Water District, a municipal corporation, organized under and pursuant to Chapter 346, General Laws of Oregon for 1917.
5. Easement for transmission and distribution of electricity, granted the California Oregon Power Company, as set forth in Volume 389, Page 202, Jackson County, Oregon, Deed Records. (Affects Parcel 2).

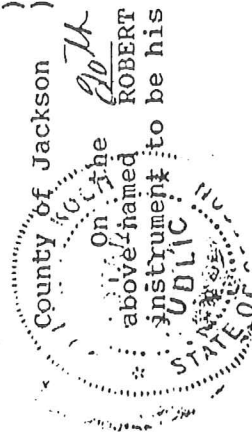
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. THE BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is the sum of \$50,000.00.

DATED this 20<sup>th</sup> day of April, 1990.

Robert T. Green  
Robert T. Green, personal representative of the estate of Lillian R. Green, deceased

STATE OF OREGON )  
County of Jackson )

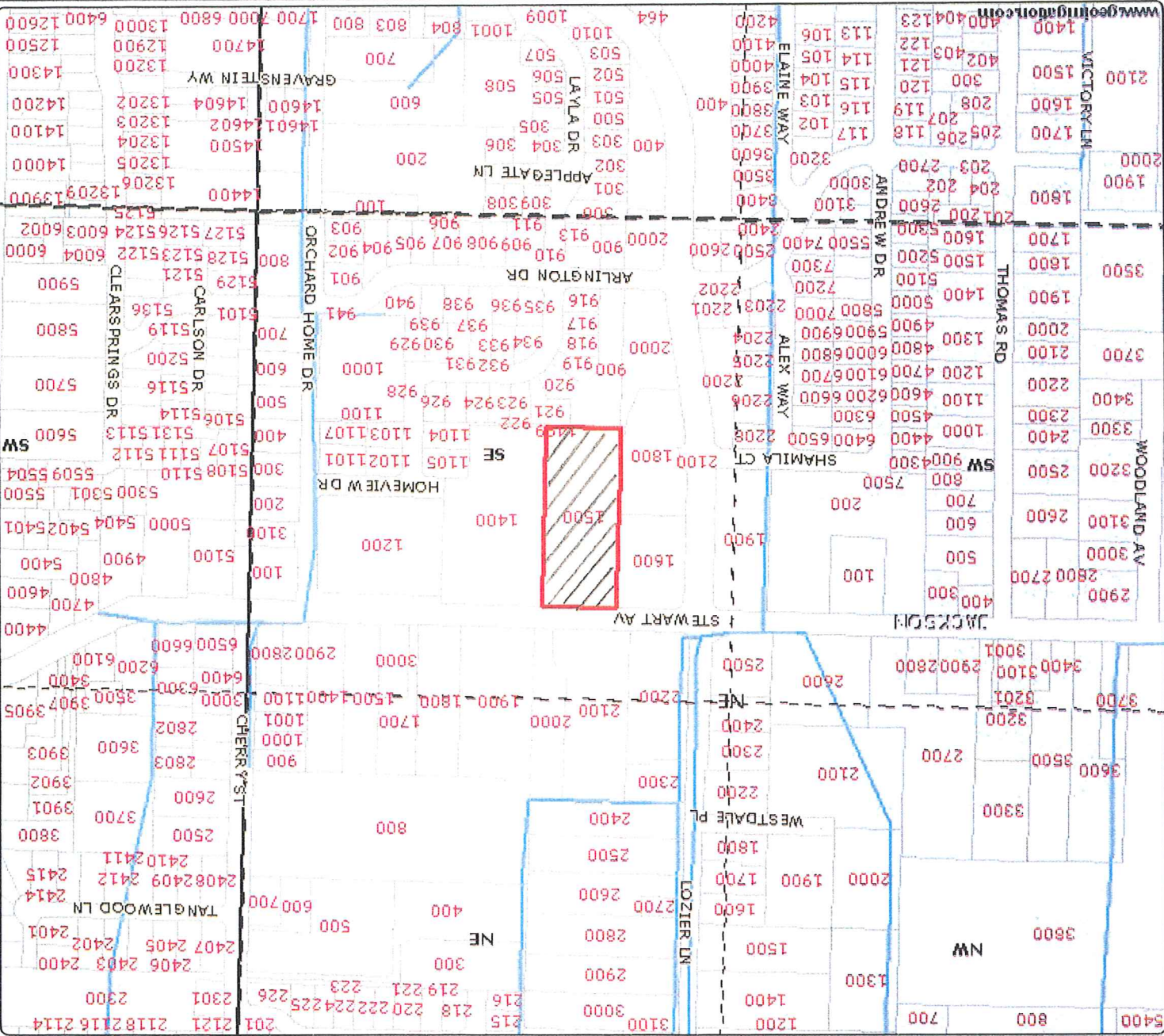


On this 20<sup>th</sup> day of April, 1990, personally appeared the above-named ROBERT T. GREEN and acknowledged the foregoing instrument to be his voluntary act and deed.

Debra M. Ford  
Notary Public for Oregon  
My Commission Expires: 11-4-90



# Medford Irrigation District



DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.

Authorized Place of Use  
372W5AD (1500 2.3 irr ac.

Medford, Ore  
SENE

- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Canal All
- Canal Piped
- Canal Open
- Migration Ditches JACK CO
- RW/COG Laterals

2.3 ac

**RECEIVED**

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

Scale 1" = 400'  
Created: 2/1/2010







01416619201000074330010014  
-i, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

**RECEIVED**

**APR 25 2011**

**WATER RESOURCES DEPT  
SALEM, OREGON**

QUITCLAIM DEED TO  
TRANSFER WATER RIGHTS

STATE OF OREGON }  
County of Jackson } ss.  
}

We, Carleton & Linda Thompson, (hereinafter Authorized signatories of Wilson Stewart LLC), are the owners of property located at, 2185 Stewart Ave. Medford, Oregon, more particularly described as:

PARCEL 1: 2185 Stewart Avenue, Medford

Beginning at a point on the North line of Donation Land Claim No. 79, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, 242.8 feet West of the Northeast corner thereof; thence West along said North line, 208.64 feet, to the Northeast corner of tract described in Volume 247, Page 622, Jackson County, Oregon, Deed Records; thence South, along the East line of said tract, 522.8 feet; thence East, 208.64 feet, to a point South of the point of beginning; thence North 522.8 feet, to the point of beginning. *cd*

(Code 49-01. Account #1-043880-7, Map 37-2W-35AD, Tax Lot # 1500)

And by this conveyance and signed transfer application form hereby grants, releases and quitclaims to Medford Irrigation District (MID) all rights, title, interest, claims and responsibility for 2.30 acres of Medford Irrigation District water rights that are appurtenant to the lands listed above. Medford Irrigation District may elect to complete the transfer application and submit it to the Water Resources Department for approval of use of the water right at a new location and/or use.

By recodation of this deed, grantor hereby notifies any subsequent purchaser of the lands listed above that grantor, as owner of the subject land, approved the transfer (including a change in the place and type of use and point of diversion) of the water rights that are appurtenant to the subject land; and that upon completion of a transfer, by election of MID, the subject land no longer will have an appurtenant water right, if the transfer includes a change in the place of use.

This agreement is binding upon the heirs, executors, administrators, successors, and assigns of the parties to this agreement.

Consideration for this Quitclaim is \$0.00.

Dated this 1 day of FEB, 2010.



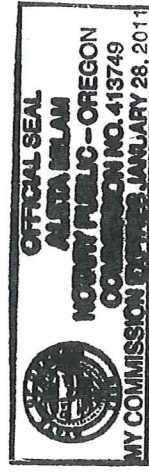
Carleton Thompson  
Grantor  
Linda Thompson  
Grantor

subscribed by and sworn to before me in person this 1 day of FEB, 2010, by Carleton Thompson, and Linda Thompson (authorized signatories of Stewart Wilson LLC) who acknowledges this instrument to be their voluntary act and deed.

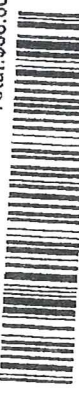


Aleta Milam  
Notary Public for Oregon  
My Commission Expires: 1-28-2011

Remit Tax Statements To: Carleton & Linda Thompson  
Stewart Wilson LLC  
1608 Crown Ave.  
Medford, Oregon 97504







Christine Walker, County Clerk for Jackson County, Oregon, certifies that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

Grantor's Name and Address  
CARLETON I. THOMPSON AND  
LINDA C. THOMPSON, TRUSTEES  
THOMPSON FAMILY TRUST  
DATED JUNE 4, 2004  
1608 CROWN AVENUE  
MEDFORD, OREGON 97504

Grantee's Name and Address  
WILSON STEWART, LLC  
1608 CROWN AVENUE  
MEDFORD, OREGON 97504  
After recording, return to:  
THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Linda requested otherwise, send all tax statements to:  
WILSON STEWART, LLC  
C/O CARLETON I. THOMPSON  
LINDA C. THOMPSON  
1608 CROWN AVENUE  
MEDFORD, OREGON 97504

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that CARLETON I. THOMPSON AND LINDA C. THOMPSON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE THOMPSON FAMILY TRUST DATED JUNE 4, 2004, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WILSON STEWART, LLC, an Oregon Limited Liability Company, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in JACKSON County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.  
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13<sup>th</sup> day of July, 2009 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

CARLETON I. THOMPSON, TRUSTEE

LINDA C. THOMPSON, TRUSTEE

State of Oregon )  
County of JACKSON ) : ss.

