

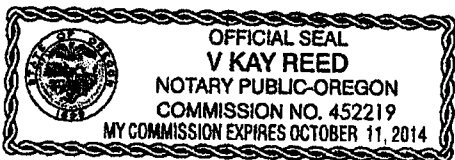
CONSENT TO ENTER INTO A FULL SEASON INSTREAM LEASE

1. I/we the undersigned are the deeded owners of real property ("Lessors") known as the Fulton Eddins Place.
2. Under a Lease Agreement dated 8-25-2008 (attached hereto, referred to herein as the "Lease"), I/we leased certain real property to Will Ford ("Lessee") for a term of 7 years.
3. My/our signatures below represent express written consent for Lessees to enroll water rights appurtenant the leased property in a temporary instream lease during the term of the Lease.

Signed: William G. Dick II, P.R. Date: 2-24-2014

Print Name: WILLIAM G. DICK II, PERSONAL REPRESENTATIVE OF ESTATE OF WILLIAM L. EDDINS

Subscribed and Sworn to Before Me this 24th day of FEBRUARY, 2014.

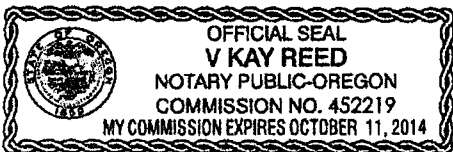


V Kay Reed
 Notary Public for Oregon
 My Commission Expires 10-11-14

Signed: William G. Dick II, Agent Date: 2-24-2014

Print Name: WILLIAM G. DICK II, AS AGENT & WITH AUTHORITY OF CARMEN EDDINS

Subscribed and Sworn to Before Me this 24 day of February, 2014.



V Kay Reed
 Notary Public for Oregon
 My Commission Expires 10-11-14

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LEASE

THIS LEASE, Made and entered into by and between **FRED THOMSEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM L. EDDINS, and CARMEN H. EDDINS**, hereinafter called Lessors, and **JOHN C. FULTON and WILLIAM R. FORD and JENNIFER H. FORD, husband and wife**, hereinafter called Lessees, WITNESSETH:

PREMISES LET:

In consideration of the rent to be paid and the covenants and provisions hereof to be fulfilled, Lessors demises and lets to Lessees and Lessees hire and rent from Lessors the following described real property situated in Wasco County, Oregon:

PARCEL 1

The real property described in Exhibit A attached hereto and made a part hereof **SAVE AND EXCEPTING** therefrom the farmhouse, outbuildings, and 11.8 acres of irrigated land previously planted to grass and/or alfalfa located nearby, the correct boundaries for which may be pointed out by Lessors

PARCEL 2

The farmhouse, outbuildings and 11.8 acres of irrigated land previously planted to grass and/or alfalfa located nearby, the correct boundaries for which may be pointed out by Lessors otherwise located on a part of the real property described in Exhibit A attached hereto and made a part hereof.

TERM:

This Lease shall operate and be effective for a period beginning the 1st day of **September, 2008**, and terminating on the 31st day of **August, 2015**, provided that if a Lessors has not given written notice of termination to Lessees or if Lessees have not given a written notice of termination to Lessors after the 1st day of March, 2015 and prior to the 1st day of June, 2015, and provided that Lessees have not otherwise exercised their option to again rent as provided in the paragraph following, then this lease shall continue for an additional year. If this lease shall continue for an additional year after the 31st day of August, 2015 as herein provided, then this lease shall continue on a one year to one year basis provided that in the event that the Lessees shall give written notice of

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SALEM, OR tending of crops and the harvesting of the same on the leased premises and the farming of the tillable ground on the leased premises will not be substantially interfered with by such hunting and fishing. The Lessees shall use reasonable diligence to prevent any person from hunting or fishing or being upon the leased premises other than the Lessors, the Lessors' agents and those persons authorized or permitted by Lessors to be upon the premises for hunting and fishing.

**FENCES,
KEEP AND
REPAIR:**

The Lessees shall have the duty to keep all fences situated on the leased premises in a good state of repair at Lessees' expense except that Lessors agrees to furnish the materials necessary for such fence repair.

**RESERVATION
OF WATER RIGHTS:**

The parties acknowledge there are water rights for irrigation purposes on the demised premises, which are leased under Water Rights Lease Agreement to the Oregon Water Trust, an Oregon non-profit corporation, for a term ending October 31, 2010. The Lessees acknowledge that the lease of the real property is subject to the lease to the Oregon Water Trust and Lessees accept same in its present condition. That lease may be renewed per the terms of that agreement. Presently a certificate or certificates of such rights are not available and will not be delivered to the Lessees. During the term of this lease and if said water rights are no longer leased to the Oregon Water Trust, then Lessees agree to use due diligence to work with the watermaster, Water Resource Department of the State of Oregon and others, in consultation with the Lessors, to utilize said water and water rights in the usual and due course so that the water rights will not be lost to the Lessors and/or the demised real property for lack of use. At such time, if a conservation program through government agency deemed a use of said water rights shall be or become available, and if approved by Lessors, participation in such program shall be considered an accepted and reasonable use of said water rights. Lessors has

approved the lease to Oregon Water Trust during portions of the term of this lease, so long as entering into said lease of the water rights to such entity preserves and protects said water rights and so that the water rights won't be lost in accordance with the terms and provisions of this paragraph.

