



State of Oregon
Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900

Application for Instream Lease

A summary of review criteria and procedures that are generally applicable to these applications is available at www.wrd.state.or.us/OWRD/PUBS/forms.shtml.

Pursuant to ORS 537.348(2) and OAR 690-077

Optional Identification by Lessor/Lessee: Instream 2012
Lease Application Number (assigned by WRD): IL-1205

This Lease is between:

Lessor #1:

Name Medford Irrigation District
Mailing address P.O. BOX 70
City, State, Zip Code JACKSONVILLE, OREGON 97530
Telephone number 541-899-9913
Email address medid@medfordid.org

Lessor #2, 3, 4 & 5 etc.

White, Vaninetti, Naumes Inc. & Southern Oregon Agricultural Experiment Station(OSU)

The water right to be leased is located in Jackson County.

Lessee (if different than Oregon Water Resources Department):

Name _____
Mailing address _____
City, State, Zip Code _____
Telephone number _____
Email address _____

Trustee:

Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266
(503) 986-0900

~I~ Water Right Holder and Water Right Information

1.1 Lessor #1 is the water right holder, or authorized agent for water right holder of the property located at: Township _____ N, Range _____ W, Section _____ and Tax Lot number _____. If the water right appurtenant to these lands is also appurtenant to lands owned by others who are not included in this application, then Attachment 1 (tax lot map), needs to be included. (See Exhibits A #1, #2, #3 #4 & #5)

1.2 Lessor #2#3,#4,#5 is the (Check one):

Not applicable

XX Official representative of Medford Irrigation District, the irrigation district which conveys water to the subject water rights.

XX Another party with an interest in the subject water rights representing White, Vaninetti, Southern Oregon Agricultural Experiment Station (SOA), Naumes, Inc...

1.3 For the water right(s) being leased, list all water rights appurtenant to the same lands. Indicate if there are any supplemental or overlying rights.

Certificate No. 83381 (Additional Supplements will be suspended during the duration of lease)

1.4 Are some or all of the lands being leased part of a Conservation Reserve Enhancement Program. Yes **XX** No

1.5 Water Rights Proposed to be Leased Instream.

The first right to be leased identified in Section 1.3 is further described as follows:

Certificate No.: 83381

Priority date: 7/23/1909 Type of use: Irrigation

Legal Season of Use: April 1st through October 1st.

Is the entire water right certificate being leased? Yes **XX** No

If no, list the acres of the subject water right by legal description of township, range, section, and 1/4 1/4 which will be dried up as part of this lease, and include a map (Attachment 2) showing the lands which will not receive water.

Place of use: T ____, R ____, Section __, ___ 1/4 ___ 1/4 - _____ acres to be leased

Enter additional places of use here, using format above:

(See Attachments)

Page _____ (Identify page number of certificate, if certificate is greater than 10 pages.)

Number of acres being leased, if for irrigation: 135.50

Acre-feet of storage, if applicable: N/A

Maximum rate associated with the right to be leased (cfs): 1.36(1/100)

(Use additional lines if there is more than one rate associated with the water right.)

Maximum duty associated with the right to be leased (ac-ft): 609.8(4.5/ac)

(Use additional lines if there is more than one duty associated with the water right.)

Conditions or other limitations, if any: The amount of water to which this right is entitled is limited to an amount actually used beneficially, and not exceeds 88.87 cfs into Medford Canal at Bradshaw drop, or its equivalent in case of rotation, measured at pod from source. The diversions through the Main Canal from North and South Forks of Little Butte Creek shall not exceed 140cfs for Medford Irrigation District. The total diversion from North Fork Little Butte Creek shall not exceed 100 cfs at any time. The amount used for irrigation is limited to diversion of one-hundred of 1 cfs fro each acre irrigated during season. The use shall conform to rotation system if so ordered. The used confirmed herein may be made only at times when sufficient water is available to satisfy all proper rights including rights for maintaining instream flows.

If you need to enter another leased right, please use the additional water rights form.

1.6 **Validity of rights.** Lessor(s) attests (mark one) that:

the water has been used over the past five years according to the terms and conditions of the water right certificate or as an instream water right and

the water has not been used over the past five years according to the terms and conditions of the water right certificate, however the water right is not subject to forfeiture under ORS 540.610(2)()(include necessary supporting documentation as Attachment 3). (**Prior Instream Leases as noted on attachments**)

~II~ Instream Water Right Information

2.1 **Public use.** This lease will increase streamflows that will benefit:

Conservation, maintenance and enhancement of aquatic and fish life, wildlife, and fish and wildlife habitat

Pollution abatement

Recreation and scenic attraction

2.2 **Instream use created by lease.** The instream use to be created is described as follows:

Little Butte Creek

Tributary to Rogue River in the Rogue Basin

Describe the point of diversion (POD) and any associated reach (es) of the instream use being created. If possible list the reach by river mile. If no reach is identified, and there is only one POD listed on the certificate, the lease may be processed to be protected at the POD. (If more than one POD is listed on the certificate, then the POD and any associated reach (es) must be identified): The points of diversion are located North Fork Little Butte Creek: 40 feet north and 620 feet west from E ¼ corner of section 20, being within the SENE of section 20, T36 S, R2E, WM and South fork Little Butte Creek: 780 feet west from E ¼ corner of section 29, being within the NESE of section 29, T36 S, R 2E, WM

The instream reach will be from the confluence of the North and South Forks of Little Butte Creek, at approximately stream mile 17, to the mouth of Little Butte Creek.

The instream right should be added to any existing instream water rights up to the estimated average natural flow.

Maximum volume in acre-feet: 340.23(2.65 ac-ft/acre)

Rate in cfs: 1.284

(Use the section below to indicate a more restrictive period of use than allowed by the water right.)

Conditions to prevent injury, if any:

None

The instream flow will be allocated on a daily average basis up to the described rate from June 20 through October 31.

Other (describe): The instream right protected under this lease shall be satisfied based on the same percentage diversion and delivery rate that MID is providing to irrigation rights in the district. The instream rate proposed is based on a 1/100 cfs per acre rate. In case of shortage of supply where the general allotment on the District has been reduced, the District may deliver less than 2.65 acre feet per acre in accordance with District policy governing temporary instream leases. In the event the District stops

delivery of irrigation water prior to October 31, the delivery for instream use shall also stop. Reporting to the Watermaster shall be consistent with any required reporting of other District operations.

If you need to enter more instream uses, please use the additional water rights form.

- 2.3 Term of lease.** This lease shall terminate on October 31, 2012.
- 2.4 Flow protection.** The Trustee will regulate use of water from the source, subject to prior appropriation and the agency enforcement guidance, to assure the water is delivered to the point of diversion, and through the reach past junior downstream users, so long as flow is sufficient to meet the demand under priority date of the new instream use (see Section 2.2). As part of regulation activities the watermaster or a designee has access to the point of diversion and place of use for the water rights involved in this lease. No party is required to continuously measure the flow of the waterway described in Section 2.2.

~III~ Other Information

- 3.1 Accuracy.** The Undersigned Lessor(s) and Lessee(s) declare that, to the best of their knowledge and belief, the information contained in this application is true, correct and complete. If after the lease order is signed, any information is determined to be false, the lease order may be modified or terminated. The lease only exercises the water rights being leased, for the term of the lease. It shall not be construed to overcome any claim that the water right may otherwise be subject to forfeiture for nonuse pursuant to ORS 540.610 during the period of time prior to the execution of the lease.
- 3.2 Lease.** Lessor(s) and Lessee(s) agree to lease the water rights listed in Section(s) 1.5 for instream use for the term of this lease through Lessee to the Trustee, the Oregon Water Resources Department, pursuant to the provisions of ORS 537.348(2) and OAR 690-077.
- 3.3 Precedent.** If a right which has been leased is later proposed to be leased again or transferred to an instream use under ORS 537.348 and OAR 690-077 a new injury review shall be required, and a prior lease shall not set a precedent for the amount of water to be leased or transferred instream.
- 3.4 Suspension of original use.** During the period of the lease, the water right holder agrees to suspend use of water allowed under the subject water rights and under any water right that is supplemental to the subject water rights.
- 3.5 Termination provision.**
- For multiyear leases, the Lessor(s) shall have the option of terminating the lease each year with written notice to the Department. The lease may be terminated at any time during the calendar year. However, if the termination request is received less than 30-days prior to the period of allowed instream use or after the period of allowed use has begun for the water right(s) being leased, water may not be used under the right(s) leased until the following calendar year, unless the Director determines that enlargement would not occur. The Department may also require:
 - Written notice to the Department with original signatures;
 - Consent by all parties to the lease; and/or
 - Written notice to the Watermaster's office.
 - For multiyear leases, the lessor shall not have the option of terminating the lease, without consent by all parties to the lease.

3.6 Modification to prevent injury. Allocation of water to the instream use described in Section 2.2 during the term of this lease is not reasonably expected to cause injury to other rights to use water from the same source. If injury is found after this lease is signed, the lease may be modified or terminated to prevent injury.

3.7 Fees. Pursuant to ORS 536.050, the following fee is included:
 \$400 for an application with four or more landowners or four or more water rights.
 \$250 for all other applications.

Lessor #1: Carol Bradford Date: 3/20/12
Medford Irrigation District (Carol Bradford, District Manager)

For additional Lessors, type in space for signature and date

Lessee: Tom White Date: 3/14/12
Tom White

Lessee: Henry Vaninetti Date: 2-29-12
Henry Vaninetti

Lessee: _____ Date: _____
Naumes, Inc. (Robert Boggess)

Lessee: _____ Date: _____
Southern Oregon Agricultural Experiment Station, SOU (Philip VanBuskirk)

Other Attachments as Needed:

Attachment 1: Lessor #1 Landowner White detailed legal description with tax lot map

Attachment 2: Lessor #2 Landowner Vaninetti detailed legal description with tax lot map

Attachment 3: Lessor #3 Landowner Naumes Inc. detailed legal description with tax lot map

Attachment 4: Lessor #4 Landowner Southern Oregon Agricultural Experiment Station (SOU) detailed legal description with tax lot map

Exhibit A: Medford Irrigation District's Spreadsheet for In Stream Leases Property Locations with Maps and Water Right Verification Statements

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Medford Irrigation District (Carol Bradford, District Manager)

For additional Lessors, type in space for signature and date

Lessee: _____ Date: _____
Tom White

Lessee: _____ Date: _____
Henry Vaninetti

Lessee: Michael D. Naumes Date: 2/29/12
Naumes, Inc. (Robert Rogers) MICHAEL D. NAUMES, PRESIDENT

Lessee: _____ Date: _____
Southern Oregon Agricultural Experiment Station, SOU (Philip VanBuskirk)

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- Attachment 3: Lessor #3 Landowner Naumes Inc. detailed legal description with tax lot map
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Medford Irrigation District (Carol Bradford, District Manager)

For additional Lessors, type in space for signature and date

Lessee: _____ Date: _____
Tom White

Lessee: _____ Date: _____
Henry Vaninetti

Lessee: _____ Date: _____
Naumes, Inc. (Robert Boggess) Nicole Neuschwander
Real Property Manager

Lessee: Philip VanBuskirk Date: 3.19.12
Southern Oregon Agricultural Experiment Station - SOA (Philip VanBuskirk)

STATE OF OREGON ACTING BY AND THROUGH
THE STATE BOARD OF HIGHER EDUCATION
ON BEHALF OF OREGON STATE UNIVERSITY

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Attachment #1

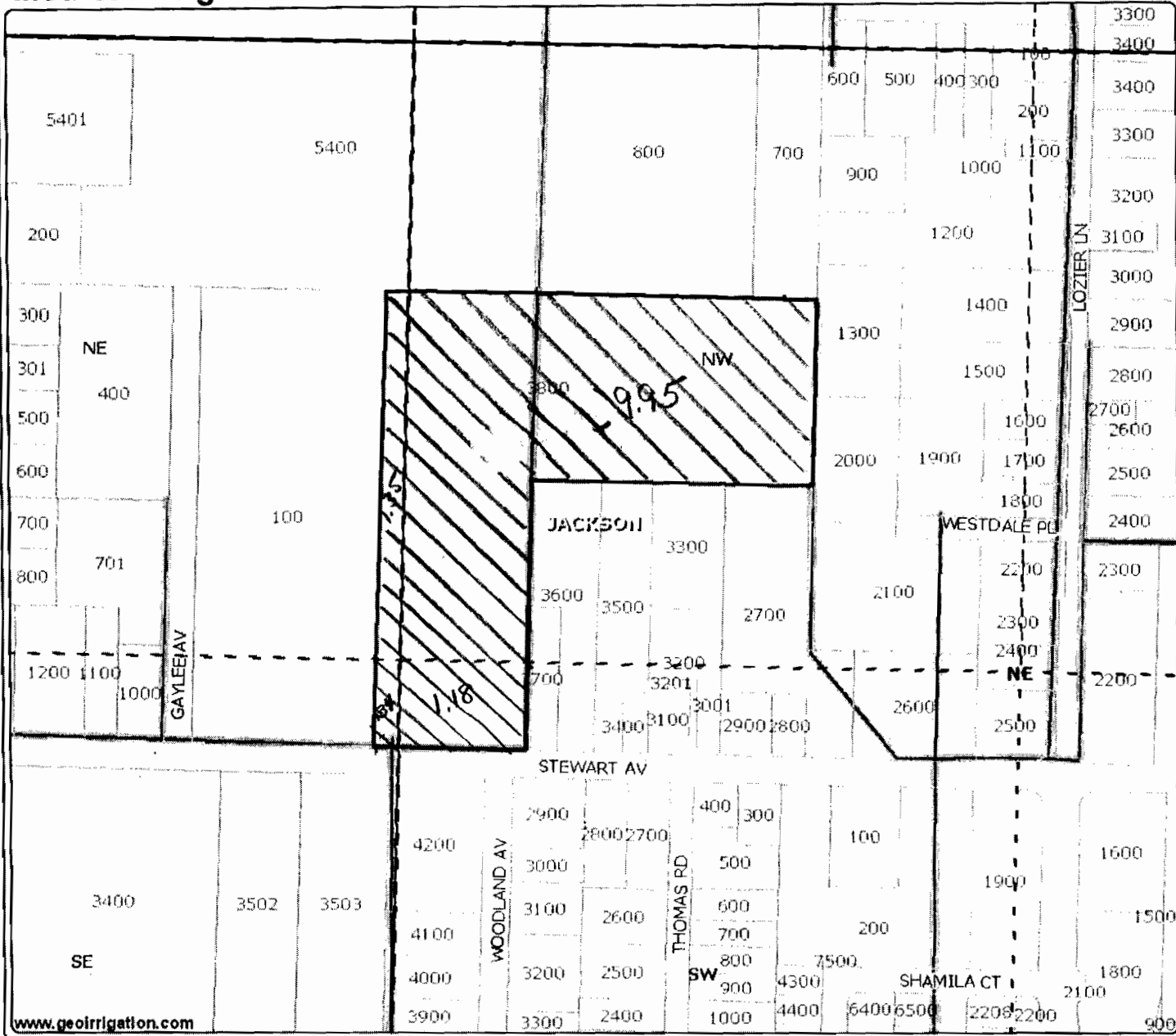
TOM WHITE

DESCRIPTION OF PARCEL LOCATIONS FOR WATER RIGHTS

2012 Proposed In-Stream Lease

								<u>Primary Water Right</u>	<u>Certificate</u>	<u>Prior Instream Lease #</u>
								<u>Certificate 83381</u>	<u>Page #</u>	<u>IL-864</u>
<u>Use</u>	<u>TWP</u>	<u>RNG</u>	<u>SEC</u>	<u>Tax Lot</u>	<u>QQ</u>	<u>Seq.</u>	<u>Acres</u>			
Irrigation	37S	2W	35	100	NENW		7.28		10	
Irrigation	37S	2W	35	100	SEnw		1.65		10	
Irrigation	37S	2W	35	3800	NWNE		9.95		10	
Irrigation	37S	2W	35	3800	NENW		1.35		10	
Irrigation	37S	2W	35	3800	SEnw		0.34		10	
Irrigation	37S	2W	35	3800	SWNE		1.18		10	
Irrigation	<u>27S</u>	<u>2W</u>	<u>35</u>	<u>400</u>	<u>NENW</u>		<u>2.54</u>		<u>10</u>	
					TOTAL		24.29			

Medford Irrigation District



Instream 2012/ White
372W35AB #3800 12.82 acres

- 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
- Private Line

1.35 AC. NENEW
 9.95 AC. NWNE
 .34 AC. SENW
 1.18 AC. SWNE

IL 864 prior

12.82 AC.



Scale 1" = 314'
 Created: 2/14/2012

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2012 Proposed Instream Water Rights

Attachment "2"

Henry Vaninetti

DESCRIPTION OF PARCEL LOCATIONS FOR WATER RIGHTS									
Use	TWP	RNG	SEC	Tax Lot	QQ	Seq.	Acres	Primary Water Right Certificate	Prior Instream Lease #
								83381	IL-770
Irrigation	37S	2W	26	103	SWNW		4.93	8	
Irrigation	37S	2W	27	11400	SENE		5.98	9	
					TOTAL		10.91		