Before me this 13<sup>th</sup> day of July, 2009, personally appeared CARLETON I. THOMPSON and LINDA C. THOMPSON, TRUSTEES, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public of Oregon  
My Commission expires: 03/21/2011

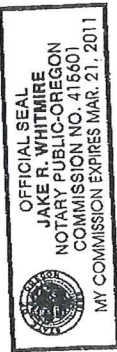


EXHIBIT "A"

PARCEL 1: 2185 Stewart Avenue, Medford

Beginning at a point on the North line of Donation Land Claim No. 79, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, 242.8 feet West of the Northeast corner thereof; thence West, along said North line, 208.64 feet, to the Northeast corner of tract described in Volume 247, Page 622, Jackson County, Oregon, Deed Records; thence South, along the East line of said tract, 522.8 feet; thence East, 208.64 feet, to a point South of the point of beginning; thence North 522.8 feet, to the point of beginning.

cd

**RECEIVED**

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON



RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

Date: 2-1-10  
To Whom It May Concern:

We, Carleton Thompson; Linda Thompson, authorized signatories for Stewart Wilson LLC, want to transfer water rights back to Medford Irrigation District for 372W35AD tax lot 1500 for 2.30 irrigated ac..

We no longer need/want the water right assigned to the said property at 2185 Stewart Ave. due to;

Water rights not used for flood irrigation due to development plans.

Thank you  
Signatures:

2-1-10  
Date

2-1-10  
Date

Linda Thompson  
Printed Name

[Signature]  
Signature

Carleton Thompson  
Printed Name

[Signature]  
Signature



Phone: (503) 986-2200  
Fax: (503) 378-4381

Secretary of State  
Corporation Division  
255 Capitol St. NE, Suite 151  
Salem, OR 97310-1327  
FilingInOregon.com

Articles of Organization—Limited Liability Company

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

REGISTRY NUMBER: \_\_\_\_\_

For office use only

In accordance with Oregon Revised Statute 192.410-192.490, all information on this form is publicly available, including addresses. We must release this information to all parties upon request and it will be posted on our website.

Please Type or Print Legibly in Black Ink. Attach Additional Sheet if Necessary.

1) NAME OF LIMITED LIABILITY COMPANY (Must contain the words "Limited Liability Company" or the abbreviations "LLC" or "L.L.C.")

WILSON STEWART, LLC

2) DURATION (Please check one.)

Latest date upon which the Limited Liability Company is to

dissolve is \_\_\_\_\_

Duration shall be perpetual.

3) NAME OF THE PERSON WHO WILL ACCEPT LEGAL SERVICE FOR THIS BUSINESS (INITIAL REGISTERED AGENT)

LINDA C. THOMPSON

4) REGISTERED AGENT'S PUBLICLY AVAILABLE ADDRESS (Must be an Oregon Street Address, which is identical to the registered agent's business office.)

1608 CROWN AVENUE

MEDFORD, OREGON 97504

5) ADDRESS WHERE THE DIVISION MAY MAIL NOTICES

1608 CROWN AVENUE

MEDFORD, OREGON 97504

6) NAME AND ADDRESS OF EACH PERSON WHO IS FORMING THIS BUSINESS (ORGANIZER)

CARLETON I. THOMPSON

LINDA C. THOMPSON

1608 CROWN AVENUE

MEDFORD, OREGON 97504

7) IF THIS LIMITED LIABILITY COMPANY IS NOT MEMBER MANAGED, CHECK ONE BOX BELOW.

This limited liability company is managed by a single manager.

This limited liability company is managed by multiple manager(s).

8) IF RENDERING A LICENSED PROFESSIONAL SERVICE OR SERVICES, DESCRIBE THE SERVICE(S) BEING RENDERED.

9) OPTIONAL PROVISIONS (Attach a separate sheet if necessary.)

(OPTIONAL) LIST MEMBERS AND/OR MANAGERS NAMES AND ADDRESSES

1) MANAGERS (MANAGERS) (Names and Street address)

12) EXECUTION/SIGNATURE OF THE PERSON WHO IS FORMING THIS BUSINESS (ORGANIZER) (The title for each signer must be "Organizer.")

By my signature, I declare as an authorized authority, that this filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment or both.

Signature

Printed Name

Title

SIGNATURE ON ORIGINAL DOCUMENT

CARLETON I. THOMPSON

Organizer

LINDA C. THOMPSON

Organizer

Organizer

Organizer

13) CONTACT NAME (To resolve questions with this filing.)

THE ESTATE PLANNING GROUP

DAYTIME PHONE NUMBER (Include area code.)

(541) 772-3055

FEES

Required Processing Fee \$50  
Confirmation Copy (Optional) \$5

Processing Fees are nonrefundable.

Please make check payable to "Corporation Division."

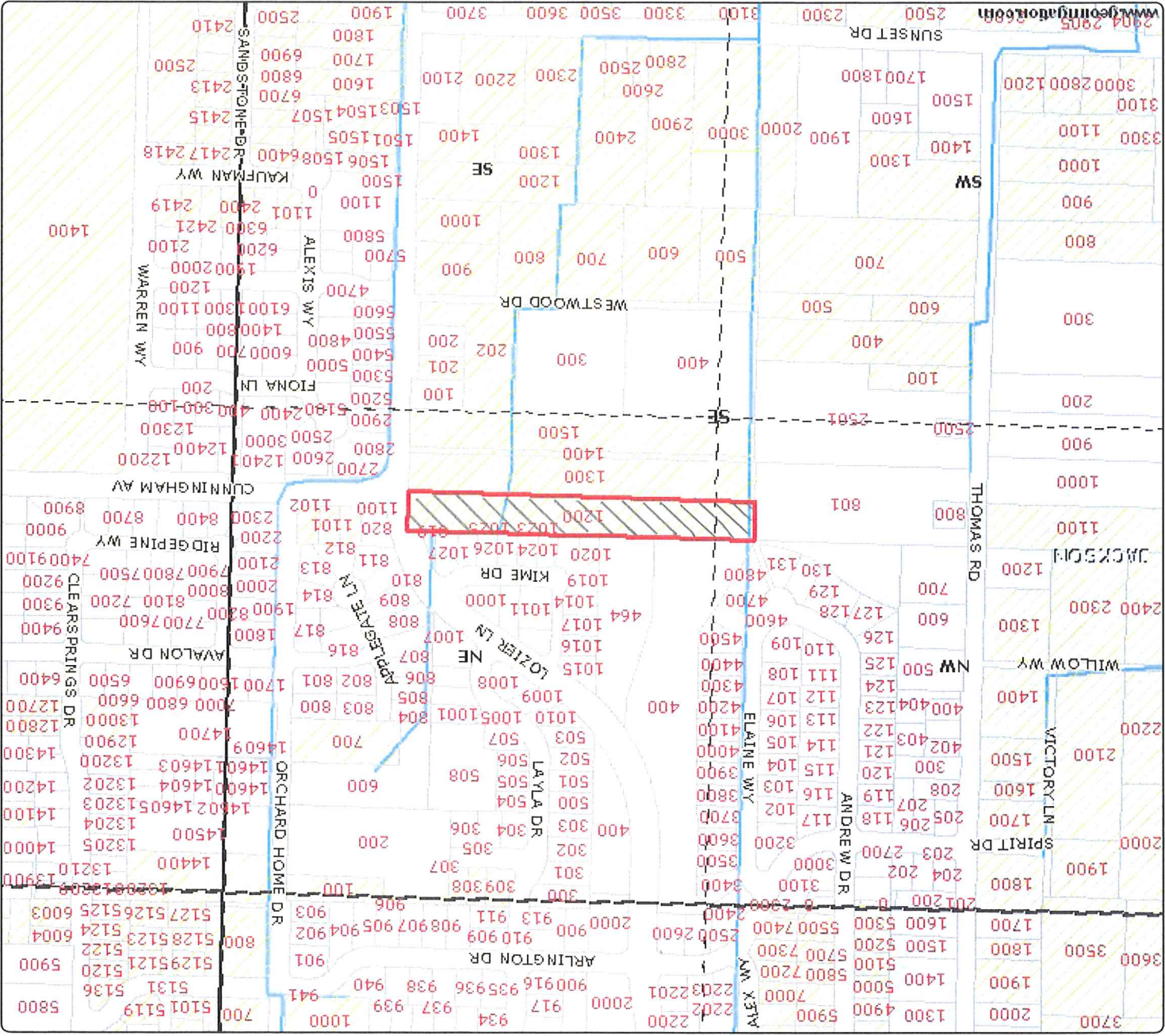
NOTE:

Fees may be paid with VISA or MasterCard. The card number and expiration date should be submitted on a separate sheet for your protection.

COPY



# Medford Irrigation District



DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.

Authorized Place of Use  
372W35DA t1200  
2.30 acre  
2.06 - N E 5th  
2.24 - NW 5th

- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Canal All
- Canal Fliped
- Canal Open
- FOU District Primary
- Migration Ditches JACK CO
- RWCOG Laterals

To be put in  
Steens  
2.30

RECEIVED  
APR 25 2011  
WATER RESOURCES DE  
SALEM, OREGON

Scale 1" = 400'  
Created: 2/3/2011



Jackson County Official Records **2011-001899**  
R-QCD  
Cnt#1 ALONZOKM 01/18/2011 12:56:24 PM  
\$5.00 \$10.00 \$5.00 \$11.00 \$15.00 Total: \$49.00  
-\$3.00



01461645201100018990010015  
I, Christine Walker, County Clerk for Jackson County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.

Christine Walker - County Clerk

QUITCLAIM DEED TO  
TRANSFER WATER RIGHTS

**RECEIVED**

APR 25 2011

STATE OF OREGON }  
  } ss.  
County of Jackson }

WATER RESOURCES DEPT  
SALEM, OREGON

The City of Medford, a municipal corporation (hereinafter Grantor), is the owner of property located at, 1612 Orchard Home Dr., Medford, Oregon, more particularly described as:

Commencing at the Northeast corner of Donation Land Claim No. 80 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the North boundary of said claim South 89° 57' 40" West 20.00 feet to the true point of beginning; thence parallel with the East boundary of said claim, South 0° 04' 10" West 105.91 feet to a point on the West right of way line of Orchard Home Drive, and being on the North boundary of tract described in Volume 567, Page 8, Deed Records, Jackson County, Oregon; thence parallel with the North boundary of said claim, South 89° 57' 40" West (Record West) 939.64 feet to the Northwest corner of said tract; thence North 0° 04' 10" East (Record North) 105.91 feet to the North boundary of said claim; thence along the North boundary of said claim, North 89° 57' 40" East 939.64 feet to the true point of beginning.

