



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

Application for Instream Lease

Part 1 of 4 – Minimum Requirements Checklist

Complete Part 1 through 4 and include the required attachments Fill in or check boxes as indicated. (N/A= Not Applicable)	OWRD #	FL - 1422
	Fee-	\$300. ⁰⁰

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

Check all items included with this application. (N/A = Not Applicable)

Yes **Part 1 – Completed Minimum Requirements Checklist and Application Fee**

Fees	<input type="checkbox"/> \$450.00 for a lease involving four or more landowners or four or more water rights	<input checked="" type="checkbox"/> \$300.00 for all other leases
	<input checked="" type="checkbox"/> Check enclosed or <input type="checkbox"/> Fee Charged to customer account _____ (account name)	

RECEIVED BY OWRD

Yes **Part 2 – Completed Instream Lease Application Map Checklist.**

JUN 25 2014

Yes **Part 3 – Completed Water Right and Instream Use Information**
 Include a separate **Part 3** for **each water right**

SALEM, OR

Yes **Part 4 – Completed Instream Lease Provisions and Signatures**

Yes **How many water rights are leased? 2 List them here: 50648 & 49960**
 Include a separate **Part 3** for each **water right**.

Yes N/A **Other Water Rights**, if any, appurtenant to the lands involved in the lease application and not proposed to be leased instream?
List those other water rights here: _____

Yes No **Conservation Reserve Enhancement Program (CREP)**. Are some or all of the lands to be leased part of CREP or another Federal program (list here: _____)?

Attachments:

Yes N/A **Map:** Instream Lease map requirements (see Part 2 of this application)

Yes N/A **Tax Lot Map:** If a portion of the water right *not included in the lease* is appurtenant to lands owned by others, a tax lot map must be included with the lease application. The tax lot map should clearly show the property involved in the lease.

Yes N/A Supporting documentation describing why a right (or portion thereof) is valid and not subject to forfeiture even though the right has not been exercised for five or more consecutive years. This information only needs to be provided if the checkbox has been checked to identify that the water right has not been used in the last five years and is not subject to forfeiture (See Part 4 of 4).

Yes N/A If the Lessor (water right holder) is not the deeded landowner - provide one of the following.

- A notarized statement from the landowner consenting to the lease and a copy of the recorded deed; or
- A water right conveyance agreement and a copy of the recorded deed for the landowner at the time the water right was conveyed; or
- Other documentation which provides authority to pursue the lease absent consent of the landowner.

Part 2 of 4 – Instream Lease Application Map Checklist

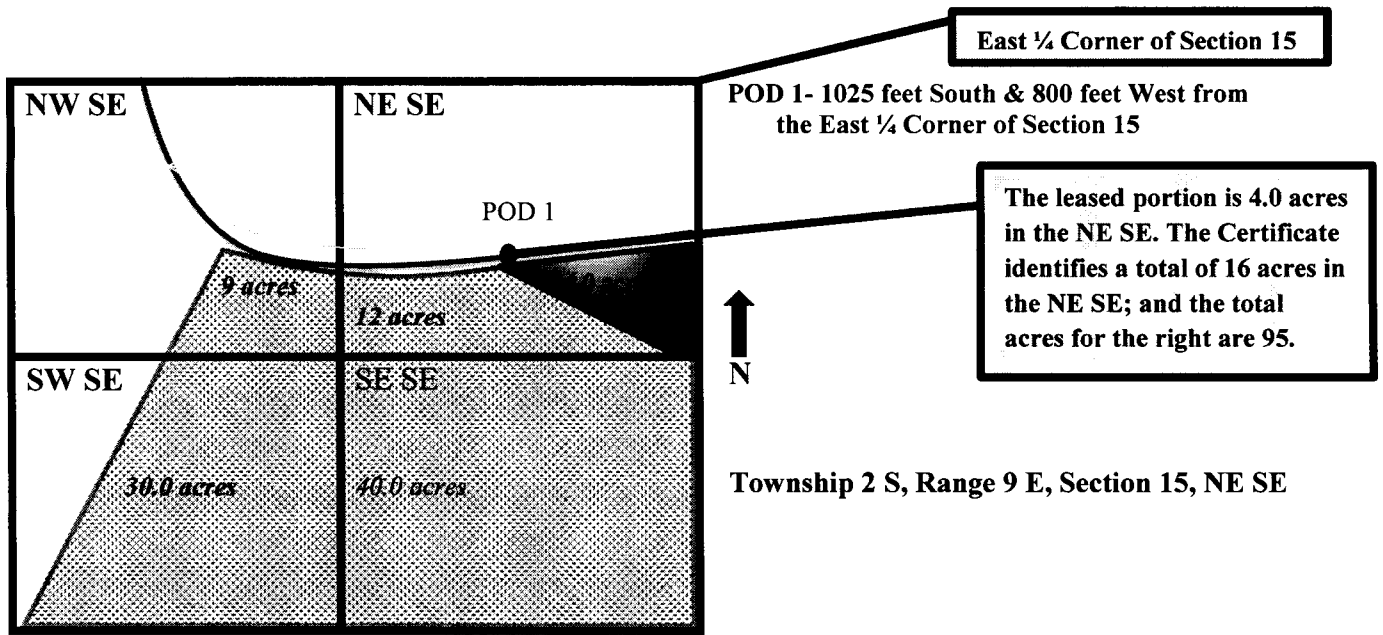
A Map is generally required for each water right not leased in its entirety

The application map (if required) should include all the items listed below and match the existing water right(s) of record. Check all boxes that apply.

