



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

Application for a Permit to Use Surface Water

Please type or print in dark ink. If your application is found to be incomplete or inaccurate, we will return it to you. If any requested information does not apply to your application, insert "n/a." Please read and refer to the instructions when completing your application. A summary of review criteria and procedures that are generally applicable to these applications is available at www.wrd.state.or.us/OWRD/PUBS/forms.shtml.

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SALEM, OREGON

1. APPLICANT INFORMATION

A. Applicants

Applicant: _____
First Last

Mailing Address: _____

City State Zip

Phone: _____
Home Work Other

*Fax: _____ *Email Address: _____

B. Organizations

(Corporations, associations, firms, partnerships, joint stock companies, cooperatives, public and municipal corporations)

Name of Organization: Willow Creek District Improvement Company

Name and Title of Person Applying: Bernard Damon, President

c/o Martha O. Pagel, Schwabe Williamson & Wyatt
 Mailing Address or Organization: 530 Center St NE, Ste. 400

Salem OR 97301
City State Zip

Phone : 503.540.4260
Day Evening

*Fax: 503.796.2900 *Email Address: mpagel@schwabe.com

**Optional*

For Department Use			
App. No. _____	Permit No. _____	Date _____	_____

2. SOURCE AND PROPERTY OWNERSHIP

A. The Proposed Source of Water

Provide the commonly used name of the water body from which water will be diverted, and the name of the stream or lake it flows into. If unnamed, say so:

Source 1: Willow Creek Reservoir	Tributary to: Willow Creek
Source 2: _____	Tributary to: _____
Source 3: _____	Tributary to: _____
Source 4: _____	Tributary to: _____

If any source listed above is stored water that is authorized under a water right permit, certificate, or decree, attach a copy of the document or list the document number (for decrees, list the volume, page and/or decree name).

Permit R-10880

B. Applications to Use Stored Water

Complete this section if any source listed in item 2A above is stored water.

Do you, or will you, own the reservoir(s) described in item 2A above?

Yes

No. (Please enclose a copy of your written notification to the operator of the reservoir of your intent to file this application, which you should have already mailed or delivered to the operator.)

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If all sources listed in item 2A are stored water, the Department will review your application using the expedited process provided in ORS 537.147, unless you check the box below. Please see the instruction booklet for more information.

By checking this box, you are requesting that the Department process your application under the standard process outlined in ORS 537.150 and 537.153, rather than the expedited process provided by ORS 537.147. To file an application under the standard process, you must enclose the following:

- A copy of a signed non-expired contract or other agreement with the owner of the reservoir (if not you) to impound the volume of water you propose to use in this application.
- A copy of your written agreement with the party (if any) delivering the water from the reservoir to you.

C. Property Ownership

Do you own all the land where you propose to divert, transport, and use water?

Yes (Please check appropriate box below then skip to section 3 'Water Use')

There are no encumbrances

This land is encumbered by easements, rights of way, roads or other encumbrances
(please provide a copy of the recorded deed(s))

No (Please check the appropriate box below) N/A See Remarks (Section 7)

I have a recorded easement or written authorization permitting access.

I do not currently have written authorization or easement permitting access.

Written authorization or an easement is not necessary, because the only affected
lands I do not own are state-owned submersible lands, and this application is for
irrigated and/or domestic use only (ORS 274.040).

You must provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map. See Attachment 1 (deeds for affected properties)

List the names and mailing addresses of all affected landowners.

See Attachment 2	RECEIVED JAN 06 2009 WATER RESOURCES DEPT SALEM, OREGON
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3. WATER USE

Please read the instruction booklet for more details on "type of use" definitions, how to express how much water you need and how to identify the water source you propose to use. You must fill out a supplemental form for some uses as they require specific information for that type of use.

A. Type(s) of Use(s)

See list of beneficial uses provided in the instructions.

