

**Application for Water Right
Temporary or Drought Temporary Transfer
Part 1 of 5 – Minimum Requirements Checklist**



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

This temporary transfer application will be returned if Parts 1 through 5 and all required attachments are not completed and included.
For questions, please call (503) 986-0900, and ask for Transfer Section.

FOR ALL TEMPORARY TRANSFER APPLICATIONS

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

- Part 1 – Completed Minimum Requirements Checklist.
 - Part 2 – Completed Temporary Transfer Application Map Checklist.
 - Part 3 – Application Fee, payable by check to the Oregon Water Resources Department, and completed Fee Worksheet, page 3. Try the online fee calculator at: http://apps.wrd.state.or.us/apps/misc/wrd_fee_calculator.
 - Part 4 – Completed Applicant Information and Signature.
 - Part 5 – Information about Transferred Water Rights: **How many water rights are to be transferred? 1 List them here: 90309**
- Please include a separate Part 5 for each water right. (See instructions on page 6)

- N/A For standard Temporary Transfer (one to five years) **Begin Year:** ____ **End Year:** ____.
- N/A Temporary Drought Transfer (Only in counties where the Governor has declared drought)

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Attachments:

- Completed Temporary Transfer Application Map.
- Completed Evidence of Use Affidavit and supporting documentation.
- Current recorded deed for the land **from** which the authorized place of use is temporarily being moved.
- N/A Affidavit(s) of Consent from Landowner(s) (if the applicant does not own the land upon which the water right is located.)
- N/A Supplemental Form D – For water rights served by or issued in the name of a district. Complete when the temporary transfer applicant is not the district.
- N/A Oregon Water Resources Department’s Land Use Information Form with approval and signature from each local land use authority in which water is to be diverted, conveyed, and/or used. Not required if water is to be diverted, conveyed, and/or used only on federal lands or if **all** of the following apply: a) a change in place of use only, b) no structural changes, c) the use of water is for irrigation only, and d) the use is located within an irrigation district or an exclusive farm use zone.
- N/A Water Well Report/Well Log for changes in point(s) of appropriation (well(s)) or additional point(s) of appropriation (if necessary to convey water to the proposed place of use).

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(For Staff Use Only)

WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):

___ Application fee not enclosed/insufficient ___ Map not included or incomplete

___ Land Use Form not enclosed or incomplete

___ Additional signature(s) required ___ Part ___ is incomplete

Other/Explanation _____

Staff: _____ Phone: _____ Date: ___/___/___

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Part 2 of 5 – Temporary Transfer Application Map Checklist

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Your temporary transfer application will be returned if any of the map requirements listed below are not met.

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Please be sure that the temporary transfer application map you submit includes all the required items and matches the existing water right map. Check all boxes that apply.

- N/A If **more than three** water rights are involved, separate maps are needed for each water right.
- Permanent quality printed with dark ink on good quality paper.
- The size of the map can be 8½ x 11 inches, 8½ x 14 inches, 11 x 17 inches, or up to 30 x 30 inches. For 30 x 30 inch maps, one extra copy is required.
- A north arrow, a legend, and scale.
- The scale of the map must be: 1 inch = 400 feet, 1 inch = 1,320 feet; the scale of the Final Proof/Claim of Beneficial Use Map (the map used when the permit was certificated); the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet; or a scale that has been pre-approved by the Department.
- Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.
- Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.
- Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads, and railroads.
- Major water delivery system features from the point(s) of diversion/appropriation such as main pipelines, canals, and ditches.
- Existing place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If less than the entirety of the water right is being changed, a separate hachuring is needed for lands left unchanged.
- N/A Proposed temporary place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.
- Existing point(s) of diversion or well(s) with distance and bearing or coordinates from a recognized survey corner. This information can be found in your water right certificate or permit.
- N/A If you are proposing a change in point(s) of diversion or well(s) to convey water to the new temporary place of use, show the proposed location and label it clearly with distance and bearing or coordinates. If GPS coordinates are used, latitude-longitude coordinates may be expressed as either degrees-minutes-seconds with at least one digit after the decimal (example – 42°32’15.5”) or degrees-decimal with five or more digits after the decimal (example – 42.53764°).

Part 3 of 5 – Fee Worksheet

FEE WORKSHEET for TEMPORARY (not drought) TRANSFERS			
1	Base Fee (includes temporary change to one water right for up to 1 cfs)	1	\$950.00
2	Number of water rights included in transfer: _____ (2a) Subtract 1 from the number in 3a above: _____ (2b) <i>If only one water right this will be 0</i> Multiply line 2b by \$310.00 and enter »	2	
3	Do you propose to change the place of use for a non-irrigation use? <input type="checkbox"/> No: enter 0 on line 3 » <input type="checkbox"/> Yes: enter the cfs for the portions of the rights to be transferred: _____ (3a) Subtract 1.0 from the number in 3a above: _____ (3b) If 3b is 0, enter 0 on line 3 » If 3b is greater than 0, round up to the nearest whole number: _____ (3c) and multiply 4c by \$210.00, then enter on line 3	3	
4	Do you propose to change the place of use for an irrigation use? <input type="checkbox"/> No: enter 0 on line 4 » <input type="checkbox"/> Yes: enter the number of acres in the footprint of the place of use for the portions of the rights to be transferred: _____ (4a) Multiply the number of acres in 4a above by \$2.70 and enter on line 4 » »	4	
5	Add entries on lines 1 through 4 above » Subtotal:	5	
6	Is this transfer: <input type="checkbox"/> necessary to complete a project funded by the Oregon Watershed Enhancement Board (OWEB) under ORS 541.932? <input type="checkbox"/> endorsed in writing by ODFW as a change that will result in a net benefit to fish and wildlife habitat? If one or more boxes is checked, multiply line 5 by 0.5 and enter on line 6 » If no box is applicable, enter 0 on line 7 »	6	
7	Subtract line 6 from line 5 » Transfer Fee:	7	

FEE WORKSHEET for TEMPORARY DROUGHT TRANSFERS			
1	Base Fee (includes drought application and recording fee for up to 1 cfs)	1	\$200.00
2	Enter the cfs for the portions of the rights to be transferred (see example below*): 3.23 (2a) Subtract 1.0 from the number in 2a above: 2.23 (2b) If 2b is 0, enter 0 on line 2 » If 2b is greater than 0, round up to the nearest whole number: 3.00 (2c) and multiply 2c by \$50, then enter on line 2 »	2	\$150.00
3	Add entries on lines 1 through 2 above » Transfer Fee:	3	\$350.00

*Example for Line 2a calculation to transfer 45.0 acres of Primary Certificate 12345 (total 1.25 cfs for 100 acres) and 45.0 acres of Supplemental Certificate 87654 (1/80 cfs per acre) on the same land:

1. Divide total authorized cfs by total acres in the water right (for C12345, $1.25 \text{ cfs} \div 100 \text{ ac}$); then multiply by the number of acres to be transferred to get the transfer cfs ($\times 45 \text{ ac} = 0.56 \text{ cfs}$).
2. If the water right certificate does not list total cfs, but identifies the allowable use as 1/40 or 1/80 of a cfs per acre; multiply number of acres proposed for change by either 0.025 (1/40) or 0.0125 (1/80). (For C87654, $45.0 \text{ ac} \times 0.0125 \text{ cfs/ac} = 0.56 \text{ cfs}$)
3. Add cfs for the portions of water rights on all the land included in the transfer; however **do not count cfs for supplemental rights on acreage for which you have already calculated the cfs fee for the primary right on the same land.** The fee should be assessed only once for each "on the ground" acre included in the transfer. (In this example, blank 2a would be only 0.56 cfs since both rights serve the same 45.0 acres. Blank 2b would be 0 and Line 2 would then also become 0).

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Part 4 of 5 – Applicant Information and Signature

Applicant Information

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APPLICANT/BUSINESS NAME Rattlesnake Creek Land & Cattle Co		PHONE NO. 541-573-3615	
ADDRESS 524 Hwy 20 N		FAX NO. OWRD	
CITY Hines	STATE OR	ZIP 97738	E-MAIL AndyJRoot@gmail.com
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.			


Agent Information – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT/BUSINESS NAME Scott D Montgomery		PHONE NO. 541-548-5833	ADDITIONAL CONTACT NO. 541-420-0401
ADDRESS PO Box 767		FAX NO.	
CITY Terrebonne	STATE OR	ZIP 97760	E-MAIL scott@apeands.com
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.			

Explain in your own words what you propose to accomplish with this transfer application and why: Change the character of use from industrial to irrigation to accommodate existing irrigated fields & change existing POA to wells on irrigators lands.

If you need additional space, continue on a separate piece of paper and attach to the application as "Attachment 1".

I (we) affirm that the information contained in this application is true and accurate.



Applicant signature

Andy Root

Print Name (and Title if applicable)

Date

Is the applicant the sole owner of the land on which the water right, or portion thereof, proposed for transfer is located? Yes No

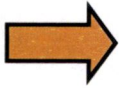
If NO, include signatures of all landowners (and mailing and/or e-mail addresses if different than the applicant's) or attach affidavits of consent from all landowners or individuals/entities (and mailing and/or e-mail addresses) to which the water right(s) has been conveyed.

Check here if any of the water rights proposed for transfer are or will be located within or served by an irrigation or other water district. (NOTE: If this box is checked, you must complete and attach Supplemental Form D.)

DISTRICT NAME NA	ADDRESS	
CITY	STATE	ZIP

Check here if water for any of the rights supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME NA	ADDRESS	
CITY	STATE	ZIP



To meet State Land Use Consistency Requirements, you must list all local governments (each county, city, municipal corporation, or tribal government) within whose jurisdiction water will be diverted, conveyed and/or used.

ENTITY NAME Harney County	ADDRESS 360 N Alvord	
CITY Burns	STATE OR	ZIP 97720

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Part 5 of 5 – Water Right Information

Please use a separate Part 5 for each water right being changed. See instructions on page 6, to copy and paste additional Part 5s, or to add rows to tables within the form.

Water Right Certificate # 90309

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Description of Water Delivery System

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System capacity: **3.23** cubic feet per second (cfs) **OR**
 _____ gallons per minute (gpm)

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Describe the current water delivery system or the system that was in place at some time within the last five years. Include information on the pumps, canals, pipelines, and sprinklers used to divert, convey, and apply the water at the authorized place of use. **Water is pumped from the Monaco well and conveyed by closed conduit into a geothermal heating system for the large fabrication building. Also, tail water from the heating system is released & conveyed to the flood irrigated fields to the south by ditch or canal.**

Table 1. Location of Authorized and Proposed Point(s) of Diversion (POD) or Appropriation (POA)
 (Note: If the POD/POA name is not specified on the certificate, assign it a name or number here.)

POD/POA Name or Number	Is this POD/POA Authorized on the Certificate or is it Proposed?	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp		Rng		Sec	¼ ¼		Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
Well 2 Monaco Well	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	HARN 50176	23	S	30	E	26	SE	NE	105	2544' N & 907' W from the SE cor, Sec 26
#15	<input type="checkbox"/> Authorized <input checked="" type="checkbox"/> Proposed	HARN 52916	23	S	32.5	E	29	NW	NE	900	515' S & 2625' W from NE cor, Sec 29
GLERUP	<input type="checkbox"/> Authorized <input checked="" type="checkbox"/> Proposed	HARN 320	23	S	30	E	35	NE	NE	1001	550' S & 550' W from NE cor, Sec 35
#24	<input type="checkbox"/> Authorized <input checked="" type="checkbox"/> Proposed	UNBUILT	23	S	32.5	E	6	SW	NE	100	40' S & 200' W from NE cor, Sec 6

Check all type(s) of temporary change(s) proposed below (change "CODES" are provided in parentheses):

- | | |
|---|---|
| <input type="checkbox"/> Place of Use (POU) | <input type="checkbox"/> Appropriation/Well (POA) |
| <input type="checkbox"/> Point of Diversion (POD) | <input type="checkbox"/> Additional Point of Appropriation (APOA) |
| <input type="checkbox"/> Additional Point of Diversion (APOD) | |

Check all type(s) of temporary change(s) due to drought proposed below (change "CODES" are provided in parentheses):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Place of Use (POU) | <input checked="" type="checkbox"/> Point of Appropriation/Well (POA) |
| <input checked="" type="checkbox"/> Character of Use (USE) | <input checked="" type="checkbox"/> Additional Point of Appropriation (APOA) |
| <input type="checkbox"/> Point of Diversion (POD) | <input type="checkbox"/> Additional Point of Diversion (APOD) |

Character of Use (USE)

Additional Point of Appropriation (APOA)

Point of Diversion (POD)

Additional Point of Diversion (APOD)

Will all of the proposed changes affect the entire water right?

Yes Complete only the Proposed ("to" lands) section of Table 2 on the next page. Use the "CODES" listed above to describe the proposed changes.

No Complete all of Table 2 to describe the portion of the water right to be changed.

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Please use and attach additional pages of Table 2 as needed.
See page 6 for instructions.

Do you have questions about how to fill-out the tables?
Contact the Department at 503-986-0900 and ask for Transfer Staff.

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Table 2. Description of Temporary Changes to Water Right Certificate # 90309

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List only the part of the right that will be changed. For the acreage in each ¼ ¼, list the change proposed. If more than one change, specify the acreage associated with each change. If more than one POD/POA, specify the acreage associated with each POD/POA. AUTHORIZED (the "from" or "off" lands)

Proposed Changes (see "CODES" from previous page)

PROPOSED (the "to" or "on" lands)
The listing as it would appear AFTER PROPOSED CHANGES are made.

The listing that appears on the Certificate BEFORE PROPOSED CHANGES
List only that part or portion of the water right that will be changed.

Prop	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	Type of USE listed on Certificate	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Proposed Changes (see "CODES" from previous page)	Twp	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	New Type of USE	POA(s) to be used (from Table 1)	Priority Date
										POA,APOA	23 S	30 E	36	NE NE	2100		40.0	IS	Glerup	1997
										POA,APOA	23 S	30 E	36	NW NE			38.0	IS	Glerup	1997
										POA,APOA	23 S	30 E	36	SW NE			40.0	IS	Glerup	1997
										POA,APOA	23 S	30 E	36	SE NE			38.0	IS	Glerup	1997
										POA,APOA	23 S	30 E	36	NE NW			3.72 34.8	IR IS	Glerup	1997
										POA,APOA	23 S	30 E	36	NW NW			33.0	IS	Glerup	1997
										POA,APOA	23 S	30 E	36	SW NW			3.0 23.0	IR IS	Glerup	1997
										POA,APOA	23 S	30 E	36	SE NW			40.0	IS	Glerup	1997
										POA,APOA	23 S	30 E	36	NE SW	2101		40.0	IS	Glerup	1997
										POA,APOA	23 S	30 E	36	NE SE			40.0	IS	Glerup	1997
										POA,APOA	23 S	30 E	36	NW SE			40.0	IS	Glerup	1997
										POA,APOA	23 S	30 E	36	SE SE			33.0	IS	Glerup	1997
										POA,APOA	23 S	32.5 E	6	NE NE	100	1	4.3 IR	IR & IS	#24	1997

																		35.0 IS			
										POA,APOA	23 S	32.5 E	6	SE	NE	100		28.8 IR 11.2 IS	IR & IS	#24	1997
										POA,APOA	22 S	33 E	29	NW	NE	900		9.6	IR	#15	1997
										POA,APOA	22 S	33 E	29	NE	NW	900		1.7	IR	#15	1997
										POA,APOA	22 S	33 E	29	SE	NW	900		6.3	IR	#15	1997
										POA,APOA	22 S	33 E	29	SW	NE	900		24.3	IR	#15	1997
TOTAL ACRES																		116.4 IR			
TOTAL ACRES																		142.0 IS			

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**Water Right Certificate # 90309
For Place of Use Changes**

Are there other water right certificates, water use permits or ground water registrations associated with the “from” or the “to” lands? Yes No

If YES, list the certificate, water use permit, or ground water registration numbers: 14088, 19922 & Silvies Decree



Pursuant to ORS 540.525, any “layered” water use such as an irrigation right that is supplemental to a primary right proposed for temporary transfer can be included in the transfer or remain unused on the authorized place of use. If the primary water right does not revert soon enough to allow use of the supplemental right within five years, the supplemental right shall become subject to cancellation for nonuse under ORS 540.610.

If a change in point(s) of appropriation (well(s)) or additional point(s) of appropriation is necessary to convey the water to the new temporary place of use you must provide:

- Well log(s) for each authorized and proposed well(s) that are clearly labeled and associated with the corresponding well(s) in Table 1 above and on the accompanying application map. (Tip: You may search for well logs on the Department’s web page at: http://apps.wrd.state.or.us/apps/gw/well_log/Default.aspx)

AND/OR

- Describe the construction of the authorized and proposed well(s) in Table 3 below for any well that does not have a well log. For a *proposed well(s) not yet constructed or built*, provide “a best estimate” for each requested information element in the table. The Department recommends you consult a licensed well driller, geologist, or certified water right examiner to assist with assembling the information necessary to complete Table 3.

Table 3. Construction of Point(s) of Appropriation

Any well(s) in this listing must be clearly tied to corresponding well(s) described in Table 1 and shown on the accompanying application map. Failure to provide the information will delay the processing of your transfer application until it is received. The information is necessary for the Department to assess whether the proposed well(s) will access the same source aquifer as the authorized point(s) of appropriation (POA). The Department is prohibited by law from approving POA changes that do not access the same source aquifer.

Proposed or Authorized POA Name or Number	Is well already built? (Yes or No)	If an existing well, OWRD Well ID Tag No. L- —	Total well depth	Casing Diameter	Casing Intervals (feet)	Seal depth(s) (intervals)	Perforated or screened intervals (in feet)	Static water level of completed well (in feet)	Source aquifer (sand, gravel, basalt, etc.)	Well -specific rate (cfs or gpm). If less than full rate of water right
See Well logs										
#24	No	NA	700'	12"	+1-100	0-100	No	50'	Clay	

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Application for Water Right Transfer



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

Consent by Deeded Landowner

State of Oregon)
)ss
County of Harney)

I Christopher & Danielle Gregg in my/our capacity as Water Right Holder,
mailing address 29724 Hwy 20 West, Hines, OR 97738,

telephone number 541-589-4362, duly sworn depose and say that I/We

consent to the proposed change(s) to Water Right Certificate Number 90309

described in a Water Right Transfer Application (T-____), *No known # - Consent given in regards to (transfer number, if known)*
submitted by Andy Root

the July 2022 transfer application's proposed changes (temporary transfer or drought)

on the property in tax lot number(s) 2100 & 2101,

Section 36 Township 23 North South Range 30 East West, W.M.,

located at 12860 Snow Mountain Pine Lane, Hines, OR 97738
(site address)

Chris Gregg
Signature of Affiant

7/8/22
Date

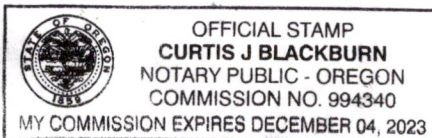
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Danielle R Gregg
Signature of Affiant

7/8/22
Date

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Subscribed and Sworn to before me this 8 day of July, 2022



Curtis J Blackburn
Notary Public for Oregon

My commission expires Dec. 4, 2023

Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

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Applicant(s): Andy Root

Mailing Address: 524 Hwy 20 N

City: Hines

State: OR

Zip Code: 97738

Daytime Phone: 541-573-3615

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
<u>23S</u>	<u>30 E</u>	<u>35</u>	<u>NE NE</u>	<u>1001</u>	<u>EFU</u>	<input checked="" type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	<u>IR & IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>NE NW</u>	<u>2100</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IR & IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>NW NE</u>	<u>2100</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>SW NE</u>	<u>2100</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>NE NE</u>	<u>2100</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>SE NE</u>	<u>2100</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>NW NW</u>	<u>2100</u>	<u>EFU</u>	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>SE NW</u>	<u>2100</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>NE SW</u>	<u>2101</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>NE SE</u>	<u>2101</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>NW SE</u>	<u>2101</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IS</u>
<u>23S</u>	<u>30 E</u>	<u>36</u>	<u>SE SE</u>	<u>2101</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IS</u>
<u>23S</u>	<u>32.5E</u>	<u>6</u>	<u>NE NE</u>	<u>100</u>	<u>EFU</u>	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IR & IS</u>
<u>23S</u>	<u>32.5E</u>	<u>6</u>	<u>SE NE</u>	<u>100</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IR & IS</u>
<u>23S</u>	<u>32.5E</u>	<u>29</u>	<u>NW NE</u>	<u>900</u>	<u>EFU</u>	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IR</u>
<u>23S</u>	<u>32.5E</u>	<u>29</u>	<u>NE NW</u>	<u>900</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IR</u>
<u>23S</u>	<u>32.5E</u>	<u>29</u>	<u>SE NW</u>	<u>900</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IR</u>
<u>23S</u>	<u>32.5E</u>	<u>29</u>	<u>SW NE</u>	<u>900</u>	<u>EFU</u>	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>IR</u>

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Harney

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B. Description of Proposed Use

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Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water Water Right Transfer Permit Amendment or Ground Water Registration Modification

Limited Water Use License Allocation of Conserved Water Exchange of Water

Source of water: Reservoir/Pond Ground Water Surface Water (name) _____

Estimated quantity of water needed: 3.23 cubic feet per second gallons per minute acre-feet

Intended use of water: Irrigation Commercial Industrial Domestic for _____ household(s)
 Municipal Quasi-Municipal Instream Other _____

Briefly describe:

Change the character of use from Industrial to irrigation to develop irrigated fields and change existing POA to irrigator's lands.



Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. → **RECEIVED**

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For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

Please check the appropriate box below and provide the requested information

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): HC20 3.020 / EARV-2
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
	RECEIVED	<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
	JUL 13 2022	<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
	OWRD	<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

Name: Brandon McMillan Title: Planning Director
 Signature: [Signature] Phone: (571) 573-6655 Date: 7/1/2022
 Government Entity: Harvey County

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.



Receipt for Request for Land Use Information

Applicant name: _____
 City or County: _____ Staff contact: _____
 Signature: _____ Phone: _____ Date: _____

Application for Water Right Transfer

Evidence of Use Affidavit



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

Please print legibly or type. Be as specific as possible. Attach additional pages if you need more spacing. Supporting documentation must be attached.

State of Oregon)
) ss
 County of Harney)

I, Andy Root, in my capacity as Manager of Rattlesnake Creek Land & Cattle Company, LLC
 mailing address 524 Hwy 20 N, Hines, OR 97738
 telephone number (541) 573-3615, being first duly sworn depose and say:

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1. My knowledge of the exercise or status of the water right is based on (check one):

- Personal observation Professional expertise

2. I attest that:

Water was used during the previous five years on the **entire** place of use for Certificate # _____; **OR**

My knowledge is specific to the use of water at the following locations within the last five years:

Certificate #	Township	Range	Mer	Sec	¼ ¼	Gov't Lot or DLC	Acres (if applicable)

OR

- Confirming Certificate # _____ has been issued within the past five years; **OR**
- Part or all of the water right was leased instream at some time within the last five years. The instream lease number is: _____ (Note: If the entire right proposed for transfer was not leased, additional evidence of use is needed for the portion not leased instream.); **OR**
- The water right is not subject to forfeiture and documentation that a presumption of forfeiture for non-use would be rebutted under ORS 540.610(2) is attached. See attached confirming Certificate 90309, which was issued on May 11, 2015, and attached printout of WRIS page for Transfer T-12359, which includes the same water and has been pending since 4/28/2016.
- Water has been used at the actual current point of diversion or appropriation for more than 10 years for Certificate # _____ (For Historic POD/POA Transfers) Pursuant to ORS 540.610(2)(m), Certificate 90309 is not subject to forfeiture.

(continues on reverse side)

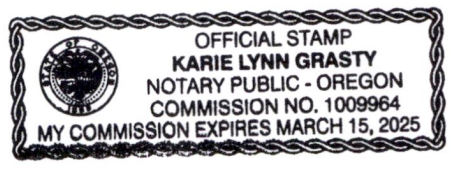
3. The water right was used for: (e.g., crops, pasture, etc.): Crops

4. I understand that if I do not attach one or more of the documents shown in the table below to support the above statements, my application will be considered incomplete. No documentation needed other than attached copy of confirming Certificate 90309 (issued in 2015) and WRIS printout demonstrating that this water has been included in a pending transfer application since 2016.

[Signature]
Signature of Affiant

8-3-22
Date

Signed and sworn to (or affirmed) before me this 3 day of Aug, 2022.



[Signature]
Notary Public for Oregon
My Commission Expires: March 15 2025

Supporting Documents	Examples
<input checked="" type="checkbox"/> Copy of a water right certificate that has been issued within the last five years. (not a remaining right certificate)	Copy of confirming water right certificate that shows issue date <small>See attached copies of certificate and WRIS page indicating this water has been included in a pending transfer application since 2016 and is therefore not subject to forfeiture.</small>
<input type="checkbox"/> Copies of receipts from sales of irrigated crops or for expenditures related to use of water N/A	<ul style="list-style-type: none"> ● Power usage records for pumps associated with irrigation use ● Fertilizer or seed bills related to irrigated crops ● Farmers Co-op sales receipt
<input type="checkbox"/> Records such as FSA crop reports, irrigation district records, NRCS farm management plan, or records of other water suppliers N/A	<ul style="list-style-type: none"> ● District assessment records for water delivered ● Crop reports submitted under a federal loan agreement ● Beneficial use reports from district ● IRS Farm Usage Deduction Report ● Agricultural Stabilization Plan ● CREP Report
<input type="checkbox"/> Aerial photos containing sufficient detail to establish location and date of photograph N/A	Multiple photos can be submitted to resolve different areas of a water right. If the photograph does not print with a "date stamp" or without the source being identified, the date of the photograph and source should be added. Sources for aerial photos: OSU – www.oregonexplorer.info/imagery OWRD – www.wrd.state.or.us Google Earth – earth.google.com TerraServer – www.terra-server.com
<input type="checkbox"/> Approved Lease establishing beneficial use within the last 5 years N/A	Copy of instream lease or lease number

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STATE OF OREGON

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COUNTY OF HARNEY

AUG 11 2022

CERTIFICATE OF WATER RIGHT

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THIS CERTIFICATE ISSUED TO

CHRISTOPHER AND DANIELLE GREGG
29724 HIGHWAY 20 WEST
HINES OR 97738

RATTLESNAKE CREEK LAND & CATTLE COMPANY
524 HIGHWAY 20 N
HINES OR 97738

confirms the right to use the waters of WELL 2 in the WEST FORK SILVIES RIVER BASIN for IRRIGATION OF 6.7 ACRES, SUPPLEMENTAL IRRIGATION OF 446.8 ACRES, AND INDUSTRIAL USE (GEOTHERMAL HEATING)

This right was perfected under Permit G-13485. The date of priority is NOVEMBER 24, 1997. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed a maximum cumulative total of 3.23 CUBIC FEET PER SECOND (CFS), BEING 0.08 CFS FOR IRRIGATION, 3.23 CFS FOR SUPPLEMENTAL IRRIGATION, AND 3.23 CFS FOR INDUSTRIAL USE (GEOTHERMAL HEATING), or its equivalent in case of rotation, measured at the well.

The period of use is year round for INDUSTRIAL USE (GEOTHERMAL HEATING) and March 1 through September 1 for IRRIGATION

The well is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
23 S	30 E	WM	26	NE SE	WELL 2 - 2544 FEET NORTH AND 907 FEET WEST FROM SE CORNER, SECTION 26

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 3.0 acre-feet per acre irrigated during the irrigation season of each year.

A description of the place of use is as follows:

INDUSTRIAL USE (GEOTHERMAL HEATING)				
Twp	Rng	Mer	Sec	Q-Q
23 S	30 E	WM	26	SE NE

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

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IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
23 S	30 E	WM	36	NE NW	3.7
23 S	30 E	WM	36	SW NW	3.0

SUPPLEMENTAL IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
23 S	30 E	WM	36	NE NE	40.0
23 S	30 E	WM	36	NW NE	38.0
23 S	30 E	WM	36	SW NE	40.0
23 S	30 E	WM	36	SE NE	38.0
23 S	30 E	WM	36	NE NW	34.8
23 S	30 E	WM	36	NW NW	33.0
23 S	30 E	WM	36	SW NW	23.0
23 S	30 E	WM	36	SE NW	40.0
23 S	30 E	WM	36	NE SW	40.0
23 S	30 E	WM	36	NE SE	40.0
23 S	30 E	WM	36	NW SE	40.0
23 S	30 E	WM	36	SE SE	40.0

Measurement, recording and reporting conditions:

- A. The water user shall maintain the meter or measuring device in good working order, shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the water user to report general water-use information, including the place and nature of use of water under the right.
- B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this right, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interference.

The use of water for geothermal heating is junior in priority to all subsequent rights for beneficial consumptive use and to those rights using standard low-temperature geothermal effluent disposal systems. This condition shall not apply if a standard disposal system is installed and operated as part of this project.

This right is limited to any deficiency in the available supply of any prior right existing for the same land.

The well shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a useable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the wells at all times.

The Director may require water level or pump test results every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

The right to the use of the water for the above purpose is restricted to beneficial use on the place of use described.

Issued MAY 11 2015 .



Dwight French
Water Right Services Division Administrator, for
Thomas M. Byler, Director
Oregon Water Resources Department

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Oregon Water Resources Department
Water Rights Information Query T-12359

-  [Main](#)
-  [Help](#)
-  [Return](#)
-  [Contact Us](#)

Contact Information (Click to Collapse...)

▼ **Contact information**

- AGENT:
- ▶ SCOTT MONTGOMERY
- PO BOX 767
- TERREBONNE, OR 97760

- APPLICANT:
- RATTLESNAKE CREEK LAND AND CATTLE CO. LLC
- ▶ ANDY ROOT
- 524 HWY 20 N
- HINES, OR 97738

- LOCAL GOVERNMENT:
- ▶ HARNEY COUNTY PLANNING DEPARTMENT
- 360 N. ALVORD
- BURNS, OR 97720

Transfer Information (Click to Collapse...)

▼ **Status**

- ▶ **Type:** Regular Transfer
- ▶ **Status:** Under Review
- ▶ **Begin Date:** n/a
- ▶ **End Date:** n/a

▼ **Proposed Action**

- ▶ **Point of Appropriation**
- ▶ **Additional Point of Appropriation**
- ▶ **Place of Use**
- ▶ **Character of Use**



All Scanned Documents (Click to Collapse...)

Records per page:

<u>Document Type</u>	<u>Document Title</u>	<u>Date</u>	<u>Remarks</u>
Transfer Map	T-12359 Maps	4/28/2016	ADDITIONAL MAPS ADDED 6/9/2016
Application	T-12359 Application	4/28/2016	ADDITIONAL PAGES ADDED 6/9/2016
Transfer Map	T-12359 Superseding Maps	5/31/2018	
Application	T-12359 Superseding Application	5/31/2018	

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Processing History (Click to Collapse...)

Staff Person Responsible: [ARLA DAVIS](#)

<u>Process Step</u>	<u>Date Initiated</u>	<u>Date Completed</u>	<u>Comments</u>
Received	4/28/2016	4/28/2016	
WM Review Request	5/2/2016	5/16/2016	
File Assigned	5/2/2016	7/27/2017	
GW Review Request	5/2/2016	1/4/2017	
Transfer Initial Comment Period	5/3/2016	6/3/2016	
File Assigned	7/27/2017		
GW Review Request	9/17/2018	6/7/2019	

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Rights this impacts

(Click to Collapse...)

	Application	Permit	Certificate	Decree	Claim
Cert:90309 OR *	G14645	G13485	90309		G1464

Results of the transfer

(Click to Collapse...)

n/a

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Report Errors with Water Right Data

Report Errors with Water Right Data

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REC'D
AUG 11 2022



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Property Profile

Prepared For:
Denise Montgomery
All Points Engineering & Surveying, Inc.

Property Address:
23S30E35AA01001 , Harney County OR
Property Parcel Number:
23S30E35AA01001

Includes the following:

- Harney County Property and Tax Information
- Tax Maps
- Last Vesting Document

Prepared by:
Lori Takayesu

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Please email your customer service requests to prineville@amerititle.com

Serving Crook, Jefferson, Deschutes, Wheeler and Harney Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

June 30, 2022 10:33:09 am

Account # [REDACTED]
 Map # 23S30E35AA01001
 Code - Tax # [REDACTED]

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

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Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name GREGG, CHRISTOPHER A & DANIELLE R

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser CHARLES DICKINSON

Mailing Address 29724 HIGHWAY 20 W
 HINES, OR 97738-9429

Prop Class 200 MA SA NH Unit
 RMV Class 200 01 00 301 10714-1

Situs Address(s)	Situs City
------------------	------------

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
3010 Land	54,220			Land	0
Impr.	0			Impr.	0
Code Area Total	54,220	29,230	29,230		0
Grand Total	54,220	29,230	29,230		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV		
						TD%	LS	Size	Land Class		LUC	
3010		<input type="checkbox"/>		I	Industrial Site	100	A	4.46	IND	009	54,220	
Grand Total										4.46		54,220

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
					TD%						
Grand Total										0	0

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SUMMARY OF TAX ACCOUNT
HARNEY COUNTY TAX COLLECTOR
HARNEY COUNTY COURTHOUSE
BURNS, OREGON 97720
(541) 573-8365

30-Jun-2022

Tax Account #	██████████	Lender Name	240 - GREGG, CHRISTOPHER A & DANIELL
Account Status	A	Lender ID	
Roll Type	Real	Property ID	██████████
Situs Address		Interest To	Jul 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$493.12	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$479.58	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$415.88	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$416.17	Nov 15, 2018
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$1,804.75	

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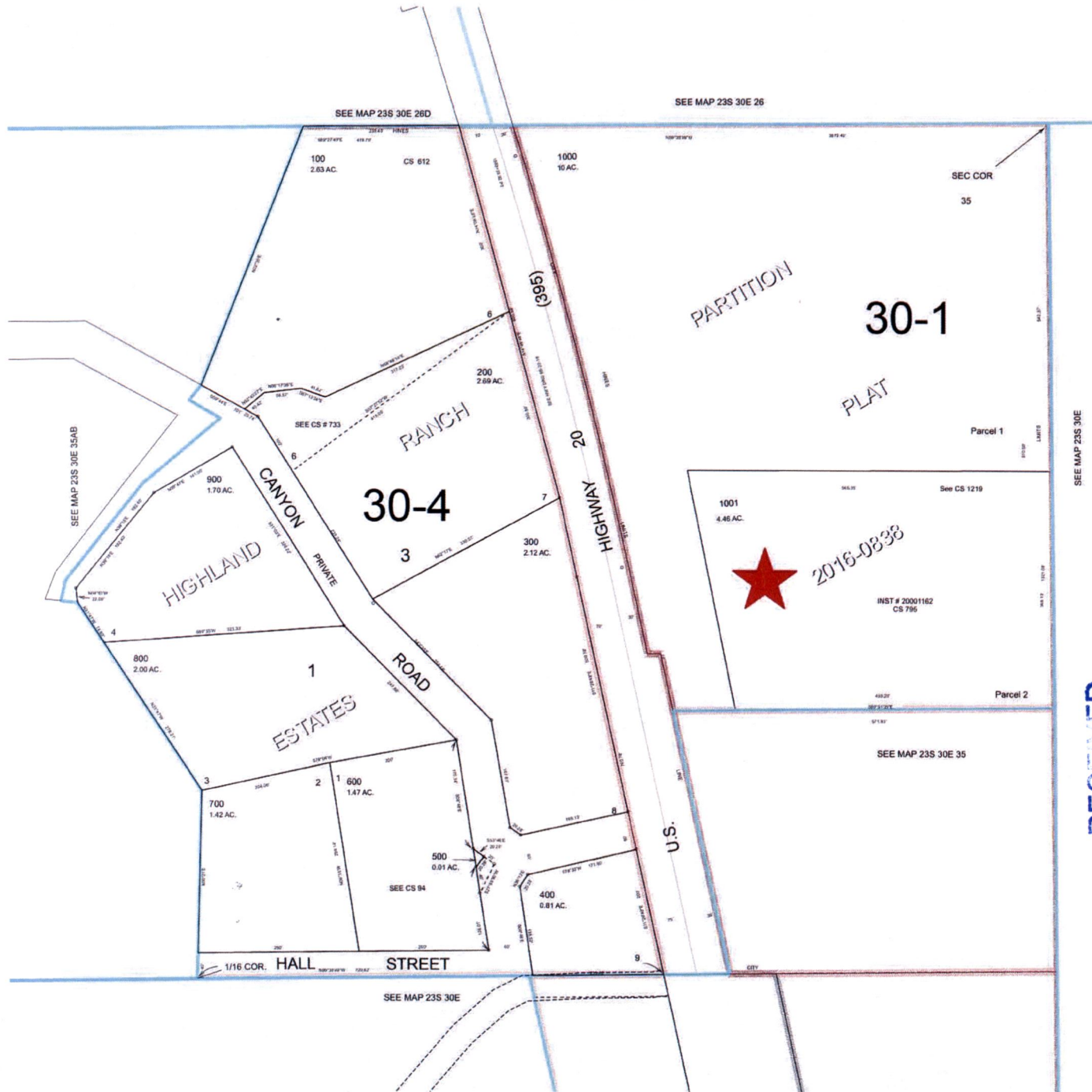
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.E.1/4 N.E.1/4 SEC.35 T.23S. R.30E. W.M.

HARNEY COUNTY

1" = 100'

23S30E35AA



N
↑
**COMPLIMENTS OF
AmeriTitle**

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

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 JUL 1 3 2022
 OWRD



PRINTED ON 3/26/2018
23S30E35AA

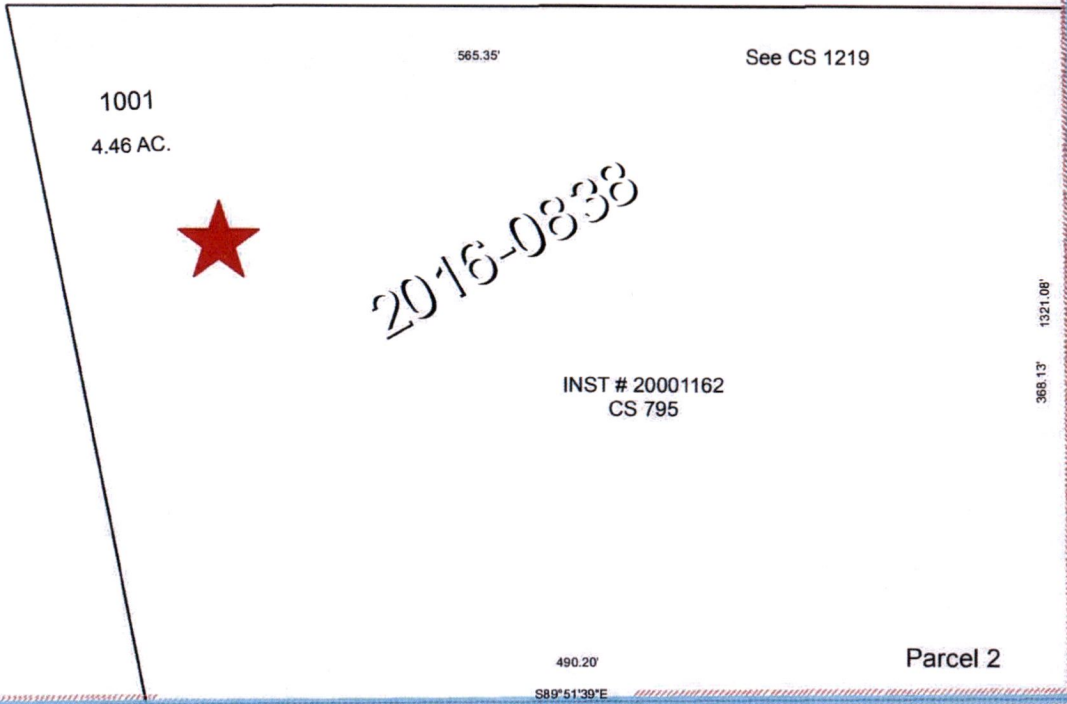
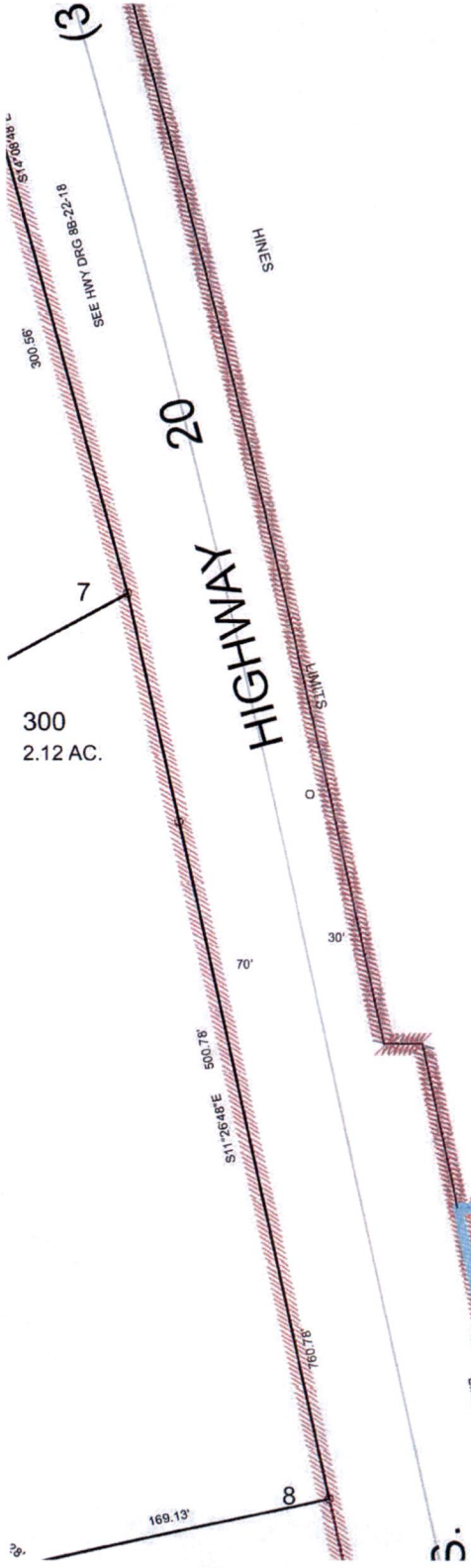
30-1

PARTIAL

PLAT

COMPLIMENTS OF
AmeriTitle

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.



2016-0833

INST # 20001162
CS 795

SEE MAP 23S 30E

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SEE MAP 23S 30E 35

161
65H

PP0006122
2



HARNEY COUNTY, OR 2014-1560
DEEDWD
Total: \$51.00 12/08/2014 03:26 PM

THIS SP.