(Code 49-01, Account #1-440181, Map 37-2W-35DA. Tax Lot #1200)


And by this conveyance and signed transfer application form hereby grants, releases and quitclaims to Medford Irrigation District (MID) all rights, title, interest, claims and responsibility for **2.3 acres** of Medford Irrigation District water rights that are appurtenant to the lands listed above. Medford Irrigation District may elect to complete the transfer application and submit it to the Water Resources Department for approval of use of the water right at a new location and/or use.

By recodation of this deed, grantor hereby notifies any subsequent purchaser of the lands listed above that grantor, as owner of the subject land, approved the transfer (including a change in the place and type of use and point of diversion) of the water rights that are appurtenant to the subject land; and that upon completion of a transfer, by election of MID, the subject land no longer will have an appurtenant water right, if the transfer includes a change in the place of use.

This agreement is binding upon the heirs, executors, administrators, successors, and assigns of the parties to this agreement.

Consideration for this Quitclaim is \$0.00.

Dated this 2 day of December, 2010.

  
\_\_\_\_\_  
Grantor  
P/A  
\_\_\_\_\_  
Grantor

Subscribed by and sworn to before me in person this 2 day of Dec, 2010,  
by GARY H. Wheeler, and P/A who  
acknowledges this instrument to be their voluntary act and deed.



2

RECEIVED

APR 25 2011



WATER RESOURCES DEPT  
SALEM, OREGON

After recording return to:  
FIRST AMERICAN TITLE INSURANCE  
1225 Crater Lake Avenue  
Medford, OR 97504

Until a change is requested all tax statements shall be sent to the following address:

CITY OF MEDFORD, A Municipal

Corporation

40 Stephen Wadleigh

411 W 8th St

Medford OR 97501

File No.: 7161-384864 (DEW)

Date: June 10, 2004

STATUTORY WARRANTY DEED

WREATHA J. HAANSTRA, as Trustee for the WREATHA J. HAANSTRA REVOCABLE LIVING TRUST under agreement dated May 1, 1997, Grantor, conveys and warrants to CITY OF MEDFORD, A Municipal Corporation, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$318,000.00. (Here comply with requirements of ORS 93.030)

Dated this 17 day of June, 2004.



I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Kathleen S. Beckett - County Clerk

15  
5  
11

WREATHA J. HAANSTRA REVOCABLE  
LIVING TRUST

  
WREATHA J. HAANSTRA, Trustee

RECEIVED

APR 25 2004  
WATER RESOURCES DEPT  
SALEM, OREGON

STATE OF Oregon )  
)ss.  
County of Jackson )

This instrument was acknowledged before me on this 17 day of June, 2004  
by WREATHA J. HAANSTRA as Trustee of WREATHA J. HAANSTRA REVOCABLE LIVING TRUST, on behalf  
of the Trust.

  
\_\_\_\_\_

Notary Public for Oregon  
My commission expires: 11-14-06





**EXHIBIT A**

**LEGAL DESCRIPTION:**

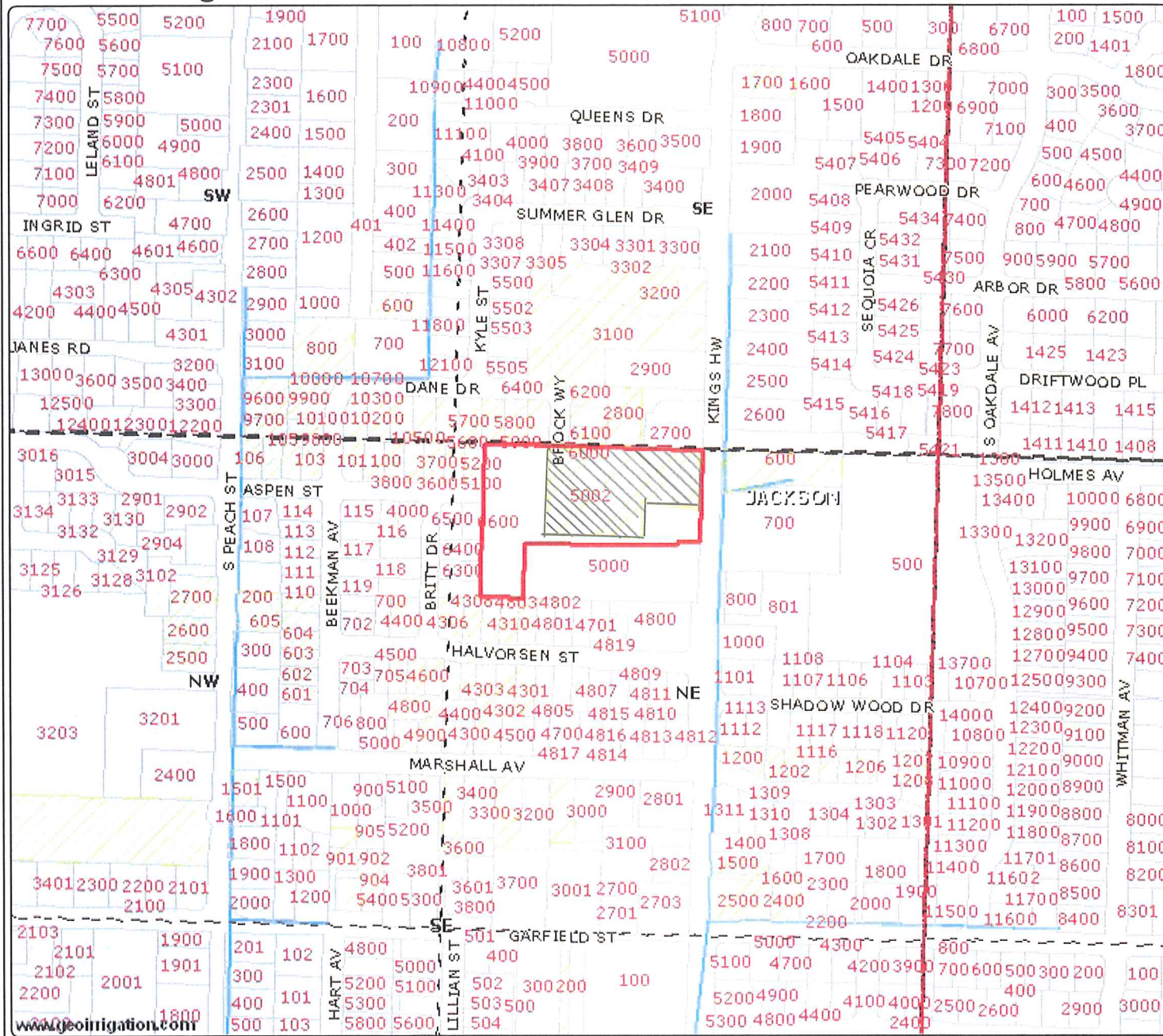
Commencing at the Northeast corner of Donation Land Claim No. 80 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the North boundary of said claim South 89° 57' 40" West 20.00 feet to the true point of beginning; thence parallel with the East boundary of said claim, South 0° 04' 10" West 105.91 feet to a point on the West right of way line of Orchard Home Drive, and being on the North boundary of tract described in Volume 567, Page 8, Deed Records, Jackson County, Oregon; thence parallel with the North boundary of said claim, South 89° 57' 40" West (Record West) 939.64 feet to the Northwest corner of said tract; thence North 0°04' 10" East (Record North) 105.91 feet to the North boundary of said claim; thence along the North boundary of said claim, North 89° 57' 40" East 939.64 feet to the true point of beginning.

**RECEIVED**

**APR 25 2011**

**WATER RESOURCES DEPT  
SALEM, OREGON**

# Medford Irrigation District



## Authorized Place of Use

372W36DA t15002  
2.00 ac.

NESE

- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Canal All
- Canal Piped
- Canal Open
- POU District Primary
- Irrigation Ditches JACK CO
- R/COG Laterals

2.00 to be put in stream

**RECEIVED**

APR 25 2011

WATER RESOURCES DEPT  
SALEM OREGON



Scale 1" = 400'  
Created: 2/4/2011

www.mediirrigation.com

DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.





01465217201100051170010017  
I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

QUITCLAIM DEED TO  
TRANSFER WATER RIGHTS

**RECEIVED**

**APR 25 2011**

**WATER RESOURCES DEPT**  
**SALEM, OREGON**

STATE OF OREGON }  
                                  } ss.  
County of Jackson }

We, Duane D & Darlene K Franklin (hereinafter Grantors), the owners of property located at, 1470 Kings Hwy, Medford, Oregon, more particularly described as:

**Commencing at the Northeast corner of land described in Volume 144, Page 599, Jackson County, Oregon, Deed Records, (being 20 chains South of the Northeast corner of Donation Land Claim No. 84 in Township 37 South, of Range 2 West of the Willamette Meridian in Jackson County, Oregon); thence South, on the East line of said tract, a distance of 172.5 feet; thence West a distance of 170 feet; thence South parallel to the East line of said Tract a distance of 100 feet; thence West a distance of 280 feet; thence North, parallel to the East line of said Tract a distance of 272.5 feet; thence East along the North line of said tract a distance of approximately 450 feet to the Northeast corner of said tract, the place of beginning.**

(Code 49-01, Account #1-044182-8, Map 37-2W-36DA Tax Lot # 5002)

And by this conveyance and signed transfer application form hereby grants, releases and quitclaims to Medford Irrigation District (MID) all rights, title, interest, claims and responsibility for **2.00 acres** of Medford Irrigation District water rights that are appurtenant to the lands listed above. Medford Irrigation District may elect to complete the transfer application and submit it to the Water Resources Department for approval of use of the water right at a new location and/or use.

By recordation of this deed, grantor hereby notifies any subsequent purchaser of the lands listed above that grantor, as owner of the subject land, approved the transfer (including a change in the place and type of use and point of diversion) of the water rights that are appurtenant to the subject land; and that upon completion of a transfer, by election of MID, the subject land no longer will have an appurtenant water right, if the transfer includes a change in the place of use.

This agreement is binding upon the heirs, executors, administrators, successors, and assigns of the parties to this agreement.

Consideration for this Quitclaim is \$0.00.