- If your proposed use is **domestic**, indicate the number of households to be supplied with water: _____
- If your proposed use is **irrigation**, please attach **Form I** - ATTACHED
- If your proposed use is **mining**, attach **Form R**
- If your proposed use is **municipal or quasi-municipal**, attach **Form M**
- If your proposed use is **commercial/industrial**, attach **Form Q**

B. Amount of Water

Provide the amount of water you propose to use from each source, for each use, in cubic feet-per-second (cfs) or gallons-per-minute (gpm). If the proposed use is from storage, provide the amount in acre-feet (af):

(1 cfs equals 448.8 gpm. 1 acre-foot equals 325,851 gallons or 43,560 cubic feet)

Source	Type of use	Amount
Willow Creek Reservoir	Irrigation	2,500 <input type="radio"/> cfs <input type="radio"/> gpm <input checked="" type="radio"/> af
		<input type="text"/> <input type="radio"/> cfs <input type="radio"/> gpm <input type="radio"/> af
		<input type="text"/> <input type="radio"/> cfs <input type="radio"/> gpm <input type="radio"/> af
		<input type="text"/> <input type="radio"/> cfs <input type="radio"/> gpm <input type="radio"/> af

C. Period of Use

Indicate the time of year you propose to use the water: March 1 - October 31 *

(For seasonal uses like irrigation give dates when water use would begin and end, e.g. March 1-October 31.)

*(NOTE: Joel Clark said most rights in basin start April 1 and end before October 1 but there is no defined irrigation season, so ok to ask for standard)

If you will be applying water to land, indicate the total number of acres where water will be applied or used: 2,538.14

(This number should be consistent with your application map.)

4. WATER MANAGEMENT

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A. Diversion

What method will you use to divert water from the source?

Pump (give horsepower and pump type): _____

Head-gate (give dimensions): _____

other means (describe): Varies by individual user

B. Monitoring

How will you monitor your diversion to be sure you are within the limits of your water right (allowed rate and duty) and you are not wasting water?

Weir

Meter

Periodic Sampling

other means (describe): _____

C. Transport

How will you transport water to your place of use?

Ditch or canal (give average width and depth):

Width Variable

Depth _____

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Is the ditch or canal to be lined? Yes No

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Pipe (give diameter and total length):

Diameter Variable

Length _____

other, describe: _____

D. Application/Distribution Method

What equipment will you use to apply water to your place of use?

Varies by user

Irrigation or land application method (check all that apply):

- Flood
- High pressure sprinkler
- Low pressure sprinkler
- Drip
- Water Cannons
- Center pivot system
- Hand Lines
- Wheel Lines
- Siphon tubes or gated pipe with furrows
- other, describe: Varies by user

Distribution method

- Direct pipe from source
- In-line storage (tank or pond)
- Open Canal

E. Conservation

What methods will you use to conserve water? Why did you choose this distribution or application method? Have you considered other methods to transport, apply, distribute or use water? For example, if you are using sprinkler irrigation rather than drip irrigation, explain. If you need additional space, attach a separate sheet.

Conservation measures vary by user

5. RESOURCE PROTECTION

A. Protection Practices

In granting permission to use water from a stream or lake, the state encourages, and in some instances requires, careful control of activities that may affect the waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

- Diversion will be screened to prevent uptake of fish and other aquatic life. Describe planned actions:

- Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas. Describe planned actions:

No planned action.

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- Operating equipment in a water body will be managed and timed to prevent damage to aquatic life. Describe:

No planned action.

- Water quality will be protected by preventing erosion and run-off of waste or chemical products. Describe:

Measures vary by user.

- Other:

6. PROJECT SCHEDULE

Indicate the anticipated dates that the following construction tasks should begin. If construction has already begun, or is completed, please indicate that date.

Proposed date construction will begin: Completed

Proposed date construction will be completed: Completed

Proposed date beneficial water use will begin: March 1, 2009

7. REMARKS

If you would like to clarify any information you have provided in the application, please do so here and reference the specific application question you are addressing.

Section 2(c): Pursuant to ORS 537.211(6), Applicant is not required to obtain prior written authorization or an easement permitting access to non-owned lands.

In an effort to conserve ground water resources, Applicant requests a permit condition authorizing the optional use of stored water ahead of any existing ground water rights appurtenant to the same lands.

Special water allocation provisions are included in the company's bylaws. To help ensure that the landowners properly understand the nature of their rights to use water under the permit, we request a permit condition stating that "Use of water under this permit shall be subject to applicable provisions of the articles of incorporation, bylaws, rules and regulations of the Willow Creek District Improvement Company." **

8. MAP REQUIREMENTS

The Department cannot process your application without accurate information showing the source of water and location of water use. You must include a map with this application form that clearly indicates the township, range, section, and quarter/quarter section of the proposed points of diversion and place of use. The map must provide tax lot numbers. See the map guidelines sheet for detailed map specifications.