This should be a simple map. (See example below). A copy of a final proof survey map with the portion to be leased shaded or hachured in will also suffice.

- N/A A map is required for each water right not leased in its entirety. More than one QQ and property may be included on each map. A map is not required, if leasing the entire right or if the right to be leased is for municipal or quasi-municipal water use.
- The map should be of sufficient quality to be reproducible. Please do not use highlighters to mark items on the map as highlighters do not always copy.
- A North arrow and map scale (no smaller than 1" = 1320').
- Township, Range, Section, quarter quarter (QQ), and a clearly labeled survey corner.
- For irrigation or other similar use, the number of acres to be leased in each quarter-quarter clearly labeled and hachured to differentiate between the acres being leased and any remaining. If the place of use is broken down by more than one priority date, and source stream, and/or point of diversion you must identify each with separate hachuring and clearly label.
- If available, identify the existing point(s) of diversion.

EXAMPLE MAP (the darker shaded portion representing the portion leased instream)



RECEIVED BY OWRD

JUN 25 2014

SALEM, OR

Part 3 of 4 – Water Right and Instream Use Information

Use a separate Part 3 for each water right to be leased instream

Water Right Information

Water right # 50648

Table 1

Water Right Information: Provide a description of the originating water right to be leased. Also include your tax lot number(s). Fill in all applicable information. For example, if your water right has multiple points of diversion (POD) but they're not numbered, you do not need to include a number. If not enough room below, you may add additional rows (see instructions) or attach spreadsheet (matching Table 1). Please clearly label any attachments.

<input checked="" type="checkbox"/> If only leasing a portion of the right - complete Table 1 as indicated					<input type="checkbox"/> Entirety - If the entire water right is to be leased, skip to Table 3.					
Priority Date	POD #	Twp	Rng	Sec	Q-Q	Tax Lot	Gov't Lot/DLC	Acres	USE	Previous Lease # (if any)
EXAMPLE										
12/2/1911	3	2-S	9-E	15	NE-SE	700	47	30	IR	1100
5/4/1977	1 & 2	5-S	5-W	26	NW-NW	100		7	IR	
5/4/1977	1 & 2	5-S	5-W	26	SW-NW	100		2	IR	
		-	-		-					
		-	-		-					RECEIVED BY OWRD
		-	-		-					

Total Acres: 9

JUN 25 2014

Table 2

To illustrate the totals for the water right proposed to be leased instream

SALEM, OR

Total rate and volume by priority date, POD, use and acreage as appropriate considering the right to be leased. If not enough room below, you may add additional rows (see instructions) or attach spreadsheet (matching Table 2). Please clearly label any attachments. (cfs = cubic feet per second and af = acre-feet)

Priority Date	POD #	Use	Total Acres	Other Information (such as conditions/limitations on the right)	Total Rate (cfs)	Total Volume (af)
5-4-1977	1	IR	9			
5-4-1977	2	IR	9		0.11	22.5

Total af from storage, if applicable: _____ AF or N/A

Any additional information about the right: _____

Table 3

Point of Diversion (POD) description: If the POD is not described on the certificate or if there is more than one POD listed on the certificate, then the specific POD(s) involved in the lease must be described. If not enough room below, you may add additional rows (see instructions) or attach spreadsheet (matching Table 3). Please clearly label any attachments.

POD #	Twp	Rng	Sec	Q-Q	DLC/ Gov't lot	Measured Distances, latitude/longitude coordinates, or river mile (if unknown you may indicate "unknown")
1	5-S	5-W	26	NE-SW		1340 feet north and 1540 feet east from SW corner section 26
2	5-S	5-W	35	NW-NW		330 feet south and 1160 feet east from SW corner section 26

Please check this box if you don't know the location of the POD(s) and want the Department to identify the location of the POD(s) for the purpose of the instream lease.

Part 3 of 4 cont. – Water Right and Instream Use Information

Instream Use Information

Table 4

Instream Use Created by the Lease						
River/ Stream Name: <u>S Yamhill, tributary to Yamhill River</u>				River Basin: <u>Willamette</u>		
<p>Instream Portion: Use Table 4 to illustrate the instream rate, volume and instream period by priority date, POD (if more than one), Use (if more than one), and acreage as appropriate considering the right to be leased.</p> <p>If not enough room below, you may add additional rows (see instructions) or attach a spreadsheet (matching the below portion of Table 4). Please clearly label any attachments.</p>						
Priority date	POD #	Use	Acres	Proposed Instream Period	Total instream rate (cfs)	Total instream volume (af)
5/4/1977	112	IR	9	5	0.11	22.5
<p>Note: If not certain of the instream rate, volume and/or instream period, see the instructions and/or contact Department Staff for assistance. The instream rate and volume may be up to the maximum rate and duty/volume allowed by the right, as described in Table 2 or on your Certificate if leasing the entire right. The proposed instream period may be no longer than the irrigation season or the authorized period of allowed use.</p>						
<p>OR <input checked="" type="checkbox"/> Please check this box if you are not sure of the proposed rate, volume and instream period. As part of its review process, the Department will identify the appropriate instream rate, volume and period considering the water right(s) being leased and instream benefits.</p>						
Instream Reach						
<p>Proposed Instream Reach:</p> <p><input type="checkbox"/> A reach typically begins at the point of diversion (POD) and ends at the mouth of the source stream: From the POD to _____</p>				<p>Or Proposed Instream Point:</p> <p><input checked="" type="checkbox"/> Instream use protected at the POD</p>		
<p>OR <input type="checkbox"/> Please check this box if you are not sure of the proposed reach and want water to be protected within a reach below the POD, if possible. (If no reach is identified or the above box is not checked, and there is only one POD listed on the certificate, the lease may be processed to be protected at the POD.)</p>						
Additional Instream Information						
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Conditions to avoid enlargement or injury to other water rights, if any, or other limitations: list here _____</p> <p>Note: The Department may identify additional conditions to prevent injury and/or enlargement.</p>						
<p>Any additional information about the proposed instream use: _____</p>						