Dated this 31 day of January, 2011.



*Darlene K. Franklin*  
Grantor  
*Duane D. Franklin*  
Grantor

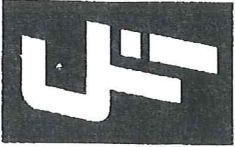
Subscribed by and sworn to before me in person this 31 day of January, 2011, by Darlene K. Franklin & Duane D. Franklin, who acknowledges this instrument to be their voluntary act and deed.

*David Peters*  
Notary Public for Oregon  
My Commission Expires: ~~January 28, 2011~~  
Aug. 26-2011 *slp*

Remit Tax Statements To:  
Duane D. & Darlene Franklin  
1470 Kings Hwy  
Medford, Oregon 97501



00 18933



**CRATER  
TITLE  
INSURANCE**

1225 Crater Lake Ave., Suite 101  
Medford, Oregon 97504  
(541) 779-6442 • FAX (541) 779-4963

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

5  
10  
11

(S)

37-2W-36 0A  
5002

ORDER # 99220409AC

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That DUANE D. FRANKLIN, Grantor(s), in consideration of none DOLLARS, paid by DUANE D. FRANKLIN and DARLENE K. FRANKLIN, Husband and Wife, as tenants by the entirety, Grantee(s), do hereby grant, bargain, sell and convey unto the said Grantee(s), their heirs and assigns all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Jackson, State of Oregon, and described as follows, to-wit:

Commencing at the Northeast corner of land described in Volume 144, Page 599, Jackson County, Oregon, Deed Records, (being 20 chains South of the Northeast corner of Donation Land Claim No. 84 in Township 37 South, of Range 2 West of the Willamette Meridian in Jackson County, Oregon); thence South, on the East line of said tract, a distance of 172.5 feet; thence West a distance of 170 feet; thence South parallel to the East line of said Tract a distance of 100 feet; thence West a distance of 280 feet; thence North, parallel to the East line of said Tract a distance of 272.5 feet; thence East along the North line of said tract a distance of approximately 450 feet to the Northeast corner of said tract, the place of beginning.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

To Have and to Hold, the above described and granted premises unto the said Grantee(s), their heirs and assigns forever.

Witness our hand(s) and seal(s) this 1<sup>st</sup> day of May, 2000.


  
Duane D. Franklin

STATE OF OREGON )  
) ss.

County of Jackson )

This instrument was acknowledged before me the 1<sup>st</sup> day of May, 2000  
by Duane D. Franklin



  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

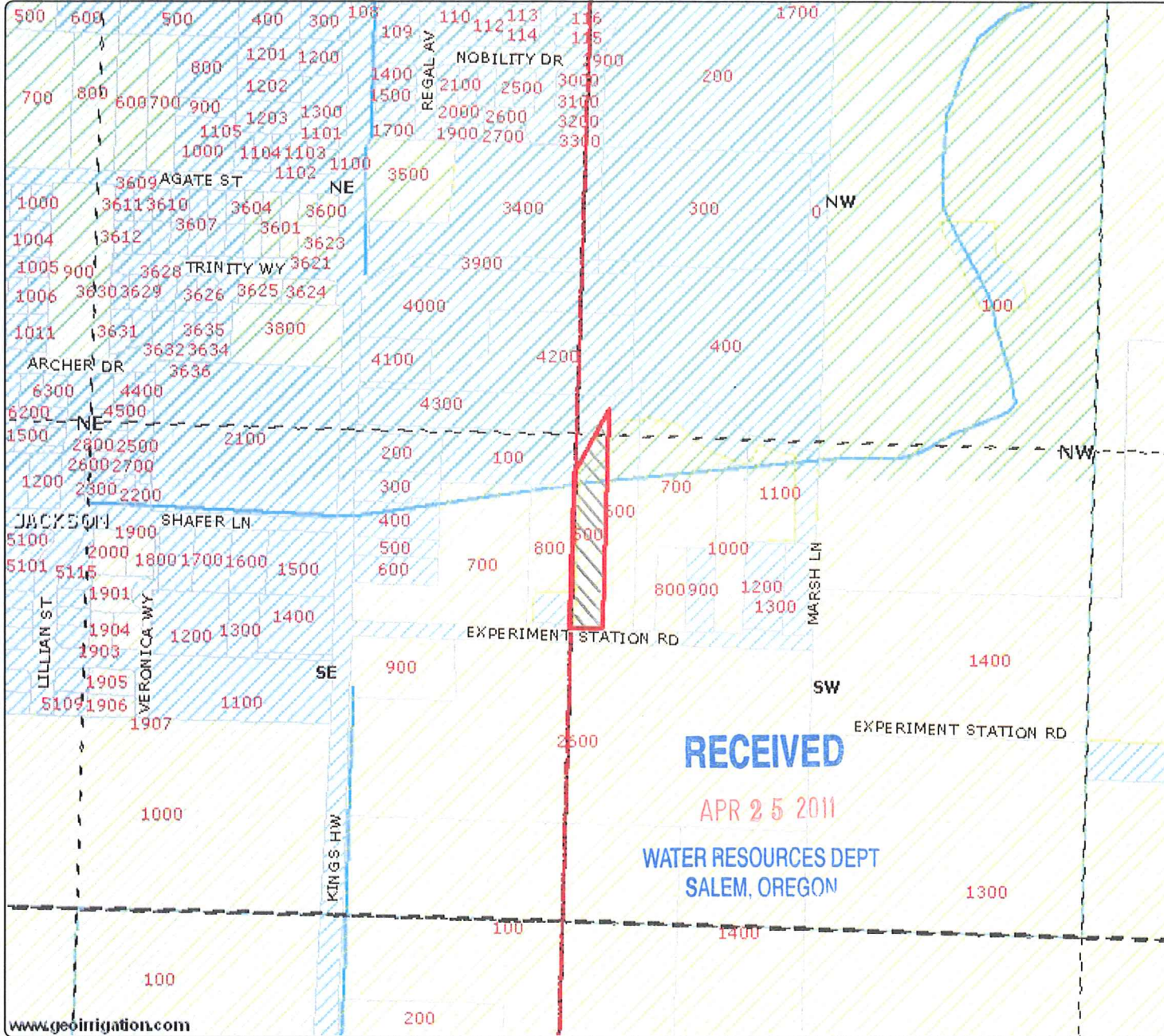
Until a change is requested,  
send all tax statements to:  
**SAME AS OF RECORD**

Return document to:  
Crater Title Insurance Company  
1225 Crater Lake Ave. #101, Medford, OR 97504

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS



# Medford Irrigation District



## Authorized Place of Use

381W06B new tax lot 500/old 804

SWNW

- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Canal All
- Canal Piped
- Canal Open
- POU District Primary
- POU Other Primary
- POD District Supplemental
- POD Other Supplemental
- Irrigation Ditches JACK CO
- R/COG Laterals

.50 ac To Put IN Stream



Scale 1" = 400'  
Created: 2/2/2011

www.geoirrigation.com

DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.



QUITCLAIM DEED TO  
TRANSFER WATER RIGHTS



01308765200800056950010015  
I, Christine Walker, County Clerk for Jackson County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.  
Christine Walker - County Clerk

STATE OF OREGON }  
                                  } ss.  
County of Jackson }

I, Richard W. Houston (hereinafter Grantor), is the owner of property located at, Experiment Station Rd., Medford, Oregon, more particularly described as:

*Commencing at the southwest corner of Donation Land Claim No. 37 in Township 38 South Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 0°06'30" feet to a point on the east line of that tract described in Volume 383 page 478 of the Deed Records of Jackson County, Oregon; thence North 0°06'30" East along said east line, 20.00 feet to a 5/8" diameter steel pin monumenting a point on the north line of Experiment Station Road and the true point of beginning; thence continue North 0°06'30" East along said east line 383.10 feet to a 5/8" diameter steel pin monumenting the northeast corner of that tract described in Document No. 92-30487 of the Official Records Of Jackson County, Oregon; thence North 27°27'30" East, along the northerly lone of that tract described in Document No. 92-24121, said official Records, 195.89 feet to a 5/8" diameter steel pin; thence South 0°06'30" West 557316 feet to a 5/8" diameter steel pin monumenting a point on said north line of Experiment Station Road; thence North 89°51'14" West 90.00 feet to the true point of beginning.*

*(Code 49-10, Account #1-453701, Map 38-1W-06-B, Tax Lot # 500) CID 804*


And by this conveyance and signed transfer application form hereby grants, releases and quitclaims to Medford Irrigation District (MID) all rights, title, interest, claims and responsibility for .50 acres of Medford Irrigation District water rights that are appurtenant to the lands listed above. Medford Irrigation District may elect to complete the transfer application and submit it to the Water Resources Department for approval of use of the water right at a new location and/or use.

By recordation of this deed, grantor hereby notifies any subsequent purchaser of the lands listed above that grantor, as owner of the subject land, approved the transfer (including a change in the place and type of use and point of diversion) of the water rights that are appurtenant to the subject land; and that upon completion of a transfer, by election of MID, the subject land no longer will have an appurtenant water right, if the transfer includes a change in the place of use.

This agreement is binding upon the heirs, executors, administrators, successors, and assigns of the parties to this agreement.


Consideration for this Quitclaim is \$0.00.

Dated this 8 day of Feb., 2008.