I, Derrin Robinson, County Clerk for Harney County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Derrin Robinson
Derrin E. Robinson, Harney County Clerk



After recording return to:
Christopher A. Gregg and Danielle R. Gregg
29724 Hwy 20 West
Hines, OR 97738

Until a change is requested all tax statements shall be sent to the following address:
Christopher A. Gregg and Danielle R. Gregg
29724 Hwy 20 West
Hines, OR 97738
Escrow No. 25695AM
Title No. 25695AM

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STATUTORY WARRANTY DEED

Bruce Resnick and Tracy Resnick, as tenants by the entirety, as to an undivided one-half interest and David R. Glerup and Rebecca J. Glerup, as tenants by the entirety, as to an undivided one-half interest,
Grantor(s), hereby convey and warrant to

Christopher A. Gregg and Danielle R. Gregg, husband and wife, as tenants by the entirety

Grantee(s), the following described real property in the County of Harney and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land located in Sec. 35, Twp. 23 S., R. 30 E., W.M., Harney County, Oregon, more particularly described as follows:

Parcel No. 2 of Partition Plat No. 00-06-122, recorded June 9, 2000, Instrument No. 20001162, Harney County Records. SAVE & EXCEPT a tract of land located in the NE 1/4 of Sec. 35, Twp. 23 S., R. 30 E., W.M., Harney County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of said Sec. 35, said point being N. 00°15'15" E. 1322.96 feet from the East quarter corner of said Sec. 35; thence N. 00°12'43" E., 411.00 feet to a 5/8 iron pin with an orange plastic cap marked "FSE SURVEY MARKER"; thence S. 89° 51'39" E., 571.83 feet to the easterly right of way of U.S. Highway 20; thence along the said easterly right of way line on an offset spiral, the chord of which bears S. 11°19'46" E., 419.37 feet to a 5/8" iron pin with a 1-1/2" aluminum cap; thence S. 89°51'39" E., 487.92 feet to the point of beginning.

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FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

23S 30E 35AA 1000 92678

The true and actual consideration for this conveyance is **\$60,000.00**.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Page 2 - Statutory Warranty Deed - Signature/Notary Page
Escrow No. - A-ES-NO-

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3rd day of December, 2014.

RECEIVED

AUG 11 2022

Bruce Resnick

RECEIVED

JUL 13 2022

OWRD

Tracy Resnick

David R. Glerup
David R. Glerup

Rebecca J. Glerup
Rebecca J. Glerup

OWRD

State of _____) ss
County of _____)

On this ___ day of _____, 20___, before me, _____, a Notary Public in and for said state, personally appeared Bruce Resnick and Tracy Resnick, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

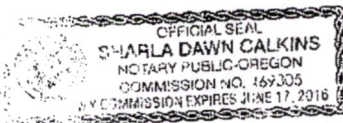
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon) ss
County of Harney)

On this 3 day of December, 2014, before me, SHARLA CALKINS, a Notary Public in and for said state, personally appeared David R. Glerup and Rebecca J. Glerup, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sharla Calkins
Notary Public for the State of Oregon
Residing at: Harney
Commission Expires: June 17, 2016



Page 2 - Statutory Warranty Deed - Signature/Notary Page
Escrow No. -A-ES-NO-

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 5 day of December, 2014

Bruce Resnick
Bruce Resnick

Tracy Resnick
Tracy Resnick

David R. Glerup
David R. Glerup

Rebecca J. Glerup
Rebecca J. Glerup

State of _____) ss
County of _____)

On this 5th day of December, 2014, before me, Elizabeth F. London, a Notary Public in and for said state, personally appeared Bruce Resnick and Tracy Resnick, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Elizabeth F. London
Notary Public for the State of OR
Residing at: Deschutes County
Commission Expires: April 15 2016

State of _____) ss
County of _____)

On this ___ day of _____, 20___, before me, _____, a Notary Public in and for said state, personally appeared David R. Glerup and Rebecca J. Glerup, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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JUL 13 2022
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HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

June 30, 2022 10:51:35 am

Account # [REDACTED]
 Map # 23S30E000002101
 Code - Tax # [REDACTED]

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name GREGG, CHRISTOPHER A & DANIELLE R

Deed Reference # 2015-360

Agent

Sales Date/Price 04-06-2015 / \$0.00

In Care Of

Appraiser CANDACE HATLEY

Mailing Address 29724 HIGHWAY 20 W
 HINES, OR 97738-9429

Prop Class 559 MA SA NH Unit
 RMV Class 559 02 00 304 76716-1

Situs Address(s)	Situs City
ID# 29724 HIGHWAY 20 W	HINES

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
3040 Land	148,450			Land	0
Impr.	105,920			Impr.	0
Code Area Total	254,370	103,000	57,514		0
Grand Total	254,370	103,000	57,514		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
3040	2	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	42.56	3	006*	85,120
3040	3	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	2.00	4	006*	2,000
3040	4	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	42.10	5	006*	23,160
3040	5	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	72.34	6	006*	25,320
3040	1	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	1.00	HS	006*	850
3040					SITE AMENTIES	100					12,000
Grand Total								160.00			148,450

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
3040	6		361	LIVESTOCK SHED	100	120			500
3040	5		110	Residential Other Improvements	100	0			1,950
3040	2		303	GP SHED	100	210			4,890
3040	4		110	Residential Other Improvements	100	0			12,190
3040	1	1994	463	MS Triple wide	100	2,270		E - 76938	86,390
Grand Total						2,600			105,920

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AUG 11 2022

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SUMMARY OF TAX ACCOUNT
HARNEY COUNTY TAX COLLECTOR
HARNEY COUNTY COURTHOUSE
BURNS, OREGON 97720
(541) 573-8365

30-Jun-2022

Tax Account #	██████████	Lender Name	240 - GREGG, CHRISTOPHER A & DANIELL
Account Status	A	Lender ID	000
Roll Type	Real	Property ID	██████████
Situs Address	29724 HIGHWAY 20 W HINES OR 97738		
		Interest To	Jul 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$730.75	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$586.85	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$571.76	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$555.74	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$543.78	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$525.57	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$208.70	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$201.93	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$195.95	Nov 15, 2013
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$4,121.03	

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JUL 13 2022

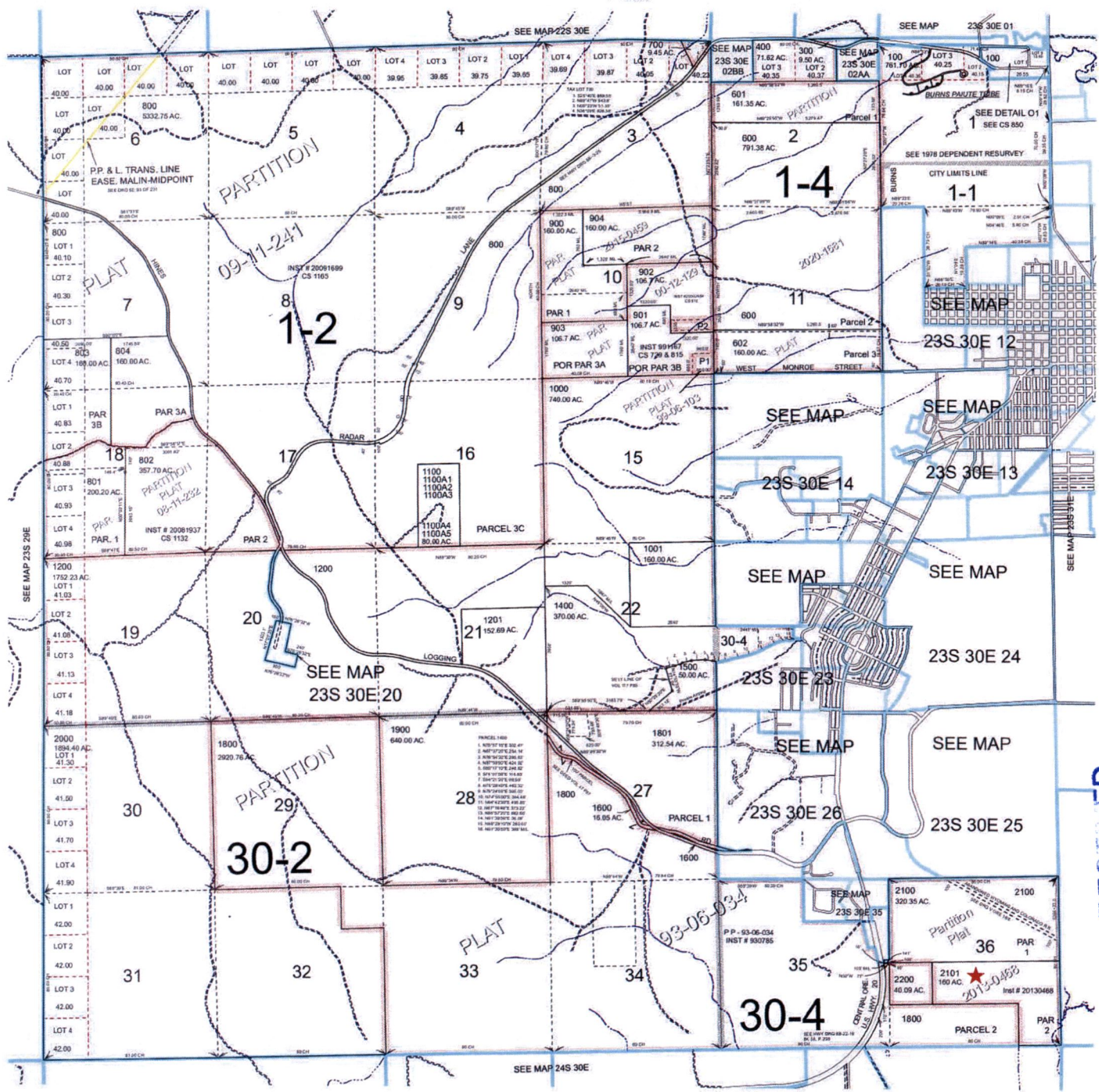
OWRD

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

T.23S. R.30E. W.M.
HARNEY COUNTY

1" = 2000'

23S30E



- Cancelled Nos.
 200
 201
 202
 500 (2007)
 1201
 1202
 1300
 1601
 1602
 1700
 900A1 (2015)

N
 ↑
COMPLIMENTS OF
AmeriTitle

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

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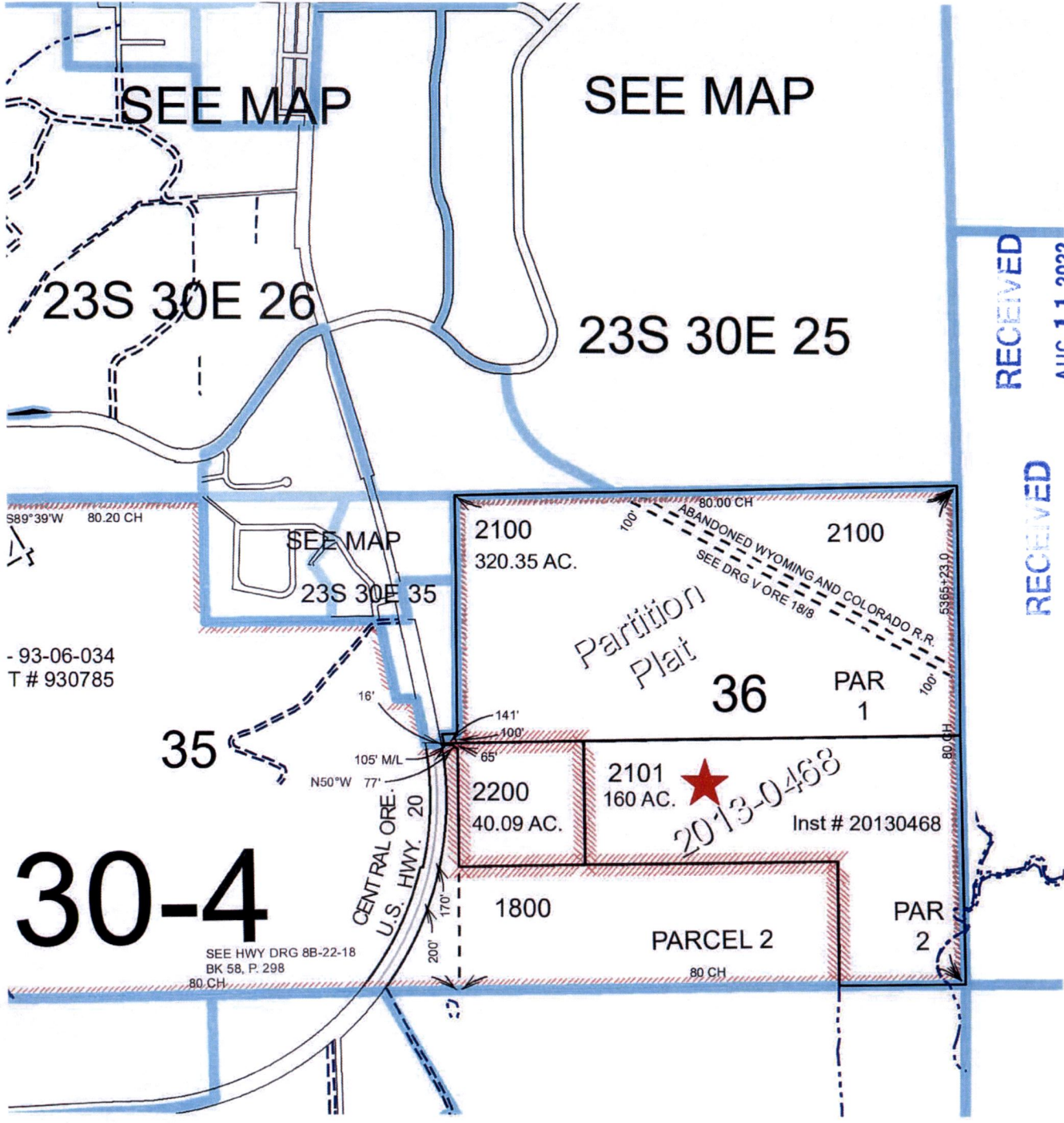
JUL 13 2022
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 4/19/2021

23S30E



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 COMPLIMENTS OF
 AmeriTitle

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 AUG 11 2022
 OWRD

RECEIVED
 JUL 13 2022
 OWRD



PRINTED ON
 4/19/2021

23S30E

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Bill and Lori Peila
 P.O. Box 723
 Hines OR 97738
Grantor's Name and Address

Chris and Dani Gregg
 29724 Hiway 20 W.
 Hines OR 97738
Grantee's Name and Address

After recording, return to (Name and Address):
Chris and Dani Gregg
 29724 Hiway 20 W.
 Hines OR 97738

Until requested otherwise, send all tax statements to (Name and Address):
Chris and Dani Gregg
 29724 Hiway 20 W.
 Hines OR 97738

HARNEY COUNTY, OR **2015-0360**
 DEEDBSD
 Total: \$41.00 04/06/2015 02:06 PM



00009808201500003600010016

I, Derrin Robinson, County Clerk for Harney County, Oregon certify that the instrument identified herein was recorded in the Co. Clerk's records.



Derrin E. Robinson, Harney County Clerk

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that *Bill and Lori Peila* ^{W&A} ~~Bill and Lori Peila~~ *William & Lori Peila* ^{tenants in common} ~~tenants in common~~

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto *Christopher A. Gregg & Danielle R. Gregg* hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in *Harney* County, State of Oregon, described as follows (legal description of property):

T 23 S., R 30 E., W.M. TL ~~2100~~ 2101
 LAND IN HARNEY COUNTY, OREGON, AS FOLLOWS:
 IN TOWNSHIP 23 S., RANGE 30 E., W.M.
 PARCEL 2 OF PARTITION PLAT AS DESCRIBED
 IN INSTRUMENT #2013-0468, RECORDED
 APRIL 9, 2013, HARNEY COUNTY PLAT RECORDS.

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ *love + affection* However, the actual consideration consists of or includes other property or value given or promised which part of the the whole (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on *April 6 2015*; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Bill Peila
Lori Peila

STATE OF OREGON, County of *Harney* ss.
 This instrument was acknowledged before me on *4-6-2015*
 by *Bill + Lori Peila*
 This instrument was acknowledged before me on *4-6-2015*
 by _____
 as _____
 of _____



Lillian E. Estep
 Notary Public for Oregon
 My commission expires *11-16-2018*



Property Profile

Prepared For:
Denise Montgomery
All Points Engineering & Surveying, Inc.

Property Address:
23S30E000002100 _Harney County OR
Property Parcel Number:
23S30E000002100

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AUG 11 2022

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Includes the following:

- Harney County Property and Tax Information
- Tax Maps
- Last Vesting Document

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Prepared by:
Lori Takayesu

Please email your customer service requests to prineville@amerititle.com

Serving Crook, Jefferson, Deschutes, Wheeler and Harney Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

June 30, 2022 10:46:18 am

Account # [REDACTED]
 Map # 23S30E000002100
 Code - Tax # [REDACTED]

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name GREGG, CHRISTOPHER ADAM & DANIELLE RENAE

Deed Reference # 2014-1275

Agent

Sales Date/Price 09-29-2014 / \$300,000.00

In Care Of

Appraiser

Mailing Address 29724 HIGHWAY 20 W
 HINES, OR 97738-9429

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AUG 11 2022

Prop Class	551	MA	SA	NH	Unit
RMV Class	551	02	00	304	8567-1

Situs Address(s)	Situs City
ID# UNKNOWN ADDRESS	HINES

OWRD

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
3040 Land	472,700			Land	0
Impr.	13,070			Impr.	0
Code Area Total	485,770	218,890	100,830		0
Grand Total	485,770	218,890	100,830		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		LUC
3040	2	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	160.44	3	006*	320,880
3040	3	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	100.00	4	006*	100,000
3040	4	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	58.91	5	006*	32,400
3040	6	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	1.00	HS	006*	1,420
3040	7	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	0.00	IW	006*	6,000
3040					SITE AMENTIES	100					12,000
Grand Total								320.35			472,700

Code Area	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
3040	9	303	GP SHED	100	187			1,130
3040	8	110	Residential Other Improvements	100	0			560
3040	7	110	Residential Other Improvements	100	0			1,850
3040	3	304	GP BUILDING	100	1,024			6,790
3040	6	390	MISCELL	100	0			2,740
Grand Total						1,211		13,070

RECEIVED

JUL 13 2022

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SUMMARY OF TAX ACCOUNT
HARNEY COUNTY TAX COLLECTOR
HARNEY COUNTY COURTHOUSE
BURNS, OREGON 97720
(541) 573-8365

30-Jun-2022

Tax Account #	██████████	Lender Name	240 - GREGG, CHRISTOPHER A & DANIELL
Account Status	A	Lender ID	000
Roll Type	Real	Property ID	██████████
Situs Address	UNKNOWN ADDRESS HINES OR 97738	Interest To	Jul 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,297.50	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,328.98	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,302.83	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,267.94	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,242.03	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,201.87	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,164.36	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,145.00	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,102.32	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,274.52	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,240.39	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,205.61	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,172.33	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,141.85	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,111.63	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,081.35	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$990.20	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$962.86	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$936.34	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$22,169.91	

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AUG 11 2022

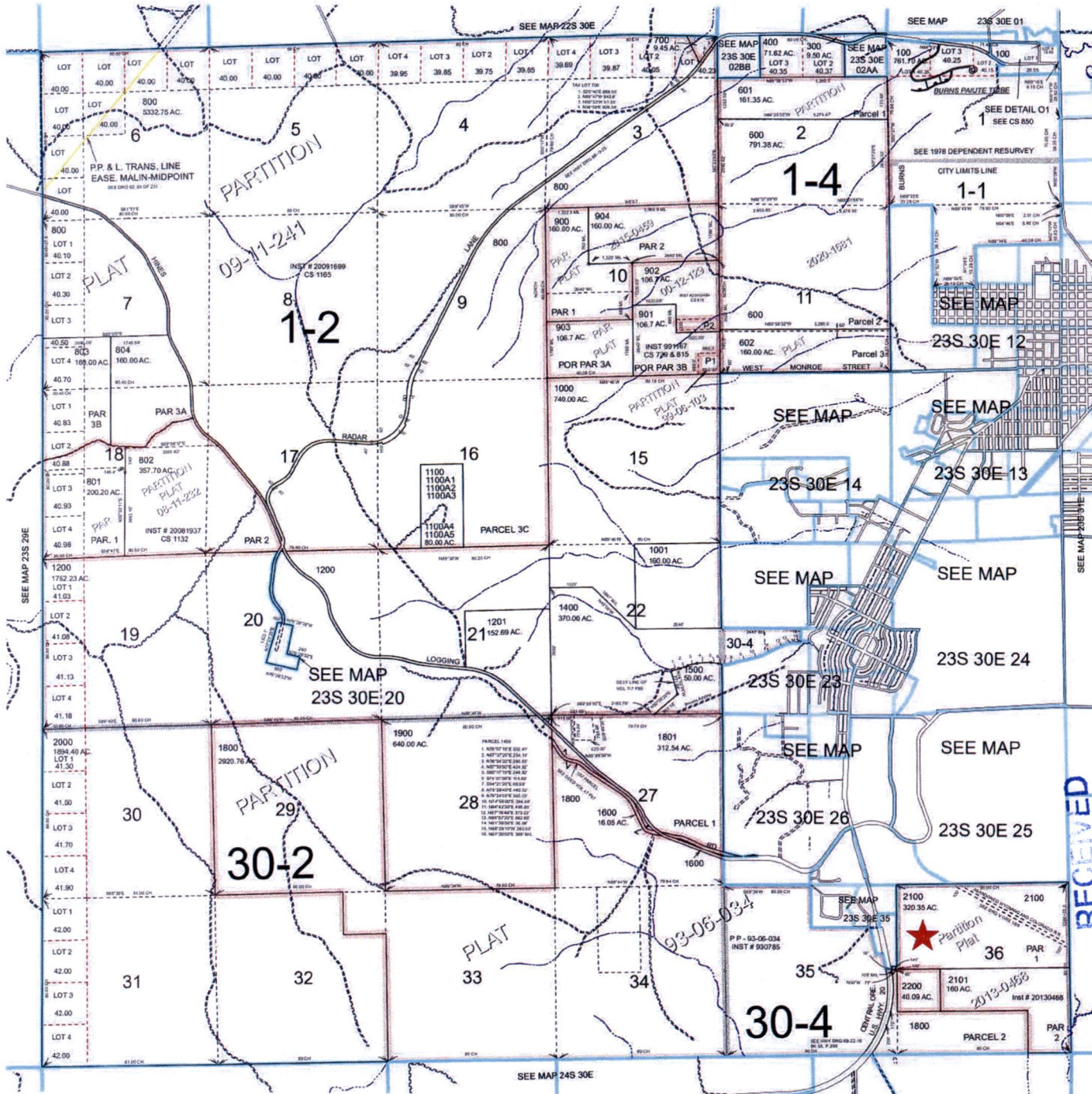
OWRD

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

T.23S. R.30E. W.M. HARNEY COUNTY

1" = 2000'