RECEIVED BY OWRD

JUN 25 2014

SALEM, OR

STATE OF OREGON

COUNTY OF

YAMHILL

CERTIFICATE OF WATER RIGHT

This Is to Certify, That CRIMSON WEST FARMS, INC.

of 8240 Pacific Hwy West, Rickreall, State of Oregon 97371, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of South Yamhill River

a tributary of Yamhill River for the purpose of irrigation of 95.0 acres

under Permit No. 42508 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from May 4, 1977 that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 1.19 cubic feet per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the Lot 5 (NE 1/4 SW 1/4), Section 26, NW 1/4 NW 1/4, as projected within Hampton DLC 71, Section 35, T5S, R5W, WM, 1 - 1,340 feet North and 1,540 feet East, 2 - 330 feet South and 1,160 feet East both from SW Corner, Section 26

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 1/2 acre-feet per acre for each acre irrigated during the irrigation season of each year

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

SEE NEXT PAGE

RECEIVED BY OWRD

JUN 25 2014

SALEM, OR

25.4 acres SW 1/4 NW 1/4 as projected within Payne DLC 73
10.6 acres SE 1/4 NW 1/4 as projected within Payne DLC 73
1.1 acre NE 1/4 SW 1/4 as projected within Payne DLC 73
4.8 acres NW 1/4 SW 1/4 as projected within Payne DLC 73
1.3 acres Lot 5 (NE 1/4 SW 1/4)
2.3 acres SW 1/4 SW 1/4 as projected within Hampton DLC 71
Section 26

4.4 acres SE 1/4 SE 1/4 as projected within Hampton DLC 71
Section 27

22.0 acres NE 1/4 NE 1/4 as projected within Hampton DLC 71
Section 34


23.1 acres NW 1/4 NW 1/4 as projected within Hampton DLC 71
Section 35

Township 5 South, Range 5 West, WM

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described. and is subject to the existing minimum flow policies established by the Water Policy Review Board

WITNESS the signature of the Water Resources Director, affixed

this date. February 12, 1982


Water Resources Director

RECEIVED BY OWRD

Recorded in State Record of Water Right Certificates, Volume 44 , page 50648

JUN 25 2014

Part 3 of 4 – Water Right and Instream Use Information

Use a separate Part 3 for each water right to be leased instream

Water Right Information

Water right # 49960

Table 1

Water Right Information: Provide a description of the originating water right to be leased. Also include your tax lot number(s). Fill in all applicable information. For example, if your water right has multiple points of diversion (POD) but they're not numbered, you do not need to include a number. If not enough room below, you may add additional rows (see instructions) or attach spreadsheet (matching Table 1). Please clearly label any attachments.

<input checked="" type="checkbox"/> If only leasing a portion of the right - complete Table 1 as indicated					<input type="checkbox"/> Entirety - If the entire water right is to be leased, skip to Table 3.					
Priority Date	POD #	Twp	Rng	Sec	Q-Q	Tax Lot	Gov't Lot/DLC	Acres	USE	Previous Lease # (if any)
EXAMPLE										
12/1/1961	3	2-S	9-E	15	NE-SE	100	47	8.0	IR	10-1100
7/6/1976		5-S	5-W	26	NW-SW	15	5	2	IR	
		-	-		-					
		-	-		-					
		-	-		-					
		-	-		-					

RECEIVED BY OWRD
JUN 25 2014

Total Acres: 2

Table 2

SALEM, OR

To illustrate the totals for the water right proposed to be leased instream						
Total rate and volume by priority date, POD, use and acreage as appropriate considering the right to be leased. If not enough room below, you may add additional rows (see instructions) or attach spreadsheet (matching Table 2). Please clearly label any attachments. (cfs = cubic feet per second and af = acre-feet)						
Priority Date	POD #	Use	Total Acres	Other Information (such as conditions/limitations on the right)	Total Rate (cfs)	Total Volume (af)
7/6/1976		IR	2		0.03	5
Total af from storage, if applicable: _____ AF or <input checked="" type="checkbox"/> N/A						
Any additional information about the right: _____						

Table 3

Point of Diversion (POD) description: If the POD is not described on the certificate or if there is more than one POD listed on the certificate, then **the specific POD(s)** involved in the lease must be described. If not enough room below, you may add additional rows (see instructions) or attach spreadsheet (matching Table 3). Please clearly label any attachments.