  
Grantor

Subscribed by and sworn to before me in person this 8 day of Feb., 2008, by RICHARD HOUSTON, who acknowledges this instrument to be their voluntary act and deed



  
Notary Public for Oregon  
My Commission Expires: 1-28-2011

Remit Tax Statements To:

Richard Houston  
610 Experiment Station Rd  
Medford, Oregon 97501-4509

**RECEIVED**  
APR 25 2011  
WATER RESOURCES DEPT  
SALEM, OREGON



99-45179

(22)

JACKSON COUNTY TITLE  
DIVISION OF OREGON TITLE INSURANCE COMPANY  
502 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 779-2811

88838WS

-10  
-10  
-20

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

JAMES C. AKERY

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

RICHARD W. HOUSTON

hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of JACKSON , State of Oregon, described as follows to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.  
And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ 133,750.00

WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 20<sup>TH</sup> day of August, 1999.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

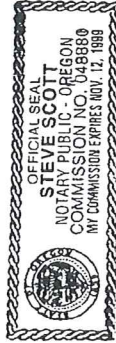
*James C. Akery*  
JAMES C. AKERY

STATE OF OREGON  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 20 day of August, 1999, by  
JAMES C. AKERY

*Steve Scott*  
Notary Public for Oregon  
My commission expires 4/12/99

Mail Tax Statements to:  
Grantee  
610 EXPERIMENT STATION  
MEDFORD, OREGON 97501



RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

RETURN TO JACKSON COUNTY TITLE DIVISION  
502 WEST MAIN ST., MEDFORD, OR 97501

99-45179

88838ws

EXHIBIT A

Commencing at the southwest corner of Donation Land Claim No. 37 in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 0°06'30" East along the west line of said Claim, 1830.81 feet; thence South 89°51'14" East 620.80 feet to a point on the east line of that tract described in Volume 383 page 478 of the Deed Records of Jackson County, Oregon; thence North 0°06'30" East along said east line, 20.00 feet to a 5/8" diameter steel pin monumenting a point on the north line of Experiment Station Road and the true point of beginning; thence continue North 0°06'30" East along said east line 383.10 feet to a 5/8" diameter steel pin monumenting the northeast corner of that tract described in Document No. 92-30487 of the Official Records of Jackson County, Oregon; thence North 27°27'30" East, along the northerly line of that tract described in Document No. 92-24121, said Official Records, 195.89 feet to a 5/8" diameter steel pin; thence South 0°06'30" West 557.16 feet to a 5/8" diameter steel pin monumenting a point on said north line of Experiment Station Road; thence North 89°51'14" West 90.00 feet to the true point of beginning.

(Code 49-10, Account #1-45370-1, Map #381W06<sup>803</sup> Tax Lot #804)

SUBJECT TO:

1. Taxes for the fiscal year 1999-2000 are a lien in an amount yet to be determined, but not yet payable.
2. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308, O.R.S.
3. The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.
4. The premises herein described are within the Experiment Station Road - East Diamond Street Area of the Bear Creek Valley Sanitary Authority, and are subject to the statutory powers, including the power of assessment, of said Bear Creek Valley Sanitary Authority.
5. Easement over that part lying within the canal right-of-way of the Medford Irrigation District.
6. Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to The California Oregon Power Company, a California corporation, by instrument(s) recorded in Volume 323 page 308 and Volume 360 page 183 of the Deed Records of Jackson County, Oregon.
7. Right of way for an irrigation pipeline, and rights in connection therewith, granted to Medford Irrigation District, a municipal corporation, by instrument recorded in Volume 485 page 273 of the Deed Records of Jackson County, Oregon.

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

AUG 30 1999

2:10 PM  
Kathleen J. Coe  
COUNTY CLERK

RECEIVED

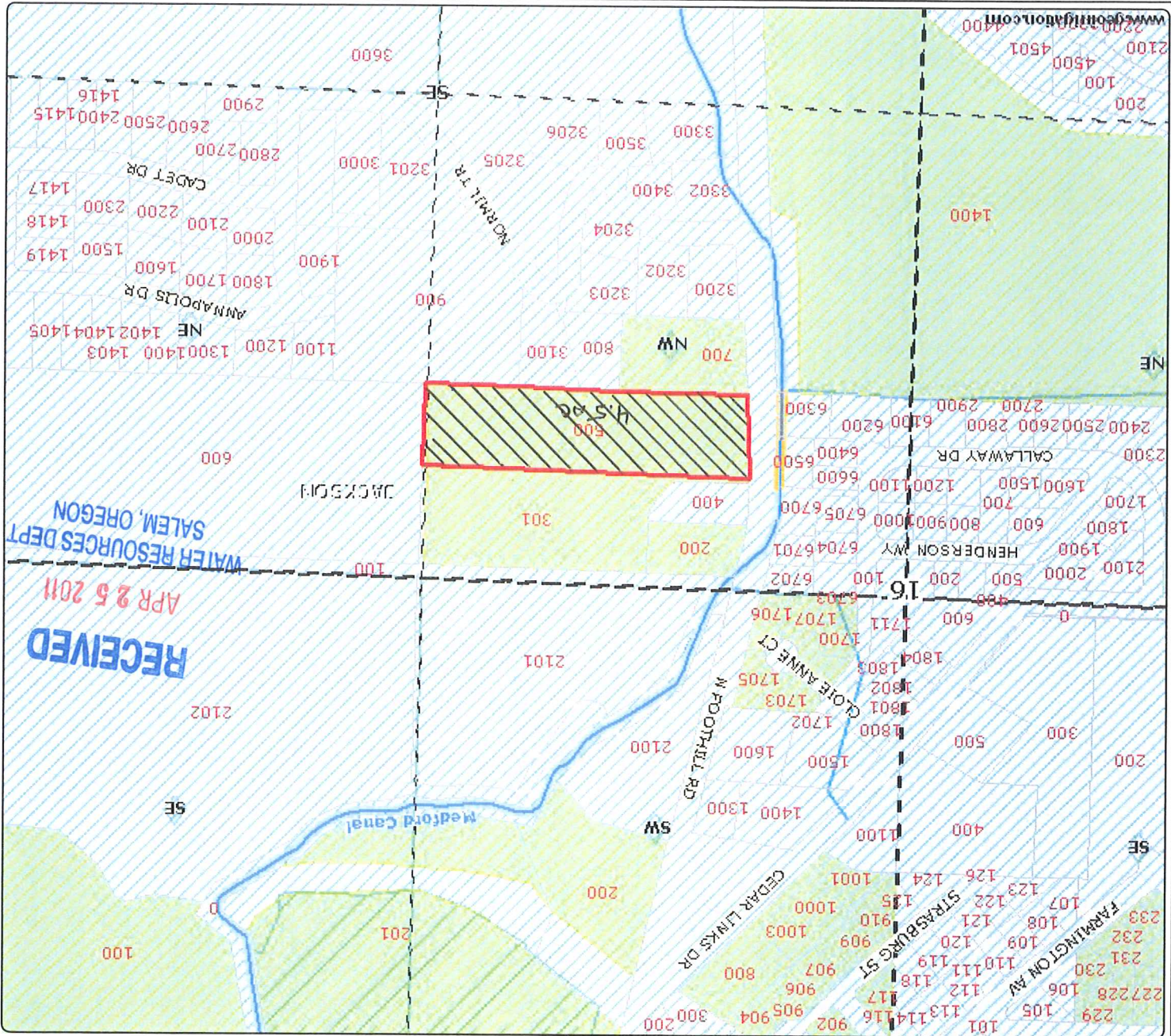
APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

2



# Medford Irrigation District



DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.

Authorized Place of Use  
371W16D tax lot 500 4.5 ac.

Foot Hills LLC  
NWS E

- Distnt Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Taxlots
- Canal All
- Canal Piped
- Canal Open
- POU District Primary
- POU Other Primary
- POU Distnt 3 111
- Irrigation Ditches JACK CO
- RWCOG Laterals

To put in  
Stream

Scale 1" = 400'

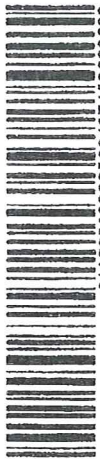
Created: 2/14/2011



①

Jackson County Official Records 2005-043745  
R-WD  
Cnt=1 Sin=1 AVGERICN 07/22/2005 02:10:00 PM  
\$40.00 \$5.00 \$11.00 Total:\$56.00

4690463852jrr  
After recording return to:  
awyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504



01128539200500437450080080  
Kathleen S. Beckett, County Clerk for Jackson County, Oregon,  
certify that the instrument identified herein was recorded in the Clerk  
records.  
Kathleen S. Beckett - County Clerk

Until a change is requested, all tax statements  
shall be sent to Grantee at the following address:

Po Box 249  
Ashland OR 97520

2110

## STATUTORY WARRANTY DEED

Excelsior Development Company, LLC, an Oregon limited liability company, as to an undivided 50.6625%; Neuman Property & Development LLC, LLC, an Oregon limited liability company, as to an undivided 25%; and Robert Wisnovsky, as to an undivided 24.3375%  
, Grantor, conveys and warrants to  
Foothills Road LLC, an Oregon Limited Liability company

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
See Exhibit "A" attached hereto and made a part hereof

This instrument may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery be deemed an original, and said counterparts together shall constitute one and the same instrument.

This property is free of encumbrances, EXCEPT:

See Exhibit "A" attached hereto and made a part hereof

: "The consideration paid herein has been paid to an Accommodator pursuant to an IRC S1031 "exchange."

The true consideration for this conveyance is \$ 2,625,000.00. \*

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 20th day of July, 2005.

Robert Wisnovsky

Neuman Properties & Development LLC

by: Douglas Neuman, member

Excelsior Development Company, an OR LLC

by: Jeffrey L. Chamberlain, member

STATE OF OREGON, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by

SEE ATTACHED

Notary Public for Oregon  
My commission expires \_\_\_\_\_

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON



STATE OF OREGON  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2005, by Douglas Newman, who executed the within instrument as his voluntary act and deed.

J. Austad  
Notary Public for Oregon  
My commission expires 6-21-07



RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

2

46g0463852jrr

After recording return to:

Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Po Box 249  
Ashland OR 97520

## STATUTORY WARRANTY DEED

Excelsior Development Company, LLC, an Oregon limited liability company, as to an undivided 50.6625%; Neuman Property & Development LLC, LLC, an Oregon limited liability company, as to an undivided 25%; and Robert Wisnovsky, as to an undivided 24.3375% Grantor, conveys and warrants to Foothills Road LLC, an Oregon limited liability company

Grantee, the following described real property free of encumbrances except as specifically set forth herein: See Exhibit "A" attached hereto and made a part hereof. This instrument may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery be deemed an original, and said counterparts together shall constitute one and the same instrument. This property is free of encumbrances, EXCEPT:

See Exhibit "A" attached hereto and made a part hereof

"The consideration paid herein has been paid to an Accommodator pursuant to an IRC S1031 Exchange."