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insurance company as of the date of said notice to be given to Lessees by Lessors and also subject to zoning ordinances, building restrictions, taxes due and payable for the current tax year, reservations and federal patents and state deeds and easements of record and also subject to the following:

All easements of record, easements, if any, not of record, zoning, use and building restrictions and the limitations and restrictions of all comprehensive plans and/or regulatory and/or land use statutes, ordinances, laws, rules and regulations of every kind and nature, any part of the above described real property lying within the boundaries of public roads and highways and reservations in government patents and deeds. Sellers expressly do not warrant or covenant against unknown claims of others not now known to Sellers or which may hereafter arise through the acts or conduct of Buyers or Buyers' agents.

It is agreed that the first refusal right to purchase herein given is a first refusal type right to purchase and Lessors cannot be required to sell the premises during the term hereof and the right herein granted shall terminate entirely upon the termination of this Lease for any cause or upon the expiration of the term of this Lease or of any renewal period of this Lease if renewed by the exercise of the option to again rent, whichever is the sooner occurrence.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals in triplicate this 25 day of AUGUST, 2008.

ESTATE OF WILLIAM L. EDDINS

By [Signature]
Fred Thompson, Attorney

[Signature]
Carmen H. Eddins

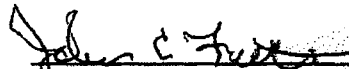
LESSORS

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John C. Fulton



Williams R. Ford, IV



Jennifer A. Ford

LESSEES

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IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR WASCO COUNTY

SALEM, OR

PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE

OF

WILLIAM L. EDDINS, DECEASED.

No. P07-28

LETTERS TESTAMENTARY

THIS CERTIFIES that the will of WILLIAM L. EDDINS, Deceased, has been proved and WILLIAM G. DICK ii has been and is at the date hereof the duly appointed, qualified and acting Successor Personal Representative of the will and estate of the decedent,

IN WITNESS WHEREOF, I, as Clerk of the Circuit Court of the State of Oregon for the County of Wasco, in which proceedings for administration upon the said estate are pending, do hereby subscribe my name and affix the seal of said court this 2 day of September, 2010.

CIRCUIT COURT CLERK

By *Cynthia J. Powell*
Deputy

STATE OF OREGON)
) ss.
County of Wasco)

I, Clerk of the Circuit Court of the State of Oregon for Wasco County, hereby do certify that the foregoing copy of Letters Testamentary has been by me compared with the original, that it is a correct transcript therefrom and of the whole of such original Letters Testamentary as the same appear on file and of record in my office and in my custody and that said Letters are still in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said court this 2 day of September, 2010.

CIRCUIT COURT CLERK

By *Cynthia J. Powell*
Deputy



WASCO TITLE INC.
 512 Washington Street
 The Dalles, OR 97058

Property Account Summary

Parcel Number	9182	Situs Address	5925 WRENTHAM MKT RD , THE DALLES, OR 97058
---------------	------	---------------	---

General Information	
Alternate Property #	01N15 E00 03700 00
Property Description	SECTION 0 TOWNSHIP 1N RANGE 15E QUARTER PRCL 3700 MapTax Lot: 01N15 E00 03700 00
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	141
Remarks	

Tax Rate	
Description	
Taxable Value	Rate
	13.1395

Property Characteristics	
Property Class Category	551: EFU IMPR or FARM EFU IMPR
Potential Additional Tax	
Neighborhood	212: AA2/VA12 RURAL REMOTE
Change property ratio	4XX Rural Tract, Farm & Forest
Acreage	624.520

Related Properties	
9182 Is TCA SPLIT CODE this property	
TCA SPLIT CODE 9182	1/1/1970
	1/1/1970

Parties			
Role	Percent	Name	Address
Taxpayer	100	EDDINS WILLIAM L	1312 W 10TH ST UNIT 17, THE DALLES, OR 97058 USA
Owner	100	EDDINS WILLIAM L	1312 W 10TH ST UNIT 17, THE DALLES, OR 97058 USA
Owner	100	EDDINS CARMEN	1312 W 10TH ST UNIT 17, THE DALLES, OR 97058 USA