POD #	Twp	Rng	Sec	Q-Q	DLC/ Gov't lot	Measured Distances, latitude/longitude coordinates, or river mile (if unknown you may indicate "unknown")
1	5-S	5-W	26	NE-	5	1340 feet north and 1540 feet east from sw corner Section 26
	-	-		-		

Please check this box if you don't know the location of the POD(s) and want the Department to identify the location of the POD(s) for the purpose of the instream lease.

Part 3 of 4 cont. – Water Right and Instream Use Information

Instream Use Information

Table 4

Instream Use Created by the Lease						
River/ Stream Name: <u>S Yamhill, tributary to Yamhill River</u>				River Basin: <u>Willamette</u>		
<p>Instream Portion: Use Table 4 to illustrate the instream rate, volume and instream period by priority date, POD (if more than one), Use (if more than one), and acreage as appropriate considering the right to be leased.</p> <p>If not enough room below, you may add additional rows (see instructions) or attach a spreadsheet (matching the below portion of Table 4). Please clearly label any attachments.</p>						
Priority date	POD #	Use	Acres	Proposed Instream Period	Total instream rate (cfs)	Total instream volume (af)
7/6/1976		IR	2	5	0.03	5
<p>Note: If not certain of the instream rate, volume and/or instream period, see the instructions and/or contact Department Staff for assistance. The instream rate and volume may be up to the maximum rate and duty/volume allowed by the right, as described in Table 2 or on your Certificate if leasing the entire right. The proposed instream period may be no longer than the irrigation season or the authorized period of allowed use.</p>						
<p>OR <input checked="" type="checkbox"/> Please check this box if you are not sure of the proposed rate, volume and instream period. As part of its review process, the Department will identify the appropriate instream rate, volume and period considering the water right(s) being leased and instream benefits.</p>						
Instream Reach						
<p>Proposed Instream Reach:</p> <p><input type="checkbox"/> A reach typically begins at the point of diversion (POD) and ends at the mouth of the source stream: From the POD to _____</p>				<p>Or Proposed Instream Point:</p> <p><input checked="" type="checkbox"/> Instream use protected at the POD</p>		
<p>OR <input type="checkbox"/> Please check this box if you are not sure of the proposed reach and want water to be protected within a reach below the POD, if possible. (If no reach is identified or the above box is not checked, and there is only one POD listed on the certificate, the lease may be processed to be protected at the POD.)</p>						
Additional Instream Information						
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Conditions to avoid enlargement or injury to other water rights, if any, or other limitations: list here _____</p> <p>Note: The Department may identify additional conditions to prevent injury and/or enlargement.</p>						
<p>Any additional information about the proposed instream use: _____</p>						

RECEIVED BY OWRD

JUN 25 2014

SALEM, OR

STATE OF OREGON

COUNTY OF YAMHILL

CERTIFICATE OF WATER RIGHT

This Is to Certify, That CRIMSON WEST FARMS, INC.

of Route 1, Box 256, McMinnville, State of Oregon 97128, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of South Yamhill River

a tributary of Yamhill River for the purpose of irrigation of 29.5 acres

under Permit No. 40859 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from July 6, 1976

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.37 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the Lot 5 (NE $\frac{1}{4}$ SW $\frac{1}{4}$), Section 26, T5S, R5W, WM; 1340 feet North and 1540 feet East from SW Corner, Section 26

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$ acre-feet per acre for each acre irrigated during the irrigation season of each year

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

3.1 acres Lot 5 (NE $\frac{1}{4}$ SW $\frac{1}{4}$)
 1.1 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$
 25.3 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$
 both as projected within Payne DLC 73
 Section 26
 Township 5 South, Range 5 West, WM

This certificate is issued to correctly describe the place of use and supersedes certificate of water right recorded at page 47566, Volume 40, State Record of Water Right Certificates.

RECEIVED BY OWRD

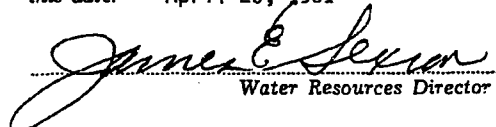
the right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described and is subject to the existing minimum flow policies established by the Water Policy Review Board.

JUN 25 2014

WITNESS the signature of the Water Resources Director, affixed

this date. April 23, 1981

SALEM, OR


 Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 44, page 49960

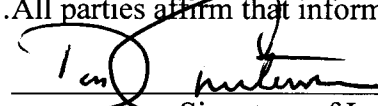
Part 4 of 4 – Lease Provisions and Party Signatures