Vaninetti

Instream Lease

372W26 & 27 #103 & #11400
10.9 acres

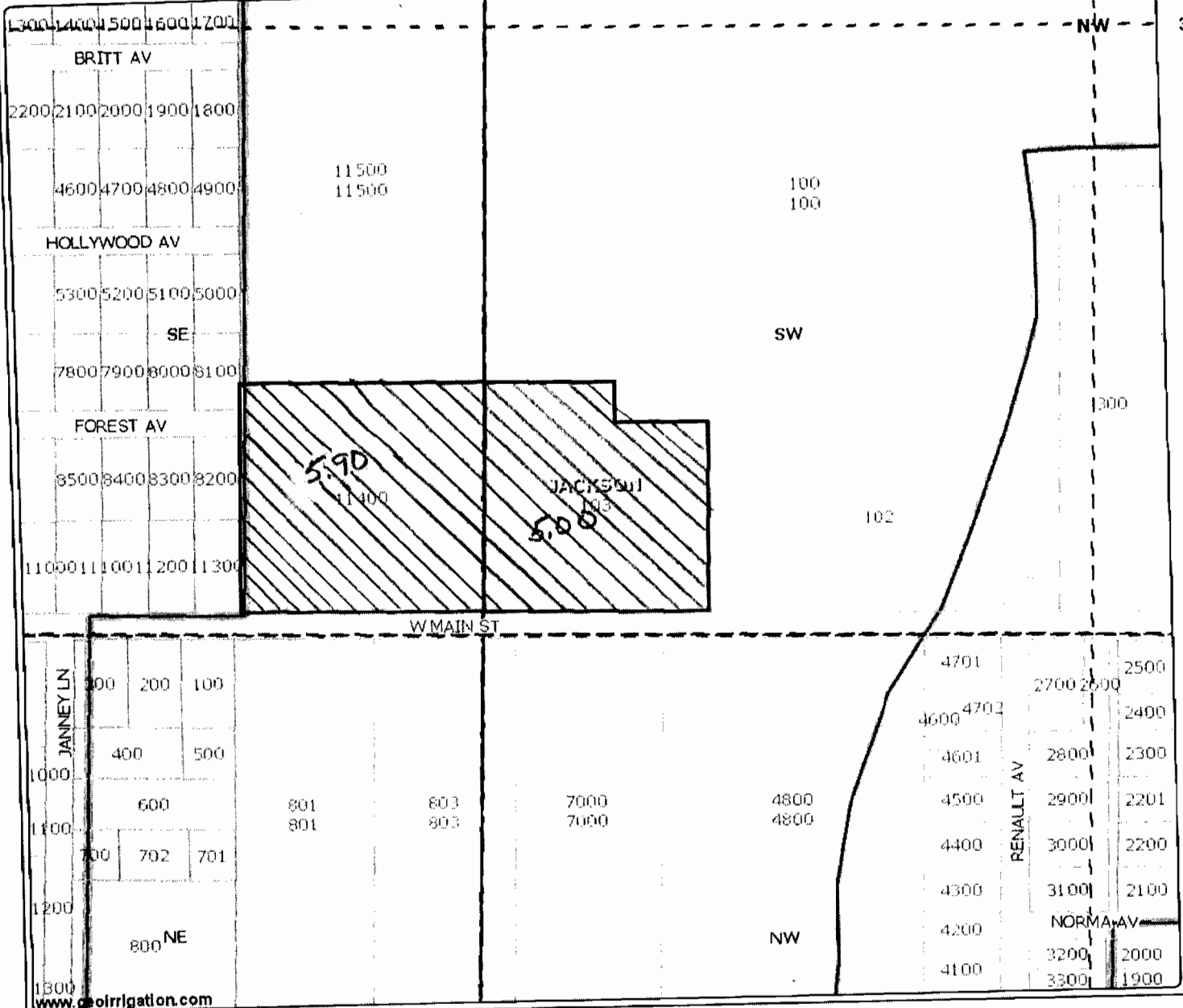
- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Canal All
- Canal Pinerl
- Canal Open
- Private Line
- POU District Primary

In Stream
11400 = 5.90
103 = 5.00
Total 10.90



Scale 1" = 314'
Created: 2/21/2012

Medford Irrigation District

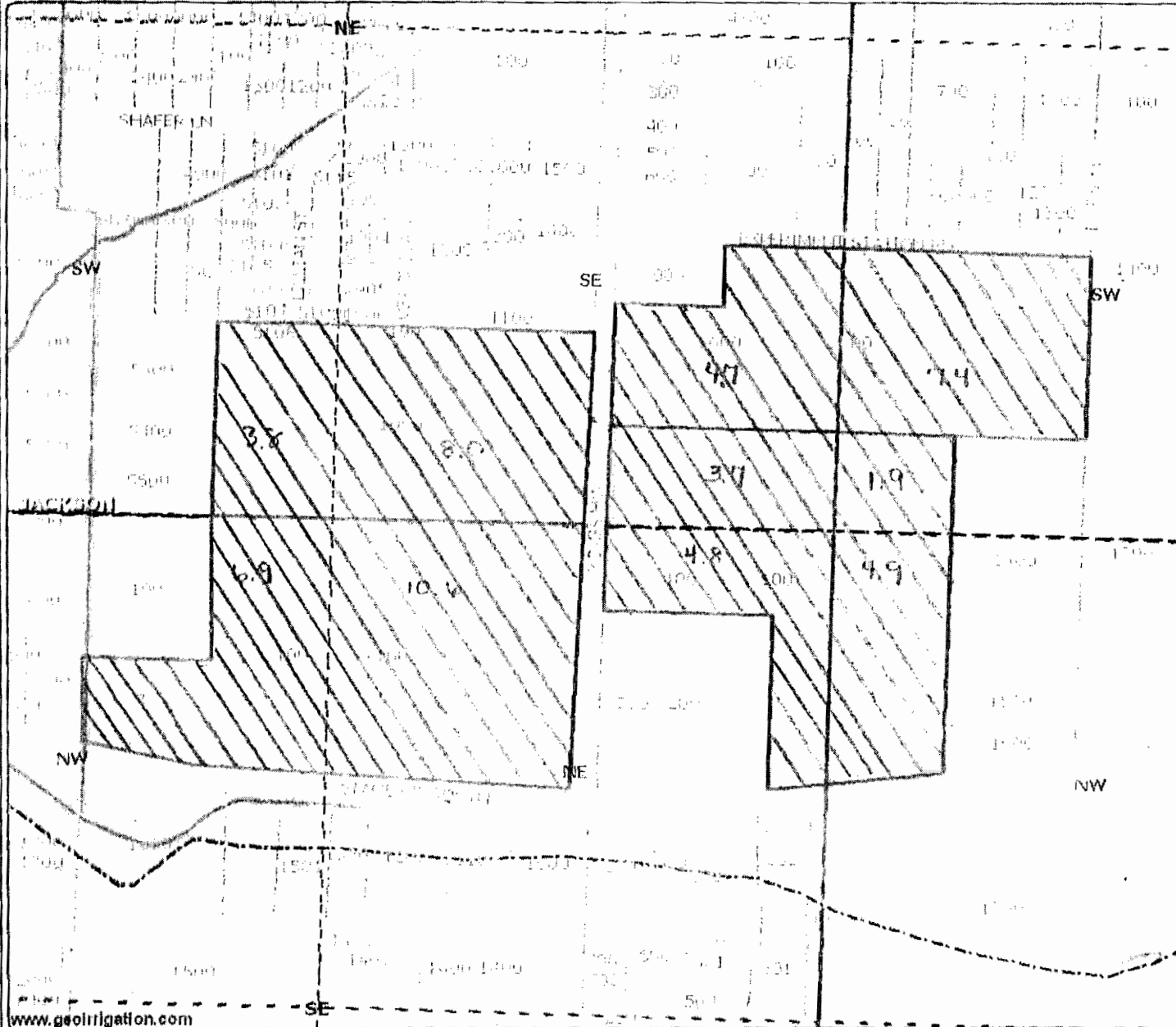


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Medford Irrigation District

NAUMES



Instream Lease

382W01D #100/1000

381W01E #2400

Prior IL-804 Lease

□ District Boundary USBP

--- 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

Private Line

382W01E/381W01E

Total # of 1000

NWSE 10.6 ✓

NESE 10.6 ✓

SE, NE 10.6 ✓

SWNE 3.8 ✓

NESE 4.8 ✓

NWSE 4.8 ✓

SWNE 4.8 ✓

Total 56.70



Scale 1" = 392'

Created: 2/21/2012

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Attachment "4"

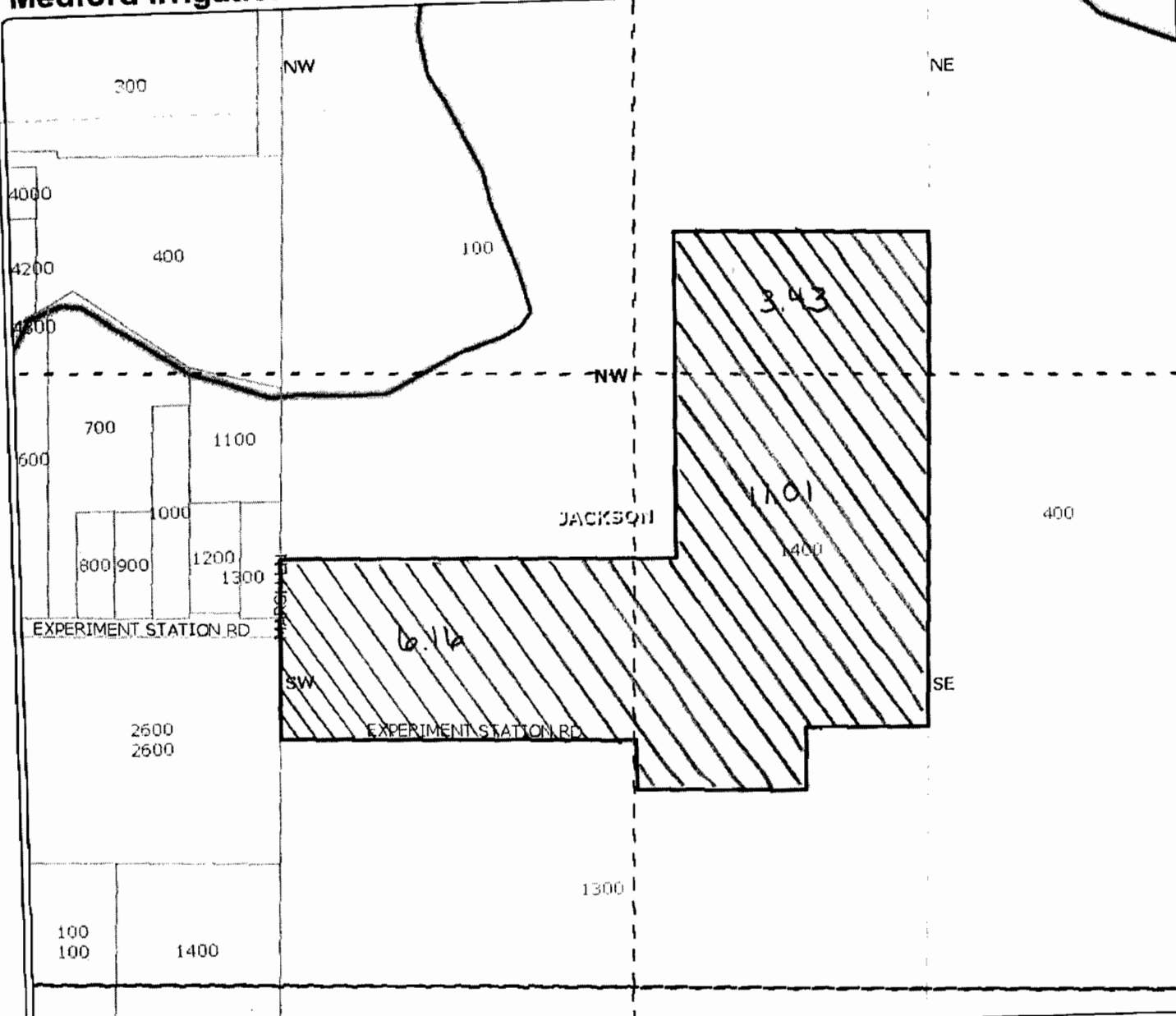
**Southern Oregon Agricultural Experiment Station (SOA)
DESCRIPTION OF PARCEL LOCATIONS FOR WATER RIGHTS
2012 Proposed In-Stream Lease**

								<u>Primary Water Right Certificate</u>	<u>Prior Instream Lease #</u>
<u>Use</u>	<u>TWP</u>	<u>RNG</u>	<u>SEC</u>	<u>Tax Lot</u>	<u>QQ</u>	<u>Seq.</u>	<u>Acres</u>	<u>Page #</u>	
								83381	IL-756
Irrigation	38S	1W	6	1400	SENW		11.01	11	
Irrigation	38S	1W	6	1400	SWNW		6.16	11	
Irrigation	38S	1W	6	1400	NENW		3.43	11	
					TOTAL		20.60		

Medford Irrigation District

Instream Lease 2012
Oregon State University
Experiment Station

381W06B #1400 20.6 acres



- District Boundary USBP
- 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
- Private Line

Instream (prior)
IL-756

SE NW - 11.01
SW NW - 6.16
NE NW - 3.43

Total 20.60



Scale 1" = 314'
 Created: 2/14/2012

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EXHIBIT "A"

MEDFORD IRRIGATION DISTRICT

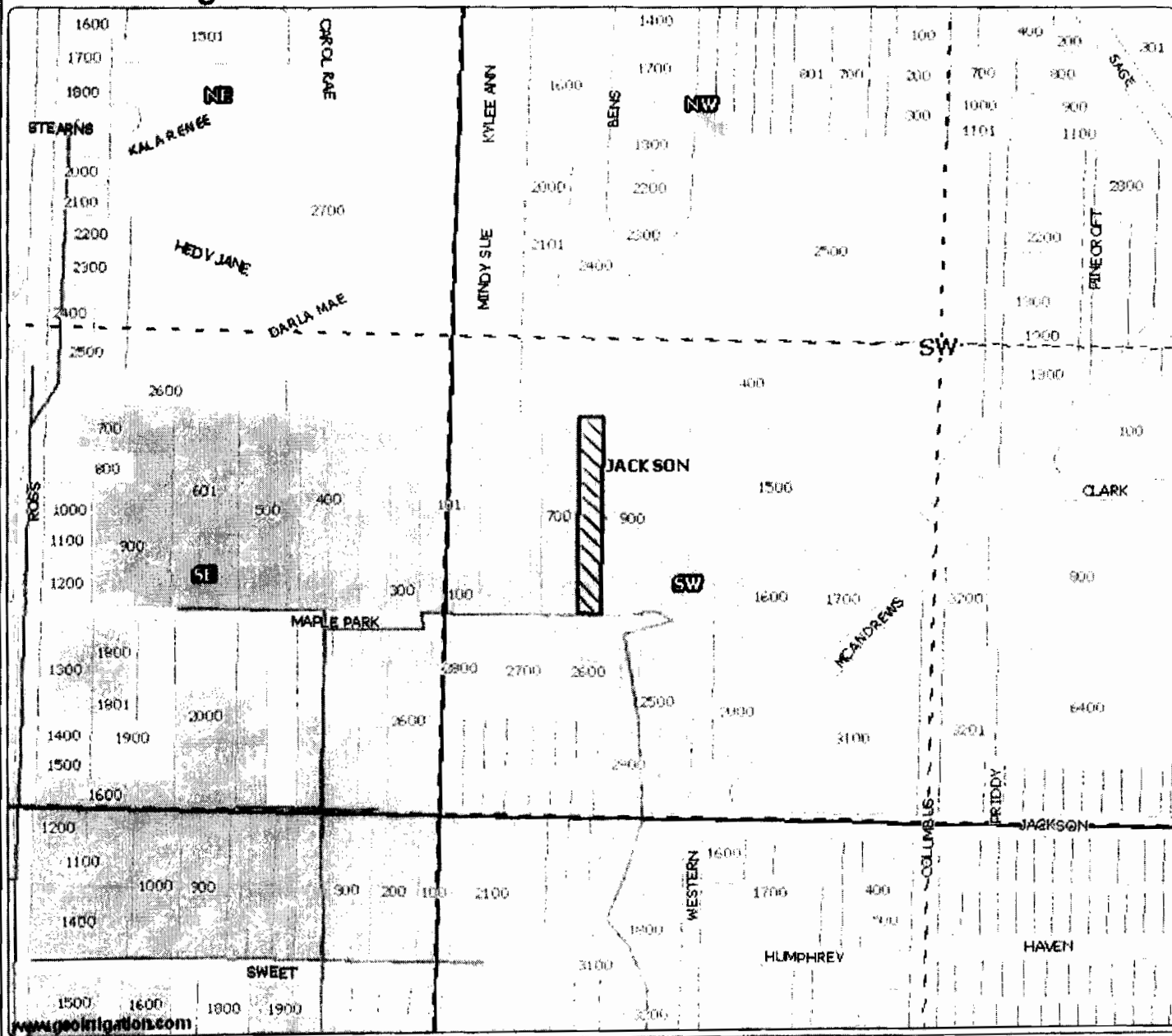
DESCRIPTION OF PARCEL LOCATIONS FOR WATER RIGHTS

2012 Proposed In-Stream Lease											Primary Water Right Certificate 83381	Prior Instream Lease #			
Use	TWP	RNG	SEC	Tax Lot	QUITCLAIM#	QQ	Seq.	Acres	Name of Owner						
Irrigation	371W16D	1W	16	5100	12-006831	SESW	424372	0.40	MEDFORD IRRIGATION DISTRICT		4				
Irrigation	372W24CC	2W	24	800	07-013183	SWSW	450624	0.80	MEDFORD IRRIGATION DISTRICT		6	IL-861			
Irrigation	372W24CC	2W	24	900	07-022138	SWSW	450632	1.90	MEDFORD IRRIGATION DISTRICT		6	IL-861			
Irrigation	372W25BC	2W	25	4700	96-05768	SWSW	451078	0.89	MEDFORD IRRIGATION DISTRICT		8	IL-771			
Irrigation	372W25CC	2W	25	4600	02-028624	SWSW	429671	0.97	MEDFORD IRRIGATION DISTRICT		8	IL-771			
Irrigation	372W25CC	2W	25	4700	96-08768	SWSW	429689	0.86	MEDFORD IRRIGATION DISTRICT		8	IL-771			
Irrigation	372W25CC	2W	25	4800	06-023583	SWSW	429697	0.81	MEDFORD IRRIGATION DISTRICT		8	IL-771			
Irrigation	372W25CC	2W	25	5300	05-068785	SWSW	429750	0.79	MEDFORD IRRIGATION DISTRICT		8	IL-771			
Irrigation	372W26AA	2W	25	800	07-038430	NENE	451175	0.52	MEDFORD IRRIGATION DISTRICT		8	IL-889			
Irrigation	372W26AA	2W	26	1200	07-038419	NENE	451215	0.32	MEDFORD IRRIGATION DISTRICT		9	IL-889			
Irrigation	372W26AB	2W	26	1500	06-016853	NENE	429921	0.60	MEDFORD IRRIGATION DISTRICT		10	IL-889			
Irrigation	372W26AB	2W	26	900	01-027624	NWNE	429881	1.40	MEDFORD IRRIGATION DISTRICT		10	IL-771			
Irrigation	372W26AB	2W	26	1000	01-08046	NWNE	429890	0.40	MEDFORD IRRIGATION DISTRICT		10	IL-861			
Irrigation	372W26AB	2W	26	1400	96-40470	NWNE	430056	1.86	MEDFORD IRRIGATION DISTRICT		10	IL-771			
Irrigation	372W26B	2W	26	1500	94-36846	NWNE	430023	0.43	MEDFORD IRRIGATION DISTRICT		10	IL-771			
Irrigation	372W35AA	2W	35	2200	12-006832	NENE	437975	0.61	MEDFORD IRRIGATION DISTRICT		10				
Irrigation	372W35AA	2W	35	2200	12-006832	SENE	437975	0.99	MEDFORD IRRIGATION DISTRICT		10				
Irrigation	372W36DB	2W	36	200	2012-	NWSE	452619	0.30	MEDFORD IRRIGATION DISTRICT		10				
Irrigation	381W10	1W	10	7500/2700	11-036437	SESW	25859	1.44	MEDFORD IRRIGATION DISTRICT		12				
Irrigation	381W10	1W	10	7500/2700	11-036437	NESW	25859	3.26	MEDFORD IRRIGATION DISTRICT		12				
Irrigation	381W10	1W	10	7600/2701	11-036437	NESW	975327	1.25	MEDFORD IRRIGATION DISTRICT		12				
Irrigation	381W15	1W	15	1100	11-039370	NENW	27024	2.00	MEDFORD IRRIGATION DISTRICT		12				
Irrigation	381W15	1W	15	1300	11-03370	NENW	27041	0.60	MEDFORD IRRIGATION DISTRICT		12				
			MID owned	SUB	TOTAL			23.00							