23S30E



- Cancelled Nos.
 200
 201
 202
 500 (2007)
 1201
 1202
 1300
 1601
 1602
 1700
 900A1 (2015)

N

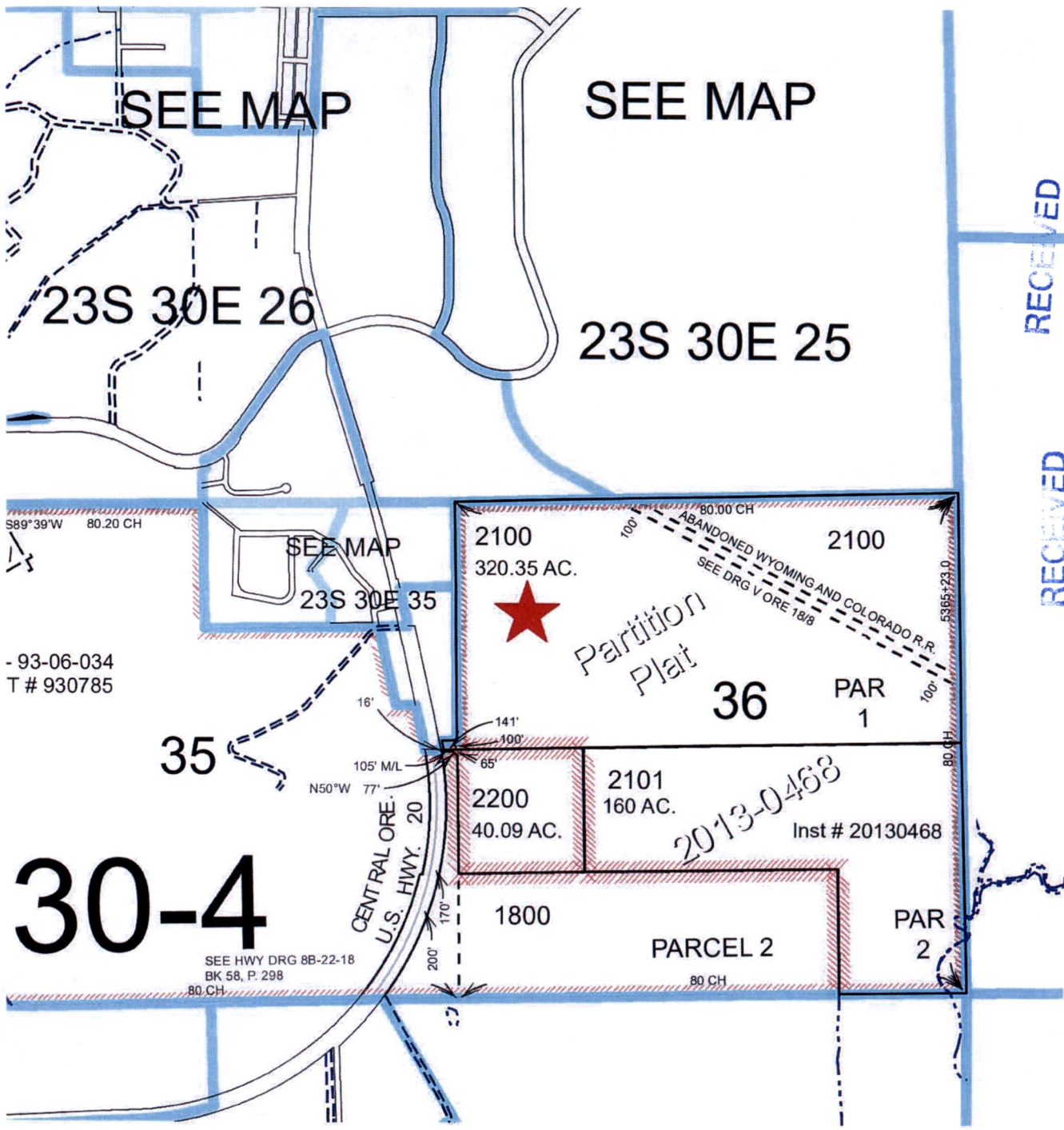
COMPLIMENTS OF AmeriTitle

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 OWARD



23S30E



RECEIVED

AUG 11 2022

OWARD

RECEIVED

JUL 13 2022

OWARD



COMPLIMENTS OF
AmeriTitle

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.



PRINTED ON
4/19/2021

23S30E

□

2100
65

HARNEY COUNTY, OR 2014-1275
DEEDWD
Total: \$51.00 09/29/2014 04:26 PM



0008848201400012750030034
I, Derrin Robinson, County Clerk for Harney County, Oregon certify that the instrument identified herein was recorded in the Clerk records.
Derrin Robinson
Derrin E. Robinson, Harney County Clerk

RE-RECORDING COVER SHEET ORS 205.244
Any errors in this cover sheet **DO NOT** affect the transactions(s) contained in the instrument itself.

AFTER RECORDING RETURN TO: ORS 205.234(1)(c)
Name Amerititle
Address: 111 W. Washington
City/State/Zip Burns Or. 97720

RE-RECORDED TO CORRECT Legal Description _____

AT THE REQUEST OF Amerititle

PREVIOUSLY RECORDED AS MICROFILM # 20140039

OR BOOK # _____ PAGE # _____

The undersigned hereby certifies the above information to be true and correct.

Stan Falley
SIGNATURE

Stan Falley
PRINTED NAME & TITLE

SEND TAX STATEMENTS TO: ORS 205.234(1)(e)
Christopher Gregg
71841 West Loop Rd.
Burns Or. 97720

DOCUMENT TITLE: Statutory Warranty Deed ORS 205.234(1)(a)

NAME(S) AND ADDRESS(ES) of DIRECT party(s): ORS 205.234(1)(b)
(i.e. DEEDS: Seller/Grantor - MORTGAGES: Beneficiary/Lender - LIENS: Creditor/Plaintiff)

- 1. William S. Peila
- 2. Lori Peila

NAME(S) AND ADDRESS(ES) of INDIRECT party(s): ORS 205.234(1)(b)
(i.e. DEEDS: Buyer/Grantee - MORTGAGES: Grantor - LIENS: Debtor/Defendant)

- 1. Christopher Adam Gregg
- 2. Danielle Ranae Gregg

LIEN DOCUMENTS: Amount of lien \$ _____ ORS 205.234(1)(f)

ALL DOCUMENTS REQUIRING A REFERENCE NUMBER: ORS 205.160(6)(7)(j)

Original recording information: Book _____ Page _____ Instrument #20140039

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THIS :

HARNEY COUNTY, OREGON



After recording return to:
Christopher Adam Gregg
71841 W Loop Road
Burns, OR 97720

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

Christopher Adam Gregg
71841 W Loop Road
Burns, OR 97720

Escrow No. CT91972HC
Title No. 0020934
SWD r.020212

HARNEY COUNTY, OR 2014-0039
DEEDWD
Total: \$46.00 01/14/2014 02:15 PM



00007319201400000390020020

I, Derrin Robinson, County Clerk for Harney County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Derrin Robinson

Derrin E. Robinson, Harney County Clerk



STATUTORY WARRANTY DEED

William S. Peila and Lori Peila, also known as Lori K. Peila,

Grantor(s), hereby convey and warrant to

Christopher Adam Gregg and Danielle Renae Gregg, husband and wife, as tenants by the entirety,

Grantee(s), the following described real property in the County of Harney and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land located in Sec. 35 and 36, Twp. 23 S., R. 30 E., W.M., Harney County, Oregon, more particularly described as follows:

Parcel No. 1 of Partition Plat No. 20130468, recorded April 19, 2013, Instrument No. 20130468, Harney County Records.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:
Act #41068 Code 30-04 TM 2330 TL 2100

The true and actual consideration for this conveyance is \$300,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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State of Oregon }
County of Harney } ss

I, Derrin E. Robinson, Harney County Clerk, Certify this to be a True and Correct Copy of the Original Document on file and in my custody, consisting of 2 pages.

Dated: 8/11/2022

By: *[Signature]*

Deputy

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

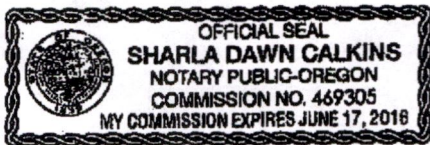
Dated this 13 day of Jan 2014.

William S. Peila
William S. Peila

Lori K. Peila
Lori K. Peila

State of Oregon
County of Harney

This instrument was acknowledged before me on January 13, 2014 by William S. Peila and Lori K. Peila.



Sharla Dawn Calkins
(Notary Public for Oregon)

My commission expires June 17, 2016

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Property Profile

Prepared For:
Denise Montgomery
All Points Engineering & Surveying, Inc.

Property Address:
29724 Highway 20 W, Hines, OR 97738
Property Parcel Number:
23S30E000002101

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Includes the following:

- Harney County Property and Tax Information
- Tax Maps
- Last Vesting Document

Prepared by:
Lori Takayesu

Please email your customer service requests to prineville@amerititle.com

Serving Crook, Jefferson, Deschutes, Wheeler and Harney Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

June 30, 2022 10:51:35 am

Account # [REDACTED]
 Map # 23S30E000002101
 Code - Tax # [REDACTED]

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name GREGG, CHRISTOPHER A & DANIELLE R

Deed Reference # 2015-360

Agent

Sales Date/Price 04-06-2015 / \$0.00

In Care Of

Appraiser

CANDACE HATLEY

Mailing Address 29724 HIGHWAY 20 W
 HINES, OR 97738-9429

Prop Class 559 MA SA NH Unit
 RMV Class 559 02 00 304 76716-1

Situs Address(s)	Situs City
ID# 29724 HIGHWAY 20 W	HINES

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
3040 Land	148,450			Land	0
Impr.	105,920			Impr.	0
Code Area Total	254,370	103,000	57,514		0
Grand Total	254,370	103,000	57,514		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		LUC
3040	2	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	42.56	3	006*	85,120
3040	3	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	2.00	4	006*	2,000
3040	4	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	42.10	5	006*	23,160
3040	5	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	72.34	6	006*	25,320
3040	1	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	1.00	HS	006*	850
3040					SITE AMENTIES	100					12,000
Grand Total								160.00			148,450

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
3040	6		361	LIVESTOCK SHED	100		120		500	
3040	5		110	Residential Other Improvements	100		0		1,950	
3040	2		303	GP SHED	100		210		4,890	
3040	4		110	Residential Other Improvements	100		0		12,190	
3040	1	1994	463	MS Triple wide	100		2,270	E - 76938	86,390	
Grand Total							2,600		105,920	

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JUL 13 2022

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SUMMARY OF TAX ACCOUNT
HARNEY COUNTY TAX COLLECTOR
HARNEY COUNTY COURTHOUSE
BURNS, OREGON 97720
(541) 573-8365

30-Jun-2022

Tax Account #	██████████	Lender Name	240 - GREGG, CHRISTOPHER A & DANIELL
Account Status	A	Lender ID	000
Roll Type	Real	Property ID	██████████
Situs Address	29724 HIGHWAY 20 W HINES OR 97738		
		Interest To	Jul 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$730.75	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$586.85	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$571.76	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$555.74	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$543.78	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$525.57	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$208.70	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$201.93	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$195.95	Nov 15, 2013
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$4,121.03	

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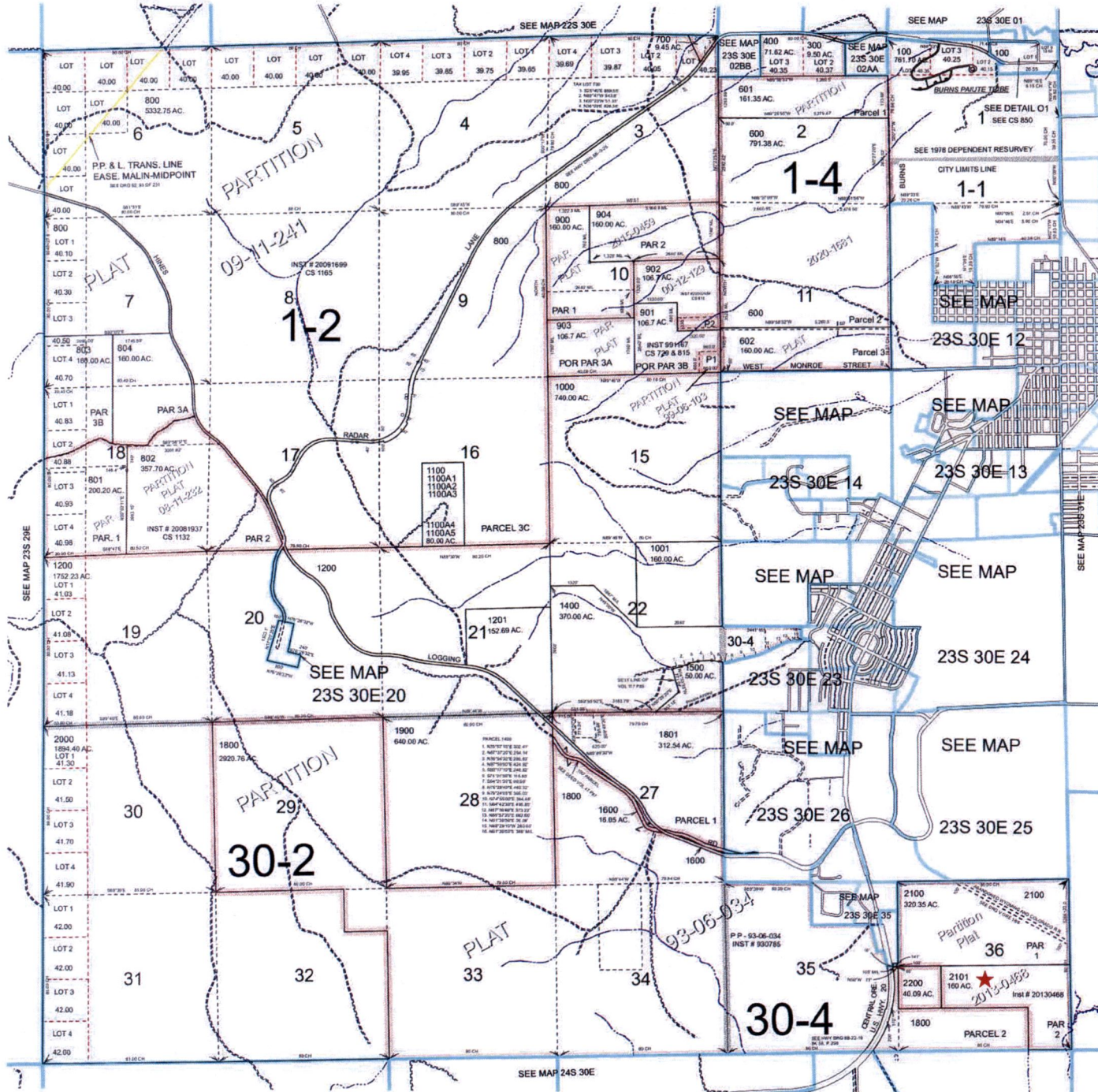
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

T.23S. R.30E. W.M.
HARNEY COUNTY

1" = 2000'

23S30E



- Cancelled Nos.
- 200
- 201
- 202
- 500 (2007)
- 1201
- 1202
- 1300
- 1601
- 1602
- 1700
- 900A1 (2015)



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This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

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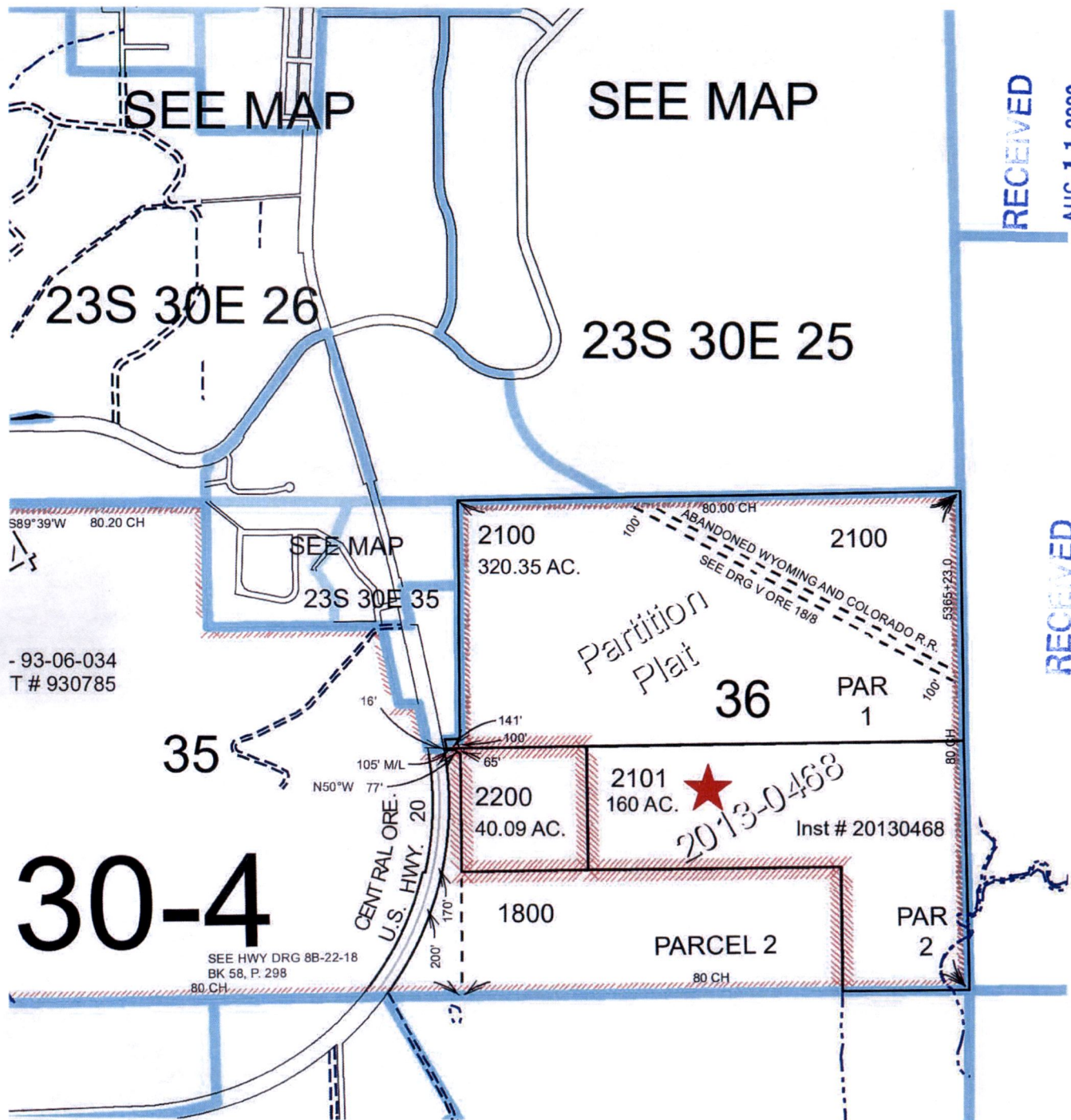
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4/19/2021

23S30E



SEE MAP

SEE MAP

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COMPLIMENTS OF
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This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

23S 30E 26

23S 30E 25

589°39'W 80.20 CH

SEE MAP

23S 30E 35

- 93-06-034
T # 930785

Partition
Plat

36

PAR
1

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35

105' M/L

N50°W 77'

CENTRAL ORE.
U.S. HWY. 20

170'

200'

170'

200'

200'

200'

200'

200'

200'

200'

200'

200'

2100
320.35 AC.

2100

141'

100'

65'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

2200
40.09 AC.

2101
160 AC.

Inst # 20130468

2013-0468

1800

PARCEL 2

PAR
2

30-4

SEE HWY DRG 8B-22-18
BK 58, P. 298
80 CH.