<p>Term of the Lease (may be from 1 year up to 5 years): The lease is requested to begin in: month <u>April</u> year <u>2014</u> and end: month <u>Sept</u> year <u>2019</u> Note: The begin month is generally the first month of the irrigation season and the end month is the last month in the irrigation season. If not an irrigation right, this would be the first and last month of your authorized period of allowed use.</p>	
<p>Public use: Check the public use(s) this lease will serve (as defined by ORS 537.332):</p> <p><input checked="" type="checkbox"/> Conservation, maintenance and enhancement of aquatic, fish and wildlife, fish and wildlife habitat and any other ecological values.</p> <p><input type="checkbox"/> Recreation</p> <p><input type="checkbox"/> Pollution abatement</p> <p><input type="checkbox"/> Navigation</p>	<p>Termination provision (for multiyear leases): The parties to the lease request (choose one):</p> <p><input type="checkbox"/> a. The option of terminating the lease prior to expiration of the full term with written notice to the Department by the Lessor(s) and/or Lessee.</p> <p><input checked="" type="checkbox"/> b. The option of terminating the lease prior to expiration of the full term, with consent by all parties to the lease.</p> <p><input type="checkbox"/> c. The parties would not like to include a Termination Provision.</p> <p>(See instructions for limitations to this provision)</p>
<p>Additive/Replacing Relationship to other instream water rights: Instream leases are generally additive to other existing instream water rights created as a result of instream leases, transfers and/or allocations of conserved water. Since instream leases are also generally senior to other instream rights created through a state agency process or conversion of minimum flows, they generally replace a portion of these junior instream rights.</p> <p>If you would like this lease to relate to other instream water rights differently, please check this box. <input type="checkbox"/> And attach an explanation of your intent.</p>	
<p>Validity of the Right(s) to be leased (check the appropriate box):</p> <p><input checked="" type="checkbox"/> The water right(s) to be leased have been used under the terms and conditions of the right(s) during the last five years or have been leased instream; or</p> <p><input type="checkbox"/> The water right(s) have not been used for the last five years according to the terms and conditions of the right(s). However, the water right(s) is not subject to forfeiture under ORS 540.610(2). Documentation describing why the water right(s) is not subject to forfeiture is provided.</p>	

Precedent: If a right which has been leased is later proposed to be leased again or later transferred or become part of an allocation of conserved water project, a new injury review shall be required. An instream lease shall not set a precedent on a future transaction.

The undersigned declare:

1. The Lessor(s) agree during the term of this lease, to suspend use of water allowed under the subject water right(s) and under any appurtenant primary or supplemental water right(s) not involved in the lease application; and
2. The Lessor(s) certify that I/we are the water right holder(s) of the right(s) described in this instream lease application. If not the deeded landowner, I/we have provided documentation with the lease application that I/we have authorization to pursue the lease application and/or have obtained consent from the deeded landowner; and
3. All parties affirm that information provided in this lease application is true and accurate.



 Signature of Lessor

Date: June 23, 2014

RECEIVED BY OWRD

Printed name (and title): _____ Business name, if applicable: _____

Mailing Address (with state and zip): _____

Phone number (include area code): _____ **E-mail address: _____

JUN 25 2014

SALEM, OR

See next page for additional signatures.

Signature of Co-Lessor

Date: _____

Printed name (and title): _____

Business/organization name: _____

Mailing Address (with state and zip): _____

Phone number (include area code): _____ **E-mail address: _____

Signature of Lessee

Date: _____

Printed name (and title): _____

Business/organization name: _____

Mailing Address (with state and zip): _____

Phone number (include area code): _____ **E-mail address: _____

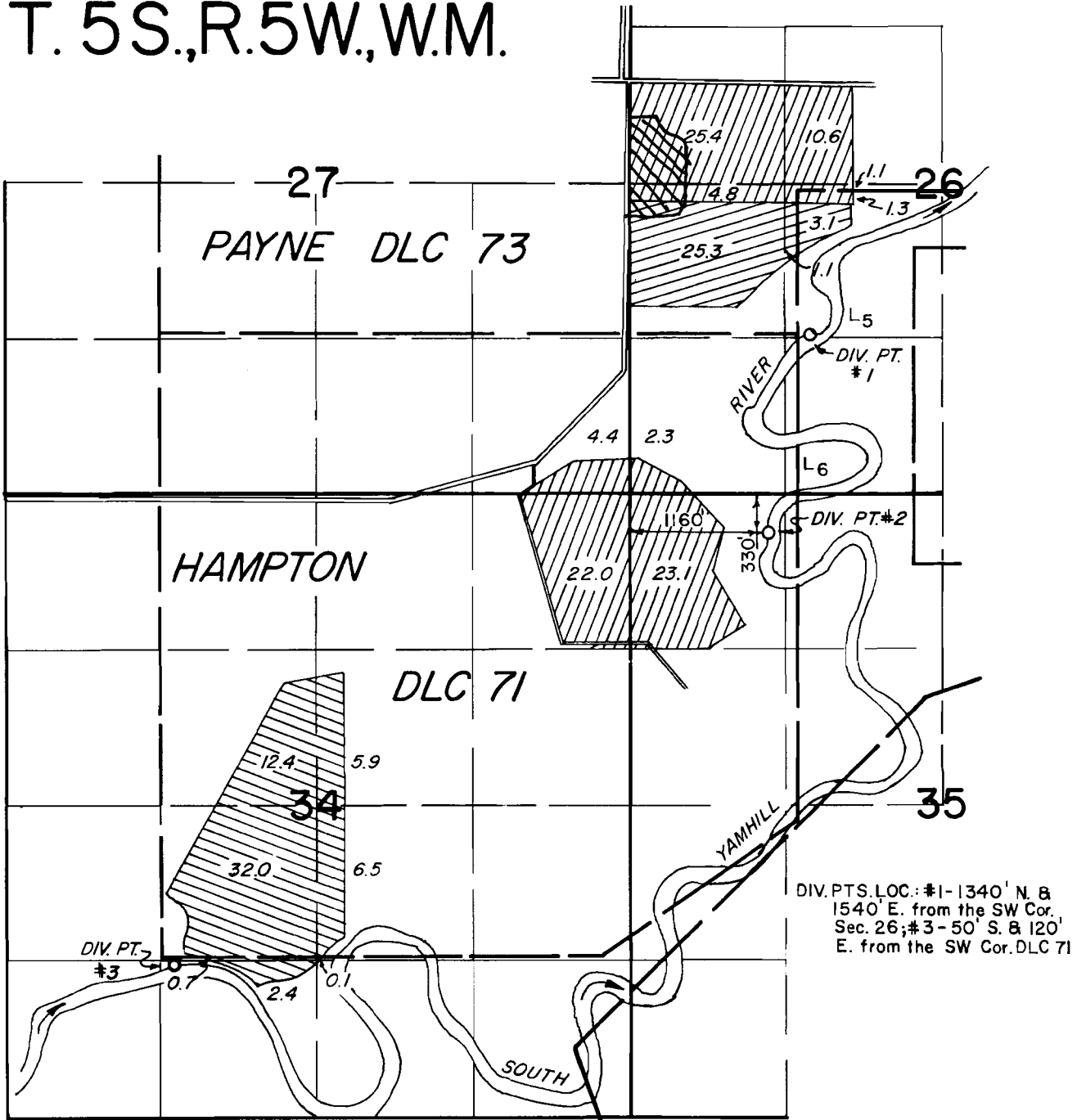
**** BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED TO THE LESSOR.**