Property Values					
Description	2013	2012	2011	2010	2009
Assessed Value Regular (AVR)	265,017	257,445	255,780	248,260	241,334
Total Exemption Amount Regular (EAR)					
Taxable Value Regular (TVR)	265,017	257,445	255,780	248,260	241,334
MKLND + SAMKL (MKLTL)	963,380	778,230	681,510	670,590	776,130
MKIMP + SAMKI (MKITL)	68,770	78,150	78,150	76,610	89,060
Real MKT Total (MKTTL)	1,032,150	856,380	759,660	747,200	865,190
Market Land (MKLND)	0				
Display Only (MSSAV)	478,450				
Market Improvement(MKIMP)	68,770	78,150	78,150	76,610	89,060
SA Por Only-Exc Val Not Incl (SAVL)	217,320	211,137	205,108	199,255	193,571
Market Portion BMAV + EAV (MAVMK)	47,697	46,308	50,672	49,005	47,763
Exception Base Value NEWCN+OEV (EBV)	0	0	0	0	0
Exception Assessed Value (EAV)	0	0	0	0	0

Active Exemptions	
No Exemptions Found	

Events			
Effective Date	Entry Date-Time	Type	Remarks
No Events Found			

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Taxes						
Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
2002	Property Tax Principal	141	2,448.25	0.00	0.00	11/15/2002
2003	Property Tax Principal	141	2,674.51	0.00	0.00	11/15/2003
2004	Property Tax Principal	141	2,537.96	0.00	0.00	11/15/2004
2005	Property Tax Principal	141	2,549.82	0.00	0.00	11/15/2005
2006	Property Tax Principal	141	2,650.13	0.00	0.00	11/15/2006
2007	Property Tax Principal	141	3,005.15	0.00	0.00	11/15/2007
2008	Property Tax Principal	141	2,877.39	0.00	0.00	11/15/2008
2009	Property Tax Principal	141	3,560.52	0.00	0.00	11/15/2009
2010	Property Tax Principal	141	3,795.78	0.00	0.00	11/15/2010
2011	Property Tax Principal	141	3,836.21	0.00	0.00	11/15/2011
2012	Property Tax Principal	141	3,738.90	0.00	0.00	11/15/2012
2013	Property Tax Principal	141	3,482.19	0.00	0.00	11/15/2013
TOTAL Due as of 2014/04/30					0.00	

Receipts						
Date	Receipt	Amount Applied	Amount Due	Tendered	Change	
2013/11/14	372820	1,688.86	3,482.19	1,688.86	0.00	
2013/11/14	372821	1,793.33	1,793.33	1,688.86	0.00	
2012/10/30	215685	3,738.90	3,626.73	3,626.73		
2011/11/08	197681	3,836.21	3,721.12	3,721.12		
2010/11/04	172901	3,795.78	3,681.91	3,681.91		
2009/11/04	150536	3,560.52	3,453.70	3,453.70		
2008/11/07	130409	2,877.39	2,791.07	2,791.07		
2007/11/06	108322	3,005.15	2,915.00	2,915.00		
2006/11/06	87195	2,650.13	2,570.63	2,570.63		
2005/11/09	67677	2,549.82	2,473.33	2,473.33		
2004/11/15	52517	2,537.96	2,461.82	2,461.82		
2003/10/29	22911	2,674.51	2,594.27	2,594.27		
2002/11/05	4180	2,448.25	2,374.80	2,374.80		

Sales History					
Transfer Date	Recording Number	Sale Amount	Deed Type	Grantee	Grantor

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1,755	0 X 0	1967	35	1.0	2	1	0

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Version 1.0.5116.14250

WASCO TITLE INC.
 512 Washington Street
 The Dalles, OR 97058

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[http://216.110.207.60/webtax/\(5q5hzpyxucetdz5545z11wnw\)/search.aspx](http://216.110.207.60/webtax/(5q5hzpyxucetdz5545z11wnw)/search.aspx)

4/30/2014

SALEM, OR

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA KITCHEL and SCOTT H. KITCHEL, hereinafter called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto WILLIAM L. EDDINS and CARMEN H. EDDINS, as tenants in common, hereinafter called grantees, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Wasco, State of Oregon, described as follows, to-wit:

Grantors' undivided one-quarter interest each:
Commencing at the one-fourth section corner between Sections 29 and 30, Township 1 North, Range 15 East of the Willamette Meridian, running thence South 19.50 chains; thence West 27.10 chains; thence North 62° East 4.50 chains; thence North 47 3/4° East 25.50 chains; thence East 4.50 chains to the point of beginning. ALSO, the South half of the Southeast quarter of Section 30, Township 1 North, Range 15 East of the Willamette Meridian, containing 80 acres, according to the Government Survey. ALSO, commencing at a point 24 rods West of the Northeast corner of the Southeast quarter of the Southwest quarter of Section 30, Township 1 North, Range 15 East of the Willamette Meridian, running thence East 24 rods; thence South 24 rods; thence North 45° West to the place of beginning. ALSO, the Northeast quarter of the Northeast quarter of Section 31, Township 1 North, Range 15 East of the Willamette Meridian, containing 40 acres, according to the Government Survey. ALSO the Northwest quarter of the Northeast quarter of Section 31, Township 1 North, Range 15 East of the Willamette Meridian, SAVE AND EXCEPT a strip of land 1 1/2 chains in width off of the West side of said tract of land last above described, and containing after such exceptions 37 acres, more or less. The South half of the Northeast quarter, the North half of the Southeast quarter, and the Southeast quarter of the Southeast quarter of Section 31, Township 1 North, Range 15 East of the Willamette Meridian, containing 200 acres, according to the Government Survey. ALSO, beginning at the Northwest corner of the Southwest quarter of the Southeast quarter of Section 31, Township 1 North, Range 15 East of the Willamette Meridian; running thence East 80 rods; thence South 17 rods; thence West 80 rods; thence North 17 rods to the place of beginning. SAVE AND EXCEPT Great Southern Railroad Right of Way and roads.

The North half of the Southeast quarter of Section 30, EXCEPT 29.51 acres described in Volume 27, Page 484 of Deed Records of Wasco County; the Northeast quarter of the Southwest quarter, and the Southeast quarter of the Southwest quarter, EXCEPT 1 4/5 acres described in Volume J, Page 446, Deed records of Wasco County; all in Section 30, Township 1 North, Range 15 E. M. M. The East half of the Northwest quarter, and a strip 1 1/2 chains wide off the West side of the Northwest quarter of the Northeast of Section 31, Township 1 North, Range 15 East of the Willamette Meridian. ALSO a tract bounded and described as follows: Beginning at the Northeast corner of the Southwest quarter of Section 31, Township 1 North, Range 15 East of the Willamette Meridian; thence West 80 rods; thence South 63 rods to the place of beginning.

58285
ALSO those certain tracts of land conveyed by D. L. Bolton (also known as Derbe L. Bolton) and Martha J. Bolton, husband and wife, to Great Southern Railroad Company, a corporation, described in Volume 54, Page 392; Volume 38, Page 74; and Volume 40, Page 199 of the Deed Records of Wasco County, Oregon, which said lands described in the foregoing mentioned three deeds were later conveyed by The Dalles & Southern Railroad Co., a corporation, to D. L. Bolton and Martha J. Bolton, husband and wife, in Volume 87, Page 473, Deed Records of Wasco County, as follows: Commencing at a point 885 feet West of the quarter corner on the East line of Section 30 of Township 1 North, Range 15 E.W.M., and running thence South 75° West 1.614 feet; thence South 34° 12' West 2,500 feet; thence South 05° East 240 feet; and thence South 33° West 900 feet to a point 1,320 feet South 80° East of the Southwest corner of said Section 30; the acceptance of this conveyance by the grantee shall be deemed an abandonment of the right of way granted W. F. Nelson, trustee, by grantors, as shown by deed recorded at Page 562 of Volume 36 Deed Records of Wasco County, State of Oregon. ALSO, commencing at a point where the fence (if extended) running or being between the residence of grantors and the county road crossing Fifteen Mile Creek would intersect the West line of the Railroad Right of Way, of the grantee, and thence following the line of said fence (if extended) northwesterly one hundred and fifty feet; thence southwesterly and parallel with the railroad bed of grantee as constructed 208 feet; thence southeasterly and parallel with first line 150 feet to the West line of said Railroad Right of Way and thence following said line of Right of Way to place of beginning. ALSO, a strip of land 100 feet in width, being 50 feet on each side of the center line of the Railroad of the Great Southern Railroad Company as now located, constructed and operated over and across the Southeast quarter Southeast quarter of Section 30, and Northwest quarter of Section 31, all in Township 1 North, Range 15 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

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Grantors reserve to themselves all the mineral rights including any mineral leases outstanding covering their undivided one-quarter interest each.

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer is exchange of property.

IN WITNESS WHEREOF, the grantors have executed this instrument this 7th day of April, 1988.

Scott H. Kitchel

Patricia A. Kitchel
By Charles C. Kitchel

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 FREE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON)
County of Lane)

The foregoing instrument was acknowledged before me this 7th day of April, 1988, by PATRICIA KITCHEL, and SCOTT H. KITCHEL.

Charles C. Kitchel
Notary Public for Oregon
My commission expires 2/19/90



882855 (2)

FILED WASCO CO
THE DILLES &
OCT 4 3 17 PM '88
KARE, CLERK FOR
COUNTY CLERK

COMPARED

STATE OF OREGON)
County of Wasco)
I certify that this instrument was recorded in the DEED BOOK 11, PAGE 111.