Medford Irrigation District

*In Stream 2017
TRANSFER LEASE*

372W24CC TL 800



- District Boundary USBR
- County Boundary
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Rivers JACK CO
- Waterbodies JACK CO
- Irrigation Ditches JACK CO
- R/COG Laterals
- Water Rights OLD
- Water Rights NEW

*80 ACRES
S.W. 1/4*



Scale 1" = 400'
Created: 5/29/2007

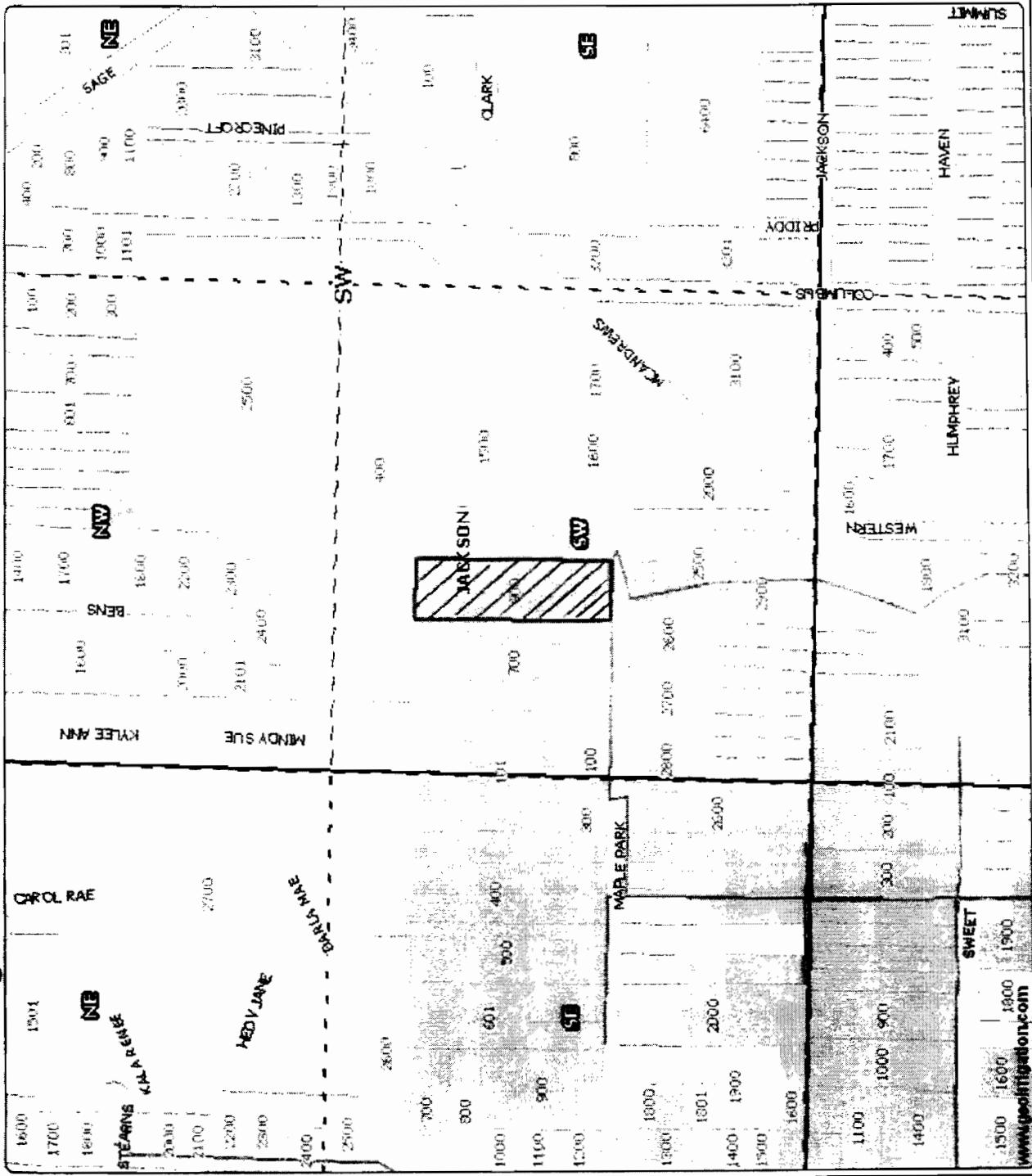
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Medford Irrigation District

In Stream Lease
TRANSEER

372W24CC TL 900
1.90AC



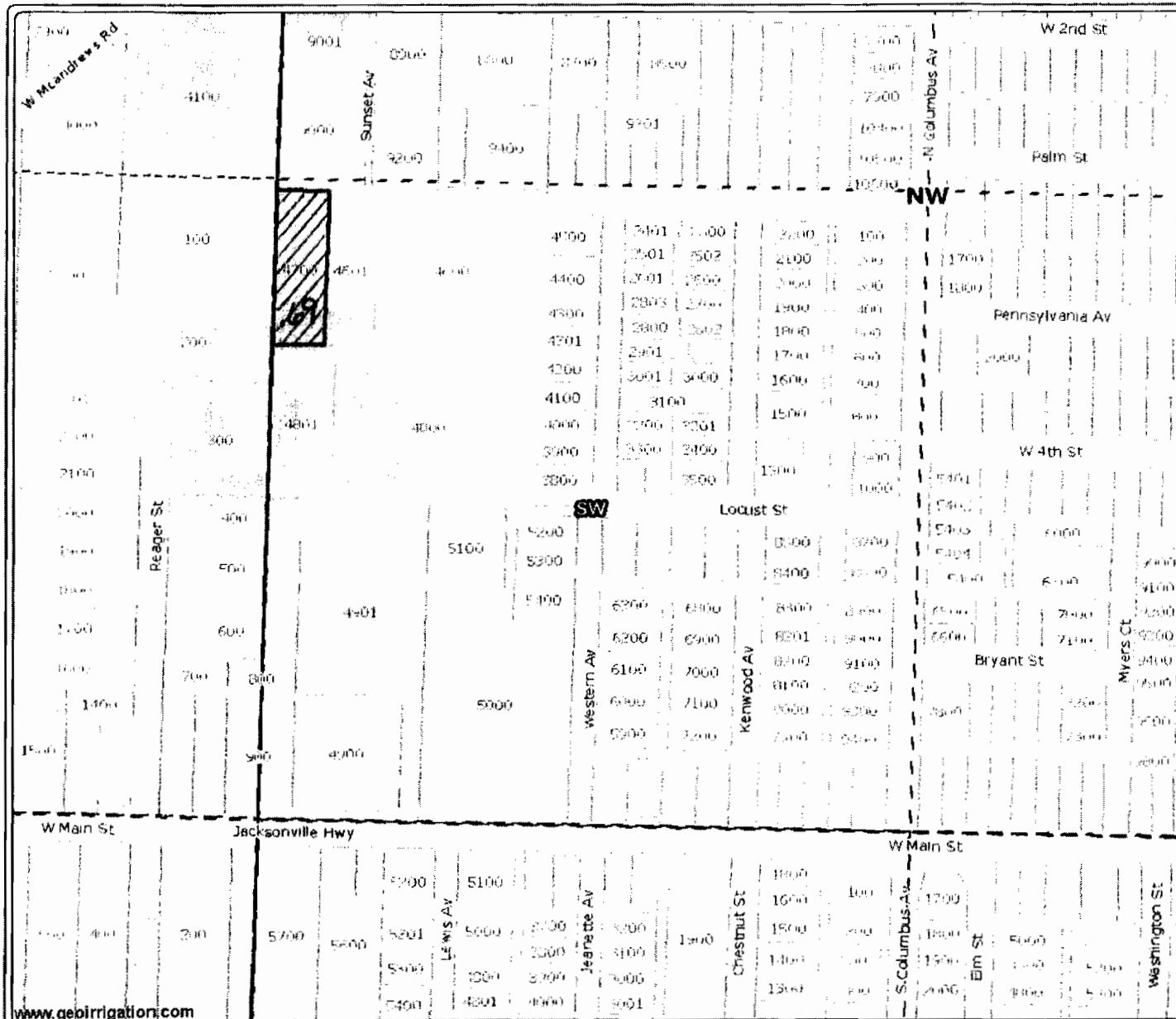
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- Lot Labels
- Taxlots
- Rivers JACK CO
- Waterbodies JACK CO
- Irrigation Ditches JACK CO
- RVCOD Laterals
- Water Rights OLD
- Water Rights NEW



Scale 1" = 400'
Created: 5/29/2007

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LEASE 2012

INSTREAM TRANSFER
 Map 37 South, Range 2 West,
 Section 25 SWNW 0.69 Acres

- District Boundary USBR
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Waterbodies JACK CO
- Irrigation Ditches JACK CO
- Place of Use WORKING

.69 AC.

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 geoirrigation

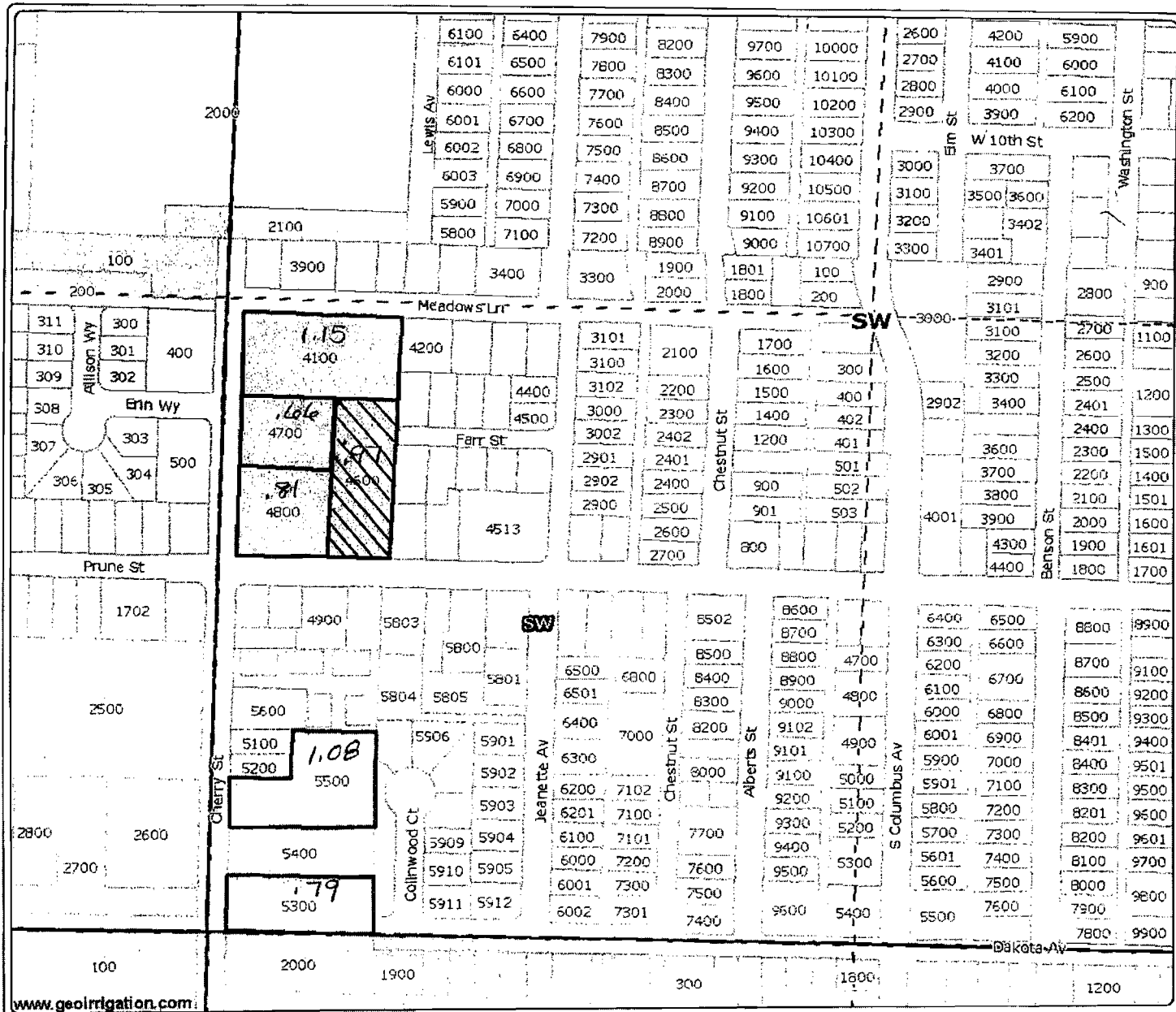


scale 1" = 400.00'
 created: 6/6/2006

Lease 202

INSTREAM TRANSFER

37S 2W Section 25 SWSW



- District Boundary USBR
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Waterbodies JACK CO
- Place of Use WORKING

.97 ACRES

www.geoirrigation.com

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geoirrigation

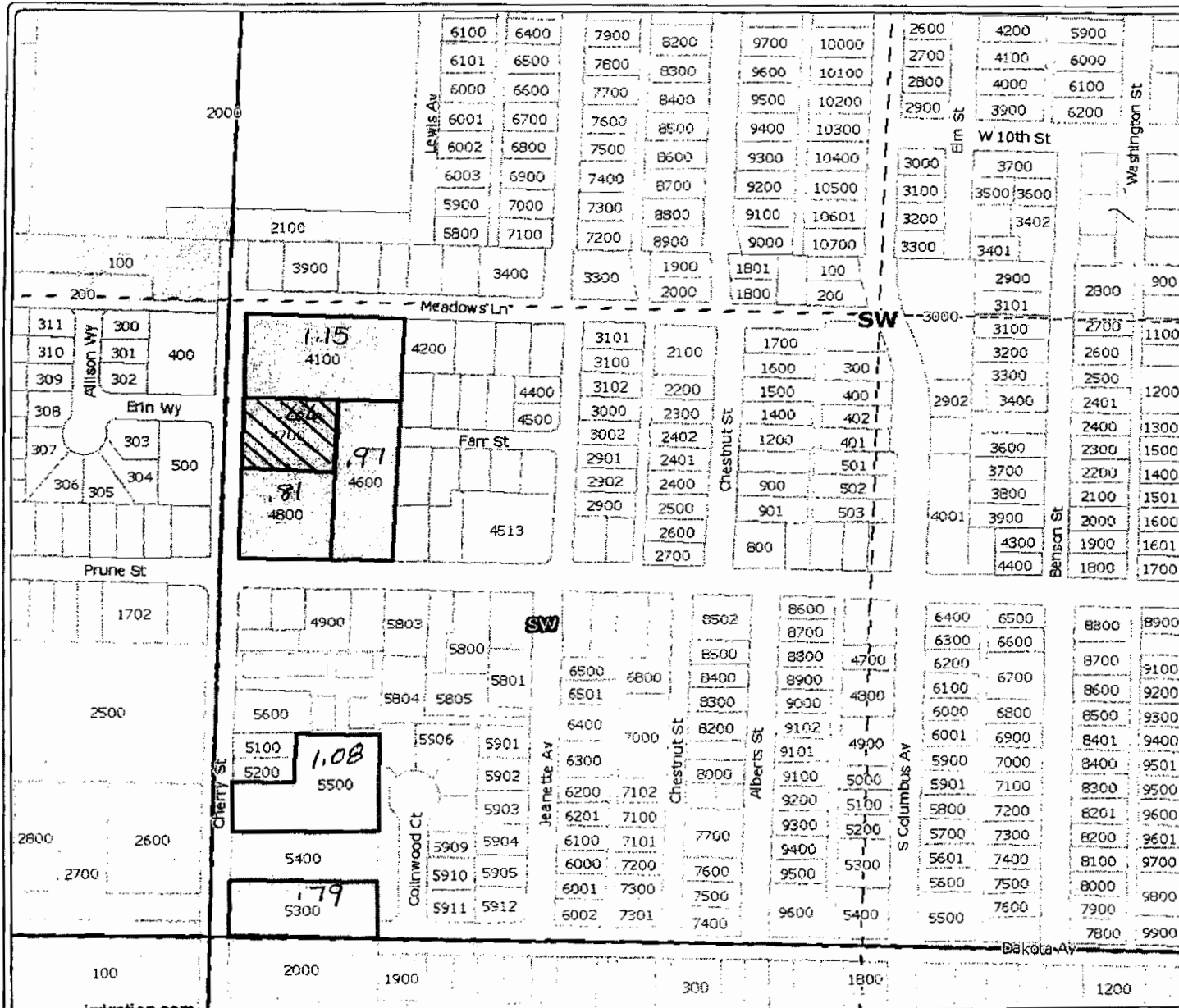


scale 1" = 400.00'
created: 4/1/2006

LEASE 2012

INSTREAM TRANSFER

37S 2W Section 25 SWSW



- District Boundary USBR
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Waterbodies JACK CO
- Place of Use WORKING