RECEIVED BY OWRD

JUN 25 2014

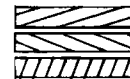
SALEM, OR

T. 5S., R. 5W., W.M.



FINAL PROOF SURVEY
UNDER

Application No. 54471 40859
 54472 40860
 55832 Permit No. 42508



IN NAME OF
CRIMSON WEST FARMS

RECEIVED BY OWRD

Surveyed JULY 20, 1977, by *[Signature]*
 MAY 31, 1979

JUN 25 2014

SALEM, OR

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: GLEN A. CHRISTENSEN, TRUSTEE

GRANTEE: DON CHRISTENSEN

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

DON CHRISTENSEN
17201 SW CHRISTENSEN
MCMINNVILLE, OR 97128

Escrow No. 79017A Title No. 79017

After recording return to:
DON CHRISTENSEN
17201 SW CHRISTENSEN
MCMINNVILLE, OR 97128

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



199711448 10:58am 07/15/97

001 050844 10 04 000202
1 0 D08 3 15.00 10.00 20.00 0.00 0.00 0.00

STATUTORY WARRANTY DEED

GLEN A. CHRISTENSEN, Trustee of the Glen A. Christensen Trust, dated November 19, 1990, as to a 1/3 interest Grantor, conveys and warrants to DON CHRISTENSEN AND LAURA CHRISTENSEN, husband and wife Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in YAMHILL County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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 said property is free from encumbrances except: said premises herein classified for farm use, any disqualification will subject premises to additional taxes and interest; easements of record.

The true consideration for this conveyance is \$120,000.00 ** (Here comply with the requirements of ORS 93.030)
**paid to Glen A. Christensen, Trustee for his undivided one-third interest in this property.

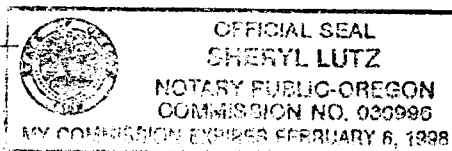
Dated this 11 day of June July 19 97

Glen A. Christensen
GLEN A. CHRISTENSEN, TRUSTEE

State of Oregon, County of Yamhill

The foregoing instrument was acknowledged before me this 11 day of June July, 1997 by
GLEN A. CHRISTENSEN, TRUSTEE

Sheryl Lutz
Notary Public for Oregon
My commission expires: 2-6-98



RECEIVED BY OWRD

JUN 25 2014

SALEM, OR

Ticor Title Insurance Company

LEGAL DESCRIPTION

-----PARCEL 1: A tract of land in Sections 26, 27, 34 & 35 in Township 5 South, Range 5 West, in the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

BEGINNING at the Easterly Southeast corner of the Miriam Payne Donation Land Claim No. 73; thence West 1335 feet, more or less, along the South line of said Payne Donation Land Claim to the center of the South Yamhill River; thence Southwesterly 2220 feet, more or less, along the center of the South Yamhill River to a point that bears South 89°43'12" East from an iron rod set in Yamhill County Survey CS-10681 and the True Point of Beginning; thence North 89°43'12" West 80.00 feet, more or less, to said iron rod; thence North 89°43'12" West 314.22 feet to an iron rod set in said survey; thence North 00°16'23" East 2423.63 feet to an iron rod set in said survey; thence continuing North 00°16'23" East 20 feet, more or less, to the North line of the Southeast one quarter of said Miriam Payne Donation Land Claim; thence West 900 feet, more or less, along said North line to the center line of Christensen Road; thence South 2167 feet, more or less, along said center line to the South line of the Miriam Payne Donation Land Claim No. 73; thence South 01°00' West 4.00 chains to an angle in said road; thence South 45°00' West 15.54 chains to an angle in said road; thence South 74°30' West 4.00 chains to an iron pin in the center of said road; thence South 16°00' East 23.30 chains parallel with the West line of "MULKEY" lands; thence East 25.5 chains to a post; thence North 1730 feet, more or less, to the center of the South Yamhill River; thence Northerly 700 feet, more or less, along the center of the South Yamhill River to the True Point of Beginning.