** Please see additional remarks in the cover letter accompanying this application.

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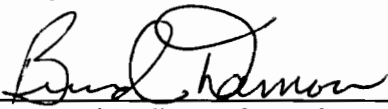
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9. SIGNATURE

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application packet.
- I cannot legally use water until the Water Resources Department issues a permit to me.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be canceled.
- The water use must be compatible with local comprehensive land use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water right holders to get water to which they are entitled.

I swear that all information provided in this application is true and correct to the best of my knowledge:



Signature of Applicant (*If more than one applicant, all must sign.*)

Bernard Damon, President of the Willow Creek District Improvement Company

1-2-09

Date

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Before you submit your application be sure you have:

- Answered each question completely.
- Attached a legible map which includes township, range, section, quarter/quarter and tax lot number.
- Included a Land Use Information Form or receipt stub signed by a local official.
- Included the legal description of all the property involved with this application. You may supply a copy of the deed, land sales contract, or title insurance policy, to meet this requirement.
- Included a check payable to the Oregon Water Resources Department for the appropriate amount. The Department's fee schedule can be found at www.wrd.state.or.us or call (503) 986-0900.

WRD on the web:
www.wrd.state.or.us



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FORM I

FOR IRRIGATION WATER USE

1. Please indicate whether you are requesting a primary or supplemental irrigation water right.

Primary Supplemental

If supplemental, please indicate the number of acres that will be irrigated for each type of use.

Primary: _____ Acres

Secondary: 2538.14 Acres

List the permit or certificate number of the primary water right: No. See Attachment 3

2. Please list the anticipated crops you will grow and whether you will be irrigating them for a full or partial season:

1. Alfalfa Full season Partial season (from: _____ to _____)

2. Wheat Full season Partial season (from: _____ to _____)

3. _____ Full season Partial season (from: _____ to _____)

4. _____ Full season Partial season (from: _____ to _____)

3. Indicate the maximum total number of acre-feet you expect to use in an irrigation season:

2500 acre-feet

(1 acre-foot equals 12 inches of water spread over 1 acre, or 43,560 cubic feet, or 325,851 gallons.)

4. How will you schedule your applications of water? Will you be applying water in the evenings, twice a week, daily?

Daily during daytime hours

Daily during nighttime hours

Two or three times weekly during daytime

Two or three times weekly during nighttime

Weekly, during daytime hours

Weekly, during nighttime hours

Other, explain: _____



Oregon Water Resources Department
Land Use Information Form

THIS FORM IS NOT REQUIRED IF: 1) water is to be diverted, conveyed, and/or used only on federal lands; or 2) the application is for a water-right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and all of the following apply: a) only the place of use is proposed for change, b) there are no structural changes, c) the use of water is for irrigation, and d) the use is located in an irrigation district or exclusive farm-use zone.

Applicant Name: Willow Creek District Improvement Company
Mailing Address: c/o Martha O. Pagel, Schwabe Williamson & Wyatt, 530 Center St NE, Ste 400
City: Salem State: OR Zip: 97301 Day Phone: 503-540-4260

This application is related to a Measure 37 claim. Yes No

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), or used. 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.

Table with 8 columns: Township, Range, Section, 1/4, Tax Lot #, Plan Designation (e.g. Rural Residential/RR-5), Water to be: (Diverted, Conveyed, Used), Proposed Land Use.

List all counties and cities where water is proposed to be diverted, conveyed, or used. Morrow County

B. Description of Proposed Use

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

- Permit to Use or Store Water, Water-Right Transfer, Exchange of Water, Allocation of Conserved Water, Limited Water Use License, Permit Amendment or Ground Water Registration Modification

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

Estimated quantity of water needed: 2500 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: Use of stored water from Willow Creek Reservoir

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

Receipt for Request for Land Use Information

State of Oregon
Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266

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 proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): 3.010 MC20

Land uses to be served by 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
		<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
		<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.

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Name: Carla McLane Title: Planning Director
 Signature: [Signature] Phone: 541 922 4624 Date: 10 Dec, 2008
 Government Entity: Morrow 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: _____

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ATTACHMENT

(Land Use Information Form)