PRINTED ON
4/19/2021

23S30E

BLS NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Bill and Lori Peila
 PO Box 723
 Hines OR 97738
Grantor's Name and Address

Chris and Dani Gregg
 29724 Hiway 20 W.
 Hines OR 97738
Grantee's Name and Address

After recording, return to (Name and Address):
 Chris and Dani Gregg
 29724 Hiway 20 W.
 Hines OR 97738

Until requested otherwise, send all tax statements to (Name and Address):
 Chris and Dani Gregg
 29724 Hiway 20 W.
 Hines OR 97738

HARNEY COUNTY, OR 2015-0360
 DEEDBSD
 Total: \$41.00 04/06/2015 02:06 PM



Derrin Robinson, County Clerk for Harney County, Oregon certifies that the instrument identified herein was recorded in the County Clerk's records.
 Derrin E. Robinson, Harney County Clerk



BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ~~Bill and Lori Peila~~ ^{William & Lori Peila} tenants in common hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ~~Christopher A. Gregg & Danielle R. Gregg~~ ^{Christopher A. Gregg & Danielle R. Gregg} hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Harney County, State of Oregon, described as follows (legal description of property):

T 23 S., R 30 E., W.M. TL ~~2100~~ 2101
 LAND IN HARNEY COUNTY, OREGON, AS FOLLOWS:
 IN TOWNSHIP 23 S., RANGE 30 E., W.M.
 PARCEL 2 OF PARTITION PLAT AS DESCRIBED
 IN INSTRUMENT #2013-0468, RECORDED
 APRIL 9, 2013, HARNEY COUNTY PLAT RECORDS.

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 JUL 13 2022
 OWRD

RECEIVED
 AUG 11 2022
 OWRD

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ love + affection However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on April 6 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Bill Peila
Lori Peila

STATE OF OREGON, County of Harney
 This instrument was acknowledged before me on 4-6-2015 ss. 2015
 by Bill + Lori Peila
 This instrument was acknowledged before me on 4-6-2015
 by _____
 as _____
 of _____



Lillian E. Estep
 Notary Public for Oregon
 My commission expires 11-16-2018



Property Profile

Prepared For:
Denise Montgomery
All Points Engineering & Surveying, Inc.

Property Address:
29724 Highway 20 W, Hines, OR 97738
Property Parcel Number:
23S30E000002101

Includes the following:

- Harney County Property and Tax Information
- Tax Maps
- Last Vesting Document

Prepared by:
Lori Takayesu

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The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

June 30, 2022 10:51:35 am

Account # XXXXXXXXXX
 Map # 23S30E000002101
 Code - Tax # XXXXXXXXXX

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name GREGG, CHRISTOPHER A & DANIELLE R

Deed Reference # 2015-360

Agent

Sales Date/Price 04-06-2015 / \$0.00

In Care Of

Appraiser CANDACE HATLEY

Mailing Address 29724 HIGHWAY 20 W
 HINES, OR 97738-9429

Prop Class 559 MA SA NH Unit
 RMV Class 559 02 00 304 76716-1

Situs Address(s)	Situs City
ID# 29724 HIGHWAY 20 W	HINES

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
3040 Land	148,450			Land	0
Impr.	105,920			Impr.	0
Code Area Total	254,370	103,000	57,514		0
Grand Total	254,370	103,000	57,514		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
3040	2		<input type="checkbox"/>	EFRU-2	Farm Use Zoned	100	A	42.56	3	006*	85,120
3040	3		<input type="checkbox"/>	EFRU-2	Farm Use Zoned	100	A	2.00	4	006*	2,000
3040	4		<input type="checkbox"/>	EFRU-2	Farm Use Zoned	100	A	42.10	5	006*	23,160
3040	5		<input type="checkbox"/>	EFRU-2	Farm Use Zoned	100	A	72.34	6	006*	25,320
3040	1		<input type="checkbox"/>	EFRU-2	Farm Use Zoned	100	A	1.00	HS	006*	850
3040					SITE AMENTIES	100					12,000
Grand Total								160.00			148,450

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%				
3040	6		361	LIVESTOCK SHED	100		120		500
3040	5		110	Residential Other Improvements	100		0		1,950
3040	2		303	GP SHED	100		210		4,890
3040	4		110	Residential Other Improvements	100		0		12,190
3040	1	1994	463	MS Triple wide	100		2,270	E - 76938	86,390
Grand Total							2,600		105,920

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SUMMARY OF TAX ACCOUNT
HARNEY COUNTY TAX COLLECTOR
HARNEY COUNTY COURTHOUSE
BURNS, OREGON 97720
(541) 573-8365

30-Jun-2022

Tax Account #	██████████	Lender Name	240 - GREGG, CHRISTOPHER A & DANIELL
Account Status	A	Lender ID	000
Roll Type	Real	Property ID	██████████
Situs Address	29724 HIGHWAY 20 W HINES OR 97738		
		Interest To	Jul 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$730.75	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$586.85	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$571.76	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$555.74	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$543.78	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$525.57	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$208.70	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$201.93	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$195.95	Nov 15, 2013
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$4,121.03	

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AUG 11 2022

JUL 13 2022

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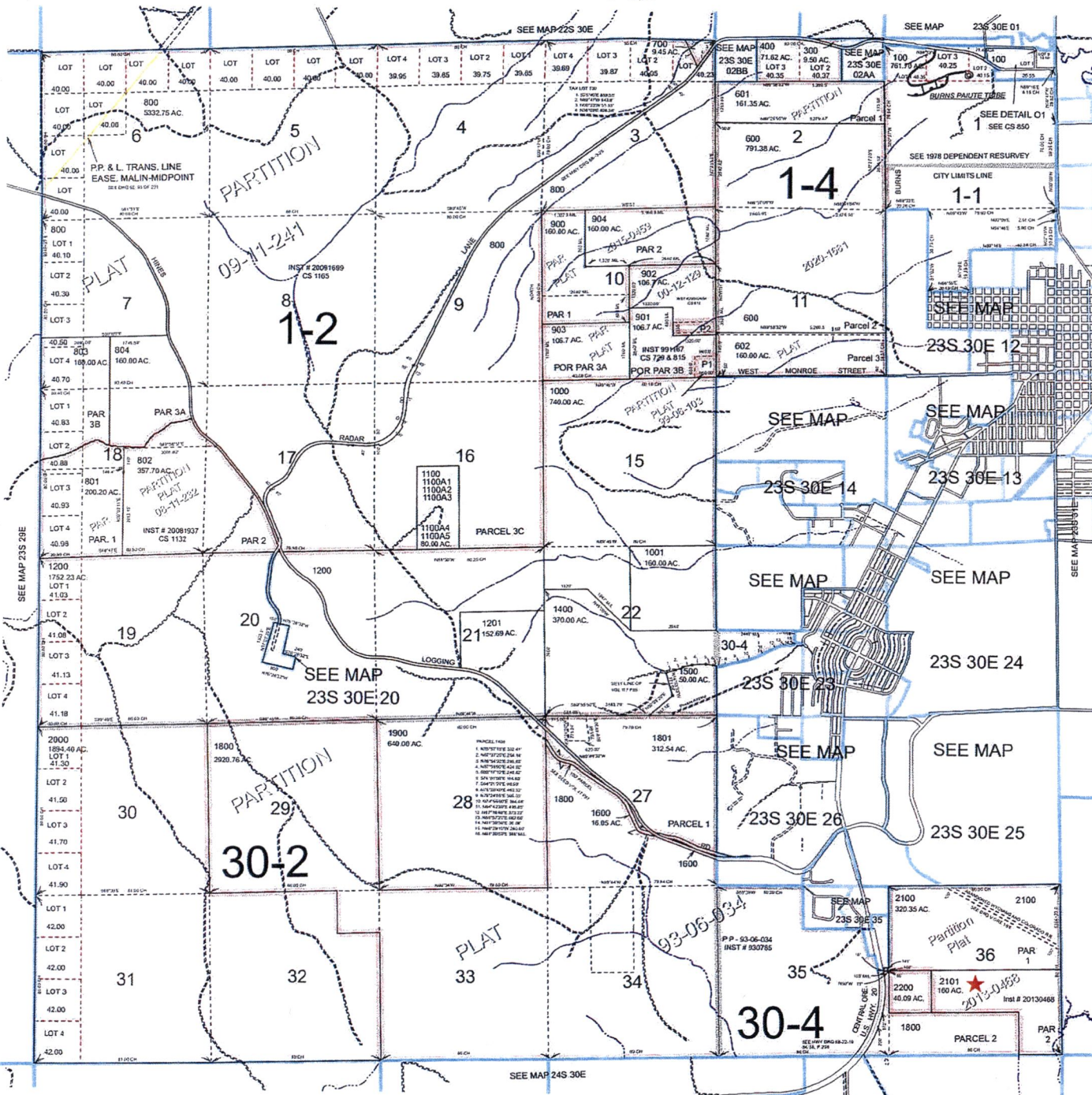
OWRD

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

T.23S. R.30E. W.M.
HARNEY COUNTY

1" = 2000'

23S30E



- Cancelled Nos.
- 200
- 201
- 202
- 500 (2007)
- 1201
- 1202
- 1300
- 1601
- 1602
- 1700
- 900A1 (2015)


COMPLIMENTS OF
AmeriTitle

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JUL 13 2022

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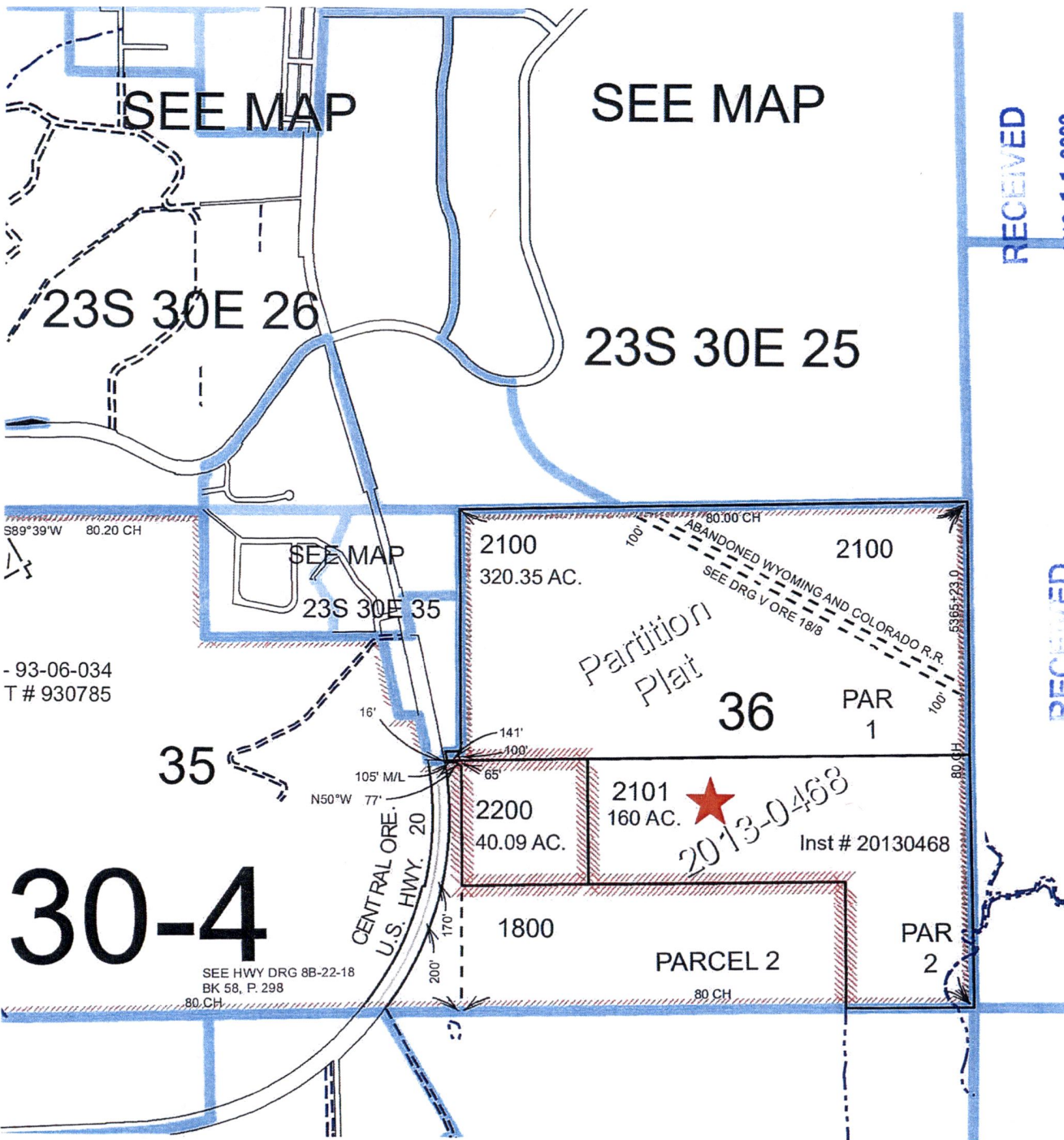
AUG 11 2022

OWARD



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4/19/2021

23S30E

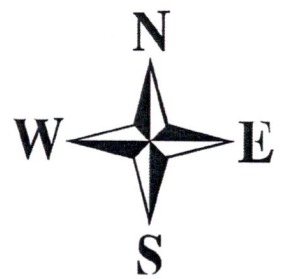


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AUG 1 1 2022
OVRTD

RECEIVED
JUL 1 3 2022
OVRTD

↑
**COMPLIMENTS OF
AmeriTitle**

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.



PRINTED ON
4/19/2021

23S30E

- 93-06-034
T # 930785

30-4
SEE HWY DRG 8B-22-18
BK 58, P. 298
80 CH

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Bill and Lori Peila
 PO Box 723
 Hines OR 97738
Grantor's Name and Address

Chris and Dani Gregg
 29724 Hiway 20 W.
 Hines OR 97738
Grantee's Name and Address

After recording, return to (Name and Address):
 Chris and Dani Gregg
 29724 Hiway 20 W.
 Hines OR 97738

Until requested otherwise, send all tax statements to (Name and Address):
 Chris and Dani Gregg
 29724 Hiway 20 W.
 Hines OR 97738

HARNEY COUNTY, OR 2015-0360
 DEEDBSD
 Total: \$41.00 04/06/2015 02:06 PM



I, Derrin Robinson, County Clerk for Harney County, Oregon certify that the instrument identified herein was recorded in the Co. Clerk's records.

Derrin E. Robinson, Harney County Clerk

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ~~Bill and Lori Peila~~ ^{William S. & Erik Peila} tenants in common

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ~~Christopher A. Gregg & Danielle R. Gregg~~ ^{Christopher A. Gregg & Danielle R. Gregg} hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Harney County, State of Oregon, described as follows (legal description of property):

T 23 S., R 30 E., W.M. TL ~~2100~~ 2101
 LAND IN HARNEY COUNTY, OREGON, AS FOLLOWS:
 IN TOWNSHIP 23 S., RANGE 30 E., W.M.
 PARCEL 2 OF PARTITION PLAT AS DESCRIBED
 IN INSTRUMENT #2013-0468, RECORDED
 APRIL 9, 2013, HARNEY COUNTY PLAT RECORDS.

RECEIVED

AUG 11 2022

RECEIVED

JUL 13 2022

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ love + affection. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

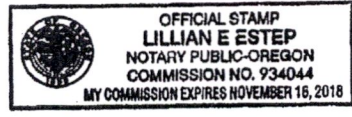
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on April 6 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Bill Peila
Lori Peila

STATE OF OREGON, County of Harney ss.
 This instrument was acknowledged before me on 4-6-2015
 by Bill + Lori Peila
 This instrument was acknowledged before me on 4-6-2015
 by _____
 as _____
 of _____



Lillian E. Estep
 Notary Public for Oregon
 My commission expires 11-16-2018



Property Profile

Prepared For:
Denise Montgomery
All Points Engineering & Surveying, Inc.

Property Address:
320 Snow Mountain Avenue, Hines, OR 97738
Property Parcel Number:
23S30E260000105

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Includes the following:

- Harney County Property and Tax Information
- Tax Maps
- Last Vesting Document

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Prepared by:
Lori Takayesu

Please email your customer service requests to prineville@amerititle.com

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The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

June 30, 2022 10:01:54 am

Account # [REDACTED]
 Map # 23S30E260000105
 Code - Tax # [REDACTED]

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name RATTLESNAKE CREEK LAND & CATTLE COMPANY.

Deed Reference # 2011-215

Agent

Sales Date/Price 02-24-2011 / \$375,000.00

In Care Of

Appraiser CHARLES DICKINSON

Mailing Address 524 HIGHWAY 20 N
 HINES, OR 97738-9403

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AUG 11 2022

Prop Class 301 MA SA NH Unit
 RMV Class 301 01 00 301 10519-1

OWRD

Situs Address(s)	Situs City
ID# 320 SNOW MOUNTAIN AVE	HINES

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
3010 Land	93,850			Land	0
Impr.	0			Impr.	0
Code Area Total	93,850	113,360	93,850		0
Grand Total	93,850	113,360	93,850		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
3010	1		<input type="checkbox"/>	I	Commercial Site	100	A	9.77	CS	008	81,850
3010					OSD - AVERAGE	100					12,000
Grand Total								9.77			93,850

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
Grand Total									0	0

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SUMMARY OF TAX ACCOUNT

HARNEY COUNTY TAX COLLECTOR

HARNEY COUNTY COURTHOUSE

BURNS, OREGON 97720

(541) 573-8365

30-Jun-2022

Tax Account #	[REDACTED]	Lender Name	660 - RATTLESNAKE CREEK LAND & CAT
Account Status	A	Lender ID	
Roll Type	Real	Property ID	[REDACTED]
Situs Address	320 SNOW MOUNTAIN AVE HINES OR 97738	Interest To	Jul 15, 2022

Tax Summary

Tax Year	Tax Type	Total Duc	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,452.16	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,454.56	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,799.54	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,799.00	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,803.38	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,761.44	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,715.95	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,661.75	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,612.70	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,577.39	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,532.86	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,576.05	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,444.95	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,404.80	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,090.92	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,091.35	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,037.40	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,037.40	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,037.40	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$27,891.00	

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HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

June 30, 2022 10:10:14 am

Account # [REDACTED]
 Map # 23S30E260000105A1
 Code - Tax # [REDACTED]

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

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Legal Descr See Record
 Mailing Name RATTLESNAKE CREEK LAND & CATTLE COMPANY,
 Agent
 In Care Of
 Mailing Address 524 HIGHWAY 20 N
 HINES, OR 97738-9403

Deed Reference # 2011-215
 Sales Date/Price 02-24-2011 / \$375,000.00
 Appraiser CHARLES DICKINSON

OWRD

Prop Class 301 MA SA NH Unit
 RMV Class 301 01 00 301 10211-1

Situs Address(s) Situs City

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
3010 Land	0			Land	0
Impr.	516,080			Impr.	0
Code Area Total	516,080	6,875,247	516,080		0
Grand Total	516,080	6,875,247	516,080		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	LUC	Trended RMV
						TD%	LS				
Grand Total								0.00			0

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%				
3010	2		910	MISC OTHER COMMERCIAL IMPROVEMENTS	100		10		132,900
3010	1	1974	600	Industrial Other Improvements	100		171,020		383,180
Grand Total							171,030		516,080

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SUMMARY OF TAX ACCOUNT
HARNEY COUNTY TAX COLLECTOR
HARNEY COUNTY COURTHOUSE
BURNS, OREGON 97720
(541) 573-8365

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AUG 11 2022
OWRD

30-Jun-2022

RATTLESNAKE CREEK LAND & CATTLE COMPANY,
524 HIGHWAY 20 N
HINES OR 97738-9403

Tax Account #	██████████	Lender Name	660 - RATTLESNAKE CREEK LAND & CAT
Account Status	A	Lender ID	
Roll Type	Real	Property ID	██████████
Situs Address		Interest To	Jul 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,985.41	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,998.62	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,926.37	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,928.46	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,947.29	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,935.47	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,945.54	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,936.90	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,930.68	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,895.87	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,957.73	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45,100.57	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54,403.80	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$71,163.83	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72,425.55	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$70,300.67	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63,759.92	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63,492.77	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69,483.32	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$552,518.77	

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HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

June 30, 2022 10:11:04 am

Account # **92303**
 Map # 23S30E260000105A2
 Code - Tax #

Tax Status NONASSESSABLE
 Acct Status ****CANCELLED****
 Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name MONACO COACH CORPORATION

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of C/O EVANS, JENNY

Appraiser

Mailing Address 91320 COBURG INDUSTRIAL WAY
 EUGENE, OR 97408

Prop Class 998 MA SA NH Unit
 RMV Class 998 01 00 301 10358-0

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Situs Address(s)	Situs City
ID# 12860 SNOW MT AVE	HINES

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
Grand Total	0	0	0	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV
						TD%	LS	Size		
Grand Total						0.00			0	

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
Grand Total								0	0	

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

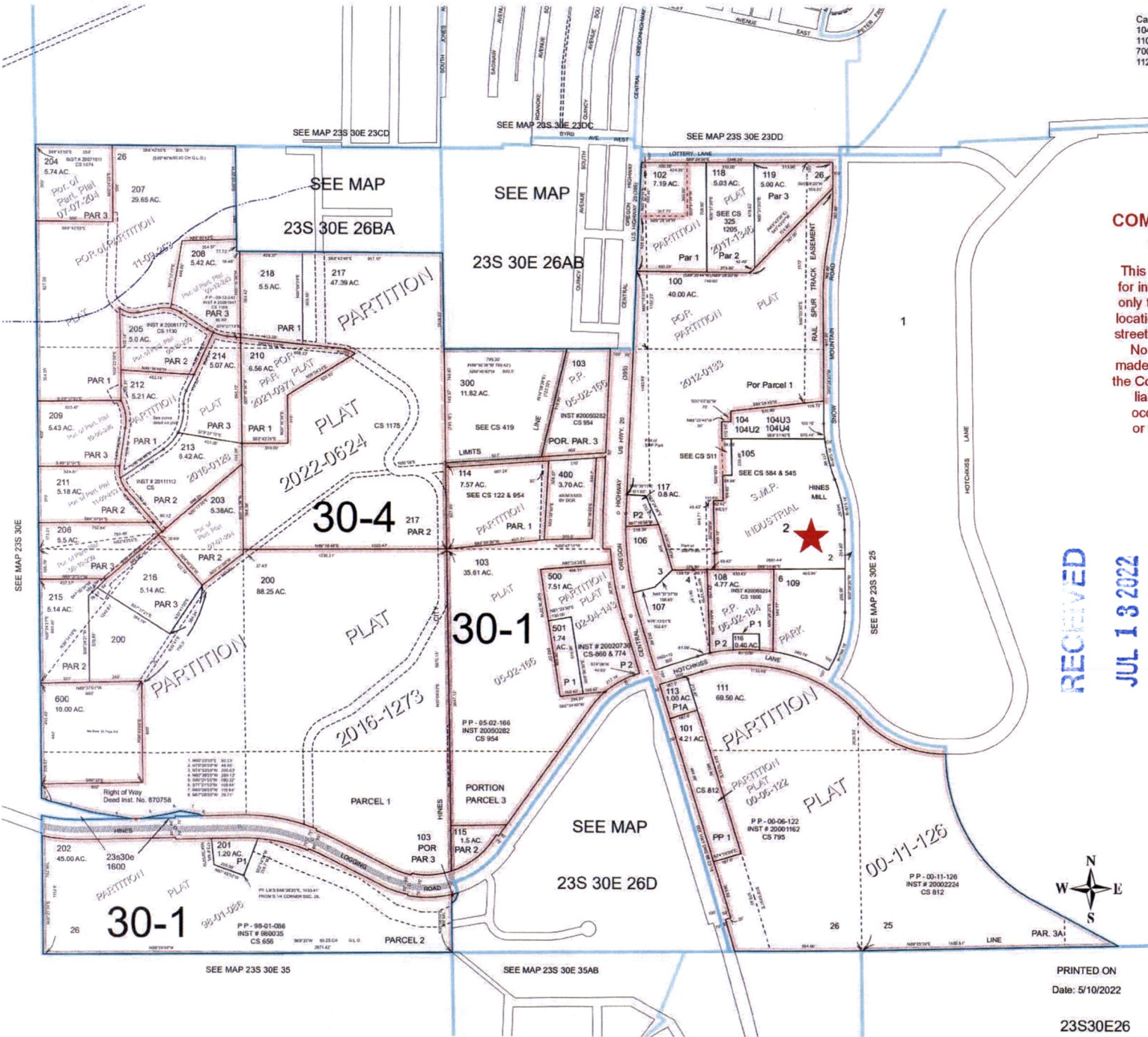
SECTION 26 T.23S. R.30E. W.M.