SAVE AND EXCEPTING THEREFROM the following:

A tract of land in Section 27, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, and being more particularly described as follows:

BEGINNING at an iron rod in the center of Christensen Road that bears South 67°09'08" West 4651.52 feet from the Easterly Southeast corner of the Miriam Payne Donation Land Claim No. 73 (basis of bearing CS-10763); thence South 02°46'41" East 199.21 feet to an iron rod; thence North 84°50'27" East 172.25 feet to an iron rod; thence South 01°51'41" East 168.60 feet to an iron rod; thence South 82°36'53" West 614.59 feet to an iron bar in Christensen Road; thence North 44°27'02" East 603.76 feet to the point of beginning.

PARCEL 2: Beginning at a stake set in the center of the County Road that is 15.23 chains North and 21.62 chains, more or less, West of the Northeast corner of the Jacob Hampton Donation Land Claim in Township 5 South, Range 5 West, of the Willamette Meridian in Yamhill County, Oregon; thence South along the center of said road 20.25 chains to an angle in said road; thence South 43°51' West 15.65 chains to an angle in said road; thence South 73°42' West 11.003 chains to a stake; thence North 34.62 chains to a stake; thence East 21.39 chains to the point of beginning.

PARCEL 3: Beginning at a stake set in the center of the County Road that is 15.23 chains North and 21.62 chains, more or less, West of the Northeast corner of the Jacob Hampton Donation Land Claim in Township 5 South, Range 5 West, of the Willamette Meridian in Yamhill County, Oregon; thence North 17.42 chains along the center of said road to a stone at the intersection of county roads; thence South 89°30' West 21.38 chains along the center of the county road to a stone; thence South 17.24 chains; thence East 21.38 chains to the point of

RECEIVED BY OWRD

CONTINUED

JUN 25 2014

TICOR TITLE INSURANCE

Escrow No. 79017A

beginning.

PARCEL 4: A tract of land in Section 27, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, and being more particularly described as follows:

BEGINNING at an iron rod in the center of Christensen Road that bears South 67°09'08" West 4651.52 feet from the Easterly Southeast corner of the Miriam Payne Donation Land Claim No. 73 (basis of bearing CS-10763); thence South 02°46'41" East 199.21 feet to an iron rod; thence North 84°50'27" East 172.25 feet to an iron rod; thence South 01°51'41" East 168.60 feet to an iron rod; thence South 82°36'53" West 614.59 feet to an iron bar in Christensen Road; thence North 44°27'02" East 603.76 feet to the point of beginning.-----

RECEIVED BY OWRD

JUN 25 2014

SALEM, OR

TICOR TITLE INSURANCE

STATUTORY WARRANTY DEED

RUTH E. CHRISTENSEN AND MARJORIE G. JAMES Grantor, conveys and warrants to DON CHRISTENSEN AND LAURA CHRISTENSEN, husband and wife Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in YAMHILL County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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 30.0930. The said property is free from encumbrances except rights of the public in streets, roads and highways; farm deferral, disqualification for such use, property will be subject to additional taxes and interest; anchor easement of record; easement to State Highway Commission.

The true consideration for this conveyance is \$200,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 17th day of April 19 96

Ruth E. Christensen
RUTH E. CHRISTENSEN

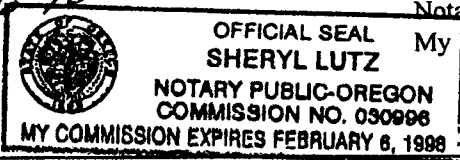
Marjorie G. James
MARJORIE G. JAMES

State of Oregon, County of Yamhill
The foregoing instrument was acknowledged before me this 17 day of April, 1996
by Ruth E. Christensen and Marjorie G. James

State of Oregon, County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, 19____
by _____ President
and _____ Secretary
of _____
a _____
corporation, on behalf of the corporation.

Sheryl Lutz
Notary Public for Oregon
My commission expires: 2-6-98

Notary Public for Oregon
My commission expires: _____



WARRANTY DEED

GRANTOR: RUTH E. CHRISTENSEN
GRANTEE: DON CHRISTENSEN

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



199605830 12:36pm 04/17/96

Until a change is requested, all tax statements shall be sent to the following address:
DON CHRISTENSEN
17215 SW CHRISTENSEN ROAD
MCMINNVILLE, OR 97128

001 028146 10 04 000202 R
1 0 D08 3 15.00 10.00 20.00 0.00 0.00 0.00

Escrow No. 77196 Title No. 77196

RECEIVED BY OWRD

After recording return to:
DON CHRISTENSEN
17215 SW CHRISTENSEN ROAD
MCMINNVILLE, OR 97128

JUL 25 2014

SALEM, OH

EXHIBIT "A"

-----PARCEL 1:

The Southeast Quarter of the Donation Land Claim of R.K. and Miriam Payne, his wife, Claim No. 73, in Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, being the East Half of that portion of said Donation Land Claim set off to and granted to said Miriam Payne by terms of the United States patent issued by the United States.