Landowners	Tax Lot Descriptions
Bernard E. Damon Jean M. Damon Trustees of the Damon Joint Trust	Tax lots 1201, 1500 and 2200, located in Sections 7, 8, 17, 18, 20, 21, 28, 29, 32 and 33; all in Township 2 South, Range 26 East, W.M. Total irrigated acres: 285.16
Brian S. Thompson Susan J. Thompson	Tax lots 1202 and 1203, located in Sections 7 and 8; all in Township 2 South, Range 26 East, W.M. Total irrigated acres: 375.90
Charles A. Bloodworth William C. Bloodworth	Tax lot 300, located in Sections 1, 12 and 13, all in Township 2 South, Range 25 East, W.M. Total irrigated acres: 41.00
Terry E. Thompson Karen J. Thompson	Tax lot 2100, located in Section 17 of Township 2 South, Range 26 East, W.M. Total irrigated acres: 213.10
Duane Neiffer Linda Neiffer	Tax lot 4900, located in Sections 27 and 28, all in Township 1 South, Range 25 East, W.M. Total irrigated acres: 164.00
Andre Meyer Kathleen L. Meyer	Tax lot 4500, located in Sections 34 and 35, all in T 1 South, Range 25 East, W.M.; and tax lot 500, located in Section 2 of T 2 South, Range 25 East, W.M. Total irrigated acres: 945.60
Emert Ranches, Inc.	Tax lot 400, located in Sections 2, 3, 9, 10, 11, 15, 16, 17, 20, 21, 22, 27 and 28, all in T 1 South, Range 24 East, W.M. Total irrigated acres: 281.39

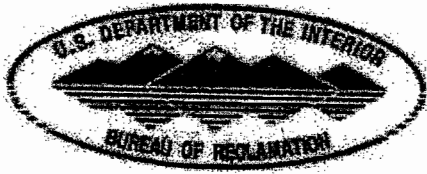
<p>John J. Griffith Karen Smith-Griffith</p>	<p>Tax lots 402 and 901, located in Section 27 of Township 2 South, Range 26 East, W.M.</p> <p>Total irrigated acres: 5.10</p>
<p>Kathryn Hoskins</p>	<p>Tax Lot 4300, located in Sections 27, 28, 33 and 34, all in Township 2 South, Range 26 East, W.M.</p> <p>Total irrigated acres: 33.30</p>
<p>Lawrence Jerome McElligott, Trustee of the Lawrence Jerome McElligott Revocable Living Trust</p>	<p>Tax lot 200, located in Sections 1 and 12, all in Township 1 South, Range 24 East, W.M.</p> <p>Total irrigated acres: 92.00</p>
<p>Travis L. Harrison Kirsten M. Harrison</p>	<p>Tax lot 3401, located in Sections 20, 21 and 28, all in Township 1 South, Range 25 East, W.M.</p> <p>Total irrigated acres: 68.07</p>
<p>Richard R. Temple Karen S. Temple</p>	<p>Tax lots 6200 and 6412, located in Sections 35 and 36, all in Township 1 South, Range 25 East, W.M.</p> <p>Total irrigated acres: 13.32</p>
<p>Cristopher Shattuck Laurie A. Barrow</p>	<p>Tax lot 6309, located in Section 36, Township 1 South, Range 25 East; and tax lots 100, 4102 and 4103 in Section 1, Township 2 South, Range 25 East, W.M.</p> <p>Total irrigated acres: 20.20</p>

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CONTRACT DATA SHEET



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U.S. Bureau of Reclamation
Attn: PN-3324
1150 North Curtis Road
Boise, ID 83706-1234
208-378-5344

RECLAMATION
Managing Water in the West

1. Applicant Information:

A. Landowners

- 1) Name of landowner(s): _____
- 2) Address: _____
- 3) Mailing Address (if different): _____
- 4) Taxpayer Identification Number(s): _____
(Social Security Number or Employer Identification Number)¹
- 5) Do you own all of the land where you propose to divert and make use of water? _____

B. Water User Organizations (Such as Irrigation Districts, Ditch/Canal Companies, Water Control Districts, Water User Associations & Cooperatives, Irrigation Improvement Districts, and similar entities organized according to State Law)

- 1) Name of Organization: Willow Creek District Improvement Company
- 2) Name & Title of Applicant: Bernard Damon, President of Willow Creek District Improvement Company. Contact Person: Martha Pagel, 530 Center Street NE, Suite 400, Salem, OR 97301.
- 3) Mailing Address of Organization: 2315 Rocky Lane, Eugene, Oregon 97401
- 4) Taxpayer Identification Number: None.
(Social Security Number or Employer Identification Number)
- 5) Please provide the following information:
 - (a) A description of the area served by the organization (location, total acreage, # of water users, prominent crops, etc.)
See Attachment 1 "Willow Creek Contractors' Lands and Water Rights"
 - (b) Copy of organization by-laws, articles of incorporation (if applicable), board resolution authorizing the applicant to represent and bind the organization under contract with the United States.
See Attachment 2 for copies of Articles of Incorporation, Bylaws and board resolution.