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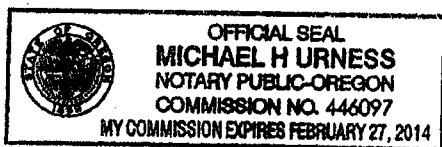
CONSENT TO ENTER INTO A FULL SEASON INSTREAM LEASE

1. I/we the undersigned are the deeded owners of real property ("Lessors") known as the ~~Fulton~~ ^{Stanek} Place.
2. Under a Lease Agreement dated 7-24-06 (attached hereto, referred to herein as the "Lease"), I/we leased certain real property to Will Ford ("Lessee") for a term of 50 years.
3. My/our signatures below represent express written consent for Lessees to enroll water rights appurtenant the leased property in a temporary instream lease during the term of the Lease.

Signed: John C. Fulton Date: 2-24-14

Print Name: John C. Fulton

Subscribed and Sworn to Before Me this 24 day of Feb, 2014.



Michael HU
Notary Public for Oregon

My Commission Expires 2-27-14

Signed: _____ Date: _____

Print Name: _____

Subscribed and Sworn to Before Me this _____ day of _____, 20____.

Notary Public for Oregon

My Commission Expires _____

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FARM LEASE AGREEMENT

DATED: August 24, 2006

PARTIES: JOHN C. FULTON and RUTH C. FULTON, ("Landlord")
husband and wife
3873 Fifteen Mile Road
The Dalles, Oregon 97058

AND: WILLIAM R. FORD IV and JENNIFER H. FORD, ("Tenant")
husband and wife
6020 Kelly Cut-Off Road
The Dalles, Oregon 97058

Landlord leases to Tenant the following described property located in Wasco County, Oregon, (the "Property") on the terms and conditions stated below:

SEE ATTACHED EXHIBIT "A"

All personal residences located on the Property are excluded from this Lease, except for the Tenant's residence located at 6020 Kelly Cut-Off Road, The Dalles, Wasco County, Oregon

SECTION 1. TERM.

1.1 Term. The term of this Lease shall be for five (5) years, commencing on the 1st day of September, 2006, and continuing through the 31st day of August, 2011. This Lease shall supersede and replace all former lease agreements, verbal or written, between Landlord and Tenant.

1.2 Renewal Option. If Tenant is not in default under this Lease, Tenant shall have the option to renew this Lease for nine (9) successive terms of five (5) years each, as follows:

1.2(a) The renewal term shall commence on the day following expiration of the original Term.

1.2.(b) The option to renew shall be deemed automatically exercised unless Tenant gives Landlord written notice of termination at least one hundred and eighty (180) days prior to the last day of the expiring term.

1.2.(c) The terms and conditions of the Lease for the renewal term shall be identical with the original term, except that the parties shall renegotiate the rent due during the

Exhibit "A" to Farm Lease

Landlord: John C. Fulton and Ruth C. Fulton, husband and wife

Tenant: William R. Ford IV and Jennifer H. Ford, husband and wife

Dated: August 24, 2006

EXHIBIT "A"

PARCEL 1:

All of the South half of Section 5 and all of Section 8 and all that part of the Southwest Quarter of Section 4 and all that part of Section 9 and all that part of the Southwest Quarter of Section 10 and all that part of the Northwest Quarter of Section 15 lying West of The Old Dalles-California State Highway, now known as Eight Mile County Road No. 182, established and used, all in Township 1 North, Range 14 East of the Willamette Meridian, SAVE AND EXCEPT the following:

Beginning at a point in center of private roadway to ranch home, said point being approximately 717 feet South and 1,027 feet west of the quarter corner common to Sections 4 and 9 in Township 1 North, Range 14 East of the Willamette Meridian in Wasco County, Oregon, said point being more definitely described as 27 feet South and 657 feet West of Milepost 4 on The Old Dalles-California Highway; running thence South 59° 01' East a distance of 207 feet; thence South 16° 19' West 216 feet; thence North 65° 18' West 530 feet; thence North 13° 06' East 382 feet; thence South 82° 92' East 76.2 feet; thence South 37° 23' East a distance of 333.2 feet more or less to the point of beginning. This excepted tract of land lies within the Northwest Quarter of Section 9, Township 1 North of Range 14 East of the Willamette Meridian.

ALSO, EXCEPTING road right of way 26 feet in width with its center line beginning as with the above described tract, namely 27 feet South and 657 feet West of Milepost 4 on The Old Dalles-California Highway; running thence North 45° 30' East a distance of 44 feet; thence North 63° 06' East 393 feet to the West right of way of said The Old Dalles-California Highway.

ALSO, EXCEPTING all of that certain portion as described in a deed to the State of Oregon in Volume 137, Page 168, Deed Records for Wasco County, Oregon.

PARCEL 2:

Northeast quarter of Northeast quarter, South half of Northeast quarter, Northeast quarter of Southeast quarter of Section 22; Northwest quarter and South half of Section 23; West half of Southwest quarter of Section 24; the Northwest quarter, and all of that part of the Southwest quarter North of the county road in Section 26, all in Township 1 North, Range 14 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING THERFROM beginning on the northerly right of way boundary of county road, known as the "Emerson Loop" Road, as a point

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IN WITNESS WHEREOF the parties have executed this Lease in duplicate as of the day and year first above written.