HARNEY COUNTY

1" = 400'

23S30E26

Cancelled Nos.
104U1
110
700
112



N
COMPLIMENTS OF
AmeriTitle

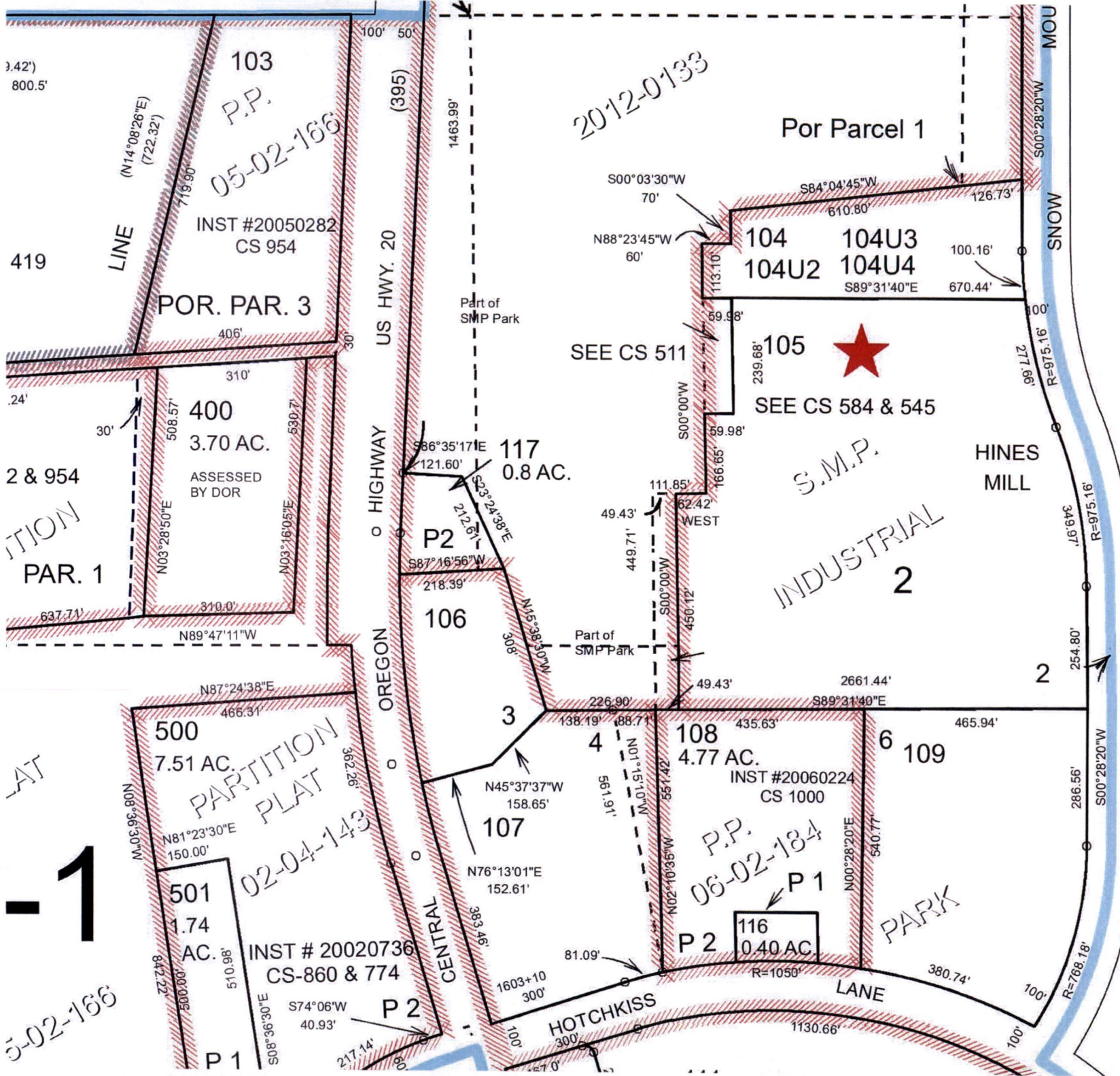
This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

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PRINTED ON
Date: 5/10/2022

23S30E26




COMPLIMENTS OF
AmeriTitle

This sketch is furnished
 for information purposes
 only to assist in property
 location with reference to
 streets and other parcels.
 No representation is
 made as to accuracy and
 the Company assumes no
 liability for any loss
 occurring by reason
 or reliance thereon.

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SEE MAP 23S 30E 25

- 1

5-02-166

134 / U5H
105 / U5H
2-1

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Requested by and Return to:
Jeffrey A. Trautman
960 Liberty ST SE, Suite 110
Salem, OR 97302

Send Tax Statements to:
Rattlesnake Creek Land & Cattle
Company, LLC
524 N. HWY 20
Hines, OR 97738

True and actual consideration
\$375,000.00.

QUITCLAIM DEED

George L. Miller, the duly appointed Chapter 7 Trustee For the Estate of MCC Corporation (F/K/A Monaco Coach Corporation) Bankruptcy Case No. 09-10750 (KJC), Grantor, releases and quitclaims to Rattlesnake Creek Land & Cattle Company, LLC, an Oregon limited liability company, Grantee, all of the Grantor's right, title and interest in and to the following described real property:

See Exhibit A, attached hereto and incorporated herein by this reference.

ORS 93.040 requires that the following statements be included in the body of an instrument transferring or contracting to transfer fee title to real property: 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, 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. The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

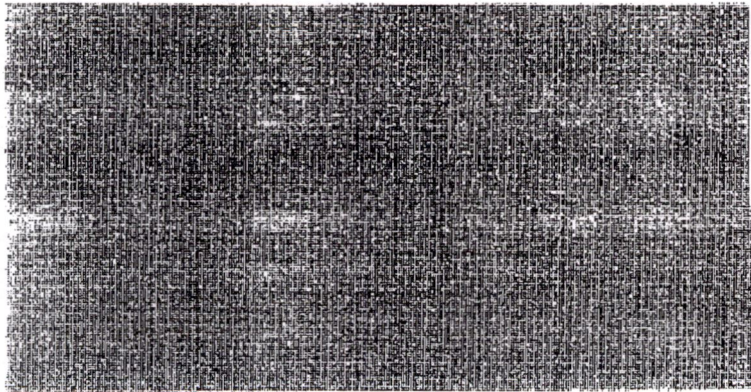
Quitclaim Deed
Page 1 of 3

HARNEY COUNTY, OR **2011-0215**
DEED QCD
Cnt=1 Pgs=28 **02/24/2011 10:42 AM**
Total: \$171.00

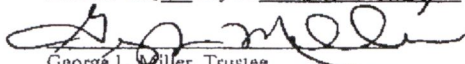


I, Maria Iturriaga, County Clerk for Harney County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Maria Iturriaga, CCC, Harney County Clerk



DATED this 22nd day of February, 2011.

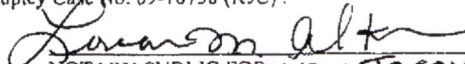

George L. Miller, Trustee

Harney County Recording No.

2011 02 15

STATE OF New Jersey)
County of Gloucester) ss.

This instrument was acknowledged before me on February 22, 2011, by George L. Miller, the duly appointed Chapter 7 Trustee For the Estate of MCC Corporation (F/K/A Monaco Coach Corporation) Bankruptcy Case No. 09-10750 (KJC).


NOTARY PUBLIC FOR: New Jersey
My Commission Expires: 3/14/2011

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AUG 11 2022

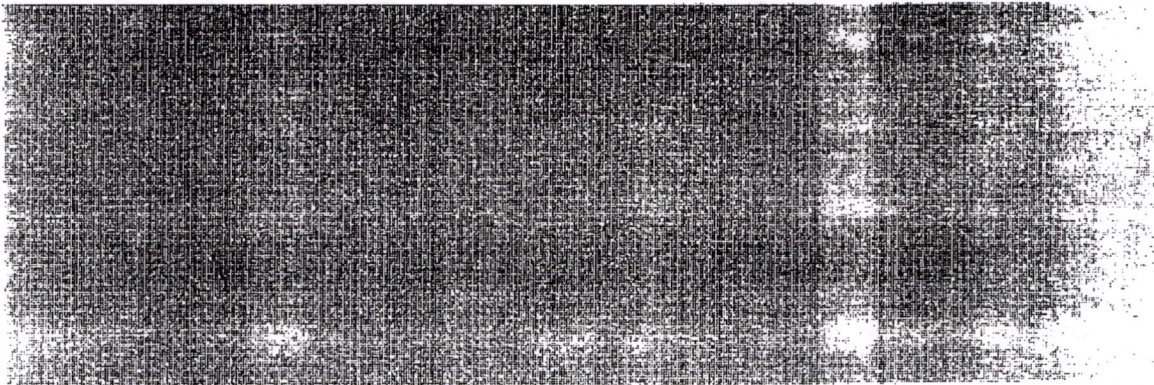
OWRD

LOUANN M. ALTBALM
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 3/14/2011

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EXHIBITA
Legal Description

2011 0215

Land in SNOW MOUNTAIN PINE INDUSTRIAL PARK SUBDIVISION, a subdivision situated in the W½ of Sec. 25, E¼ of Sec. 26, and the NE¼NE¼ of Sec. 35, Twp. 23 S., R. 30 E., W.M., Harney County, Oregon, according to the official plat thereof as follows:

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AUG 11 2022

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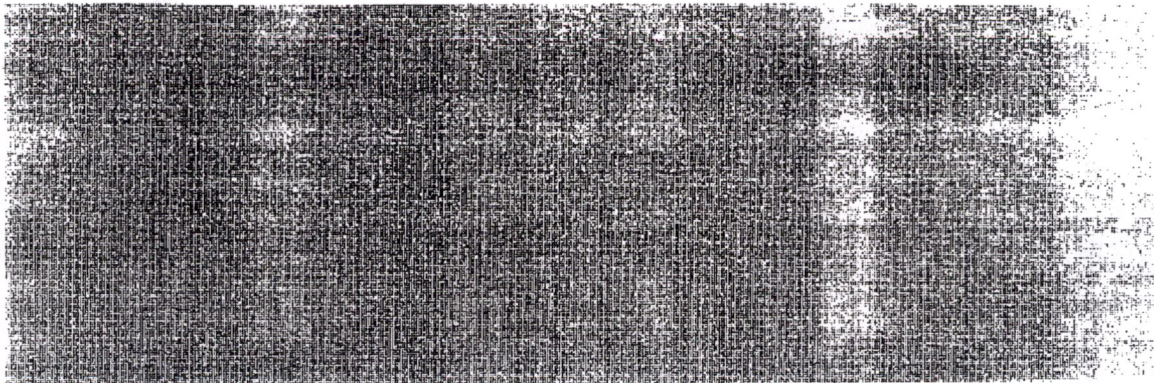
In Block 2: Lots 1 and 2, SAVE & EXCEPT the following two parcels described as follows:

Beginning at the Southwest corner of said Lot 2; thence N. 00°00'00" E. along the boundary of said Lot 2, 449.71 feet; thence 90°00'00" East along the boundary of said Lot 2, 49.43 feet; thence S. 00°00'00" W. 450.12 feet to the said boundary of Lot 2; thence N. 89°31'40" W. along the said boundary of Lot 2, 49.43 feet to the point of beginning. ALSO SAVE & EXCEPT beginning at the Northwest corner of said Lot 2; thence S. 89°31'40" E. along the boundary of said Lot 2, 59.98 feet; thence S. 00°00'00" E. 239.68 feet; thence N. 90°00'00" W. 59.98 feet to the boundary of said Lot 2; thence N. 00°00'00" W. along the boundary of said Lot 2, 240.17 feet to the point of beginning.

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JUL 18 2022

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IN THE UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE

----- X
 In re: : Chapter 7
 :
 MCC CORPORATION (f/k/a MONACO : Case No. 09-10750 (KJC)
 COACH CORPORATION) et al. :
 : Jointly Administered
 Debtors.¹ :
 : Related Doc. No. 756, 783
 ----- X

ATTEST:
 A TRUE COPY:
 DAVID D. BIRD, CLERK
 U.S. BANKRUPTCY COURT
 BY: *[Signature]*
 Deputy Clerk 2/17/11

ORDER GRANTING TRUSTEE'S MOTION FOR ORDER APPROVING SALE OF CERTAIN REAL PROPERTY LOCATED IN HINES, OREGON FREE AND CLEAR OF ALL LIENS, CLAIMS, RIGHTS, AND ENCUMBRANCES

Upon consideration of the Motion of George L. Miller, the duly appointed Chapter 7 trustee (the "Trustee") for the estates of MCC Corporation (f/k/a Monaco Coach Corporation) (the "Debtor") and its affiliated debtors, pursuant to sections 105(a) and 363 of title 11 of the United States Code (the "Bankruptcy Code") and Rules 2002 and 6004 of the Federal Rules of Bankruptcy Procedure, for entry of an Order authorizing and approving the sale of the Debtor's right, title, and interest in and to certain real property located in Hines, Oregon described in Exhibit "A" hereto (the "Property")² to Rattlesnake Creek Land & Cattle Company LLC (the

¹ The "Debtors" in these cases, along with the last four digits of each Debtors' federal tax identification number, if applicable, are: Monaco Coach Corporation (0244); Signature Motorcoach Resorts, Inc. (8980); Naples Motorcoach Resort, Inc. (1411); Port of the Isles Motorcoach Resort, Inc. (8524); Outdoor Resorts of Las Vegas, Inc. (8478); Outdoor Resorts Motorcoach Country Club, Inc. (1141); Signature Resorts of Michigan, Inc. (4020); La Quinta Motorcoach Resorts, Inc. (9661); R-Vision Holdings L.L.C. (2820); R-Vision, Inc. (3151); R-Vision Motorized, LLC (1985); Bison Manufacturing, LLC (0778) and Roadmaster LLC (5174).

² The Property was incorrectly described in the Motion as 12680 Snow Mountain Road, Hines, Harney County, Oregon due to an inadvertent transposition of numbers in the street address and the correct address of the Property being 12860 Snow Mountain Road, Hines, Harney County, Oregon.

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AUG 11 2022

Harney County Recording

2011 0215

OWRD

“Purchaser”) (the “Motion”)³; and the Court having reviewed the objections, if any, to the Motion; and sufficient notice having been given; and upon due deliberation, the Court finds the following:

A. The Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2). Venue is proper pursuant to 28 U.S.C. §§ 1408 and 1409.

B. The Trustee has articulated reasonable business judgment and has demonstrated good faith for a sale of the Property to the Purchaser. The terms of the sale are fair, and the Purchase Price constitutes reasonably equivalent value for the Property.

C. The sale of the Property will result in the maximization of value for the Estate and, accordingly, the relief requested is in the best interest of the Estate and creditors.

D. The sale was negotiated at arm’s length, and the Purchaser acted in good faith in all respects. The Purchaser is a good faith purchaser for value and is entitled to all protections of section 363(m) of the Bankruptcy Code.

E. The conditions under section 363(f) of the Bankruptcy Code providing for sale of the Property free and clear of any and all liens, claims, rights, encumbrances, and other interests have been satisfied.

F. The notices given to all creditors and parties-in-interest have been timely and adequate as required by the Bankruptcy Code and applicable rules.

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³ Capitalized terms not otherwise defined herein have the meanings set forth in the Motion.

G. All findings of fact and conclusions of law made on the record of the hearing on the Motion are incorporated herein by reference. Findings of fact that constitute conclusions of law shall be considered as such and vice versa.

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

1. The Motion is granted and the Sale Agreement, which, as amended by that certain Amendment to Agreement of Purchase and Sale dated February 4, 2011 (the "Amendment"), is attached as Exhibit "A" hereto, is approved in its entirety.
2. The Trustee is hereby authorized to sell the Property as described in the Amendment to the Purchaser under the terms set forth in the Motion and the Sale Agreement.
3. The Trustee is hereby authorized and directed to take any and all actions, including executing and delivering additional instruments and documents, as may be necessary or appropriate to consummate the transactions contemplated by the Sale Agreement and to comply with its terms.
4. The Trustee is hereby authorized to pay all customary and normal costs of closing, including but not limited to real estate taxes, and all prorations provided under the Sale Agreement.
5. The Trustee is authorized to pay the Broker's Fee, equal to 5% of the Purchase Price, at closing from the proceeds of the sale.
6. The Purchaser, having negotiated with the Trustee at arm's length and in good faith, and having paid fair consideration in exchange for the Property, is a good faith purchaser entitled to the protections afforded a good faith purchaser pursuant to section 363(m) of the Bankruptcy Code.

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7. The closing of the sale of the Property may take place at the option of the Trustee and the Purchaser even if a party in interest appeals this Order, so long as this Order has not been stayed.

8. At the closing of the sale, all of the Debtor's right, title and interest in and to the Property shall be immediately vested in the Purchaser pursuant to sections 363(b) and (f) of the Bankruptcy Code, free and clear of any and all liens, claims, rights, and encumbrances with respect to the Property, whether asserted or unasserted, whether known or unknown, whether arising prior to or subsequent to the commencement of the Debtor's bankruptcy case, whether imposed by agreement, understanding, law, equity or otherwise, with any such liens, claims, rights, and encumbrances attaching to the sale proceeds with the same validity, priority, and perfection as existed immediately prior to such sale.

9. Pursuant to sections 105(a) and 363 of the Bankruptcy Code, the Court hereby issues a permanent injunction against the holders of any liens, claims, rights, and encumbrances, or other interests against the Debtor with respect to asserting such liens, claims, rights, encumbrances or other interests against the Property or the Purchaser.

10. Each and every term and provision of this Order shall be binding in all respects upon the Purchaser, the Trustee, the Debtor, the Estate, the Debtor's creditors, all individuals or entities holding an interest in the Debtor, and all other entities and third parties, including, without limitation, any entity purporting to hold liens, claims, rights, and encumbrances against the Property.

11. Nothing contained in any order of any type or kind entered in the Debtor's bankruptcy case, or any related proceedings, subsequent to entry of this Order, shall conflict with or derogate from the provisions of the terms of this Order.

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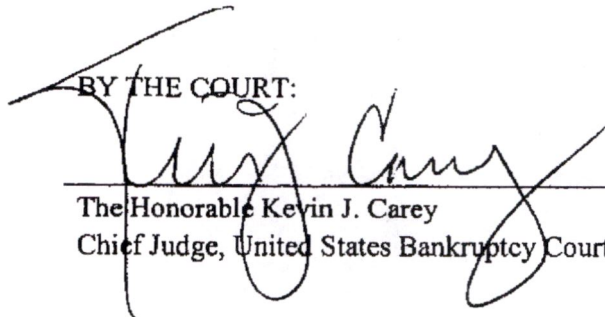
12. This Court retains jurisdiction to:

- a. Interpret, implement and enforce the terms and provisions of this Order;
- b. Resolve any disputes arising under or related to the sale of the Property to the Purchaser; and
- c. Adjudicate all issues concerning alleged liens and other claims, rights, and encumbrances and any other alleged interests in and to the Property or the proceeds of the sale, including the extent, validity, enforceability, priority and nature of all such alleged liens or other claims, rights, and encumbrances, and any other alleged interests relating to the proceeds of the sale.