The true consideration for this conveyance is \$ 2,625,000.00. \*

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10th day of July, 2005.

Robert Wisnovsky

Neuman Properties & Development LLC

by: Douglas Neuman, member

Excelsior Development Company, an OR LLC

by: Jeffrey L. Chamberlain, member

STATE OF OREGON, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 19th day of July, 2005, by \_\_\_\_\_

SEE ATTACHED

Notary Public for Oregon  
My commission expires \_\_\_\_\_

RECEIVED

3

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON



4690463852jrr

**After recording return to:**

Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Po Box 249  
Ashland OR 97520

## STATUTORY WARRANTY DEED

Excelsior Development Company, LLC, an Oregon limited liability company, as to an undivided 50.6625%; Neuman Property & Development LLC, LLC, an Oregon limited liability company, as to an undivided 25%; and Robert Wisnovsky, as to an undivided 24.3375%  
, Grantor, conveys and warrants to  
Foothills Road LLC, an Oregon limited liability company

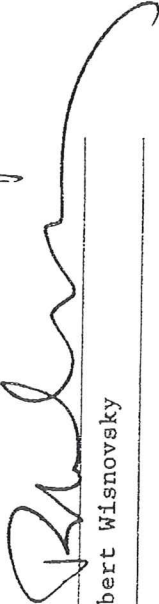
, Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
See Exhibit "A" attached hereto and made a part hereof  
This instrument may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery be deemed an original, and said counterparts together shall constitute one and the same instrument.  
This property is free of encumbrances, **EXCEPT:**

See Exhibit "A" attached hereto and made a part hereof  
\* "The consideration paid herein has been paid to an Accommodator pursuant to an IRC S1031 Exchange."

The true consideration for this conveyance is \$ 2,625,000.00. \*

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated this 10th day of July, 2005.

  
Robert Wisnovsky

Neuman Properties & Development LLC

by: Douglas Neuman, member

Excelsior Development Company, an OR LLC

by: Jeffrey L. Chamberlain, member

STATE OF OREGON, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_,

SEE ATTACHED

Notary Public for Oregon  
My commission expires \_\_\_\_\_

**RECEIVED**

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

4

STATE OF OREGON  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 19th day of July, 2005, by Robert Wisnovksy, who executed the within instrument as his voluntary act and deed.

Katie Mahar

Notary Public for Oregon  
My commission expires 4/28/2006



STATE OF OREGON  
COUNTY OF \_\_\_\_\_

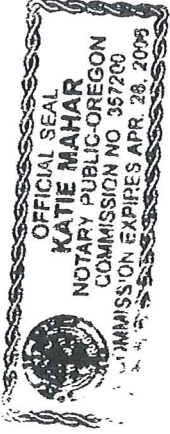
~~The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of July, 2005, by Douglas Neuman, as managing member of Neuman Properties & Development LLC, an Oregon Limited Liability Company and that said instrument was signed in behalf of said limited liability company by authority of its members; and acknowledged said instrument to be its voluntary act and deed.~~

~~Notary Public for Oregon  
My commission expires \_\_\_\_\_~~

STATE OF OREGON  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 19th day of July, 2005, by Jeffrey L. Chamberlain, as managing member of Excelsior Development Company, an Oregon Limited Liability Company and that said instrument was signed in behalf of said limited liability company by authority of its members; and acknowledged said instrument to be its voluntary act and deed.

Katie Mahar  
Notary Public for Oregon  
My commission expires 4/28/2006



RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

5



## EXHIBIT A

## TRACT A:

Commencing at the northwest corner of Lot 17, STEWART ACRES, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 3°53'30" East along the westerly boundary of said lot, a distance of 310.93 feet to a 5/8" iron pin for the true point of beginning; thence along the westerly boundary of said lot, South 3°53'30" East, 226.57 feet; thence parallel with the north boundary of said lot, South 89°37' East, 883.04 feet, more or less to the east boundary of said lot; thence along the east boundary of said lot on a more or less bearing of North 0°01' West, 226.30 feet, more or less to a point, from which the true point of beginning bears North 89°38'20" West; thence North 89°38'20" West, 10.34 feet to a 5/8" iron pin; thence North 89°38'20" West, 888.0 feet to the true point of beginning.  
(Code 49-01, Account #1-049660-1, Map #371W16D, Tax Lot #500)

## TRACT B:

Beginning at the northwest corner of Lot 17 of STEWART ACRES, in Jackson County, Oregon, according to the official plat thereof, now of record; thence South 3°45' East along the westerly line of said Lot, 537.5 feet to a point on the north line of premises described in Volume 392, page 417, Deed Records of Jackson County, Oregon, being the true point of beginning of this description; thence South 89°32' East along said line, 354.2 feet; thence South 0°07' West, 210.08 feet to the south line of aforesaid property of Volume 392, page 417, said Deed Records; thence North 89°31' West, 340.01 feet to the west line of said Lot 17, of STEWART ACRES; thence North 3°45' West along the westerly line of said Lot, 210.4 feet to the true point of beginning.

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

(Continued)  
(Code 49-01, Account #1-042421-8, Map #371W16D, Tax Lot #700)

TRACT C:

Commencing at the northwest corner of Lot 17, STEWART ACRES, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 3°53'30" East along the westerly boundary of said Lot, a distance of 310.93 feet to a 5/8" iron pin; thence South 89°38'20" East, 212.51 feet to the True Point of Beginning; thence North 40°59'00" East, 88.33 feet; thence North 0°23'00" East, 33.04 feet to a point on the north line of a private driveway; thence continue North 0°23'00" East, 176.59 feet; thence South 89°37'00" East, 628.0 feet, more or less, to the east line of said Lot 17; thence South along the east line of said Lot, 269.0 feet, more or less, to a point South 89°38'20" East of the True Point of Beginning; thence North 89°38'20" West, 675.49 feet to the True Point of Beginning.

TRACT D:

A strip of land described as follows: Commencing at the northwest corner of Lot 17, Stewart Acres, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 3°53'30" East along the westerly boundary of said Lot, a distance of 310.93 feet to a 5/8" iron pin and the True Point of Beginning; thence South 89°38'20" East, 212.51 feet; thence North 40°59'00" East, 88.33 feet; thence North 0°23'00" East, 33.04 feet; thence South 40°59'00" West, 85.47 feet to a point of curve and Southwesterly on the arc of a 39.25 foot radius curve to the right for 33.84 feet (long chord bears South 65°41'00" West, 32.80 feet); thence North 89°37'00" West, 186.11 feet to intersect the easterly line of Foothill Road; thence South 3°53'30" East along said road, 18.67 feet, more or less, to the True Point of Beginning.

(Code 49-01, Account #1-056785-7, Map #371W16D, Tax Lot #301)

SUBJECT TO:

2005-06 taxes, a lien in an amount to be determined, but not yet payable.

The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

Easement over that portion, if any, lying within Foothill Road. (County Road)

Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument(s) recorded in Volume 412 page 53 of the Deed Records of Jackson County, Oregon. (Not locatable of record)

Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument(s) recorded December 9, 1959 in Volume 482 page 485 of the Deed Records of Jackson County, Oregon. (Not locatable of record)

RECEIVED

APR 25 2011

7  
WATER RESOURCES DEPT  
SALEM, OREGON



(Continued)

Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument(s) recorded November 17, 1960 in Volume 498 page 346 and Volume 498 page 349 of the Deed Records of Jackson County, Oregon. (Not locatable of record)

Restrictive Covenant, subject to the terms and provisions thereof, made pursuant to the provisions of the Jackson County Land Development Ordinance, recorded March 4, 2002, as No. 02-11286, of the Official Records of Jackson County. (Affects Tract A, C and D)