1.66 ACRE

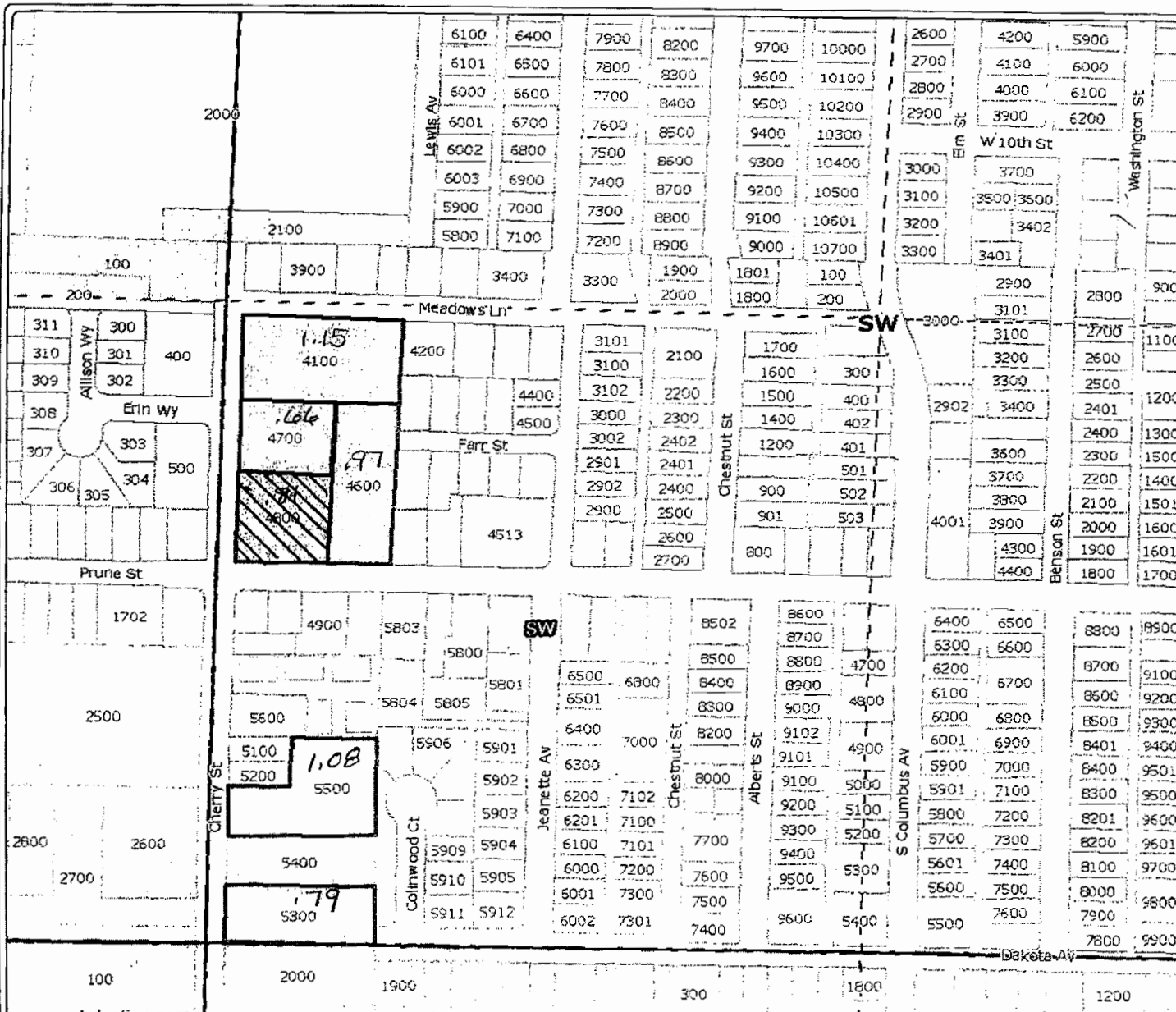
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Powered By
geoirrigation



scale 1" = 400.00'
created: 4/1/2006



Lease 2012
INSTREAM TRANSFER
 37S 2W Section 25 SWSW

- District Boundary USBR
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Waterbodies JACK CO
- Place of Use WORKING

0.81 ACRE

www.geoirrigation.com

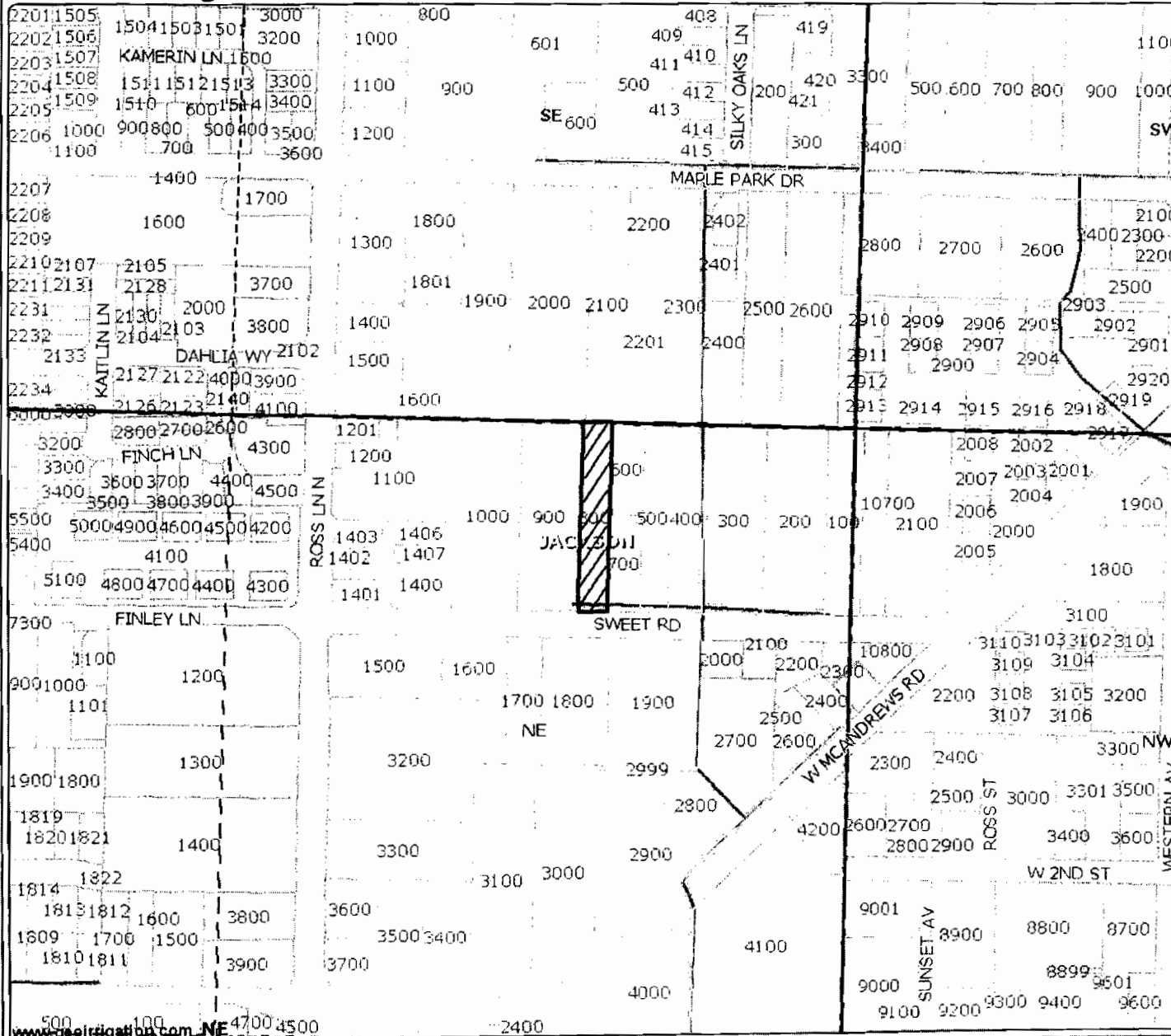
DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.

Powered By
geoirrigation



scale 1" = 400.00'
created: 4/1/2006

Medford Irrigation District



Instream Lease 2012
372W26AA #800 .52 acre

- 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
- Private Line

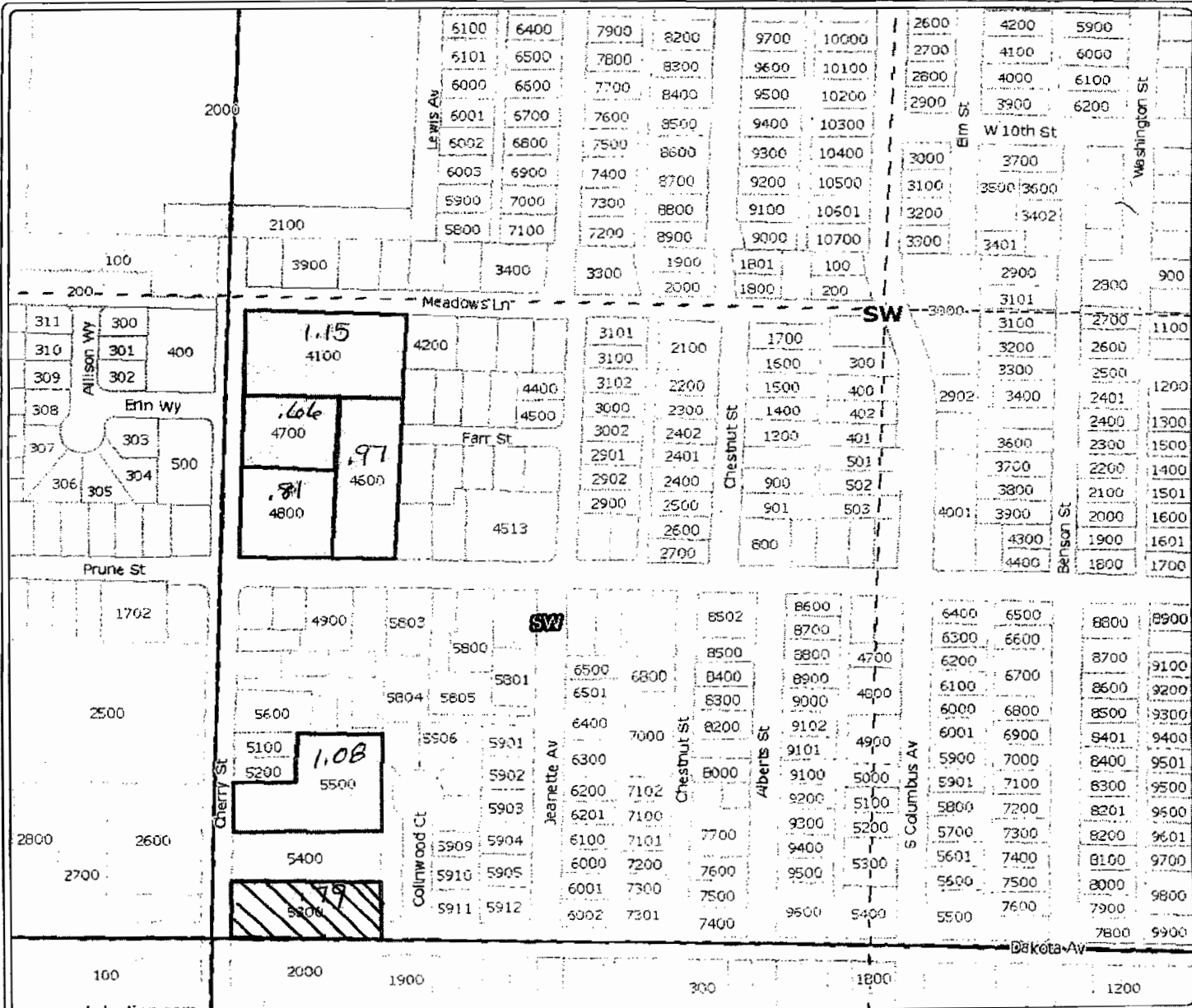
.52 ACRE



Scale 1" = 314'
 Created: 2/17/2012

www.mediirrigation.com NE 4700 3500

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Lease 202

INSTREAM TRANSFER
37S 2W Section 25 SWSW

- District Boundary USBR
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Waterbodies JACK CO
- Place of Use WORKING

7.9 Acre

www.geolrrrigation.com

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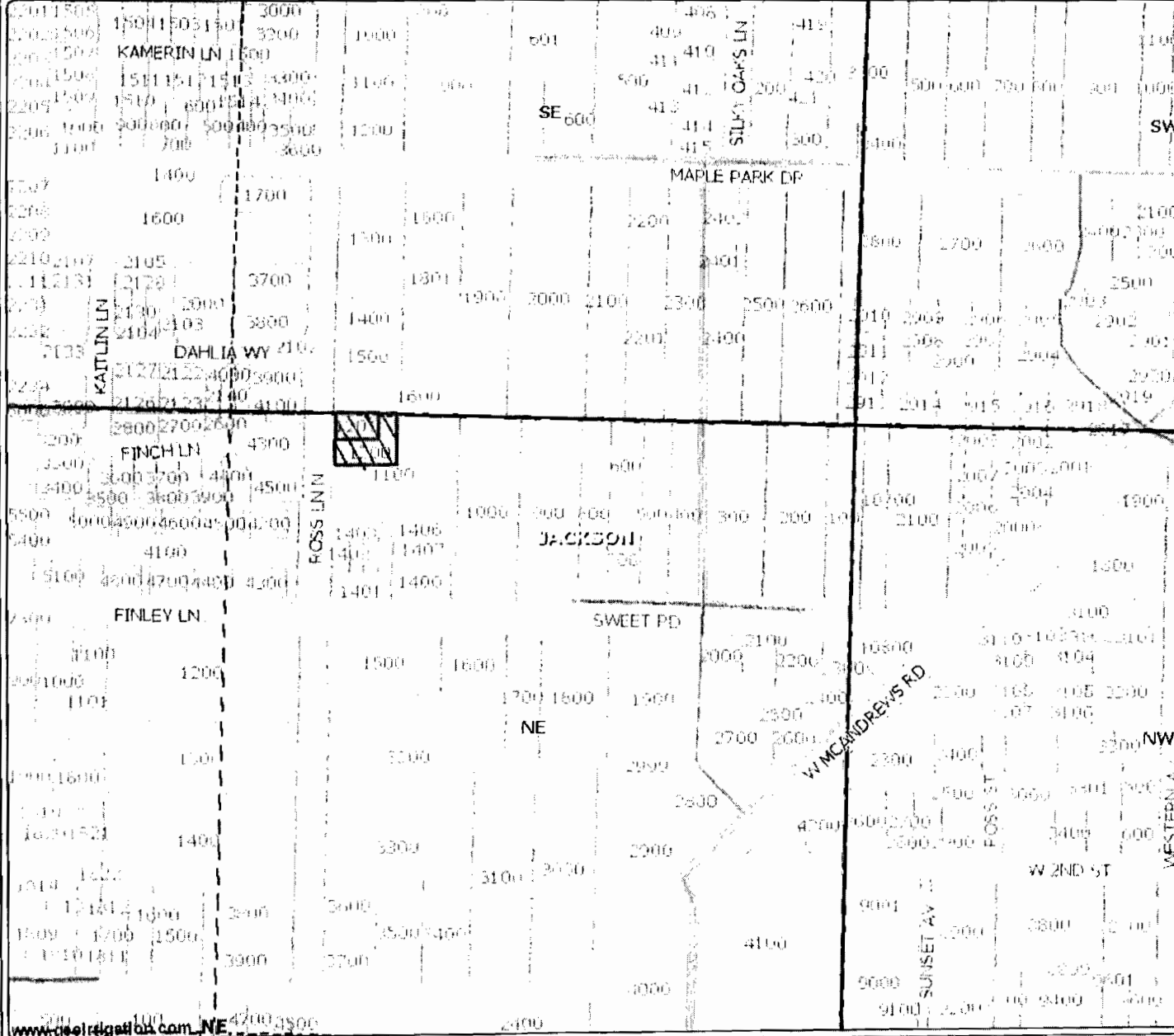
Powered By
geolrrrigation



scale 1" = 400.00'
created: 4/1/2006

Medford Irrigation District

Instream Lease 2012
372W26AA #1200 .52 acre



- 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
- Private Line

.52 ac Before Divided.