13. This Order constitutes a final and appealable order within the meaning of 28 U.S.C. § 158(a). The provisions of Bankruptcy Rule 6004(h) staying the effectiveness of this Order are hereby waived, and this Order shall be effective immediately upon entry hereof.

Dated: Feb 8, 2011

BY THE COURT:



The Honorable Kevin J. Carey
Chief Judge, United States Bankruptcy Court

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EXHIBIT "A"

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AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE (the "Agreement") is made and entered into this 30th day of November, 2010 (the "Execution Date"), by and among RATTLESNAKE CREEK LAND & CATTLE COMPANY LLC ("Purchaser"), and GEORGE L. MILLER, in his capacity as Chapter 7 Trustee ("Seller") of MONACO COACH CORPORATION (the "Debtor").

RECITALS:

WHEREAS, prior to the commencement of the Chapter 7 Case (as defined herein) the Debtor owned certain real estate located at 12680 Snow Mountain Road, Hines, Harney County, Oregon, further described as Lot 2, Block 2, SMP Industrial Park Subdivision, Harney County, Oregon, as is more fully described in the legal description contained in Exhibit A hereto (the "Real Estate");

WHEREAS, on March 5, 2009, the Debtor filed a voluntary petition for relief commencing a case (the "Chapter 11 Case") under Chapter 11 of title 11 of the United States Code (the "Bankruptcy Code") in the United States Bankruptcy Court for the District of Delaware (the "Bankruptcy Court");

WHEREAS, on June 29, 2009, the Bankruptcy Court entered an order converting the Chapter 11 Case to a case under Chapter 7 of the Bankruptcy Code (the "Chapter 7 Case");

WHEREAS, on June 30, 2009, an Appointment of Interim Trustee was filed in the Bankruptcy Court by the United States Trustee, appointing George L. Miller as Interim Trustee/Trustee in the Chapter 7 Case; and

WHEREAS, Seller desires to sell, assign, transfer and deliver to Purchaser, and Purchaser desires to purchase and assume from Seller, all of the Debtor's rights, title and interest in and to the Real Estate (as defined herein), together with all buildings, permanent improvements, fixtures, rights, easements, interests and duties and obligations appurtenant thereto (the "Property"), on the terms and subject to the conditions hereinafter contained;

NOW THEREFORE, in consideration of the mutual covenants, promises, agreements, representations and warranties contained in this Agreement, the parties hereto do hereby covenant, promise, agree, represent and warrant as follows:

ARTICLE I - PURCHASE AND SALE**1.1 Purchase and Sale.**

On the terms and subject to the conditions contained in this Agreement, on the Closing Date (as defined below), Purchaser shall purchase from Seller, and Seller shall sell, convey, assign, transfer and deliver to Purchaser, all of Debtor's right, title, and interest in and to the Property, free and clear of any liens, claims, and encumbrances of any kind or nature whatsoever, to the extent permitted under Section 363 of the Bankruptcy Code (each a "Lien"),

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other than those agreed to by Purchaser pursuant to Section 6.1 of this Agreement and all (i) liens for taxes or assessments and similar charges, which either are (a) not delinquent or (b) being contested in good faith and by appropriate proceedings, and for which the title company issuing the title insurance has affirmatively insured against collection, (ii) mechanics', materialmen's or contractors' liens or encumbrances or any similar statutory lien or restriction for amounts not yet due and payable for which the title company issuing the title insurance has affirmatively insured against collection, (iii) zoning, entitlement, building and other land use regulations imposed by governmental agencies having jurisdiction over the Property which are not violated by the current use and operation of the Property, and (iv) covenants, conditions, restrictions, easements and other similar matters of record affecting title to the Property which do not materially impair the occupancy or use, value or marketability of the Property (the "Permitted Liens").

1.2 Purchase Price for Property; Escrow

(a) The purchase price for the Property (the "Purchase Price") shall be THREE HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$375,000.00). The Purchase Price shall be paid in cash, or other immediately available, good funds (funds delivered in this manner are referred to herein as "Good Funds") as hereinafter provided and the Earnest Money Deposit (as hereinafter defined) shall be applied to the Purchase Price at the Closing.

(b) Purchaser shall cause to be deposited into escrow (the "Escrow") with Seller the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) (the "Earnest Money Deposit") by certified check made payable to "George L. Miller, as Chapter 7 trustee of Monaco Coach Corporation", within five (5) business days of the Execution Date. The Earnest Money Deposit shall be held by Seller in one or more federally-insured accounts and disbursed by Seller in accordance with this Agreement.

(c) The Earnest Money Deposit shall be refundable to Purchaser only if: (i) Purchaser is not approved at the hearing on the Sale Motion (as defined in Section 8.1 below) but Purchaser has cooperated in good faith with Seller to obtain Bankruptcy Court's approval, or (ii) this Agreement is terminated for a reason other than Purchaser's default or breach of this Agreement. In either of these events, Seller shall return the Earnest Money Deposit (together with any interest earned thereon) to Purchaser as Purchaser's sole remedy.

(d) On the Closing Date (as defined below), Purchaser shall pay and deliver to Seller, by Good Funds, the Purchase Price, plus or minus prorations as expressly provided for herein, less the Earnest Money Deposit.

ARTICLE II - CLOSING

2.1 Time, Date and Place. The closing of the purchase and sale of the Property and the other transactions contemplated by this Agreement (referred to throughout this Agreement as the "Closing") shall be facilitated by a title company selected by Purchaser (the "Title Company") and completed by mail, electronic mail, or facsimile. The Title Company shall effectuate the closing of this transaction pursuant to written escrow instructions delivered by mail, electronic mail, or facsimile to the Title Company and signed by Seller and Purchaser. Purchaser may obtain title insurance and/or an endorsement thereto, at its sole expense, to cover

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the "gap" between the issuance of a title commitment and the recordation of the deed for this transaction. The Closing shall be held within ten (10) days after the Bankruptcy Court enters an order approving the sale of the Property unless otherwise agreed by Purchaser and Seller (referred to throughout this Agreement as the "Closing Date").

2.2 Allocation of Costs. Purchaser shall obtain and pay for the following: the full costs of title insurance in accordance with Section 6.1 below, any survey, any environmental reports desired by Purchaser, legal fees and expenses of Purchaser's counsel, all transfer, stamp, sales, personal property or similar state, federal or local tax attributable to the transfer of the Property to Purchaser by Seller and all recording fees for recording of the quitclaim deed. All other expenses incurred by Seller or Purchaser with respect to the consummation of the transaction contemplated by this Agreement are to be borne and paid exclusively by the party incurring same; provided, however, that the broker's commission (the "Broker's Fee"), equal to 5.0% of the Purchase Price, shall be paid at Closing by Seller from the proceeds of sale.

2.3 Taxes and Adjustments.

(a) The following items shall be adjusted and apportioned between Seller and Purchaser as of 11:59 p.m. on the day before the Closing Date: real estate taxes, water, sewer, and other utility charges and any other charges for municipal services, if any. If the exact amount of real estate taxes for the year in which the Closing occurs is not known at Closing, the proration of the taxes for the year in which the Closing occurs will be based on 110% of the last ascertainable full-year tax bill and shall be conclusive, with no subsequent adjustment.

(b) Purchaser shall notify all utility providers servicing the Property that as of the Closing Date, all bills for such services shall be sent to Purchaser and that Seller shall have no further liability therefor. Seller shall be responsible for the payment of all such utility costs for the period of time prior to the Closing Date and shall be entitled to obtain the refund of any utility deposits or escrows established or maintained by Seller prior to Closing.

ARTICLE III - DELIVERIES AT THE CLOSING

3.1 Deliveries by Seller. At the Closing on the Closing Date, subject to satisfaction of the conditions precedent set forth in Section 7.1 of this Agreement, Seller shall deliver to Purchaser the documents listed on Schedule 3.1 (collectively, the "Closing Documents"):

3.2 Deliveries by Purchaser. At the Closing on the Closing Date, subject to satisfaction of the conditions precedent set forth in Section 7.2 of this Agreement, Purchaser shall deliver, or cause to be delivered, executed documents listed on Schedule 3.1 as applicable, and an amount in cash equal to the Purchase Price, plus or minus prorations as expressly provided for herein and less the Earnest Money Deposit, by wire transfer of immediately available funds to an account designated by Seller.

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ARTICLE IV - REPRESENTATIONS AND WARRANTIES OF SELLER

4.1 Seller represents and warrants to Purchaser as of the date hereof and as of the Closing on the Closing Date, subject to approval of the Bankruptcy Court, Seller has the legal capacity, right, power, and authority to enter into this Agreement. Subject to approval of the Bankruptcy Court, Seller has the full right, power and authority to execute, acknowledge and deliver this Agreement.

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ARTICLE V - REPRESENTATIONS, WARRANTIES AND COVENANTS OF PURCHASER

5.1 Purchaser represents and warrants to Seller as of the date hereof and as of the Closing on the Closing Date each of the following:

(a) Execution, Delivery and Performance. This Agreement has been duly executed and delivered by Purchaser and constitutes the valid and binding obligation of the Purchaser and, subject to the approval of the Bankruptcy Court, is enforceable against the Purchaser in accordance with its terms, except as may be limited by applicable bankruptcy, insolvency, reorganization, moratorium and other similar laws of general application which may affect the enforcement of creditors' rights generally and by general equitable principles.

(b) No Conflicts or Violations. The execution and delivery by Purchaser of this Agreement, the purchase by Purchaser of the Property, the performance by Purchaser of its obligations pursuant to the terms of this Agreement, and the consummation of the transactions contemplated hereby, do not and will not, with or without the giving of notice or lapse of time, or both: (a) violate any provision of law, statute, rule, regulation or executive order to which Purchaser or any of its assets or properties is subject which could have a material adverse effect on Purchaser; (b) violate or conflict with or constitute a default under any agreement, instrument or writing of any nature to which Purchaser is a party or by which Purchaser or its assets or properties may be bound or (c) violate any judgment, order, writ or decree of any court or administrative body applicable to Purchaser or any of its assets or properties.

(c) Litigation. There is no litigation, nor any order, decree or judgment, in progress or pending, or, to the knowledge of Purchaser, threatened, against or relating to Purchaser and, to Purchaser's knowledge, no facts or circumstances exist which would reasonably be expected to give rise to litigation which would prevent, restrain or affect Purchaser's ability to perform the transaction contemplated by this Agreement.

(d) Financing. Purchaser has sufficient cash available or commitments from reputable financial institutions to obtain funds necessary to enable Purchaser to perform this Agreement in accordance with its terms and has provided Seller with evidence of Purchaser's financial capability, which evidence is true and correct according to the terms thereof, and THERE IS NO FINANCING CONTINGENCY WITH RESPECT TO PURCHASER'S OBLIGATIONS IN CONNECTION WITH THIS TRANSACTION.

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(e) Disclaimer of Warranties; "AS-IS" Conveyance.

(i) PURCHASER WARRANTS AND ACKNOWLEDGES TO AND AGREES WITH SELLER THAT PURCHASER IS PURCHASING THE PROPERTY IN AN "AS IS" CONDITION WITH ALL FAULTS AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND OR NATURE OF OR ON BEHALF OF SELLER. Purchaser acknowledges that Purchaser has not relied, and is not relying, upon any information, document, sales brochure, due diligence/property information package or other literature, map or sketch, projection, pro forma statement, representation, guarantee or warranty (whether express or implied, or oral or written, material or immaterial) that may have been given by or made by or on behalf of or omitted by the Seller, its agents, representatives, consultants and/or attorneys with respect to (i) the quality, nature, adequacy or physical condition of soils, surface waters, wells or ground water at the Property, or any buildings or other improvements on the Property; (ii) the existence, quality, nature, adequacy or physical condition of any utilities serving the Property; (iii) the development potential of the Property for any particular purpose; (iv) the zoning or other legal status of the Property, including but not limited to, condemnation or threat of condemnation; (v) the Property's compliance with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions or restrictions of any governmental or quasi governmental entity; or (vi) the condition of title to the Property or the nature, status and extent of any right of way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition, restriction or any other matter affecting title to the Property. Purchaser shall accept title subject to all notices of violations of law of governmental ordinances, orders or requirements.

(ii) PURCHASER ACKNOWLEDGES TO, AND AGREES WITH SELLER THAT, WITH RESPECT TO THE PROPERTY, SELLER HAS NOT AND DOES NOT AND WILL NOT MAKE ANY WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR USE OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY OR WITH RESPECT TO COMPLIANCE OF THE PROPERTY WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAW, RULE OR REGULATION, ORDER OR REQUIREMENT INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE OR SUBSTANCE.

(iii) Purchaser acknowledges that it is Purchaser's responsibility to make such legal, factual and other inquiries and investigations as Purchaser deems necessary, desirable or appropriate with respect to the Property. Such inquiries and investigations may include, but shall not be limited to, the physical components of all portions of the Property, the condition of the Property, such state of facts as an accurate survey and inspection would show, the present and future zoning ordinances, resolutions and regulations of the municipality, county and state where the Property is located and the value and marketability of the Property.

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received within two (2) business days from the date of the Title Objection Notice, or such larger period of time as may be mutually agreed upon by the parties, either:

(i) Written confirmation from the Title Company that such Objectionable Title Matter will not be scheduled as an exception in the Title Policy or will be eliminated by operation of law as a result of the Sale Approval Order (as defined below), or

(ii) Confirmation from the Title Company that it will affirmatively insure Purchaser against loss resulting from such Objectionable Title Matter by an endorsement to the Title Policy reasonably satisfactory to Purchaser,

Purchaser shall have the right to terminate Escrow and this Agreement by written notice of termination given to Seller, whereupon the Earnest Money Deposit and any interest earned thereon shall be returned to Purchaser. If Purchaser does not so elect to terminate this Agreement in accordance with the terms hereof, the Objectionable Title Matter(s) in question shall then be deemed to be Permitted Liens. If at any time after receiving a Title Objection Notice Seller gives Purchaser written notice (a "Non-Cure Notice") that Seller is unable or unwilling to cure one or more of the Objectionable Title Matters specified in such Title Objection Notice, then Seller shall have the right to terminate this Agreement unless Purchaser, within two (2) business days after receiving such Non-Cure Notice, waives in writing its objection to each of the Objectionable Title Matters specified therein.

ARTICLE VII - CLOSING CONDITIONS

7.1 Seller's Conditions to Close. Seller's obligation to close the transactions contemplated hereby at the Closing shall be subject to the complete satisfaction and fulfillment of all of the following conditions precedent, any or all of which may be waived in whole or in part by Seller (but no such waiver of any such condition precedent shall be or constitute a waiver of any covenant, promise, agreement, representation or warranty made by Purchaser in this Agreement):

(a) All representations and warranties made by Purchaser in this Agreement shall be complete and accurate at and as of the Closing on the Closing Date.

(b) All covenants, promises and agreements made by Purchaser in this Agreement and all other actions required to be performed or complied with by Purchaser under this Agreement prior to or at the Closing shall have been fully performed or complied with by Purchaser.

(c) Purchaser shall deliver to Seller the Purchase Price in Good Funds as set forth in Section 1.2 of this Agreement.

7.2 Purchaser's Conditions to Close. Purchaser's obligation to close the transactions contemplated hereby at the Closing shall be subject to the complete satisfaction and fulfillment of all of the following conditions precedent, any or all of which may be waived in whole or in part by Purchaser (but no such waiver of any such condition precedent shall be or constitute a

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waiver of any covenant, promise, agreement, representation or warranty made by Seller in this Agreement):

(a) All representations and warranties made by Seller in this Agreement shall be complete and accurate at and as of the Closing on the Closing Date.

(b) All covenants, promises and agreements made by Seller in this Agreement and all other actions required to be performed or complied with by Seller under this Agreement prior to or at the Closing shall have been fully performed or complied with by Seller as applicable.

(c) Title Company shall have issued a commitment to issue a title insurance policy showing the Property free and clear of any Liens, except those Permitted Liens under this Agreement or as agreed to by Purchaser.

7.3 Mutual Conditions To Close. The obligations of both Purchaser and Seller to close the transactions contemplated hereby at the Closing shall be subject to the complete satisfaction and fulfillment of all of the following conditions precedent, any or all of which may be waived in whole or in part by either party (but no such waiver of any such condition precedent shall be or constitute a waiver of any covenant, promise, agreement, representation or warranty made by the other in this Agreement):

(a) All representations of Purchaser and Seller contained in this Agreement shall be true and correct in all material respects at and as of the Closing Date as though made at and as of that time.

(b) The Bankruptcy Court shall have entered the Sale Order as contemplated by and defined in Section 8.1 below and the Sale Order shall not have been stayed nor shall any appeal therefrom have been filed as of the expiration of the time limit for filing such appeal or be subject to a motion for stay as of the Closing Date.

7.4 Contemporaneous Transfer. All transfers, assignments, conveyances, and transactions under this Agreement shall be effected contemporaneously for present value between and among Seller and Purchaser.

ARTICLE VIII - BANKRUPTCY COVENANTS

8.1 Entry of Sale Approval Order. No later than ten (10) business days after the expiration of the Execution Date, Seller shall file a motion (the "Sale Motion") with the Bankruptcy Court seeking entry of an order which shall contain, without limitation, the following provisions (the "Sale Approval Order"):

(a) approving the terms and conditions of this Agreement and the sale of the Property to Purchaser;

(b) holding that the sale of the Property to Purchaser shall be free and clear of all Liens, claims, interests, and encumbrances, pursuant to Section 363 of the Bankruptcy Code, other than Permitted Liens, and providing for the release of all Liens, claims, interests, and

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encumbrances, other than Permitted Liens, from the Property and transferring them to the proceeds of the sale;

- (c) finding that the Purchase Price constitutes a fair value for the Property;
- (d) finding that there is sound business purpose for the transactions contemplated under the Agreement;
- (e) finding that notice of the transactions contemplated hereby and of the terms of this Agreement was good and sufficient and was provided timely to all creditors and parties-in-interest, including, without limitation, any and all creditors holding liens or encumbrances on the Property;
- (f) authorizing and directing Seller to consummate the transactions contemplated by this Agreement and to comply in all respects with the terms of this Agreement;
- (g) finding that this Agreement and the transactions contemplated herein were negotiated at arm's length, that Purchaser acted in good faith in all respects, and that Purchaser is entitled to the protections of Section 363(m) of the Bankruptcy Code; and
- (h) holding that the Order will be effective immediately upon entry pursuant to Rule 7062 and 9014 of the Federal Rules of Bankruptcy Procedure, and, notwithstanding Federal Rules of Bankruptcy Procedure 6004(g) and 6006(d), shall not be stayed.

8.2 Substantial Contribution. Seller shall use its best efforts to cause the Bankruptcy Court to enter the Sale Order. Neither Purchaser nor any of its agents shall seek compensation from Seller under Section 503(b) of the Bankruptcy Code or otherwise for making a substantial contribution in the Chapter 7 Case.

ARTICLE IX - TERMINATION

9.1 The parties may terminate this Agreement as provided below:

- (a) Purchaser and Seller may terminate this Agreement by mutual written consent at any time prior to the Closing;
- (b) Purchaser may terminate this Agreement by giving written notice to Seller at any time prior to the Closing in the event Seller is in breach of any representation, warranty, or covenant contained in this Agreement in any material respect or are otherwise unable to fulfill their conditions to the Closing, and Seller may terminate this Agreement by giving written notice to Purchaser at any time prior to the Closing in the event the Purchaser is in breach of any representation, warranty or covenant contained in this Agreement in any material respect or is otherwise unable to fulfill its conditions to the Closing, it being understood and agreed that TIME SHALL BE OF THE ESSENCE with respect to the performance of Purchaser's obligations hereunder and that, in the event Seller terminates the Agreement pursuant to this provision, Seller shall be entitled to receive the Earnest Money Deposit and any interest accrued thereon; provided that, any such breach by a party shall trigger an obligation by the non-breaching party to provide prompt notice to the breaching party of the alleged breach (to the

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extent that the non-breaching party is aware thereof and to the extent that any such alleged breach is curable), including a detailed description of the facts and circumstances giving rise to such alleged breach, and the breaching party shall have a period of ten (10) business days following receipt of such notice to cure the alleged breach (but in any event to have been completed no later than the day preceding the Closing Date).

9.2 If any party terminates this Agreement pursuant to Section 9.1, this Agreement shall be of no further force or effect and no party shall have any liability to any other party hereunder; provided however, that (i) Section 11.8 (Expenses) hereof shall survive any such termination and continue in full force and effect, (ii) nothing herein shall relieve any party hereto from any liability resulting from any breach of this Agreement prior to such termination, and (iii) a termination of this Agreement for failure of Purchaser to meet the closing conditions set forth in this Agreement for any reason shall result in a forfeiture by Purchaser of the Earnest Money Deposit and any interest accrued thereon. Notwithstanding anything elsewhere provided, a termination of this Agreement for failure to satisfy any of the conditions to the obligations of Purchaser set forth in Section 7.2 hereof for any reason shall result in a return to Purchaser of the Earnest Money Deposit and the termination of this Agreement without additional liability to either party.