LANDLORD:

John C. Fulton
JOHN C. FULTON

Ruth C. Fulton
RUTH C. FULTON

TENANT:

William R. Ford IV
WILLIAM R. FORD IV

Jennifer H. Ford
JENNIFER H. FORD

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WASCO TITLE INC.
512 Washington Street
The Dalles, OR 97058

Property Account Summary

Parcel Number	9159	Situs Address	1625 EIGHT MILE RD , THE DALLES, OR 97058
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General Information	
Alternate Property #	01N14 E00 01200 00
Property Description	SECTION 0 TOWNSHIP 1N RANGE 14E QUARTER PRCL 1200 MapTax Lot: 01N14 E00 01200 00
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	141
Remarks	

Tax Rate	
Description	
Taxable Value	Rate
	13.1395

Property Characteristics	
Property Class Category	S51: EFU IMPR or FARM EFU IMPR
Potential Additional Tax	
Neighborhood	118: AA 1&2 GMA (2003 APPR) RT/LOW
Change property ratio	4XX Rural Tract, Farm & Forest
Acreage	1732.970
Year Built	1910

Related Properties	
9159 is TCA SPLIT CODE this property	
TCA SPLIT CODE 9159	1/1/1970
	1/1/1970

Parties			
Role	Percent	Name	Address
Taxpayer	100	FULTON FARMS LLC	3865 FIFTEEN MILE RD, THE DALLES, OR 97058 USA
Owner	100	FULTON FARMS LLC	3865 FIFTEEN MILE RD, THE DALLES, OR 97058 USA

Property Values					
Description	2013	2012	2011	2010	2009
Assessed Value Regular (AVR)	292,214	283,838	283,070	271,578	262,243
Total Exemption Amount Regular (EAR)					
Taxable Value Regular (TVR)	292,214	283,838	283,070	271,578	262,243
MKLND + SAMKL (MKLTL)	1,295,380	1,061,660	960,200	976,840	1,148,320
MKIMP + SAMKI (MKITL)	144,730	164,470	164,470	159,670	183,510
Real MKT Total (MKTTL)	1,440,110	1,226,130	1,124,670	1,136,510	1,331,830
Market Land (MKLND)	0				
Display Only (M5SAV)	485,220				
Market Improvement(MKIMP)	144,730	164,470	164,470	159,670	183,510
SA Por Only-Exc Val Not Incl (SAVL)	205,580	199,727	194,040	188,511	183,146
Market Portion BMAV + EAV (MAVMK)	86,634	84,111	89,030	83,067	79,097
Exception Base Value NEWCN+OEV (EBV)	0	0	0	0	0
Exception Assessed Value (EAV)	0	0	0	0	0

Active Exemptions	
No Exemptions Found	

Events			
Effective Date	Entry Date-Time	Type	Remarks
No Events Found			

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Taxes						
Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
2002	Property Tax Principal	141	2,595.30	0.00	0.00	11/15/2002
2003	Property Tax Principal	141	2,663.99	0.00	0.00	11/15/2003
2004	Property Tax Principal	141	2,632.21	0.00	0.00	11/15/2004
2005	Property Tax Principal	141	2,698.97	0.00	0.00	11/15/2005
2006	Property Tax Principal	141	2,761.39	0.00	0.00	11/15/2006
2007	Property Tax Interest	141	12.85	0.00	0.00	11/15/2007
2007	Property Tax Principal	141	2,890.80	0.00	0.00	11/15/2007
2008	Property Tax Principal	141	2,939.98	0.00	0.00	11/15/2008
2009	Property Tax Principal	141	3,869.00	0.00	0.00	11/15/2009
2010	Property Tax Principal	141	4,152.30	0.00	0.00	11/15/2010
2011	Property Tax Principal	141	4,245.51	0.00	0.00	11/15/2011
2012	Property Tax Principal	141	4,122.19	0.00	0.00	11/15/2012
2013	Property Tax Principal	141	3,839.55	0.00	0.00	11/15/2013
TOTAL Due as of 2014/04/30					0.00	

Receipts						
Date	Receipt	Amount Applied	Amount Due	Tendered	Change	
2013/11/14	372899	3,839.55	15,181.98	14,726.50	0.00	
2012/11/13	223097	4,122.19	3,998.52	3,998.52		
2011/11/08	197950	4,245.51	4,118.14	4,118.14		
2010/11/10	177054	4,152.30	4,027.73	4,027.73		
2009/11/04	150514	3,869.00	3,752.93	3,752.93		
2008/11/12	131945	2,939.98	2,851.78	2,851.78		
2007/11/16	118514	2,903.65	2,903.65	2,903.65		
2006/11/13	92027	2,761.39	2,678.55	2,678.55		
2005/11/15	72941	2,698.97	2,618.00	2,618.00		
2004/11/15	50360	2,632.21	2,553.24	2,553.24		
2003/11/17	32728	2,663.99	2,584.07	2,584.07		
2002/11/15	10438	2,595.30	2,517.44	2,517.44		