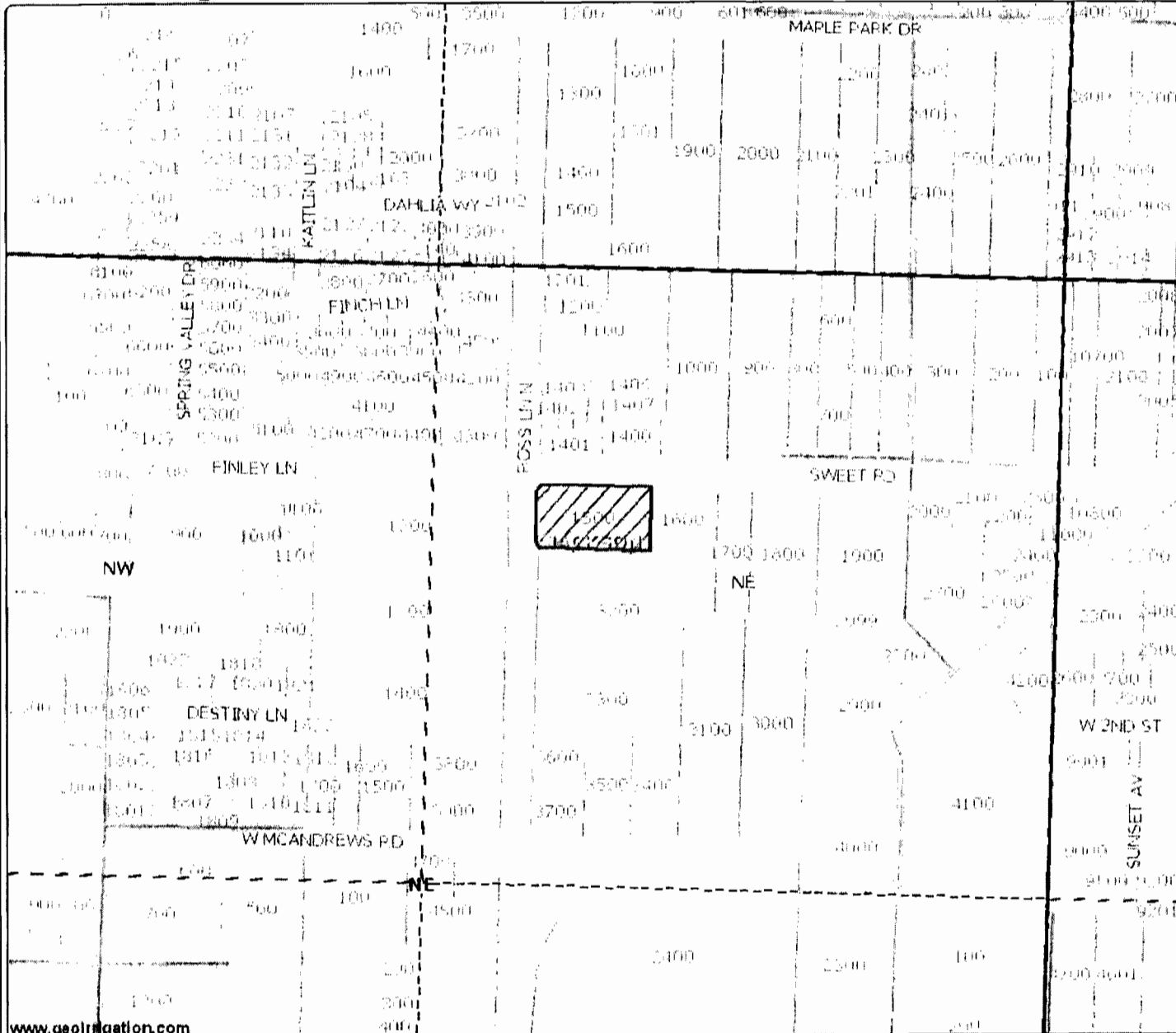


Scale 1" = 314'
 Created: 2/17/2012

www.medi.org
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Medford Irrigation District

Instream Lease 2012
372W26AA #1500 .60 acre



- 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
- Private Line
- .60 ACRE



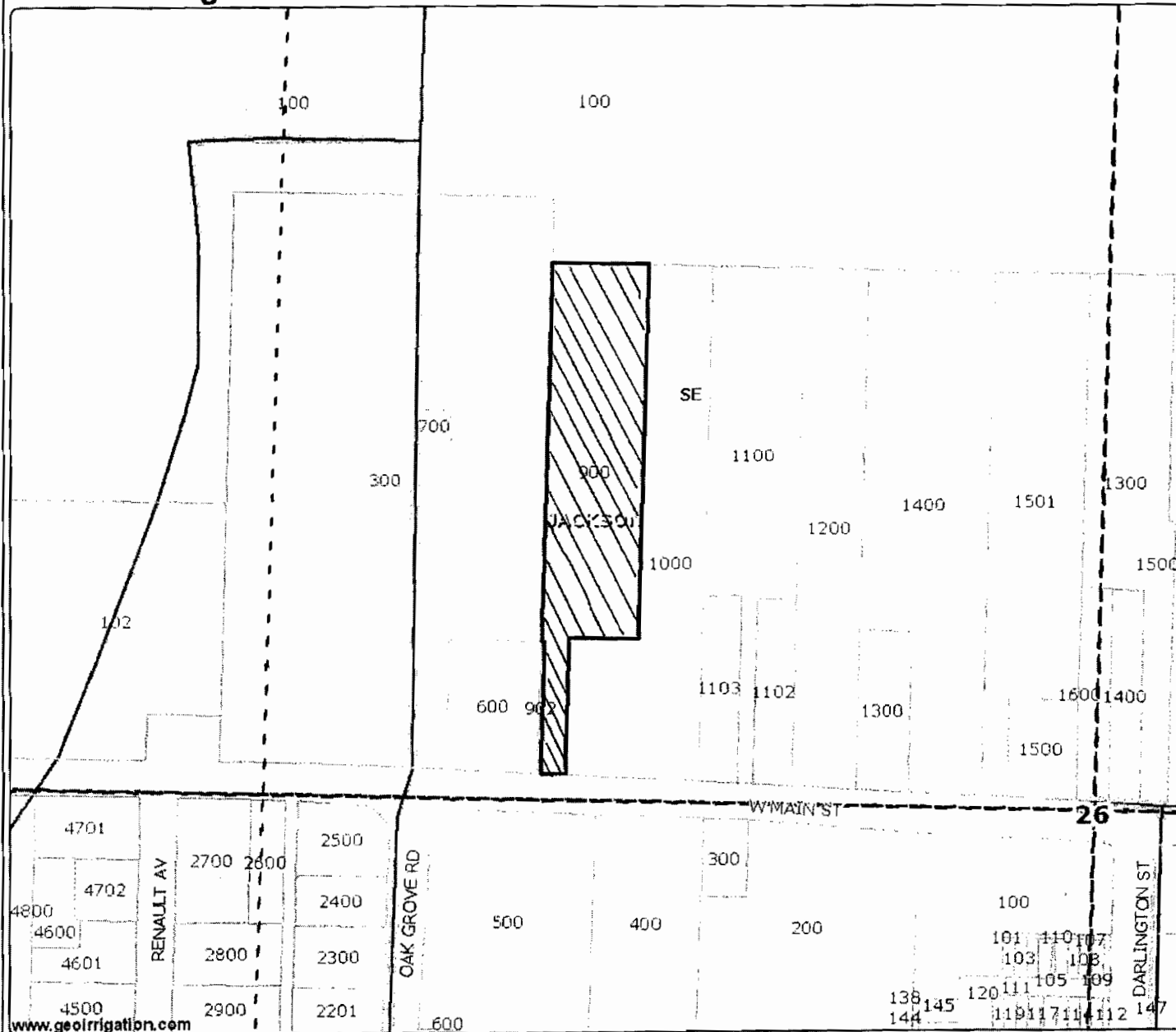
Scale 1" = 314'
 Created: 2/17/2012

www.geointegration.com

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

Medford Irrigation District

In Stream 2012
 372W26AB #900 1.40 acre



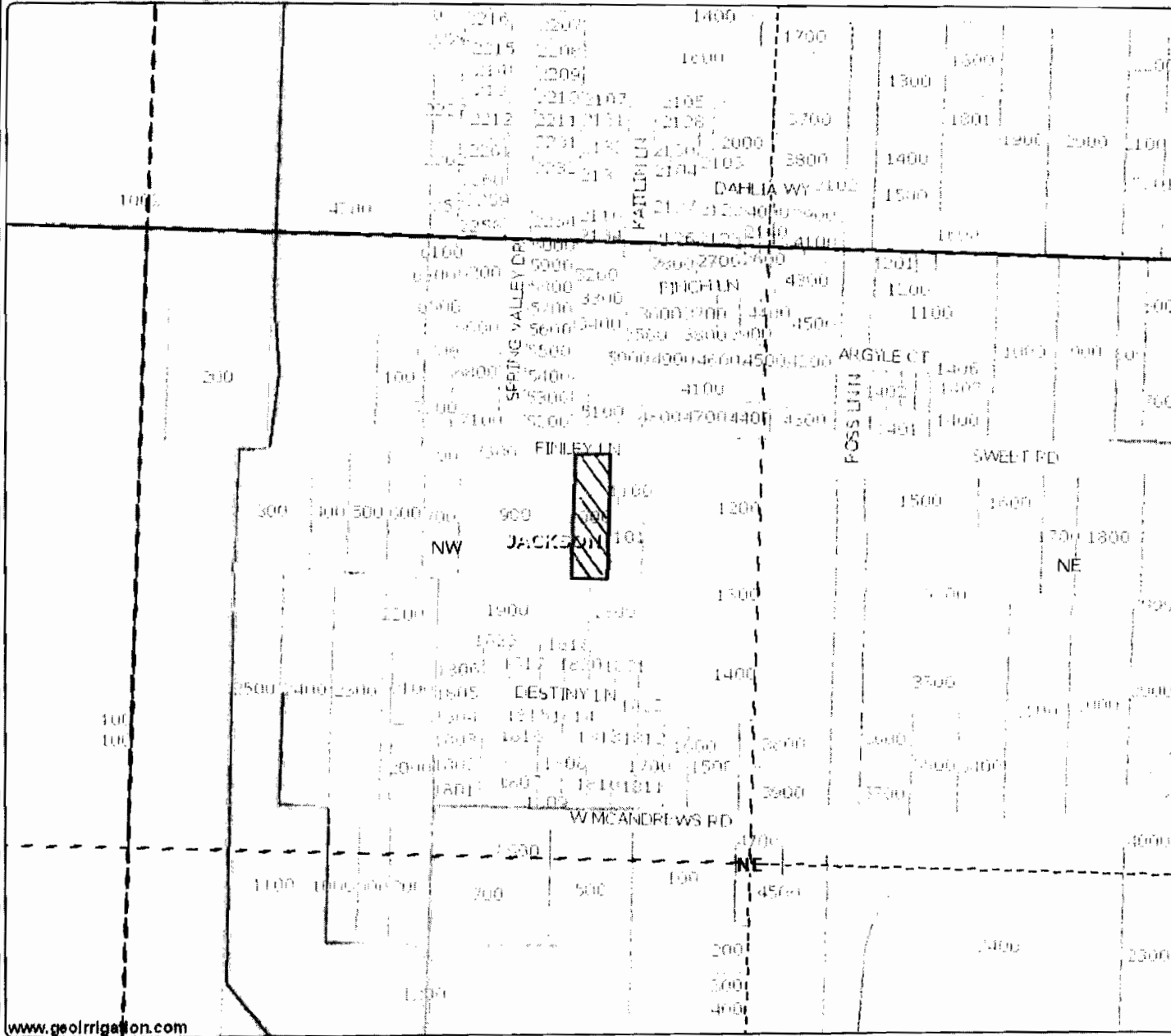
- District Boundary USBR
- County Boundary
- Major Roads
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Canal All
- Canal Piped
- Canal Open
- Private Line
- 1.40 Acre

Scale 1" = 235'
 Created: 2/17/2012

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.

Medford Irrigation District



Instream Lease 2012
372W26AB #1000 .40 acre

- 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
- Private Line

.40 ACRE



Scale 1" = 314'
 Created: 2/17/2012

www.geoirrigation.com

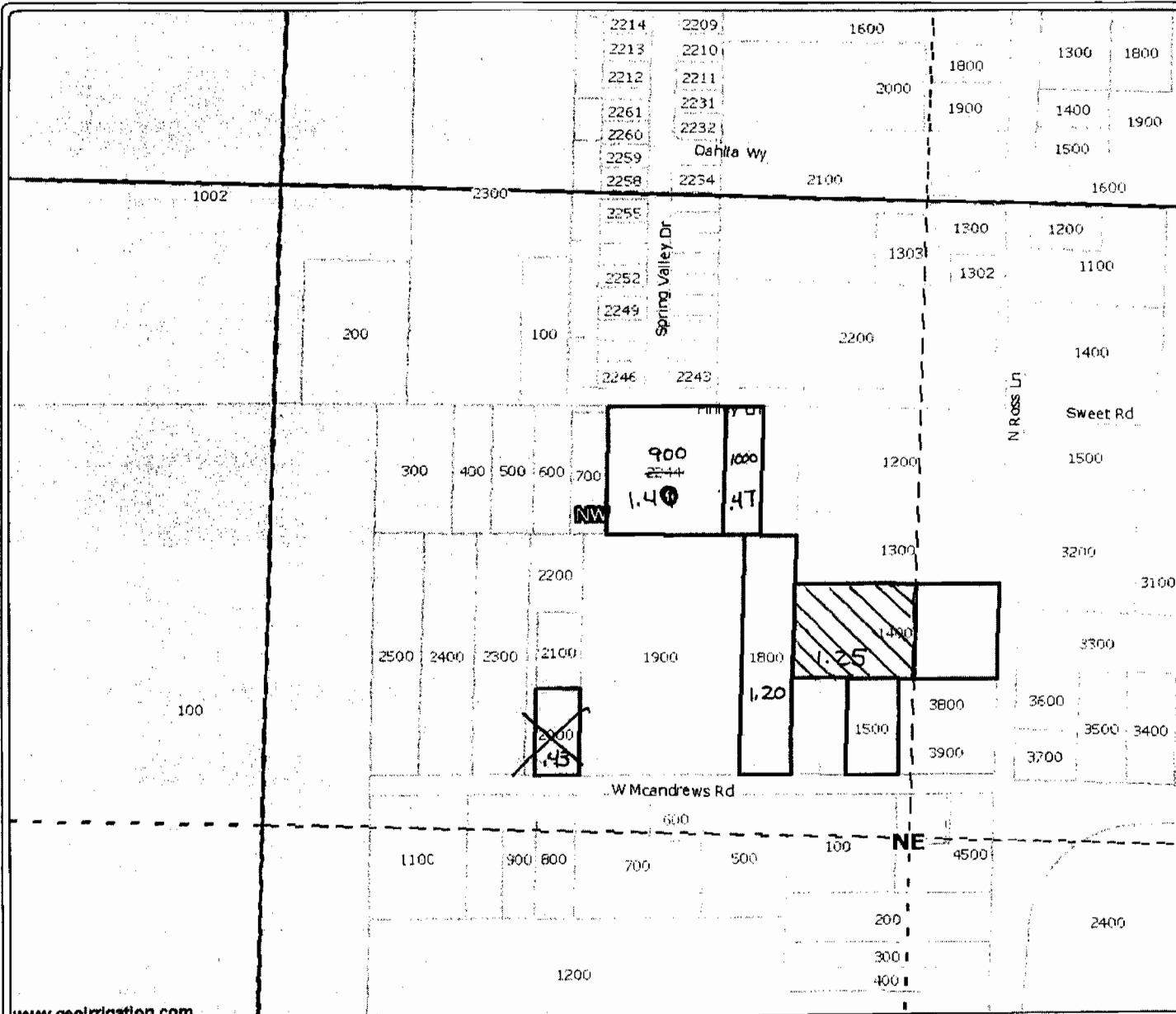
DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.

LEASE 2012-

INSTREAM TRANSFER

37S 2W 26 NWNE

#1400



- District Boundary USBR
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Waterbodies JACK CO
- Place of Use WORKING

1.25 ACRES

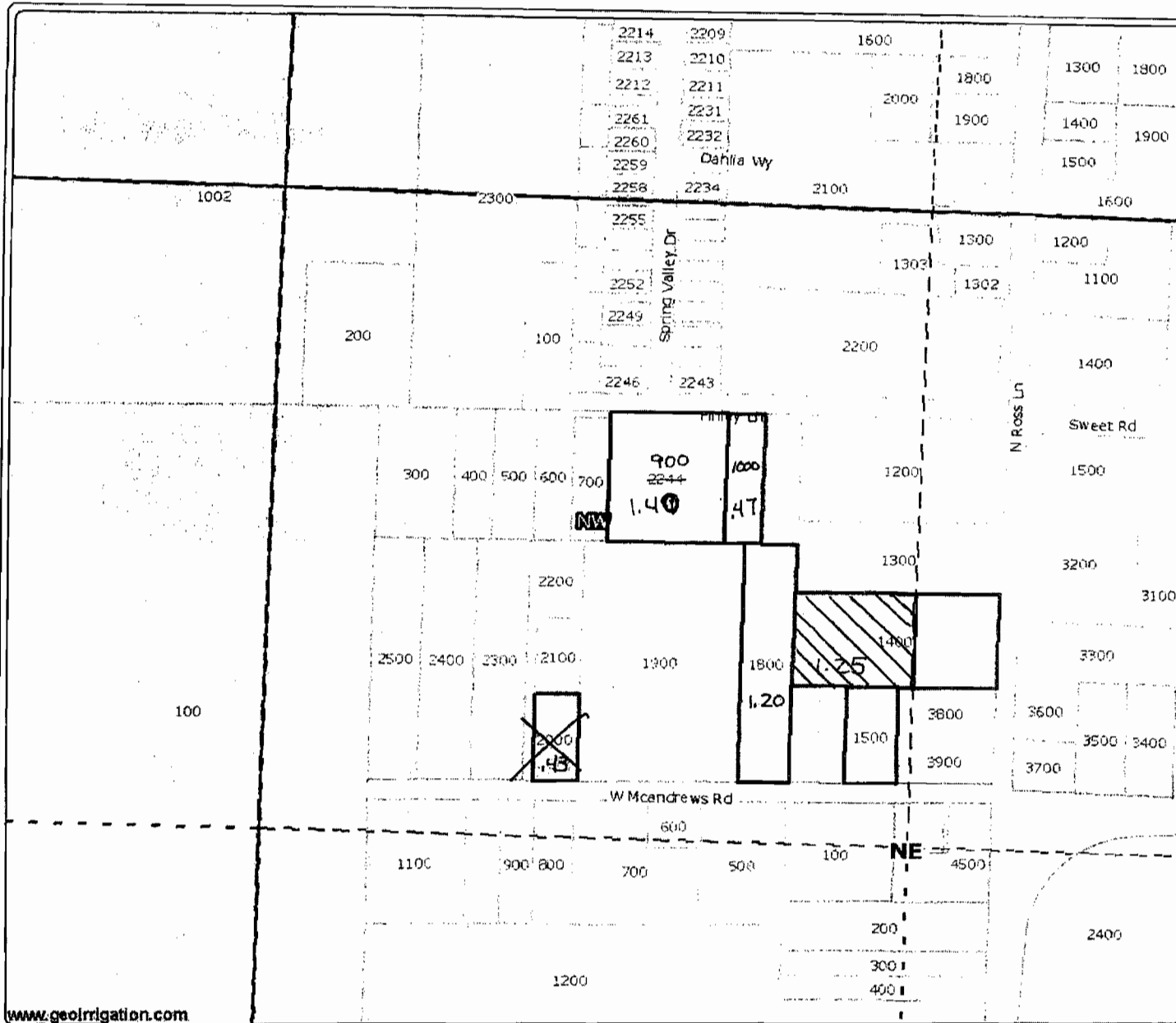
www.geoirrigation.com

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Powered By
geoirrigation



scale 1" = 400.00'
created: 4/3/2006



Lease 2012
INSTREAM TRANSFER
 37S 2W 26 NWNE
 #1400

- District Boundary USBR
- Road Labels
- Township Range
- Sections
- Section Labels
- Quarters
- Quarter Labels
- Quarter Quarters
- Quarter Quarters Labels
- Lot Labels
- Taxlots
- Waterbodies JACK CO
- Place of Use WORKING

