

THIS SPACE RESERVED FOR RECORDER'S USE

20071596

After recording return to:

REX BLACKBURN, MEMBER
BLACKBURN RANCHES, LLC
707 PONDEROSA VILLAGE
BURNS, OR 97720

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

REX BLACKBURN, MEMBER
BLACKBURN RANCHES, LLC
707 PONDEROSA VILLAGE
BURNS, OR 97720

STATE OF OREGON }
County of Harney } ss

I certify that the within instrument was received
for record on the 27th day of July
2007 at 2:31 o'clock P.M. and
recorded Microfilm number 20071596
Deed Records of said County.
Maria Ibarra, County Clerk
By: J. Kolm Deputy

STATUTORY WARRANTY DEED

JETT C. BLACKBURN and DOROTHY A. BLACKBURN, as Trustees of the
Blackburn Family Trust UDT November 26, 1999, and REX BLACKBURN, collectively
as tenants by the entirety, Grantors hereby convey and warrant to BLACKBURN
RANCHES, LLC, an Oregon limited liability company, Grantee the following described
real property in the County of HARNEY and the State of Oregon free of encumbrances
except as specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT# 23399; CODE# 4-2	MAP:23S 32V LOT 8500
ACCT# 23392; CODE# 4-2	MAP:24S 32V 30 LOT 400
ACCT# 23398; CODE# 4-2	MAP:24S 32V 30 LOT 600
ACCT# 23394; CODE# 4-2	MAP:24S 32V 30 LOT 700
ACCT# 23395; CODE# 4-2	MAP:24S 32V 31 LOT 100
ACCT# 23396; CODE# 4-2	MAP:24S 32V 31 LOT 200

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:

The true and actual consideration for this conveyance is as specified in the Operating
Agreement of Blackburn Ranches, LLC dated as of June 1, 2007, and the First
Amendment thereto.

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SALEM, OREGON

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 14 day of July, 2007.

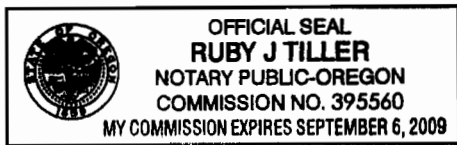
Jett C. Blackburn
Jett C. Blackburn, Trustee
Blackburn Family Trust

Dorothy A. Blackburn
Dorothy A. Blackburn, Trustee
Blackburn Family Trust

Rex Blackburn
Rex Blackburn

State of Oregon
County of HARNEY

This instrument was acknowledged before me on July 14, 2007 by Jett C. Blackburn, Dorothy A. Blackburn and Rex Blackburn.



Ruby J. Tillier
(Notary Public for Oregon)

My commission expires 9-6-09

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EXHIBIT "A"

Land in Harney County, Oregon, as follows:

In Twp. 24 S., R. 32½ E., W.M.:

- Sec. 30: All that portion of Lots 2, 3 and 4, and the SE¼, SW¼NE¼, lying Southwesterly of the highway right of way, as said right of way is described in deed recorded June 10, 1946, in Book 43, Page 238, and recorded January 10, 1967, in Book 81, Page 475, Book 82, Page 386 and Book 82, Page 594, Deed Records, and as described in condemnation proceedings filed in Circuit Court of the State of Oregon, for the County Harney, Case No. 3742.
- Sec. 31: Lot 1 and all that portion of Lot 2, W½NE¼ and NW¼SE¼, lying Northerly of the railroad right of way, as said right of way is described in deeds recorded in Book 31, Page 219 and 239, Deed Records. ALSO the E½NE¼, EXCEPTING THEREFROM highway right of way over the NE¼NE¼ conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded January 16, 1967, in Book 81, Page 492, re-recorded July 13, 1967, in Book 83, Page 31, Deed Records.
- Sec. 32: W½NW¼, EXCEPTING THEREFROM the following five parcels:
- Parcel No. 1: A parcel of land about 125 feet square at the intersection of the Burns-Crane section of the Central Oregon Highway and the public road running South past the Town of Lawen, along the East boundary of the W½NW¼ of said Sec. 32, described as follows:
Beginning at the Northwest corner of said Sec. 32;
thence South 55.8 feet to the South line of said State Highway right of way;
thence S. 45°49' E., along said South line, 1840.7 feet to a point of the intersection with the West line of said Lawen Road, the True Point of Beginning;
thence South 125 feet;
thence West 125 feet;
thence North to the South line of said State Highway right of way;
thence S. 45°49' E. to the True Point of Beginning.
- Parcel No. 2: Highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded June 17, 1946, in Book 43, Page 294, Deed Records.
- Parcel No. 3: Highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded January 16, 1967, in Book 81, Page 492, re-recorded July 13, 1967, in Book 83, Page 31, Deed Records.
- Parcel No. 4: That portion of the NE¼NE¼ of Sec. 31 and the W½NW¼ of Sec. 32 lying Northeasterly of the highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded June 17, 1946, in Book 43, Page 294, recorded January 16, 1967, in Book 81, Page 492 and re-recorded July 13, 1967, in Book

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83, Page 31, Deed Records.

Parcel No. 5: That portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at a point on the Southwesterly right of way boundary of State Highway 78, 50.00 feet at right angles to the center line, said point bearing 39°02'41" E. 1985.50 feet from the Northwest corner of Section 32; thence S. 44°22'07" W. along a fence line 1551.3 feet, more or less, to the South boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 32; thence Easterly along the East-West center line of Section 32, 1238.2 feet, more or less, to the Westerly boundary of Lawen Lane; thence N. 01°40'24" E. along the Westerly boundary of Lawen Lane 824.3 feet, more or less, to the Southeast corner of that tract described in Instrument No. 910091; thence N. 88°19'36" W. along the South boundary of that tract described in Instrument No. 910091, 125.00 feet; thence N. 01°40'24" E. along the West boundary of that tract described in Instrument No. 910091, 224.69 feet to the Southwesterly right of way boundary of State Highway No. 78; thence N. 46°10'00" W. 81.96 feet to the point of beginning.

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Total P.004