Sales History					
Transfer Date	Recording Number	Sale Amount	Deed Type	Grantee	Grantor
04/03/2012	2012001651	0	M	FULTON FARMS LLC	FULTON JOHN C & RUTH C
01/15/2009	000029401	0	S	FULTON JOHN C & RUTH C	STANEK JOHN F & EMMA J

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1,916	0 X 0	1910	35	1.0	3	1	1

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Version 1.0.5116.14250

WASCO TITLE INC.
 512 Washington Street
 The Dalles, OR 97058

Wasco County Official Records 2012-001651
DEED-D
Clt=1 Str=1 WASCO COUNTY 05/09/2012 03:30 PM
\$25.00 \$11.00 \$15.00 \$10.00 \$15.00 \$76.00



I, Linda Brown, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.



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BARGAIN AND SALE DEED

Until a change is requested, all tax statements should be sent to:

After recording return to:

Fulton Farms, LLC
3865 Fifteen Mile Road
The Dalles, Oregon 97058

Dunn, Toole, Carter & Coats, LLP
112 West 4th Street
The Dalles, Oregon 97058

The true consideration for this transfer stated in terms of dollars is \$1.00 and other valuable consideration. This transfer is a contribution of property to a partnership under IRC Section 721.

JOHN C. FULTON and RUTH C. FULTON, husband and wife, Grantors, convey to FULTON FARMS, LLC, an Oregon limited liability company, Grantee, the following described real property in the County of Wasco, State of Oregon:

SEE ATTACHED EXHIBIT "A"

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

* * * * *
* * * * *

DUNN, TOOLE, CARTER & COATS, LLP
ATTORNEYS AT LAW
112 West Fourth Street
THE DALLES, OREGON 97058
(541) 296-5424

1 - BARGAIN AND SALE DEED

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SALEM, OR

1 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON
LAW 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

2 Dated this 3rd day of April, 2012.

3 John C. Fulton
4 JOHN C. FULTON

5 Ruth C. Fulton
6 RUTH C. FULTON

7
8 STATE OF OREGON)
9 County of Wasco) ss.



10 The foregoing instrument was acknowledged before me this 3rd day of April, 2012,
11 by John C. Fulton.

12 Kellie R Taphouse
13 Notary Public for Oregon

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16 STATE OF OREGON)
17 County of Wasco) ss.



18 The foregoing instrument was acknowledged before me this 3rd day of April, 2012,
19 by Ruth C. Fulton.

20 Kellie R Taphouse
21 Notary Public for Oregon

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DUNN, TOOLE, CARTER & COAT, LLP
ATTORNEYS AT LAW
112 West Fourth Street
THE DALLES, OREGON 97108
(503) 286-5064

2 - BARGAIN AND SALE DEED

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Exhibit "A" to Bargain and Sale Deed
Grantors: John C. Fulton and Ruth C. Fulton, husband and wife
Grantee: Fulton Farms, LLC, an Oregon limited liability company

EXHIBIT "A"

PARCEL 1:

The following described real property in the County of Wasco and State of Oregon:

Beginning at the Northwest corner of Section 18, Township 1 North, Range 15 East of the Willamette Meridian; running thence Easterly along the North line of said Section 18, a distance of 830 feet, more or less, to a point in the center of the County road; thence Southwesterly along the center of the County road to a point on the West line of said Section 18, approximately 375 feet South of the Northwest corner thereof; thence continue along the center line of the County road in a Northwesterly direction to a point on the North line of Section 13, Township 1 North, Range 14 East of the Willamette Meridian; thence Easterly along the North line of said Section 13, 775 feet, more or less, to the place of beginning.

ALSO, all that part of the South half of Section 1, lying East of the center of "Company Hollow" Wagon Road, and Northeast quarter of Section 12, all in Township 1 North of Range 14 East of the Willamette Meridian.

ALSO, the Southwest quarter of Section 6, in Township 1 North, Range 15 East of the Willamette Meridian, Southeast quarter of Section 12, Township 1 North, Range 14 East of the Willamette Meridian; EXCEPT beginning at the Southwest corner of the Southeast quarter of said Section 12; thence North to a point where the West line of the Southeast quarter of said Section 12 intersects the County road; thence along the center of said County road in a Southeasterly direction to a point where said County road crosses the South line of the Southeast quarter of said Section 12, Township 1 North, Range 14 East of the Willamette Meridian; thence West along said Section line to the place of beginning.