1.25 ACRE

www.geoirrigation.com

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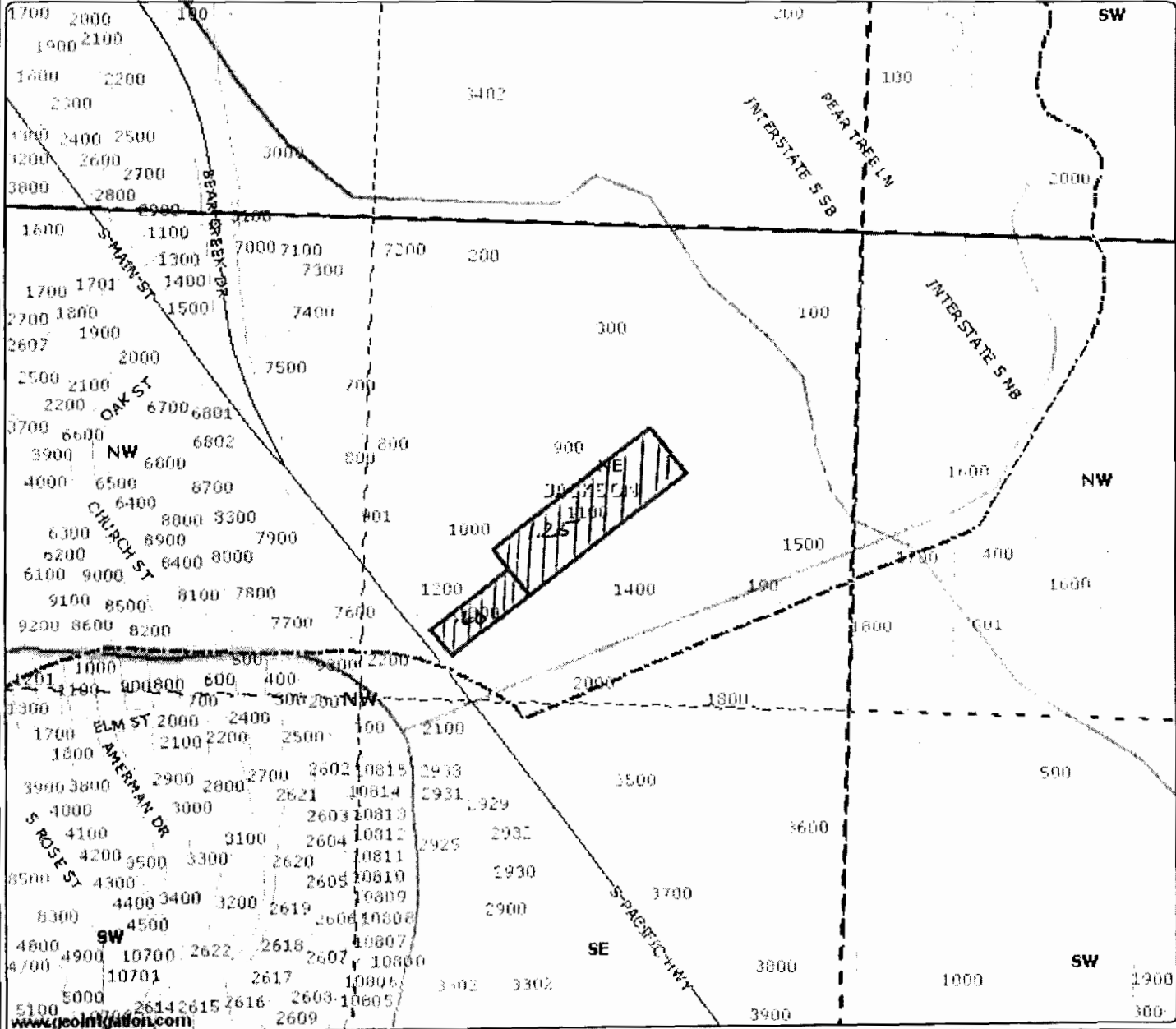
Powered By
 geoirrigation



scale 1" = 400.00'
 created: 4/3/2006

Medford Irrigation District

In Stream 2012
Authorized Place of use
381W15B tax lots 1100 & 1300



- 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
- Private Line

1100 = 1.25 ac.
 1300 = 1.60 ac.

Scale 1" = 400'
 Created: 12/7/2011

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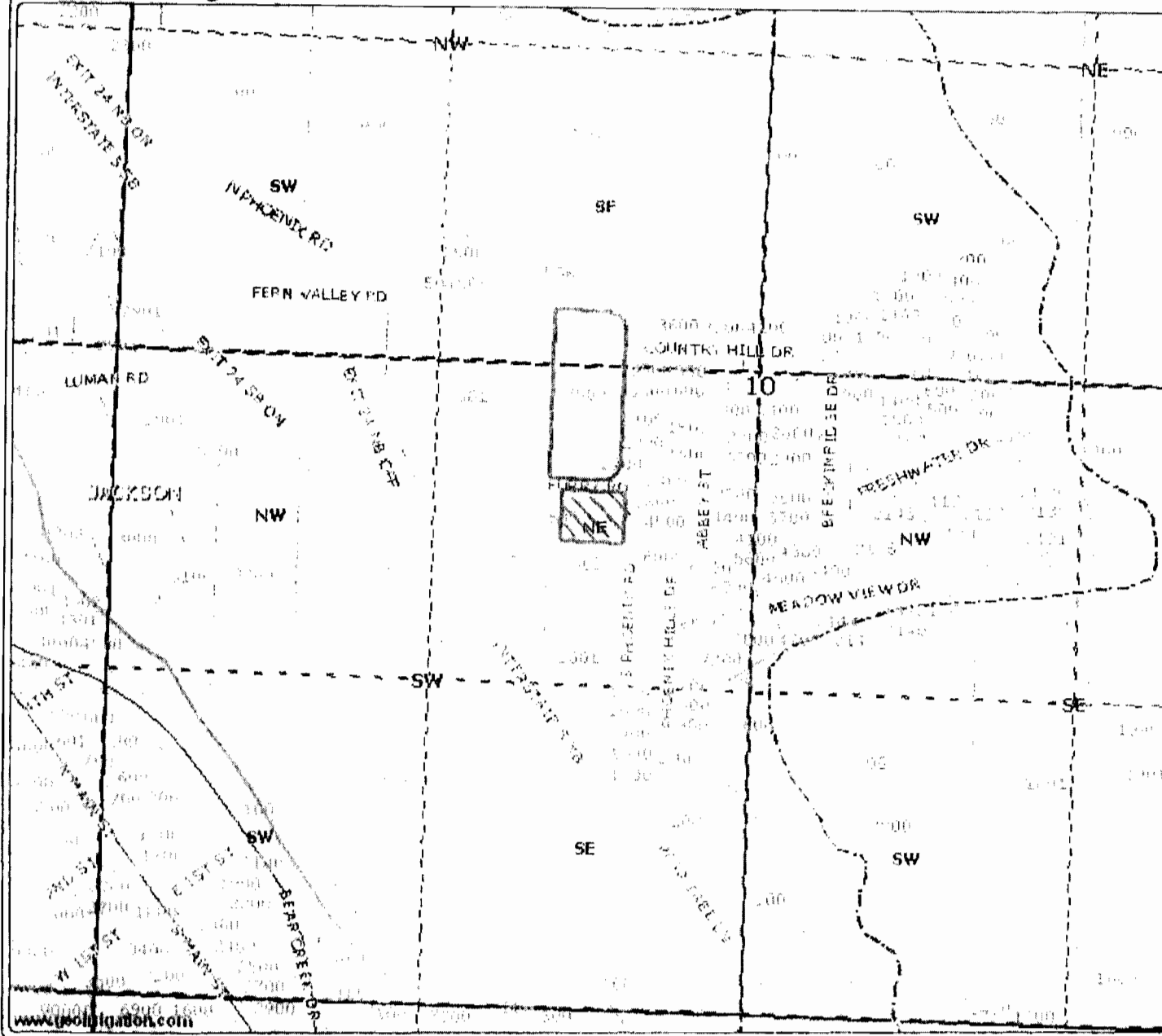
In Stream 2012

Authorized Place of Use

35.1W10.0S

Medford Irrigation District

Taxlot 7600/1.25 ac.
old Land



- 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 Pipad
- Canal Open
- Private Line
- POU District Primary

1.25' NAD83
N53.4'



Scale 1" = 600'
Created: 10/31/2011

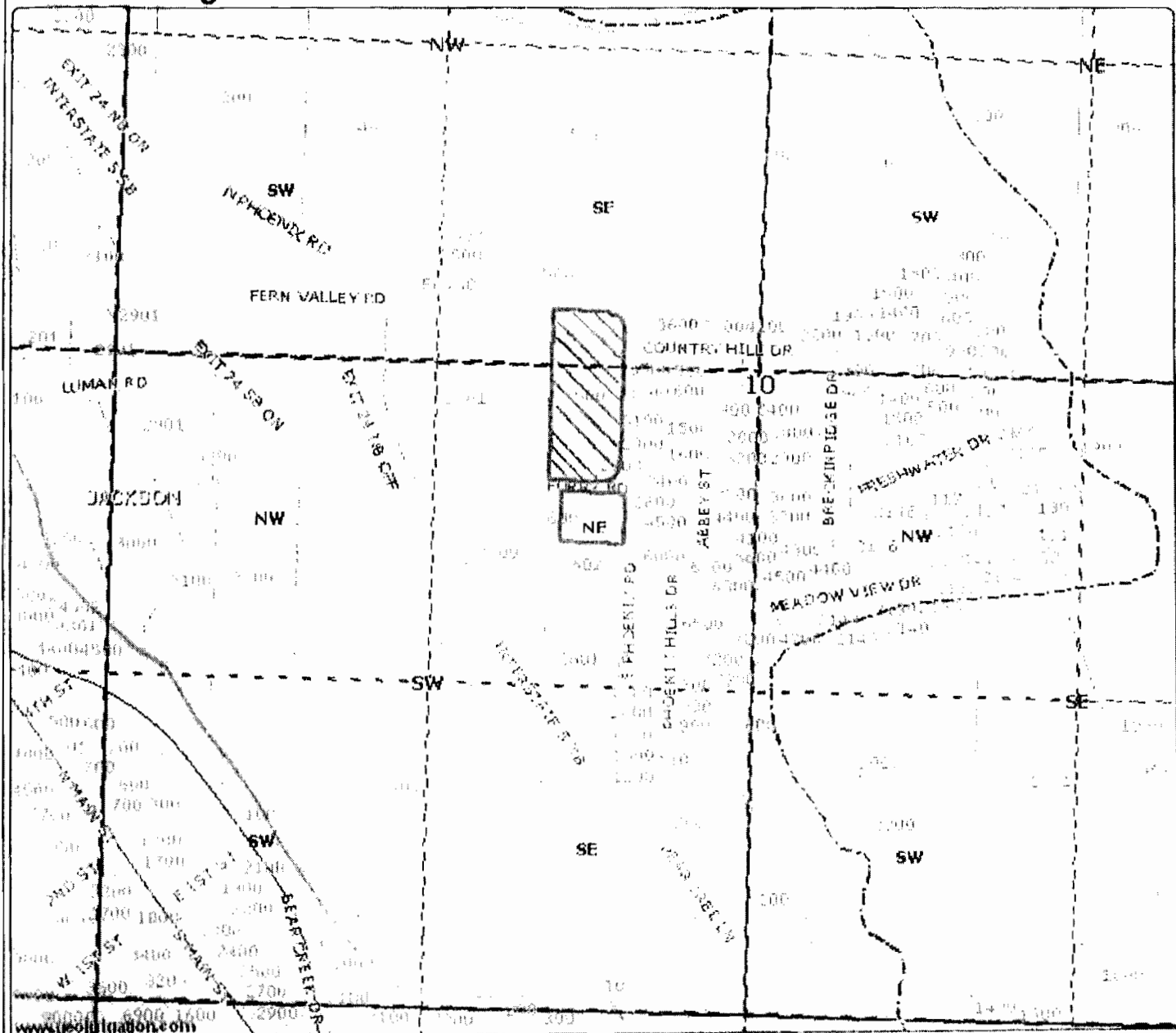
www.gisopen.com

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In Stream 2012
 Authorized Place of Use
 381W100D

Medford Irrigation District

Tax Lot 7500/4.7 AC



old land

- 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
- Private Line
- PDU District Primary

(144) SE NW
 (326) NE SW
 4.7 acres

Scale 1" = 600'
 Created: 10/31/2011

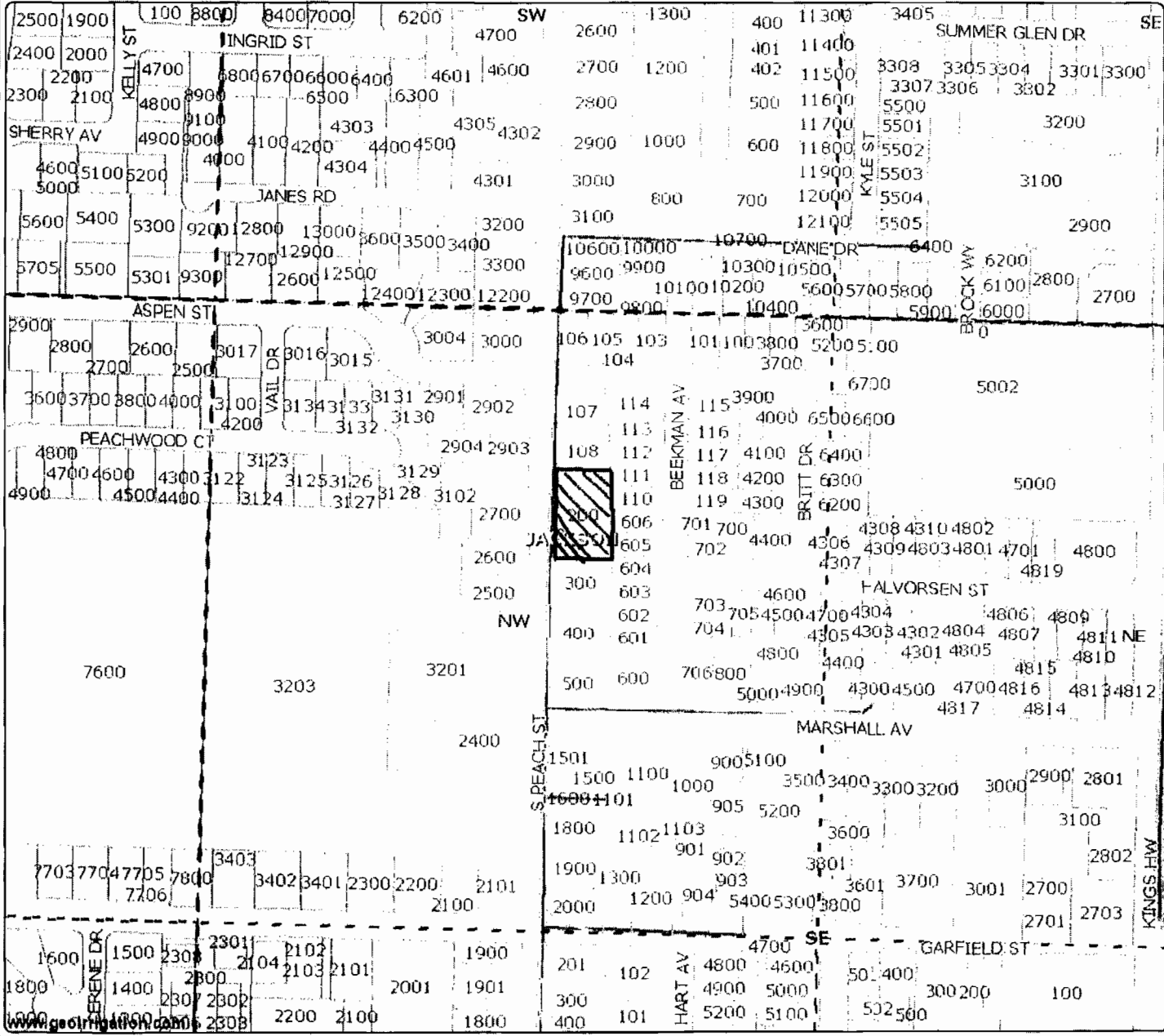
DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations. There are no warranties, expressed or implied, that accompany this product.