ALSO the following tract of land:

BEGINNING at a point 38.90 chains West of the Southeast corner of said Donation Land Claim above named, and said beginning point being also at the Northwest corner of Lot Numbered 5 in Section 26, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon; thence running South to the center of the center of South Yamhill River; thence down said river and following along the center thereof to the South boundary line of said Donation Land Claim above named; thence running West and following along the South line of said Donation Land Claim to the point of beginning.

ALSO the following tract of land:

BEGINNING at the Northeast corner of the Jacob Hampton Donation Land Claim, Notification No. 2382, Claim No. 71, in Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, and running thence West, 101-3/4 yards; thence South, 180 yards to the center of the Yamhill River; thence in a Northeasterly direction following the center of said river to a point where said line intersects the North line of the Hampton Donation Land Claim; thence North, 70 yards to the point of beginning.

ALSO the following tract of land:

BEGINNING at a point 4.62 chains West of the Northeast corner of the Donation Land Claim of Jacob Hampton and Elizabeth Hampton, his wife, Notification No. 2382, Claim No. 71, in Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon; thence running West, 18-2/3 rods; thence South, 17-1/3 rods; thence East, 18-2/3 rods; thence North, 17-1/3 rods to the point of beginning.

EXCEPTING THEREFROM the following:

- 1) That certain 32.64 acres heretofore sold and conveyed to Monroe Mulkey by Jasper Payne by Deed dated November 22, 1869, recorded at Page 64 of Book "K", Deed Records for Yamhill County, Oregon;
- 2) That certain 8.84 acres heretofore conveyed by Addison Braly and Effie L. Braly, his wife to J. Fred Braly and Grace L.H. Braly, his wife, by Deed recorded May 18, 1920 in Book 81, Page 61, Deed Records of Yamhill County, Oregon;
- 3) All County and State road rights of way now existing on said premises.

PARCEL 2:

Situated in Yamhill County, Oregon and bounded and described as follows, to-wit: Part of the Jacob Hampton Donation Land Claim, Notification No. 2382, Claim No. 71, in Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon and said part bounded as follows:

BEGINNING at a point 4.62 chains West of the Northeast corner of said Donation Land Claim; thence West, 21.60 chains to center of County Road; thence South 01° West, 5.00 chains to angle in said road; thence South 45° West, 15.54 chains to angle in road; thence South 74-1/2° West, 4.00 chains to iron pin in center of road; thence South 16° East on line parallel with West line of "Mulkey" lands, 23.30 chains; thence East, 25.50 chains to post; thence North 39.46 chains to point of beginning.

EXCEPTING THEREFROM a two acre parcel out of the Northeast corner, particularly described as follows:

BEGINNING at a point 4.62 chains West of the Northeast corner of the Donation Land Claim of Jacob Hampton and Elizabeth Hampton, his wife, Notification No. 2382, Claim No. 71, in Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon; thence running West, 18-2/3 rods; thence South, 17-1/3 rods; thence East, 18-2/3 rods; thence North, 17-1/3 rods to the point of beginning.

[continued, page 2]
RECEIVED BY QWRD

JUN 25 2014

A-1

SALEM, OR

Exhibit "A", continued from page 1]

ALSO the following tract of land:

BEGINNING at a stake set in center of County Road, 15.23 chains North and 26.22 chains West of the Northeast corner of the Jacob Hampton Donation Land Claim above named, in Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon; thence South along center of said road, 20.25 chains to angle in said road; thence South $43^{\circ}51'$ West along center of County Road, 15.65 chains to angle in road; thence South $73^{\circ}42'$ West along center of road, 11.003 chains to stake; thence North, 34.62 chains to stake; thence East, 21.39 chains to the point of beginning.

ALSO the following tract of land:

Part of the Miriam Payne Donation Land Claim in Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, said part bounded as follows:

BEGINNING at a stake set in center of the County Road at a point 15.23 chains North and 26.22 chains West of the Northeast corner of the Jacob Hampton Donation Land Claim above named and referred to; thence North along center of said road, 17.42 chains to stone at the intersection roads; thence South $89^{\circ}30'$ West along center of road, 21.38 chains to stone; thence South, 17.24 chains; thence East, 21.38 chains to the point of beginning.

SUBJECT TO rights of the public in and to that portion of the above described premises lying in public roads.-----

SUBJECT TO:

1. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
2. Any adverse claim based upon the assertion that:
 - a.) said land or any portion thereof is now or at any time has been below high water mark of the YAMHILL RIVER.
 - b.) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - c.) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the YAMHILL RIVER or has been formed by accretion to any such portion.
 - d.) Such rights and easements for navigation and fishing as may exist over that portion of the property lying beneath the waters of YAMHILL River.
3. Subject to an easement, including the terms and provisions thereof, granted to the State of Oregon by and through its State Highway Commission, by instrument recorded October 10, 1957 in Film Volume 185, Page 560, Deed and Mortgage Records.
4. Anchor easement, including the terms and provisions thereof, granted to Portland General Electric by instrument recorded June 22, 1964 in Film Volume 3972, Page 179, Deed and Mortgage Records.

RECEIVED BY OWRD

JUN 25 2014

SALEM, OR