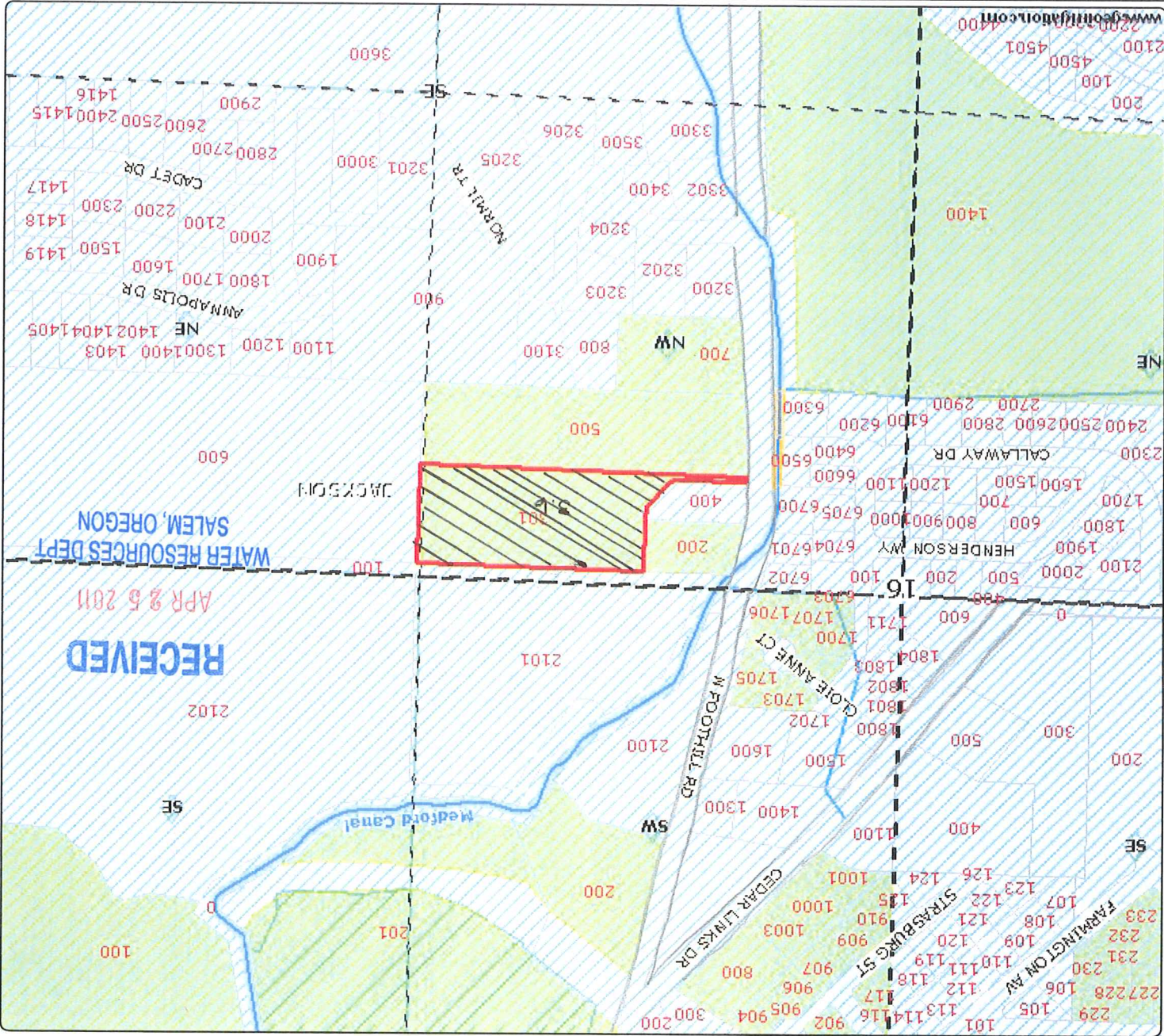
8

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

# Medford Irrigation District



Authorized Place of Use  
 371W16D tax lot 301 3.6 ac.  
 Foothills LLC  
 NWSE

- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Taxlots
- Canal All
- Canal Piped
- Canal Open
- POU District Primary
- POU Other Primary
- POU District 3 111
- Irrigation Ditches JACK CO
- R/W/COG Laterals

Scale 1" = 400'  
 Created: 2/14/2011

DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.



①

4690463852jrr  
After recording return to:  
Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

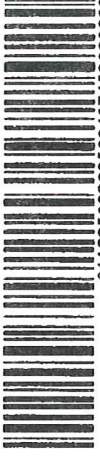
RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

Until a change is requested, all tax statements  
shall be sent to Grantee at the following address:

Po Box 249  
Ashland OR 97520



01128539200500437450080080

I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon,  
certify that the instrument identified herein was recorded in the Clerk  
records.

Kathleen S. Beckett - County Clerk

210  
210

## STATUTORY WARRANTY DEED

Excelsior Development Company, LLC, an Oregon limited liability company, as to an undivided 50.6625%; Neuman Property & Development LLC, LLC, an Oregon limited liability company, as to an undivided 25%; and Robert Wisnovsky, as to an undivided 24.3375%  
, Grantor, conveys and warrants to  
Foothills Road LLC, an Oregon limited liability company

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
See Exhibit "A" attached hereto and made a part hereof

This instrument may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery be deemed an original, and said counterparts together shall constitute one and the same instrument.

This property is free of encumbrances, EXCEPT:

See Exhibit "A" attached hereto and made a part hereof  
: "The consideration paid herein has been paid to an Accommodator pursuant to an IRC S1031 Exchange."

The true consideration for this conveyance is \$ 2,625,000.00. \*

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated this 20<sup>th</sup> day of July, 2005.

Robert Wisnovsky

Neuman Properties & Development LLC

by: Douglas Neuman, member

Excelsior Development Company, an OR LLC

by: Jeffrey L. Chamberlain, member

STATE OF OREGON, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by

SEE ATTACHED

Notary Public for Oregon  
My commission expires \_\_\_\_\_

STATE OF OREGON  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2005, by Douglas Ventman, who executed the within instrument as his voluntary act and deed.

J. AUSTAD  
Notary Public for Oregon  
My commission expires 6.21.07



RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

2



46g0463852jrr

After recording return to:  
Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

Until a change is requested, all tax statements  
shall be sent to Grantee at the following address:

Po Box 249  
Ashland OR 97520

## STATUTORY WARRANTY DEED

Excelsior Development Company, LLC, an Oregon limited liability company, as to an undivided 50.6625%; Neuman Property & Development LLC, LLC, an Oregon limited liability company, as to an undivided 25%; and Robert Wisnovsky, as to an undivided 24.3375%  
, Grantor, conveys and warrants to  
Foothills Road LLC, an Oregon limited liability company

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
See Exhibit "A" attached hereto and made a part hereof  
This instrument may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery be deemed an original, and said counterparts together shall constitute one and the same instrument.

This property is free of encumbrances, **EXCEPT:**

See Exhibit "A" attached hereto and made a part hereof

: "The consideration paid herein has been paid to an Accommodator pursuant to an IRC S1031 Exchange."

The true consideration for this conveyance is \$ 2,625,000.00. \*

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated this 19<sup>th</sup> day of July, 2005.

Neuman Properties & Development LLC

Robert Wisnovsky

by: Douglas Neuman, member

Excelsior Development Company, an OR LLC

by: Jeffrey L. Chamberlain, member

STATE OF OREGON, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of July, 2005, by

SEE ATTACHED

Notary Public for Oregon  
My commission expires \_\_\_\_\_

4690463852jrr

After recording return to:

Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

RECEIVED

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Po Box 249  
Ashland OR 97520

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

STATUTORY WARRANTY DEED

Excelsior Development Company, LLC, an Oregon limited liability company, as to an undivided 50.6625%; Neuman Property & Development LLC, LLC, an Oregon limited liability company, as to an undivided 25%; and Robert Wisnovsky, as to an undivided 24.3375% Grantor, conveys and warrants to Foothills Road LLC, an Oregon limited liability company

, Grantee, the following described real property free of encumbrances except as specifically set forth herein: See Exhibit "A" attached hereto and made a part hereof

This instrument may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery be deemed an original, and said counterparts together shall constitute one and the same instrument.

This property is free of encumbrances, EXCEPT:

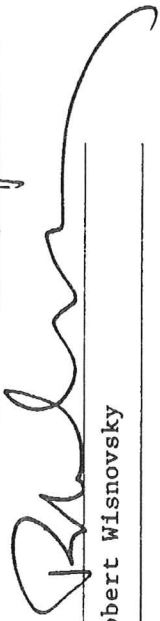
See Exhibit "A" attached hereto and made a part hereof

"The consideration paid herein has been paid to an Accommodator pursuant to an IRC S1031 Exchange."

The true consideration for this conveyance is \$ 2,625,000.00. \*

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 19th day of July, 2005.

  
Robert Wisnovsky

Neuman Properties & Development LLC

by: Douglas Neuman, member

Excelsior Development Company, an OR LLC

by: Jeffrey L. Chamberlain, member

STATE OF OREGON, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_,

SEE ATTACHED

Notary Public for Oregon  
My commission expires \_\_\_\_\_



STATE OF OREGON  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 19th day of July, 2005, by Robert Wisnovksy, who executed the within instrument as his voluntary act and deed.

Katie Mahar  
Notary Public for Oregon  
My commission expires 4/28/2006



STATE OF OREGON  
COUNTY OF \_\_\_\_\_

~~The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of July, 2005, by Douglas Neuman, as managing member of Neuman Properties & Development LLC, an Oregon Limited Liability Company and that said instrument was signed in behalf of said limited liability company by authority of its members; and acknowledged said instrument to be its voluntary act and deed.~~

~~Notary Public for Oregon  
My commission expires \_\_\_\_\_~~

STATE OF OREGON  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 19th day of July, 2005, by Jeffrey L. Chamberlain, as managing member of Excelsior Development Company, an Oregon Limited Liability Company and that said instrument was signed in behalf of said limited liability company by authority of its members; and acknowledged said instrument to be its voluntary act and deed.

Katie Mahar  
Notary Public for Oregon  
My commission expires 4/28/2006



RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

5

## EXHIBIT A

## TRACT A:

Commencing at the northwest corner of Lot 17, STEWART ACRES, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 3°53'30" East along the westerly boundary of said lot, a distance of 310.93 feet to a 5/8" iron pin for the true point of beginning; thence along the westerly boundary of said lot, South 3°53'30" East, 226.57 feet; thence parallel with the north boundary of said lot, South 89°37' East, 883.04 feet, more or less to the east boundary of said lot; thence along the east boundary of said lot on a more or less bearing of North 0°01' West, 226.30 feet, more or less to a point, from which the true point of beginning bears North 89°38'20" West; thence North 89°38'20" West, 10.34 feet to a 5/8" iron pin; thence North 89°38'20" West, 888.0 feet to the true point of beginning.

(Code 49-01, Account #1-049660-1, Map #371W16D, Tax Lot #500)

## TRACT B:

Beginning at the northwest corner of Lot 17 of STEWART ACRES, in Jackson County, Oregon, according to the official plat thereof, now of record; thence South 3°45' East along the westerly line of said Lot, 537.5 feet to a point on the north line of premises described in Volume 392, page 417, Deed Records of Jackson County, Oregon, being the true point of beginning of this description; thence South 89°32' East along said line, 354.2 feet; thence South 0°07' West, 210.08 feet to the south line of aforesaid property of Volume 392, page 417, said Deed Records; thence North 89°31' West, 340.01 feet to the west line of said Lot 17, of STEWART ACRES; thence North 3°45' West along the westerly line of said Lot, 210.4 feet to the true point of beginning.

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

①



(Continued)  
(Code 49-01, Account #1-042421-8, Map #371W16D, Tax Lot #700)

TRACT C:

Commencing at the northwest corner of Lot 17, STEWART ACRES, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 3°53'30" East along the westerly boundary of said Lot, a distance of 310.93 feet to a 5/8" iron pin; thence South 89°38'20" East, 212.51 feet to the True Point of Beginning; thence North 40°59'00" East, 88.33 feet; thence North 0°23'00" East, 33.04 feet to a point on the north line of a private driveway; thence continue North 0°23'00" East, 176.59 feet; thence South 89°37'00" East, 628.0 feet, more or less, to the east line of said Lot 17; thence South along the east line of said Lot, 269.0 feet, more or less, to a point South 89°38'20" East of the True Point of Beginning; thence North 89°38'20" West, 675.49 feet to the True Point of Beginning.