Medford Irrigation District

InStream 2012

Authorized Place of Use
372W35DB #200 .30 acre

Medford



- 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
- Private Line

.30 To Transfer old land



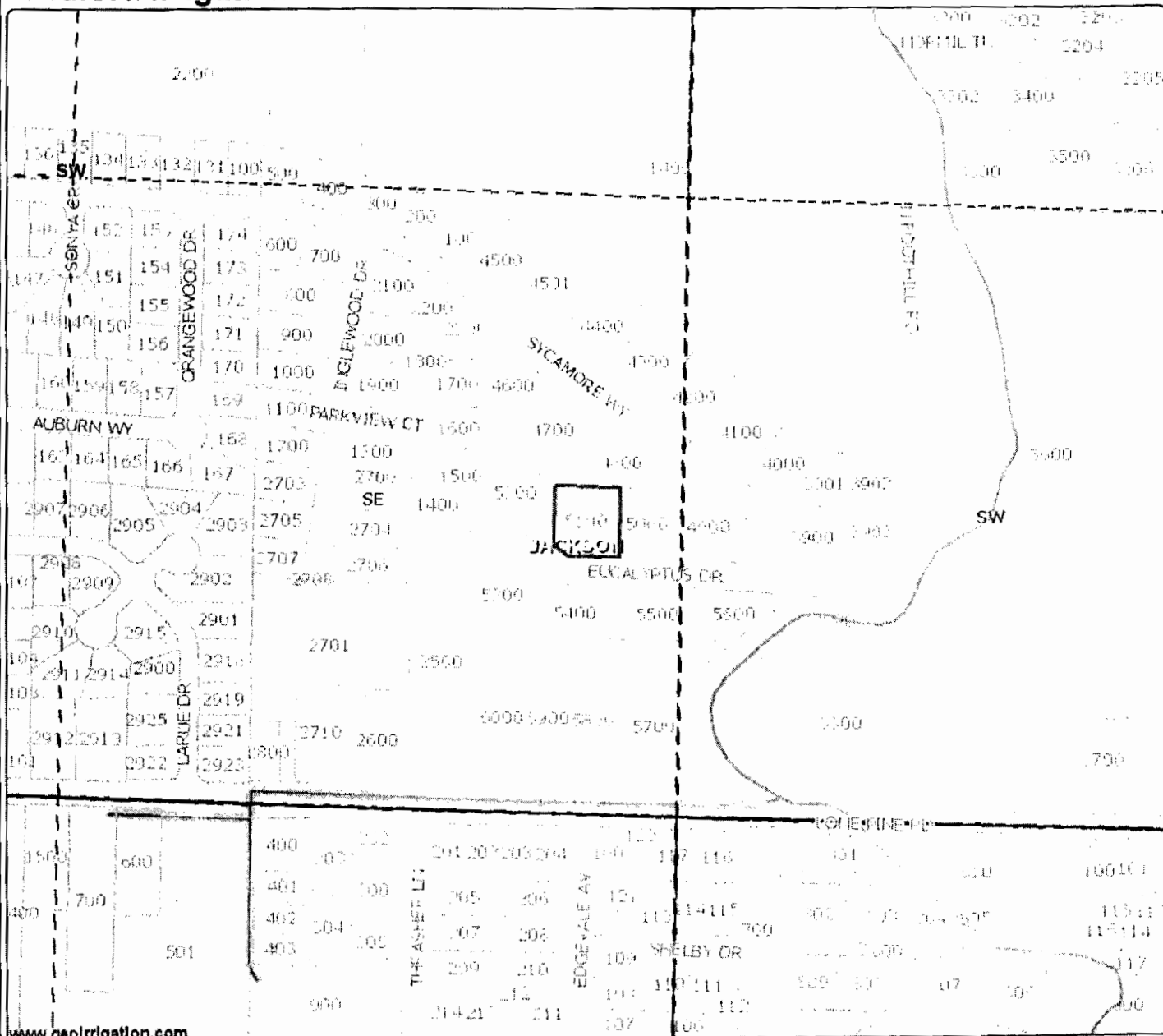
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Created: 2/8/2012

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.

In Stream 2012
Medford

Medford Irrigation District

Authorized Place of Use
37-1W-16D Tax Lot #5100 .40 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 Piped
- Canal Open
- Private Line

old Land
.40 AC



Scale 1" = 314'
Created: 1/26/2012

www.geolrrigation.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.

- 1.2 Lessor #2#3,#4,#5 is the (Check one):
 Not applicable
 Official representative of Medford Irrigation District, the irrigation district which conveys water to the subject water rights.
 Another party with an interest in the subject water rights representing White, Vaninetti, Southern Oregon Agricultural Experiment Station (SOU), Naumes, Inc...

- 1.3 For the water right(s) being leased, list all water rights appurtenant to the same lands. Indicate if there are any supplemental or overlying rights.

Certificate No. 83381,83383,83728, 85714 & P-4951

- 1.4 Are some or all of the lands being leased part of a Conservation Reserve Enhancement Program. Yes No

1.5 Water Rights Proposed to be Leased Instream.

The first right to be leased identified in Section 1.3 is further described as follows:

Certificate No.: 83381

Priority date: 7/23/1909 Type of use: Irrigation

Legal Season of Use: April 1st through October 1st.

Is the entire water right certificate being leased? Yes No

If no, list the acres of the subject water right by legal description of township, range, section, and ¼ ¼ which will be dried up as part of this lease, and include a map (Attachment 2) showing the lands which will not receive water.

Place of use: T ____, R ____, Section __, ___¼ ___¼ - _____ acres to be leased

Enter additional places of use here, using format above:

(See Attachments)

Page _____ (Identify page number of certificate, if certificate is greater than 10 pages.)

Number of acres being leased, if for irrigation: 128.39

Acre-feet of storage, if applicable: N/A

Maximum rate associated with the right to be leased (cfs): 1.28(1/100)

(Use additional lines if there is more than one rate associated with the water right.)

Maximum duty associated with the right to be leased (ac-ft): 577.8(4.5/ac)

(Use additional lines if there is more than one duty associated with the water right.)

Conditions or other limitations, if any: The amount of water to which this right is entitled is limited to an amount actually used beneficially, and not exceeds 88.87 cfs into Medford Canal at Bradshaw drop, or its equivalent in case of rotation, measured at pod from source. The diversions through the Main Canal from North and South Forks of Little Butte Creek shall not exceed 140cfs for Medford Irrigation District. The total diversion from North Fork Little Butte Creek shall not exceed 100 cfs at any time. The amount used for irrigation is limited to diversion of one-hundred of 1 cfs fro each acre irrigated during season. The use shall conform to rotation system if so ordered. The used confirmed herein may be made only at times when sufficient water is available to satisfy all proper rights including rights for maintaining instream flows.

If you need to enter another leased right, please use the additional water rights form.

1.2 Lessor #2#3,#4,#5 is the (Check one):

Not applicable

XX Official representative of Medford Irrigation District, the irrigation district which conveys water to the subject water rights.

XX Another party with an interest in the subject water rights representing White, Vaninetti, Southern Oregon Agricultural Experiment Station (SOU), Naumes, Inc...

1.3 For the water right(s) being leased, list all water rights appurtenant to the same lands. Indicate if there are any supplemental or overlying rights.

Certificate No. 83381

1.4 Are some or all of the lands being leased part of a Conservation Reserve Enhancement Program. Yes **XX** No

1.5 **Water Rights Proposed to be Leased Instream.**

The first right to be leased identified in Section 1.3 is further described as follows:

Certificate No.: 83381

Priority date: 7/23/1909 Type of use: Irrigation

Legal Season of Use: April 1st through October 1st

Is the entire water right certificate being leased? Yes **XX** No

If no, list the acres of the subject water right by legal description of township, range, section, and $\frac{1}{4}$ $\frac{1}{4}$ which will be dried up as part of this lease, and include a map (Attachment 2) showing the lands which will not receive water.

Place of use: T , R , Section , $\frac{1}{4}$ $\frac{1}{4}$ - acres to be leased

Enter additional places of use here, using format above:

(See Attachments)

Page (Identify page number of certificate, if certificate is greater than 10 pages.)

Number of acres being leased, if for irrigation: 128.39

Acre-feet of storage, if applicable: N/A

Maximum rate associated with the right to be leased (cfs): 1.28(1/100)

(Use additional lines if there is more than one rate associated with the water right.)

Maximum duty associated with the right to be leased (ac-ft): 577.8(4.5/ac)

(Use additional lines if there is more than one duty associated with the water right.)

Conditions or other limitations, if any: The amount of water to which this right is entitled is limited to an amount actually used beneficially, and not exceeds 88.87 cfs into Medford Canal at Bradshaw drop, or its equivalent in case of rotation, measured at pod from source. The diversions through the Main Canal from North and South Forks of Little Butte Creek shall not exceed 140cfs for Medford Irrigation District. The total diversion from North Fork Little Butte Creek shall not exceed 100 cfs at any time. The amount used for irrigation is limited to diversion of one-hundred of 1 cfs fro each acre irrigated during season. The use shall conform to rotation system if so ordered. The used confirmed herein may be made only at times when sufficient water is available to satisfy all proper rights including rights for maintaining instream flows.

If you need to enter another leased right, please use the additional water rights form.

Jackson County Official Records 2005-053386
R-W/D
Clt=1. Str=6 HELMANCO 08/31/2005 03:55:14 PM
\$20.00 \$5.00 \$11.00 Total: \$36.00



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

After recording return to:
Phoenix Self Storage, LLC
Teresa S. Taylor, Managing Member
725 Royal Avenue - Office
Medford, OR, 97504

Until a change is requested,
All tax statements shall be sent to:
No Change

Statutory Warranty Deed

Teresa S. Taylor, Trustee of the Teresa S. Taylor Family Trust, Grantor, conveys and warrants to the Phoenix Self Storage, LLC, an Oregon limited liability company, as Grantee, all of its right, title and interest in and to the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit A

This conveyance is made by Grantor and accepted by Grantee subject to the exceptions of record in Jackson County, Oregon, to the extent valid and subsisting and affecting the property conveyed.

The true consideration for this conveyance consists of or includes other property or other value given or promised.

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.

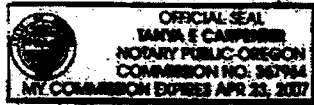
In witness whereof, and executed this 29 day of August, 2005.

GRANTOR:

Teresa S. Taylor, Trustee
Teresa S. Taylor, Trustee

STATE OF OREGON)
) ss.
County of JACKSON ,)

This instrument was acknowledged before me this 29th day of
August, 2005, by TERESA S. TAYLOR, Trustee.



Tanya E. Carpenter
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4/23/2007

2

EXHIBIT A

TRACT I:

Parcel Nos. 1 and 2 of Partition Plat No. P-11-1994 of the Records of Jackson County, Oregon; filed February 2, 1994, Index No. 5, Page 11, County Survey No. 13832.

TRACT II:

Commencing at the interior Ell corner on the East boundary of Donation Land Claim No. 42, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 0°05' East, along said Donation Land Claim boundary, 203.7 feet; thence South 66°45' West, along the Southerly boundary of the Medford Irrigation District siphon right of way, 1408.8 feet; thence North 39°41' West, along the center line of the Pacific Highway, 777.85 feet; thence North 50°19' East, 510.0 feet to the true point of beginning; thence South 39°41' East, to the most Westerly corner of premises described as Tract B in deed recorded as Document No. 66-12755, Official Records of Jackson County, Oregon, and along the Southwesterly line thereof, 316.8 feet to the most Southerly corner of said Tract B; thence North 50°19' East, 50.0 feet to the Southwesterly line of Tract C of said deed recorded as Document No. 66-12755, said Official Records; thence South 39°41' East, along said Southwesterly line, 158.4 feet to the most Southerly corner of said Tract C; thence North 50°19' East, along the Southeasterly line thereof, 282.55 feet to the most Easterly corner of said Tract C; thence North 70°25' West, along the Northeasterly line thereof, 552.86 feet to the most Westerly corner of said Tract C; thence South 50°19' West, 50.0 feet to the true point of beginning.

405 R 4425 South Pacific Highway

Proctor Self Storage, LLC Warranty Deed - Page No. 2

EXHIBIT A

TRACT A: Commencing at the interior e11 corner on east boundary of Donation Land Claim No. 42, Section 15, Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 0° 05' East along the said Donation Land Claim boundary 203.7 feet; thence South 66° 46' West 1408.8 feet; thence North 39° 41' West 144.25 feet to a point in the center line of the Pacific Highway, said point being the southeasterly corner of property described in Volume 215, page 84 of the Deed Records of Jackson County, Oregon; thence North 50° 19' East along the easterly boundary of said property 842.55 feet to the northeast corner thereof and the true point of beginning; thence North 39° 41' West 158.4 feet to the northwesterly corner thereof; thence South 50° 19' West along the westerly boundary of said property, 542.0 feet; thence South 39° 41' East 158.4 feet to the easterly boundary of said property; thence North 50° 19' East along the easterly line thereof, 542.0 feet to the true point of beginning.

(Code 4-08, Account #1-2702-4, Map #381W15B, Tax Lot #1100)

TRACT B: A portion of the Northwest Quarter of Section 15 in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, described as follows: Commencing at the interior E11 corner of the east line of Donation Land Claim No. 42 in said Township and Range; thence North 0° 05' East along the east line of said Claim, a distance of 203.7 feet; thence South 66° 46' West 1408.8 feet to the center line of the Pacific Highway; thence North 39° 41' West along said center line, 144.25 feet to the true point of beginning, said true point of beginning also being the northwesterly corner of a tract of land conveyed by Archie C. Beatty et ux, to Alvin Fowler et ux, by that certain deed recorded March 7, 1947 in Volume 279, page 99 of the Deed Records of Jackson County, Oregon; thence North 50° 19' East along the northerly line of said Fowler tract, a distance of 300.55 feet to the southwest corner of a tract of land conveyed by Ida Thrasher to Alvin R. Fowler et ux, by that certain deed recorded January 14, 1960 in Volume 484, page 151, said Deed Records; thence North 39° 41' West along the southwest corner of said Fowler tract, a distance of 92.4 feet to the southeasterly corner of a tract of land conveyed by Ida Thrasher to F.C. Christensen et ux, by that certain deed recorded February 26, 1958 in Volume 452, page 453, said Deed Records; thence South 50° 19' West a distance of 300.55 feet along the southerly line of said Christensen tract to the southwest corner of said tract; thence South 39° 41' East a distance of 92.4 feet to the true point of beginning.

(Code 4-8, Account #1-2704-1, Map #381W15B, Tax Lot #1300)

409 South Pacific Highway

Phoenix Self Storage, LLC University Blvd - Page No. 4

4

975327

Jackson County Official Records **2010-041046**
R-TRD
Cnt=1 MANGUSTL 12/13/2010 03:53:12 PM
\$25.00 \$10.00 \$5.00 \$11.00 \$15.00 Total:\$69.00
\$3.00



01457204201000410460050054

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

TRUSTEE'S DEED

Grantor/Successor Trustee Name and Address: Larry C. Hammack, Stark and Hammack, P.C. 201 W. Main Street, Suite e1B Medford, OR 97501	Grantee's/ Second Party Name and Address: Frances Davis Pyle, Successor Trustee of the Willis Henry Pyle Credit Shelter Trust, dated August 18, 1997 P.O. Box 1074 Gold Hill, Oregon 97525
Until a Change is Requested send all tax statements to: Frances Davis Pyle, Successor Trustee of the Willis Henry Pyle Credit Shelter Trust, dated August 18, 1997 P.O. Box 1074 Gold Hill, Oregon 97525	After Recording Return To: STARK AND HAMMACK, P.C. 201 West Main Street, Suite 1B Medford, OR 97501

THIS INDENTURE, made this 13th day of December, 2010, between LARRY C. HAMMACK, hereinafter called Grantor/Successor Trustee, and Frances Davis Pyle, Successor Trustee of the Willis Henry Pyle Credit Shelter Trust, dated August 18, 1997, hereinafter called the Second Party;

WITNESSETH:

RECITALS: Leonard A. Niemark, as Grantor, executed and delivered to Lawyers Title Insurance Corporation, a Virginia Corporation, as Trustee, in favor of Frances Davis Pyle, Successor Trustee of the Willis Henry Pyle Credit Shelter Trust, dated August 18, 1997, as Beneficiary under that certain Trust Deed recorded March 5, 2004 as Document No. 2004-011598 in the Official Records of Jackson County, Oregon. The Trust Deed was modified and/or amended by instrument on March 3, 2009, recorded as document number 2009-007237 in the Official Records of Jackson County, Oregon. In that trust deed the real property therein and hereinafter described was conveyed by the Grantor to the Trustee to secure, among other things, the performance of certain obligations of the Grantor to the Beneficiary. The Grantor thereafter defaulted in performance of the obligations secured by the trust deed as stated in the Notice of Default hereinafter mentioned, and such default still existed at the time of the sale hereinafter described:

By reason of the default, the owner and holder of the obligations secured by the trust deed, being the Beneficiary therein named, or Beneficiary's

16/1950

successor in interest, declared all sums so secured immediately due and owing. A Notice of Default containing an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy Grantors' obligations was recorded on June 28, 2010 as Document No. 2010-020193 in the Official Records of Jackson County, Oregon.

After recording the Notice of Default, the undersigned Grantor/Successor Trustee gave notice of the time for and place of sale of the real property as fixed by the Trustee and as required by law. Copies of the Notice of Sale were served pursuant to ORCP7D(2) and 7D(3) or mailed by both first class and certified mail with return receipt requested, to the last known addresses of the persons, or their legal representatives, if any, named in ORS 86.740(1) and, to the extent required, ORS 86.750(1). The Notice of Sale was mailed as set forth herein, at least one hundred twenty days before the date the property was sold.

The Grantor/Successor Trustee published a copy of the Notice of Sale in a newspaper of general circulation in each county in which the real property is situated once a week for four successive weeks. The last publication of the notice occurred more than twenty days prior to the date of the original sale date.

The mailing, service and publication of the Notice of Sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the Notice of Sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein. The undersigned Grantor/Successor Trustee has no actual notice of any person, other than the persons named in those affidavits and proofs as having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.740(1) and ORS 86.750(1).

In compliance with ORS 86.737, and the provisions thereof, a certified true copy of the notice required by ORS 86.737 was mailed to the Grantor of the Trust Deed, the Grantor's successor, and the occupant of the property referenced herein by both first class and certified mail, with return receipt requested on July 6, 2010.

In compliance with ORS 86.745, and the provisions thereof, a Notice to Tenants was mailed by both first class and certified mail with return receipt requested to the Grantor of the Trust Deed and the Grantor's successor on July 6, 2010. The property was unoccupied.