ALSO, beginning at the quarter section corner between Section 7, Township 1 North, Range 15 East of the Willamette Meridian, and Section 12, Township 1 North, Range 14 East of the Willamette Meridian, and running thence South along Section line 334.5 feet for the true point of beginning; thence South 39° 09' East 620.4 feet; thence South 70° 47' East 446.0 feet; thence South 79° 12' East 1,230.3 feet to center of County road; thence Westerly along the center of County road running East and West through the Southwest quarter of said Section 7, 1,958 feet to the South line of the said Southwest quarter; thence Westerly along said South line of said Southwest quarter 310 feet, more or less, to the Southwest corner of said Southwest quarter of said Section 7, aforesaid; thence Northerly along the line between Sections 7 and 12 to the place of beginning, in the Southwest quarter of said Section 7.

1 - EXHIBIT "A"

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PARCEL 2:

All of the South half of Section 5 and all of Section 8 and all that part of the Southwest Quarter of Section 4 and all that part of Section 9 and all that part of the Southwest Quarter of Section 10 and all that part of the Northwest Quarter of Section 15 lying West of the Old Dalles-California State highway, now known as Eight Mile County Road No. 182, established and used, all in Township 1 North, Range 14 East of the Willamette Meridian, SAVE AND EXCEPT the following:

Beginning at a point in center of private roadway to ranch home, said point being approximately 717 feet South and 1,027 feet West of the quarter corner common to Sections 4 and 9 in Township 1 North, Range 14 East of the Willamette Meridian in Wasco County, Oregon, said point being more definitively describe as 27 feet South and 657 feet West of Milepost 4 on The Old Dalles-California Highway; running thence South 59° 01' East a distance of 207 feet; thence South 16° 19' West 216 feet; thence North 65° 18' West 530 feet; thence North 13° 06' East 382 feet; thence South 82° 92' East 76.2 feet; thence South 37° 23' East a distance of 333.2 feet more or less to the point of beginning. This excepted tract of land lies within the Northwest Quarter of Section 9, Township 1 North of Range 14 East of the Willamette Meridian.

ALSO, EXCEPTING road right of way 26 feet in width with its center line beginning as with the above described tract, namely 27 feet South and 657 feet West of milepost 4 on The Old Dalles-California Highway; running thence North 45° 30' East a distance of 44 feet; thence North 63° 06' East 393 feet to the West right of way of said The Old-Dalles-California Highway.

ALSO, EXCEPTING all of that certain portion as described in a deed to the State of Oregon in Volume 137, Page 168, Deed Records for Wasco County, Oregon.

PARCEL 3:

That portion of grantor's real property situated in the West half of Section 26, Township 1 North, Range 14 EWM, Wasco County, Oregon, lying northerly of the following described line and in total consisting of approximately 0.39 of an acre:

A line in the West one-half of Section 26, Township 1 North, Range 14 East, Willamette Meridian, Wasco County, Oregon, more particularly described as follows: Commencing at the southwesterly corner of that tract described in conveyance to Mary Ann Meeker as recorded June 22, 1984 in the Deed Records of Wasco County, Oregon, Micro-film number 84-1546, said point being a 5/8 inch iron rod on the North right-of-way line of the Wasco County Road known as Emerson Loop Road and further being North 39°51'15" East a distance of 2,929.20 feet from the southwest corner of said Section 26; thence North 00°03'05" West along the West line of said Mary Ann Meeker property 538.43 feet to an iron pipe being the northwesterly corner of said property and the point of beginning of this line description; thence North 86°04'00" East 329.57 feet; thence

2 - EXHIBIT "A"

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North 28°16'40" East 78.47 feet; thence North 88°49'25" East 119.25 feet; thence South 78°25'05" East 275.45 feet, more or less, to the north-south centerline of said Section 26 and terminus of said line, said point being South 00°03'05" East 91.00 feet from the northeast corner of said property described in said deed recorded Micro-film number 84-1546, Wasco County Deed Records.

PARCEL 4:

Northeast quarter of Northeast quarter, South half of Northeast quarter, Northeast quarter of Southeast quarter of Section 22; Northwest quarter and South half of Section 23; WEST HALF OF Southwest quarter of Section 24; the Northwest quarter, and all of that part of the Southwest quarter North of the county road in Section 26, all in Township 1 North, Range 14 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING THEREFROM beginning on the northerly right of way boundary of country road, known as the "Emerson Loop" Road, as a point located North, a distance of 47 feet, from the center of Section 26, Township 1 North, Range 14 East of the Willamette Meridian; running thence North, a distance of 231 feet; thence South 80°20' West 768 feet; thence South 537 feet to the northerly right of way boundary of said country road; thence along said boundary in a northeasterly direction, 879 feet to the point of beginning.

TOGETHER WITH an easement 30 feet in width, to be used for ingress and egress to adjoining land, and now being used, said easement running in a northerly direction from the county road through the central part of the above excepted tract to its northerly boundary, all in Wasco County, Oregon.