

After recording return to:

DICK & DICK
601 Washington St
The Dalles, OR 97058

True and actual consideration:

None; However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

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

Justesen et al
59720 Twin Lakes Road
Grass Valley, OR 97029

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DANIEL L. CARVER, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROGER JUSTESEN, an undivided one-third (1/3) interest; EVELYN JUSTESEN, an undivided one-third (1/3) interest; and JANA L. JUSTESEN WEBB, FRED A. JUSTESEN, AND JONNIE L. JUSTESEN, an undivided one-third (1/3) interest; all as tenants in common, hereinafter called grantees, and unto grantees' heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Wasco and State of Oregon, described as follows, to wit:

That portion of the South half of Section 16, Township 6 South, Range 17, East of the Willamette Meridian lying Southerly of U.S. Highway No. 97.

That portion of the East half of the West half of Section 20, Township 6 South, Range 17 East of the Willamette Meridian lying Southerly of U.S. Highway No. 97.

All in the County of Wasco, and State of Oregon.

ALL OF SAID PROPERTIES SUBJECT TO AND EXCEPTING:

1. As disclosed by the tax roll the premises herein described have been zoned and classified for farm use. At any time that said land is disqualified from such use, the property will be subject to additional taxes or penalties.
2. The usual reservations as contained in patent issued by the United States of America.
3. The rights of the public in and to the portions thereof included within the boundaries of roads and highways.
4. Public utility easements, if the same should be found to exist on the premises.
5. Reservation contained in deeds from Eastern Oregon Land Company as follows: "Reserving and excepting, however, to the grantor, its successors and assigns, the use of all the surface ground necessary to access and for the purpose of exploring, developing or working of mines or valuable underground deposits of minerals or oils of whatsoever nature, also all the gold, silver, copper iron or minerals of whatsoever name or nature; and all the coal, mineral oils or vegetable oils, or oils of any name or nature, or salt or saline springs, or springs of any nature, excepting water, which are now known to exist or may hereafter be discovered in or upon the said land. SUBJECT, however, to the conditions that the grantor herein shall pay to the grantee, or successor a proportionate rebate of the sale price for any lands recalled for mineral and value upon demand for recall."
6. Rights or claims of parties in possession not shown by the public records.
7. Public or private easements, or claims of easements not shown by the public records.
8. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or

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inspection of the premises.

9. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records, or Liens under Workman's Compensation Act not shown by the public records.

10. Rights of use, control or regulation by the United States of America, in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land.

11. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

12. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage removal.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 18th day of June, 1997.

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

Daniel L. Carver
Daniel L. Carver

STATE OF OREGON)
County of Wasco) ss.

June 18, 1997

Personally appeared the above named Daniel L. Carver, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Susan Peterson
Notary Public for Oregon
My commission expires 9/10/99



Microfilm No. 972627 (7)
FILED WASCO CTY
THE DALLAS, OR.

JUN 19 2 52 PM '97

KAREN L. LEBRITON
COUNTY CLERK

STATE OF OREGON, } ss.
County of Wasco, }

I certify that this document was received and recorded in the

DEED

Karen LeBriton, County Clerk [Signature]

A+T 20 LC 10 Recording 10

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2 - BARGAIN AND SALE DEED

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SALEM, OREGON

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. HASTINGS and EDITH HASTINGS, husband and wife, hereinafter called the grantors, in consideration of TEN and NO/100 (\$10.00) DOLLARS, and other valuable consideration to grantors paid by ROGER JUSTESEN and EVELYN JUSTESEN, husband and wife, JANA L. JUSTESEN, FRED A. JUSTESEN and JONNIE L. JUSTESEN, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto ROGER JUSTESEN an undivided one-third (1/3) interest, unto EVELYN JUSTESEN an undivided one-third (1/3) interest, and unto JANA L. JUSTESEN, FRED A. JUSTESEN and JONNIE L. JUSTESEN an undivided one-third (1/3) interest, as tenants in common, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situate in the County of Wasco, State of Oregon, described as follows, to-wit:

Township 6 South, Range 17 East:

Section 20: The West half of the West half ($W\frac{1}{2} W\frac{1}{2}$);
and the East half ($E\frac{1}{2}$);

Section 21: All
Section 28: All
Section 29: All

To Have and to Hold the above described and granted premises unto the said grantees, their heirs, successors and assigns forever.

And the grantors hereby covenant to and with grantees, their heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except rights of the public in and to portions included in the boundaries of roads and highways, reservations contained in patents issued by the United States, easements of record, and reservations of mineral rights contained in Deed from Eastern Oregon Land Company, and that grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all person whomsoever, save and except as above set forth.

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Page 1. WARRANTY DEED

LAW OFFICES
JOHN T. CHINNOCK
MCCALLOU BUILDING
MADRAS, OREGON

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WITNESS grantors' hands and seals this 5th day of
May, A.D. 1967.

John R. Hastings (SEAL)
Edith Hastings (SEAL)

STATE OF OREGON)
COUNTY OF JEFFERSON) ss.

On this 5th day of May, A.D. 1967, personally appeared
the above named JOHN R. HASTINGS and EDITH HASTINGS, husband
and wife, and acknowledged the foregoing instrument to be
their voluntary act and deed.



Before me:

[Signature]
Notary Public for Oregon
My Commission Expires: May 7 1970



STATE OF OREGON, }
County of Wasco, } ss.

I, H. A. HOWARD, County Clerk and ex
officio Recorder of Conveyances, in and for
said county, do hereby certify that the with-
in instrument of writing was received for
record
Date MAY 10 11 52 AM '67
and recorded in the -

records of Wasco County under
Micro film Number 67-0759 (A)
Witness my hand & seal affixed at The Dalles
H. A. HOWARD, County Clerk

By [Signature] Deputy
Return to [Signature]
Address _____

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