The undersigned Grantor/Successor Trustee or their agent, Larry C. Hammack, on December 7, 2010, at the hour of 10:00 A.M. in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale,

in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the Grantor/Successor Trustee by the trust deed, sold all of the real property and all parcels as described at public auction to the second party for the sum of \$654,243.00, the second party being the highest and best bidder at the sale and that sum being the highest and best bid for the property.

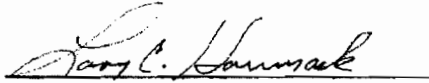
NOW, THEREFORE, in consideration of that sum so paid by the Second Party in cash, the receipt whereof is hereby acknowledged, and by the authority vested in the Grantor/Successor Trustee by the laws of the State of Oregon and by the trust deed, the Grantor/Successor Trustee does hereby convey unto the Second Party all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the trust deed, together with any interest the Grantor or Grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property, described on Exhibit "A" attached hereto and by this reference incorporated herein;

Commonly known as: 3850 Fern Valley Road, Phoenix, Oregon 97535.

The true and actual consideration for this conveyance is the sum bid by second party; \$654,243.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855 OREGON LAWS 2009.

IN WITNESS WHEREOF, the undersigned Grantor/Successor Trustee has hereunto executed this document.

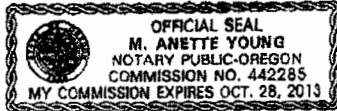


LARRY C. HAMMACK, Grantor/Successor Trustee

STATE OF OREGON)
County of Jackson) ss

Before me, a Notary Public, personally appeared LARRY C. HAMMACK, known to me to be the person who executed the foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed.

WITNESS my hand and seal this 13th day of December, 2010.


NOTARY PUBLIC FOR OREGON

125321

EXHIBIT A

TRACT A:

Parcel No. One (1) of Partition Plat recorded December 11, 2002, as Partition Plat No. P-76-2002 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 17586 in the Office of the County Surveyor.

(Code 4-01, Account #1-002585-9, Map #381W10, Tax Lot #2700)

TRACT B:

Parcel No. Two (2) of Partition Plat recorded December 11, 2002, as Partition Plat No. P-76-2002 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 17586 in the Office of the County Surveyor.

(Code 4-01, Account #1-097532-7, Map #381W10, Tax Lot #2701)

Handwritten mark

** 5*

Jackson County Official Records 2005-053386
R-WD 08/31/2005 03:55:14 PM
CN=1, Str=8 HELMANCO \$20.00 \$5.00 \$11.00 Total: \$36.00



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

After recording return to:
Phoenix Self Storage, LLC
Teresa S. Taylor, Managing Member
725 Royal Avenue - Office
Medford, OR 97504

Until a change is requested,
All tax statements shall be sent to:
No Change

Statutory Warranty Deed

Teresa S. Taylor, Trustee of the Teresa S. Taylor Family Trust, Grantor, conveys and warrants to the Phoenix Self Storage, LLC, an Oregon limited liability company, as Grantee, all of its right, title and interest in and to the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit A

This conveyance is made by Grantor and accepted by Grantee subject to the exceptions of record in Jackson County, Oregon, to the extent valid and subsisting and affecting the property conveyed.

The true consideration for this conveyance consists of or includes other property or other value given or promised.

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.

In witness whereof, and executed this 29 day of August, 2005.

GRANTOR:

Teresa S. Taylor, Trustee
Teresa S. Taylor, Trustee

STATE OF OREGON)
) ss.
County of JACKSON)

This instrument was acknowledged before me this 29th day of
August, 2005, by TERESA S. TAYLOR, Trustee.



Tanya E. Carpenter
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4/23/2007

2

EXHIBIT A

TRACT I:

Parcel Nos. 1 and 2 of Partition Plat No. P-11-1994 of the Records of Jackson County, Oregon; filed February 2, 1994, Index No. 5, Page 11, County Survey No. 13832.

TRACT II:

Commencing at the interior Kll corner on the East boundary of Donation Land Claim No. 42, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 0°05' East, along said Donation Land Claim boundary, 203.7 feet; thence South 66°45' West, along the Southerly boundary of the Madford Irrigation District siphon right of way, 1406.8 feet; thence North 39°41' West, along the center line of the Pacific Highway, 777.85 feet; thence North 50°19' East, 510.0 feet to the true point of beginning; thence South 39°41' East, to the west Westerly corner of premises described as Tract B in deed recorded as Document No. 66-12755, Official Records of Jackson County, Oregon, and along the Southwesterly line thereof, 316.8 feet to the most Southerly corner of said Tract B; thence North 50°19' East, 50.0 feet to the Southwesterly line of Tract C of said deed recorded as Document No. 66-12755, said Official Records; thence South 39°41' East, along said Southwesterly line, 158.4 feet to the most Southerly corner of said Tract C; thence North 50°19' East, along the Southeasterly line thereof, 282.55 feet to the most Easterly corner of said Tract C; thence North 70°25' West, along the Northeasterly line thereof, 552.86 feet to the most Westerly corner of said Tract C; thence South 50°19' West, 50.0 feet to the true point of beginning.

425 & 445 South Pacific Highway

Peace Self Storage, LLC/Warrenton Deed - Page No. 3

3

425 & 445 South Pacific Highway

Peace Self Storage, LLC/Warrenton Deed - Page No. 4

4



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

STATE OF OREGON }
County of Jackson } ss.

We, Gurdial & Harbhajan Sarkaria (hereinafter Grantors), the owners of the property located at, 1145 Lozier Lane, Medford, Oregon, more particularly described as:

Commencing at a 5/8 inch iron pin monumenting the Southeast corner of Donation Land Claim No. 77 in Township 37 South, Range 2 West, of the Willamette Meridian, in the County of Jackson and State of Oregon; thence North 89° 53' 20" West (Record West), along the South boundary of said Claim 254.10 feet to the true point of beginning; thence continue along said claim boundary, North 89° 53' 20" West (Record West) 169.62 feet to the Southwest corner of the tract described in Volume 225, Page 51, Jackson County, Oregon, Deed Records; thence North 00° 00' 35" East (Record North) along the Westerly boundary of said described tract, 388.07 feet; thence North 89° 07' 45" East, 93.00 feet; thence North 00° 00' 35" East, 14.5 feet; thence North 89° 07' 45" East 76.84 feet to the Easterly boundary of aforesaid tract described in Volume 225, Page 51, said Deed Records; thence South 00° 00' 35" West, (Record South), along said Easterly boundary, 403.48 feet to the true point of beginning; EXCEPTING THEREFROM that portion conveyed to Jackson County, by deed recorded August 31, 1999, as 89-45500.

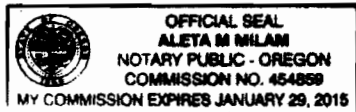
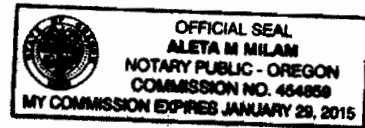
Account No. 10437975; Map 372W35AA 2200
(37-2W-35AA Tax Lot 2200 account # 1-0437975)

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 **1.60 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 1ST day of February, 2012.



GSM
Grantor
Harbhajan
Grantor

Subscribed by and sworn to before me in person this 1ST day of February, 2012, by Gurdial Sarkaria, and Harbhajan Sarkaria, who acknowledges this instrument to be their voluntary act and deed.

Aleta Milam
Notary Public for Oregon
My Commission Expires: January 29, 2015

Remit Tax Statements To:
Gurdial & Harbhajan Sarkaria
1145 Lozier Lane
Medford, Oregon 97501

470309000242

33

Jackson County Official Records 2010-003405

RJD Date: 01/29/2010 10:19:00 AM
\$16.00 \$10.00 \$5.00 \$11.00 \$15.00 Total: \$51.00



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

RECORDING REQUESTED BY:
GRANTOR'S NAME:
Doris Anne Christian
GRANTEE'S NAME:
Gurdial Sarkaria and Harbhajan Sarkaria
SEND TAX STATEMENTS TO:
Gurdial Sarkaria and Harbhajan Sarkaria
4670 Hathaway Dr.
Medford, OR 97504
AFTER RECORDING RETURN TO:
Gurdial Sarkaria and Harbhajan Sarkaria
4670 Hathaway Dr.
Medford, OR 97504
Escrow No: 470309000242-TTJA37
372W35AA 2200 / 10437975
1135-1145 Lozier Lane
Medford, OR 97501

TICOR TITLE

STATUTORY WARRANTY DEED

Doris Anne Christian, Gurdial Sarkaria and Harbhajan Sarkaria, Grantors, conveys and warrants to

Gurdial Sarkaria and Harbhajan Sarkaria, husband and wife, as tenants by the entirety, Grantees, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$280,000.00. (See ORS 93.030)

DATED: January 27, 2010

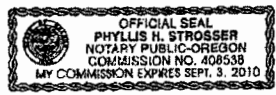
Gurdial Sarkaria
Harbhajan Sarkaria

Doris Anne Christian

State of OREGON
COUNTY of Jackson

This instrument was acknowledged before me on 1/27/10, 20
by Gurdial Sarkaria, Doris Anne Christian & Harbhajan Sarkaria

Notary Public - State of Oregon
My commission expires:





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

STATE OF OREGON }
County of Jackson } ss.

We, Kenneth M. and Mary L. Fletcher (hereinafter Grantors), the owners of the property located at, 3261 Eucalyptus Drive, Medford, Oregon, more particularly described as:

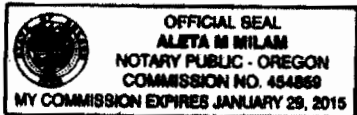
Lot Six (6) in Block Two (2) of Foothill Subdivision in Jackson County, Oregon, according to the official plat thereof, now of record (37-1W16D Tax Lot 5100 account # 1-042437-2)

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 .40 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 25 day of Jan, 2012.

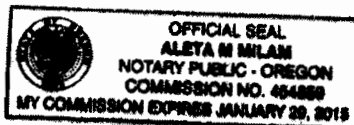


Kenneth M. Fletcher
Grantor
Mary L. Fletcher
Grantor

Subscribed by and sworn to before me in person this 25 day of January 2012, 2012, by Kenneth M. Fletcher, and Mary L. Fletcher, who acknowledges this instrument to be their voluntary act and deed.

Aleta M. Milam
Notary Public for Oregon
My Commission Expires: January 29, 2015

Remit Tax Statements To:
Kenneth M. and Mary L. Fletcher
3261 Eucalyptus Drive
Medford, Oregon 97504



JCT 98436

98436

69-11556

WARRANTY DEED

WILLIAM H. ESSELSTYN, a single man, formerly the husband of Mary L. Esselstyn, and MARY L. ESSELSTYN, a single woman, formerly the wife of William H. Esselstyn, hereinafter called grantors, convey to KENNETH M. FLETCHER and MARY LOUISE FLETCHER, husband and wife, all that real property situated in Jackson County, State of Oregon, described as:

Lot Six (6) in Block Two (2) of FOOTHILL SUBDIVISION in Jackson County, Oregon, according to the official plat thereof, now of record.

and covenant that grantors are the owners of the above described property free of all encumbrances except use restrictions, conditions and easements of record and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$29,900.00.

Dated this 17 day of December, 1969.

State of Oregon, County of Jackson--SS.
The within instrument received and filed at 4:07 o'clock
P. m. the 19th day of December 19 69
recorded in Official Records for Jackson County
Oregon, in Vol. 1969, Page 107
By M. L. Pence, Sheriff, Deputy

William H. Esselstyn
Mary L. Esselstyn

STATE OF OREGON
COUNTY OF JACKSON
December 15, 1969.

Personally appeared the above-named WILLIAM H. ESSELSTYN and acknowledged the foregoing instrument to be his voluntary act. Before me:

Alan D. Heine
Notary Public for Oregon
My Commission Expires 10-4-70

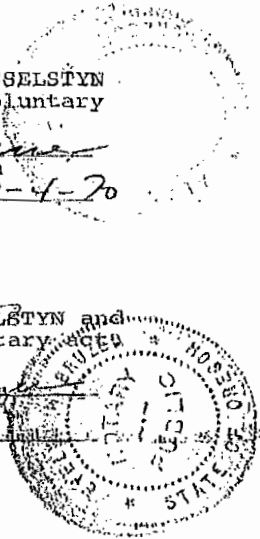
STATE OF OREGON
COUNTY OF LANE
December 17, 1969

Personally appeared the above-named MARY L. ESSELSTYN and acknowledged the foregoing instrument to be her voluntary act. Before me:

Carolyn D. Douglas
Notary Public for Oregon
My Commission Expires 10-4-70

Warranty Deed

HOLMES, JAMES & DAVIS
ATTORNEYS AT LAW
THE ARCADE
126 EAST MAIN STREET
MEDFORD, OREGON 97501
TELEPHONE 770-8181



QUITCLAIM DEED TO
TRANSFER WATER RIGHTS

STATE OF OREGON }
 }ss.
County of Jackson }

I, Allen F. Berlin (legal signatory for Southern Oregon Child & Family Council, Inc.), are the owners of the property located at, 1531 Peach Street, Medford, Oregon, more particularly described as:

Commencing at the Northeast corner of Donation Land Claim No. 84, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 00°08'30" West, along the East boundary of said Claim, 2203.75 feet to the centerline of Marshall Avenue; thence South 89°89' West, along the centerline of Marshall Avenue, 1170.0 feet; thence North 00°08'30" East, 348.75 feet to the Southeast corner of that tract described in Document No. 73-17715, Official Records of Jackson County, Oregon; thence along the South line of said tract, South 89°59' West, 133.21 feet to a 5/8 inch iron pin (record 1/2" iron pipe) at the Southwest corner thereof; thence along the East line of Peach Street, North 00°06'05" West (record North 00°05'20" West), 100.0 feet to the Northwest corner of said tract and the true point of beginning; thence along the North line of said tract, North 89°58'15" East (record North 89°59' East), 133.61 feet to the Northeast corner thereof; thence along the Northerly prolongation of the East line of said tract, North 00°07'45" East (North 00°08'30" East), 8.24 feet to the South line of WILKSHIRE VILLAGE SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line of said SUBDIVISION, North 89°55'58" West, 133.65 feet to the Southwest corner of said SUBDIVISION; thence along East line of Peach Street, South 00°06'05" East, 8.47 feet to the true point of beginning. Containing 1116 square feet, more or less.

(37-2W-36DB Tax Lot 200 account # 1-0452619)

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 30 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 7th day of February, 2012.

Alan S. Berlin

Grantor

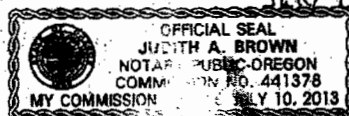
Subscribed by and sworn to before me in person this 7th day of February, 2012, by Allen F. Berlin (legal signatory for Southern Oregon Child & Family Council, Inc.), who acknowledges this instrument to be their voluntary act and deed.

→ *Alan S. Berlin*

Judith A. Brown

Notary Public for Oregon
My Commission Expires: January 29, 2015

Reprint Tax Statements To:
Gurdial & Harbhajan Sarkaria
1145 Lozier Lane
Medford, Oregon 97501



01 53675

11.24

15
10
11

After recording, return to:
William A. Mansfield
Attorney at Law
P. O. Box 1721
Medford, Oregon 97501

BARGAIN AND SALE DEED

ORS 93.860

Grantor: Southern Oregon Child & Family Council, Inc., an Oregon non-profit corporation, formerly known as: Jackson County Child Development Center, Inc., an Oregon non-profit corporation.

Grantee: Southern Oregon Child & Family Council, Inc., an Oregon non-profit corporation.

Consideration: \$0.00

Send all tax statements to: Southern Oregon Child & Family Council, Inc.
1001 Beall Lane
P. O. Box 3819
Central Point, Oregon 97502

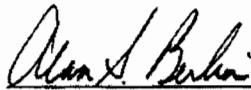
Southern Oregon Child & Family Council, Inc., Grantor, convey to Southern Oregon Child & Family Council, Inc., Grantee, the following described real property:

Attached Exhibit A

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 the sum of \$0.00.

Dated this 7th day of November, 2001.



For Southern Oregon Child & Family Council, Inc.

01 53675

STATE OF OREGON)
) ss.
County of Jackson)

On this 7th day of November, 2001, Alan S. Berlin, personally appeared before me, who is personally known to me to be the signer of the foregoing document and Executive Director of Southern Oregon Child & Family Council, Inc. with all rights and privileges to execute said document on behalf of the Board of Directors.



Sharon L. Chase

Notary Public for Oregon
May commission expires: January 27, 2005

01 53675



L.J. FRIAR AND ASSOCIATES

CONSULTING LAND SURVEYORS

618 WEST 6TH STREET
MEDFORD, OREGON 97501

LARRY J. FRIAR
JAMES E. HIRBS

Exhibit A

PHONE/FAX
541-772-2382

LEGAL DESCRIPTION

Commencing at the Northeast corner of Donation Land Claim No. 84, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 00°08'30" West, along the East boundary of said Claim, 2203.75 feet to the centerline of Marshall Avenue; thence South 89°89' West, along the centerline of Marshall Avenue, 1170.0 feet; thence North 00°08'30" East, 348.75 feet to the Southeast corner of that tract described in Document No. 73-17715, Official Records of Jackson County, Oregon; thence along the South line of said tract, South 89°59' West, 133.21 feet to a 5/8 inch iron pin (record 1/2" iron pipe) at the Southwest corner thereof; thence along the East line of Peach Street, North 00°06'05" West (record North 00°05'20" West), 100.0 feet to the Northwest corner of said tract and the true point of beginning; thence along the North line of said tract, North 89°58'15" East (record North 89°59' East), 133.61 feet to the Northeast corner thereof; thence along the Northerly prolongation of the East line of said tract, North 00°07'45" East (North 00°08'30" East), 8.24 feet to the South line of WILKSHIRE VILLAGE SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line of said SUBDIVISION, North 89°55'58" West, 133.65 feet to the Southwest corner of said SUBDIVISION; thence along East line of Peach Street, South 00°06'05" East, 8.47 feet to the true point of beginning. Containing 1116 square feet, more or less.

GAP BETWEEN 372W36DB
TL'S 109 & 200
Southern Oregon Headstart
01-188
June 12, 2001

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

NOV 08 2001

11:24 AM

James E. Hirbs
COUNTY CLERK