ARTICLE X - SPECIAL COVENANTS AND CONDITIONS

10.1 Bulk Sales Law. If applicable, Purchaser hereby waives compliance by Seller with the provisions of any applicable bulk sales laws relating to bulk transfers in connection with sales of assets.

10.2 Confidentiality. Each party hereto will keep confidential any information obtained from the other party in connection with the due diligence conducted in connection with, and the transactions contemplated by, this Agreement, except as to the extent required by applicable law (including bankruptcy proceedings) and except as disclosure may be reasonably required in connection with such party's and its counsel's and representative's review of this Agreement. Neither Purchaser nor Seller shall make any press release or other public disclosure or announcement with respect to the transactions contemplated by this Agreement without the prior written consent of the other party. If this Agreement is terminated, each party will return to the other party all information obtained from the other party in connection with the transactions contemplated hereby. Purchaser shall indemnify Seller for Purchaser's disclosure of any information relating to the Property unless such disclaimer was approved in advance by Seller in writing. This provision shall not be deemed to be violated by dissemination, filing, or other disclosure or distribution of this Agreement or its terms in connection with seeking approval of the Agreement from the Bankruptcy Court.

10.3 Condemnation. If, prior to Closing, all or any portion of the Property is taken or made subject to condemnation, eminent domain or other governmental acquisition proceedings (each and all referred to as a "Governmental Taking"), then the following provisions shall apply:

- (a) If, in Purchaser's sole opinion, the Governmental Taking does not adversely affect Purchaser's ability to use the Property for Purchaser's intended use, then Purchaser shall close and take the Property as diminished by the Governmental

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Taking, subject to a reduction in the Purchase Price in the amount of the proceeds received from the Governmental Taking. Any condemnation proceeds shall be the sole property of the Seller.

(b) If, in Purchaser's sole opinion, the Governmental Taking does adversely affect Purchaser's ability to use the Property for Purchaser's intended use, then Purchaser, at its sole option, may, with written notice to Seller, elect either to (i) terminate this Agreement by written notice to Seller and receive an immediate return of the Earnest Money paid by Purchaser, and neither party shall have any further liability to the other hereunder; or (ii) proceed to close subject to an assignment of the proceeds of Seller's condemnation proceeds. In the event Purchaser elects to proceed to close, Seller shall fully cooperate with Purchaser in causing the all condemnation proceeds to be transferred and paid over (and, if applicable, likewise credited on an interim basis) to Purchaser.

ARTICLE XI - MISCELLANEOUS

11.1 This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Except as herein provided, no party may assign any of its rights, or delegate any of its duties or obligations (by operation of law or otherwise), under this Agreement without the prior written consent of the other party, and any such purported assignment or delegation shall be void *ab initio*.

11.2 All notices, demands and other communications (collectively, "Notices") given or made pursuant to this Agreement shall be in writing and shall be deemed to have been duly given if sent by registered or certified mail, return receipt requested, postage and fees prepaid, by overnight service with a nationally recognized "next day" delivery company, by facsimile transmission, or otherwise actually delivered to the addresses set forth below for Purchaser and Seller. Any Notice shall be deemed duly given when received by the addressee thereof, provided that any Notice sent by registered or certified mail shall be deemed to have been duly given two business days after the date of deposit in the United States mails, unless sooner received. Any of the parties to this Agreement may from time to time change its address for receiving Notices by giving written notice thereof in the manner set forth above.

If to Purchaser, to:

Robert Paramore
398 N. Broadway
Burns, OR 97720

If to Seller, to:

George L. Miller
Chapter 7 Trustee for Monaco Coach Corporation
c/o Miller Coffey Tate, LLP
8 Penn Center
1628 John F. Kennedy Blvd., Suite 950

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Philadelphia, PA 19103
Facsimile: (215) 561-0330

with a copy (which shall not constitute notice), to:

Cozen O'Connor
1900 Market Street
Philadelphia, PA 19103
Attn: Eric L. Scherling, Esq.
Facsimile: (215) 701-2081

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11.3 No provision of this Agreement may be waived unless in writing signed by all of the parties to this Agreement, and the waiver of any one provision of this Agreement shall not be deemed to be a waiver of any other provision. This Agreement may be amended only by a written agreement executed by all of the parties to this Agreement.

11.4 THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED BOTH AS TO VALIDITY AND PERFORMANCE AND ENFORCED IN ACCORDANCE WITH THE LAWS OF THE STATE OF OREGON WITHOUT GIVING EFFECT TO THE CHOICE OF LAW PRINCIPLES THEREOF. ALL DISPUTES ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING, WITHOUT LIMITATION, ANY DISPUTE RELATING TO THE INTERPRETATION, MEANING OR EFFECT OF ANY PROVISION HEREOF, WILL BE RESOLVED IN THE BANKRUPTCY COURT AND THE PARTIES HERETO EACH SUBMIT TO THE EXCLUSIVE JURISDICTION OF THE BANKRUPTCY COURT FOR THE PURPOSES OF ADJUDICATING ANY SUCH DISPUTE, TO THE EXTENT THE JURISDICTION OF THE BANKRUPTCY COURT IS AVAILABLE.

11.5 This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

11.6 The section and subsection headings contained in this Agreement are included for convenience only and form no part of the agreement between the parties.

11.7 Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be or become prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement.

11.8 Purchaser shall pay its costs and expenses, including without limitation, the fees and expenses of its counsel. Seller shall pay the costs and expenses incurred by Seller, including without limitation, the fees and expenses of the legal, accounting and financial advisors of Seller, as well as the Broker's Fee.

11.9 This Agreement, including the other agreements and schedules to be entered into in connection with the transactions contemplated by this Agreement, constitutes and embodies the entire understanding and agreement of the parties hereto relating to the subject matter hereof

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and there are no other agreements or understandings, written or oral, in effect between the parties relating to such subject matter except as expressly referred to herein.

11.10 In the event of any action or suit based upon or arising out of any alleged breach of any party of any representation, warranty, covenant or agreement contained in this Agreement, the prevailing party will be entitled to recover reasonable attorneys' fees and other costs of such action or suit from the other party.

11.11 Nothing in this Agreement shall confer any rights upon any person or entity other than the parties hereto (except any permitted successors or assigns).

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IN WITNESS WHEREOF, this Agreement of Purchase and Sale has been executed by each of the parties as of the Execution Date.

PURCHASER:

By: [Signature]

Name: AUDY J ROOT

Title: MEETING MEMBER

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SELLER:

GEORGE L MILLER, AS TRUSTEE

[Signature]

Harney County Recording No.

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SCHEDULE 3.1

Closing Documents

1. Quitclaim deed executed by Seller conveying the Property to Purchaser.
2. Final order of the Bankruptcy Court approving the sale.
3. Any other documents reasonably requested by Title Company, Seller, or Purchaser to effectuate the sale.

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EXHIBIT A TO SALE AGREEMENT

LEGAL DESCRIPTION

Land in SNOW MOUNTAIN PINE INDUSTRIAL PARK SUBDIVISION, a subdivision situated in the W½ of Sec. 25, E½ of Sec. 26, and the NE¼NE¼ of Sec. 35, Twp. 23 S., R. 30 E., W.M., Harney County, Oregon, according to the official plat thereof as follows:

In Block 2: Lots 1 and 2, SAVE & EXCEPT the following two parcels described as follows:

Beginning at the Southwest corner of said Lot 2; thence N. 00°00'00" E. along the boundary of said Lot 2, 449.71 feet; thence 90°00'00" East along the boundary of said Lot 2, 49.43 feet; thence S. 00°00'00" W. 450.12 feet to the said boundary of Lot 2; thence N. 89°31'40" W. along the said boundary of Lot 2, 49.43 feet to the point of beginning. ALSO SAVE & EXCEPT beginning at the Northwest corner of said Lot 2; thence S. 89°31'40" E. along the boundary of said Lot 2, 59.98 feet; thence S. 00°00'00" E. 239.68 feet; thence N. 90°00'00" W. 59.98 feet to the boundary of said Lot 2; thence N. 00°00'00" W. along the boundary of said Lot 2, 240.17 feet to the point of beginning.

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AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

Rattlesnake Creek Land & Cattle Company LLC (the "Purchaser") and George L. Miller, in his capacity as trustee for the Chapter 7 bankruptcy estate of Monaco Coach Corporation (the "Seller"), parties to a certain Agreement of Purchase and Sale dated November 30, 2010 (the "Agreement"), intending to be legally bound and for good and valuable consideration, the receipt of which is acknowledged, hereby agree to amend the Agreement as follows:

1. The Agreement defines the term "Real Estate" as "certain real estate located at 12680 Snow Mountain Road, Hines, Harney County, Oregon, further described as Lot 2, Block 2, SMP Industrial Park Subdivision, Harney County, Oregon, as is more fully described in the legal description contained in Exhibit A hereto."

2. The Purchaser and Seller agree and acknowledge that this definition of the term "Real Estate" is erroneous, because the address of the subject property is 12860 (not 12680) Snow Mountain Road, and they wish to correct the definition.

3. Accordingly, the parties agree that the definition of the term "Real Estate," as used in the Agreement, shall be amended and changed to the following:

certain real estate located at 12860 Snow Mountain Road, Hines, Harney County, Oregon, further described as Lot 2, Block 2, SMP Industrial Park Subdivision, Harney County, Oregon, as is more fully described in the legal description contained in Exhibit A hereto.

4. This Amendment may be executed in counterpart and delivered by ".pdf" file, facsimile transmission, overnight courier, or first class mail. Facsimile and/or electronic signatures shall be considered as original signatures which are binding upon the parties.

5. The original terms of the Agreement remain in effect except as expressly modified herein.

(remainder of page intentionally left blank)

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IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the last date set forth below.

The Seller:

GEORGE L. MILLER, in his capacity as trustee for the Chapter 7 bankruptcy estate of Monaco Coach Corporation

Date: February __, 2011

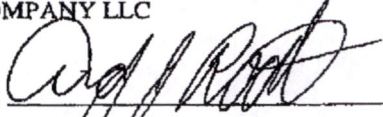
By: _____

Printed Name: _____

The Purchaser:

RATTLESNAKE CREEK LAND & CATTLE COMPANY LLC

Date: February 3, 2011

By: 

Printed Name: ANDY J. ROOT

Title: MANAGING PARTNER

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IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the last date set forth below.

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The Seller:

GEORGE L. MILLER, in his capacity as trustee for the Chapter 7 bankruptcy estate of Monaco Coach Corporation

Date: February 4, 2011

By: George L. Miller

Printed Name: GEORGE L. MILLER

The Purchaser:

RATTLESNAKE CREEK LAND & CATTLE COMPANY LLC

Date: February __, 2011

By: _____

Printed Name: _____

Title: _____

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Property Profile

Prepared For:
Denise Montgomery
All Points Engineering & Surveying, Inc.

Property Address:
23S32V040001100 , Harney County OR
Property Parcel Number:
23S32V040001100

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Includes the following:

- Harney County Property and Tax Information
- Tax Maps
- Last Vesting Document

Prepared by:
Lori Takayesu

Please email your customer service requests to prineville@amerititle.com

Serving Crook, Jefferson, Deschutes, Wheeler and Harney Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

June 30, 2022 10:20:56 am

Account # [REDACTED]
 Map # 23S32V040001100
 Code - Tax # [REDACTED]

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name RATTLESNAKE CREEK LAND HOLDINGS LLC

Deed Reference # 2022-67

Agent

Sales Date/Price 01-14-2022 / \$0.00

In Care Of

Appraiser CHARLES DICKINSON

Mailing Address 524 HIGHWAY 20 N
 HINES, OR 97738-9403

Prop Class 551 MA SA NH Unit
 RMV Class 551 02 00 012 2431-1

Situs Address(s)	Situs City
------------------	------------

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0120 Land	82,300			Land	0
Impr.	0			Impr.	0
Code Area Total	82,300	29,970	9,020		0
Grand Total	82,300	29,970	9,020		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
0120	1	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	40.00	4B	006*	28,000
0120	2	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	120.00	6	006*	48,300
0120	3	<input type="checkbox"/>		EFRU-2	Farm Use Zoned	100	A	0.00	SW	006*	6,000
Grand Total								160.00			82,300

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
Grand Total									0	0

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SUMMARY OF TAX ACCOUNT

HARNEY COUNTY TAX COLLECTOR

HARNEY COUNTY COURTHOUSE

BURNS, OREGON 97720

(541) 573-8365

30-Jun-2022

Tax Account #	██████████	Lender Name	660 - RATTLESNAKE CREEK LAND & CAT
Account Status	A	Lender ID	
Roll Type	Real	Property ID	██████████
Situs Address		Interest To	Jul 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$110.97	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$107.95	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$105.17	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$102.20	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.02	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$96.64	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$94.24	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$91.17	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$88.47	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$86.78	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$84.35	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$81.89	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.54	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$77.38	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$75.22	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.08	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.68	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.76	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.88	Nov 15, 2003
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$1,649.39	

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 4 T.23S. R.32 1/2E. W.M.

HARNEY COUNTY

1" = 400'

23S32VE04

Cancelled Nos.
200
800

SEE MAP 22S 32VE



**COMPLIMENTS OF
AmeriTitle**

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.



PRINTED ON
Date: 5/9/2022

23S32VE04

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1-2

SEE CS 152

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JUL 1 3 2022
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SEE MAP 23S 32VE 05

1100
160.00 AC.



1000
40.00 AC.



COMPLIMENTS OF
AmeriTitle

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

2640.4'

1200
20.00 AC.

1300
20.00 AC.

4

2640.0'

S89°38'15"E

SEE MAP 23S 32VE 09

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After Recording Return To:
Rattlesnake Creek Land Holdings, LLC
524 Hwy 20 North
Hines, OR 97338

HARNEY COUNTY, OR	2022-0067
DEED-WD	01/14/2022 09:25:02 AM
Pgs= 6	\$106.00
I, Derrin Robinson, County Clerk for Harney County, Oregon certify that the instrument identified herein was recorded in the Co. Clerk's records.	
<i>Derrin Robinson</i>	
Derrin E. Robinson, Harney County Clerk	



**Until a change is requested
all tax statements shall be sent to:**
No change.

WARRANTY DEED

Rattlesnake Creek Land & Cattle Company, LLC an Oregon limited liability company, Grantor, conveys and warrants to Rattlesnake Creek Land Holdings, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBITS 1-5, ATTACHED HERETO AND INCORPORATED HEREIN.

Subject to and excepting: easements, encumbrances, restrictions and conditions of record.

The true and actual consideration for this conveyance is value other than money.

ORS 93.040 requires that the following statements be included in the body of an instrument transferring or contracting to transfer fee title to real property: 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the

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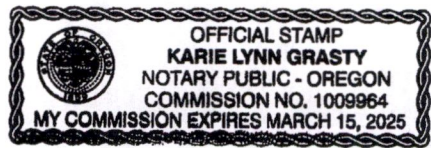
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parties under any other terms and conditions of this instrument.

DATED this 27th day of December, 2021.

Rattlesnake Creek Land & Cattle Company, LLC,
By: [Signature]
Andy Root, Manager

STATE OF OREGON)
) ss.
County of Harney)



The foregoing instrument was acknowledged before me this 27th day of December, 2021, by Andy Root, as the authorized Manager of Rattlesnake Creek Land & Cattle Company, LLC, an Oregon limited liability company.

[Signature]
Notary Public for Oregon
My commission expires: 3/15/2025

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EXHIBIT 1

Land in Harney County, Oregon, particularly described as follows:
In Twp. 22 S., R. 32½ E., W.M.:
Sec. 19: Government Lot 2 lying Southeasterly of the County Road.

TAX: Code 1-2, Map No. 22-32½ 19, Lot 100, Ref No. 6206

EXHIBIT 2

Willamette Meridian, Oregon
T. 22 S., R. 32½ E.,
sec. 32, N½NE¼ and W½SE¼.

Containing 160.00 acres.

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EXHIBIT 3

Land in Harney County, Oregon, as follows:

In Twp. 22 S., R. 32 1/2 E., W.M.:
Sec. 34: E1/2, EXCEPTING THEREFROM highway
right of way conveyed to the State of Oregon,
acting by and through its Highway Commission,
by deed recorded Feb. 16, 1937, in Book 37,
Page 420, Deed Records.

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EXHIBIT 4

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Land in Harney County, Oregon, as follows:

In Twp. 22 S., R. 32½ E., W.M.:

Sec. 34: A parcel of land lying in the SW¼, which is described as follows:

Beginning at a point on the West line of said Sec. 34, which is N. 0° 11' W. 99 feet from the Southwest corner of said Sec. 34, said point also being the Northwest corner of parcel No. 1 of that property transferred to the State of Oregon, by Deed recorded in Book 37, Page 597, Deed Records and commonly known as the right of way for U. S. Highway No. 20; thence N. 0° 11' W., along the section line, 400 feet; thence S. 89° 41' E., parallel to the North line of said highway right of way, 200 feet; thence S. 0° 11' E., parallel to said West Sec. line, 400 feet, to the East line of said highway right of way; thence N. 89° 41' W., along the East line of said highway right of way to the point of beginning.

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EXHIBIT 5

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Land in Harney County, State of Oregon.

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IN TOWNSHIP 21 South., RANGE 32 East, Willamette Meridian
SECTION 36: N1/2N1/2NE1/4

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IN TOWNSHIP 22 South., RANGE 32 1/2 East, Willamette Meridian

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A parcel of land located in Sections 19, 20 and 30: Parcel 2 of Partition Plat, as described in Instrument #2018-0823, Recorded June 13, 2019, Harney County Plat Records.

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SECTION 29: SW1/4; S1/2SE1/4

SECTION 30: LOTS 2 & 3; SE1/4; S1/2NE1/4

SECTION 31: N1/2 OF THE EAST 185 ACRES OF THE E1/2; AND:

THE EAST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:
LOTS 3 & 4, AND THE SE1/4

EXCEPTING THEREFROM HIGHWAY RIGHT OF WAY OVER LOT 4 AND S1/2SE1/4, CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEEDS RECORDED 1/12/37, IN BOOK 37, PAGE 381, AND RECORDED 2/16/37, IN BOOK 37, PAGE 422, DEED RECORDS.

SECTION 32: W1/2; S1/2NE1/4; E1/2SE1/4

SAVE & EXCEPT - ALL THAT PORTION OF THE SW1/4SW1/4 AND THE W1/2SE1/4SW1/4 LYING SOUTH OF THE CENTRAL OREGON HIGHWAY RIGHT OF WAY.

EXCEPTING THEREFROM THE MOST WESTERLY 114.5 FEET.

SECTION 33: ALL, SAVE & EXCEPT HIGHWAY RIGHT OF WAY OVER THE S1/2S1/2 CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED JULY 12, 1937, IN BOOK 37, PAGE 547, DEEDS.

SECTION 34: W1/2, SAVE & EXCEPT THE FOLLOWING TWO (2) PARCELS;
PARCEL 1: HIGHWAY ROAD RIGHT OF WAY OVER THE S1/2SW1/4, CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED SEPTEMBER 4, 1937, IN BOOK 37, PAGE 597, HARNEY COUNTY DEED RECORDS.
PARCEL 2: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CENTRAL OREGON HIGHWAY, WHICH POINT IS 50 FEET DISTANT NORTHERLY FROM (WHEN MEASURED AT RIGHT ANGLES TO) THE CENTER LINE OF THE CENTRAL

EXHIBIT 5 - Continued

OREGON HIGHWAY AT ENGINEER'S STATION 701.50, SAID POINT ALSO BEING 88.3 FEET NORTH AND 1942.3 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N. 0°19' E., 200 FEET;

THENCE S. 89°41' E., 300 FEET;

THENCE S. 0°19' W, 200 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID CENTRAL OREGON HIGHWAY;

THENCE N. 89°41' W, ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

PARCEL 3: A PARCEL OF LAND LYING IN THE SW1/4, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 34, WHICH IS N. 0°110' W, 99 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 34, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 1 OF THAT PROPERTY TRANSFERRED TO THE STATE OF OREGON, BY DEED RECORDED IN BOOK 37, PAGE 597, DEED RECORDS, AND COMMONLY KNOWN AS THE RIGHT OF WAY FOR U S HIGHWAY 20;

THENCE N. 0°11' W, ALONG THE SECTION LINE, 400 FEET;

THENCE S., 89°41' E., PARALLEL TO THE NORTH LINE OF SAID HIGHWAY RIGHT OF WAY, 200 FEET;

THENCE S., 0°11' E., PARALLEL TO SAID WEST SECTION LINE 400 FEET; TO THE NORTH LINE OF SAID HIGHWAY RIGHT OF WAY;

THENCE N. 89°41' W, ALONG THE NORTH LINE OF SAID HIGHWAY RIGHT OF WAY, TO THE POINT OF BEGINNING.

IN TOWNSHIP 23 South, Range 32 1/2 East, Willamette Meridian.

SECTION 4: SW1/4

SECTION 6: GOVERNMENT LOT 1; SE1/4NE1/4

AN IRREGULAR TRACT OF LAND LYING WITHIN GOVERNMENT LOT 4 OF SECTION 5, TOWNSHIP 23 S., RANGE 32 1/2 E., WM., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE N. 88° 24' E., ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 114.5 FEET;

THENCE S. 00° E., A DISTANCE OF 1226.8 FEET TO THE SOUTH LINE OF SAID LOT 4;

THENCE N. 89° 37' 40" W, A DISTANCE OF 114.5 FEET TO THE WEST LINE OF SAID SECTION;

THENCE N. 00° E., ALONG SAID SECTION LINE A DISTANCE OF 1222.9 FEET TO THE POINT OF BEGINNING.

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