TRACT D:

A strip of land described as follows: Commencing at the northwest corner of Lot 17, Stewart Acres, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 3°53'30" East along the westerly boundary of said Lot, a distance of 310.93 feet to a 5/8" iron pin and the True Point of Beginning; thence South 89°38'20" East, 212.51 feet; thence North 40°59'00" East, 88.33 feet; thence North 0°23'00" East, 33.04 feet; thence South 40°59'00" West, 85.47 feet to a point of curve and Southwesterly on the arc of a 39.25 foot radius curve to the right for 33.84 feet (long chord bears South 65°41'00" West, 32.80 feet); thence North 89°37'00" West, 186.11 feet to intersect the easterly line of Foothill Road; thence South 3°53'30" East along said road, 18.67 feet, more or less, to the True Point of Beginning.

(Code 49-01, Account #1-056785-7, Map #371W16D, Tax Lot #301)

SUBJECT TO:

2005-06 taxes, a lien in an amount to be determined, but not yet payable.

The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

Easement over that portion, if any, lying within Foothill Road. (County Road)

Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument(s) recorded in Volume 412 page 53 of the Deed Records of Jackson County, Oregon. (Not locatable of record)

Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument(s) recorded December 9, 1959 in Volume 482 page 485 of the Deed Records of Jackson County, Oregon. (Not locatable of record)

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

7

(Continued)

Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument(s) recorded November 17, 1960 in Volume 498 page 346 and Volume 498 page 349 of the Deed Records of Jackson County, Oregon. (Not locatable of record)

Restrictive Covenant, subject to the terms and provisions thereof, made pursuant to the provisions of the Jackson County Land Development Ordinance, recorded March 4, 2002, as No. 02-11286, of the Official Records of Jackson County. (Affects Tract A, C and D)

RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

8



# Medford Irrigation District

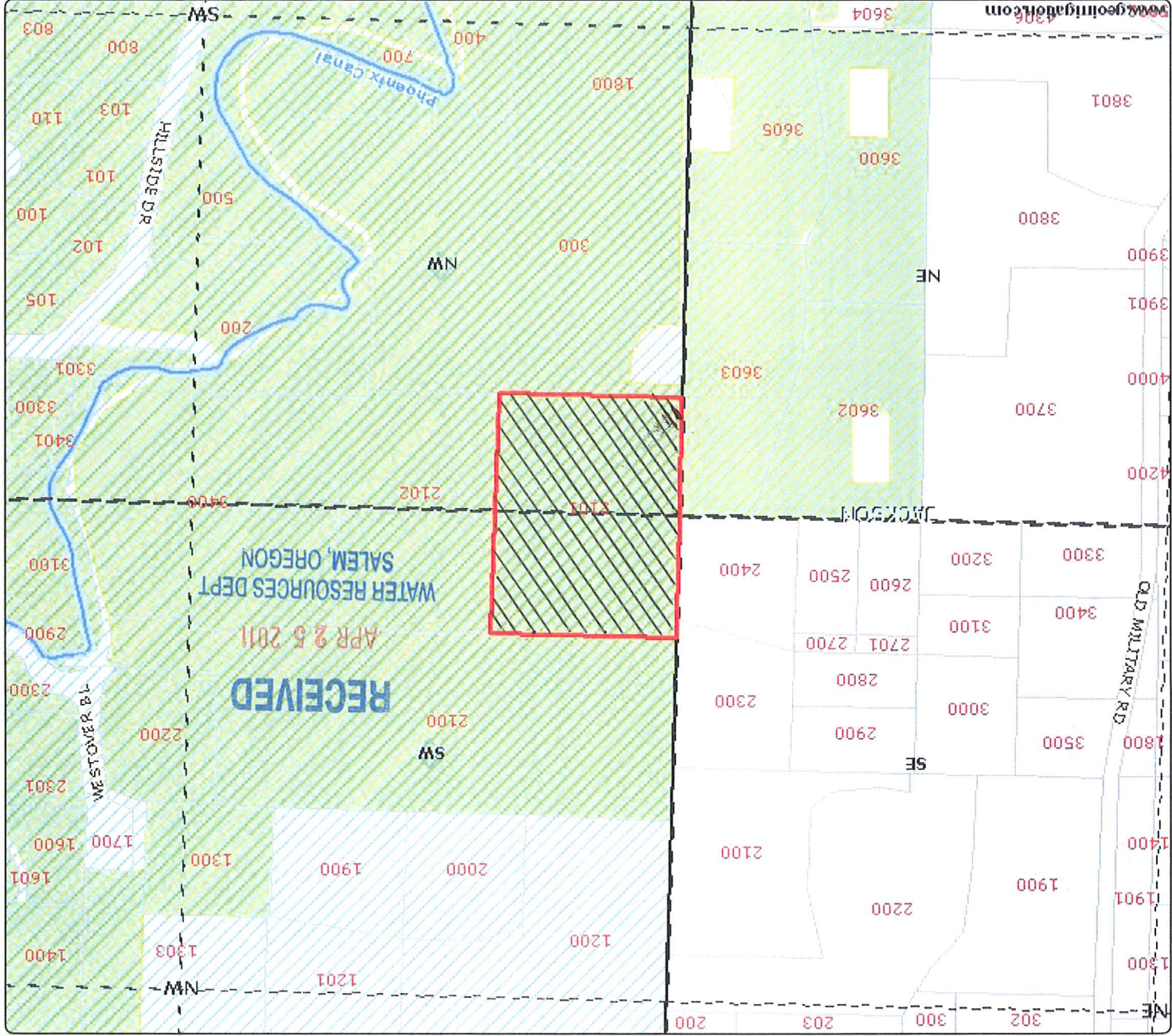
Authorized Place of Use  
372W16B Tax Lot 2101 7.60 ac.

Vaughn

- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Taxlots
- Canal All
- Canal Fiped
- Canal Open
- POU District Primary
- POU Other Primary
- POU District 3111
- Migration Ditches JACK CO
- RWCOG Laterals
- pvt InSteam

Scale 1" = 400'

Created: 2/14/2011





RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

RECEIVED

APR 25 2011

WATER RESOURCES DEPT

96-16054

14

JACKSON COUNTY TITLE DIVISION  
CONTINENTAL LAWYERS TITLE COMPANY

68775-RT-43

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 779-2811

10-  
10-  
20-

TENANTS BY ENTIRETY  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that,

1

THOMAS J. FURTZER and REGINA M. FURTZER

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

ROBERT E. VAUGHN and GILDEE A. VAUGHN

husband and wife, Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of JACKSON, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ 113,700.00

WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10<sup>th</sup> day of

MAY,

1996.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

*Thomas J. Furtzer, and*  
THOMAS J. FURTZER

*Regina M. Furtzer*  
REGINA M. FURTZER

STATE OF OREGON  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of MAY, 1996,

by THOMAS J. FURTZER and REGINA M. FURTZER

*R.N. Tank*  
Notary Public for Oregon  
My commission expires 2-8-98

Mail Tax Statements to:

Grantees

OFFICIAL SEAL

SPACE FOR RECORDER'S USE



RECEIVED

APR 25 2011

WATER RESOURCES DEPT  
SALEM, OREGON

68775

96-16054

EXHIBIT A

Beginning at a brass cap marking the quarter corner common to Sections 16 and 17 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 00°08'20" West (Record North 00°22'50" West), along the west boundary of said Section 16, a distance of 337.80 feet to a point that bears West of a 5/8" iron pin witness monument; thence leaving said section line, East 1.00 feet to said 5/8" iron pin witness monument; thence continue East 501.94 feet to a 5/8" iron pin; thence South 655.48 feet to a 5/8" iron pin situated on the south boundary of the tract described in deed recorded as No. 91-32255 of the Official Records of Jackson County, Oregon; thence North 89°28'57" East (Record North 89°26'00" East), along said south boundary, 355.18 feet to a found 3/4" iron pin marking a corner of said described tract; thence South 0°23'30" East 385.50 feet; thence South 86°45'20" East 143.34 feet; thence North 51°41'00" East 80.00 feet; thence South 89°23'40" East 406.95 feet to the westerly right of way line of Hillside Drive (County Road); thence South 10°52'00" West, along said right of way line, 63.28 feet, more or less, to the northeasterly corner of tract described in Volumes 429 Page 463 of the Deed Records of Jackson County, Oregon; thence North 89°23'40" West, along the Northerly line of said tract, 374.95 feet; thence South 51°41'00" West 71.00 feet; thence North 34°56'00" West 30.06 feet; thence West 523.94 feet; thence South 0°00'50" West 185.01 feet to the northeast corner of tract described in Volume 224 Page 158 of the Deed Records of Jackson County, Oregon; thence West along the North line of said tract 483.00 feet to the west boundary of said Section 16; thence North 00°22'50" West, along said west boundary of said Section 16, a distance of 941.20 feet to the true point of beginning.

(Code 49-15, Portion Account #1-46327-7, Map #372W16B, Portion Tax Lot #2100)  
(Code 49-15, Account #1-46356-9, Map #372W16C, Tax Lot #300)

EXCEPTING THEREFROM all property previously conveyed to the Grantees herein under document No. 88-08647 of the Official Records of Jackson County, Oregon.

SUBJECT TO:

1. The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.
2. Rights of way for the transmission and distribution of electricity, and for other purposes, granted to The California Oregon Power Company, a California corporation, by instruments recorded in Volume 213, page 387 and Volume 280 page 554, of the Deed Records of Jackson County, Oregon.
3. Twenty foot right of way for road purposes along the east line, as set out in deeds recorded August 10, 1948 in Volume 302 pages 462 and 473 of the Deed Records of Jackson County, Oregon.
4. Easement for a 12-inch irrigation tile-line or pipeline and rights in connection therewith, granted by instrument recorded in Volume 365 page 120 of the Deed Records of Jackson County, Oregon.

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

MAY 16 1996

2:10 PM

*Spencer A. Pickett*  
County Clerk