2. Source of Water (name of stream, river) Willow Creek Reservoir, Willow Creek, Oregon
3. Proposed points of diversion: See Attachment 3 "Willow Creek Points of Diversion"
4. A water right permit to divert storage water is required. Application or file number with OWRD if you have applied for a permit to divert storage water: Currently preparing application to be filed with OWRD

5. Include a map of lands and diversion points. *[Same as required by Oregon Water Resources Department (OWRD) for application for surface/ground water permit]. See Attachment 4 "Water Rights Maps".*

6. Do you currently hold a right to natural flows for irrigating the property described herein? Yes*
If yes, what is/are the priority date(s)? *Rights held by individual landowners. Some lands are now irrigated by wells. The priority dates vary and are shown in Attachment 1, which also includes water right permit and certificate numbers. Requested water is for both primary and supplemental use.

Total quantity of water from storage requested: 2,500 acre-feet.

7. Location of land to be irrigated in each 40-acre tract: See Attachments 1 (chart) and 4 (water right maps).

TOWNSHIP	RANGE	SECTION	40-ACRE TRACT (1/4) (1/4)	NO. of ACRES	TYPE of IRRIGATED CROP
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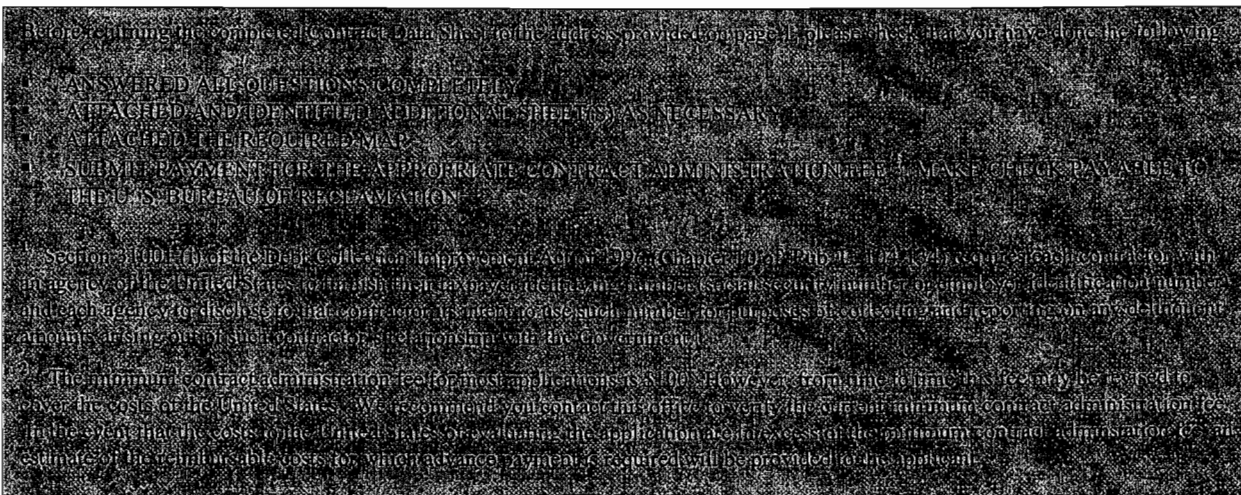
8. What is the present use of the land identified above? *[Farming; idle (fallow cultivated land); native (appears never to have been tilled); planted pasture or other (please specify)].*

Farming

9. Is the land identified above currently being irrigated? Yes If yes, what is the source? *(natural flows, wells, etc.)* Natural flow from Willow Creek, wells, and a spring. See Attachment 1 for source information for each water right.

10. Diversion must be screened to prevent uptake of fish and other aquatic life.
Describe plan(s) to comply with State/Federal fish screen standards: All the diversions are now screened except for the Hoskins/Griffith diversion. It will be screened to meet state standards. There are no listed species or migratory fish in Willow Creek in this area.

11. Telephone Number where you can be reached during the day: Martha Pagel: 503-540-4260



M-2000-2339

After Recording Return to:
Morrow County Abstract
P.O. Box 576
Heppner, Oregon 97836

Hereafter All Tax Statements
Are To Be Sent To:
Mr. and Mrs. John Griffith
73973 Fuller Can. Lane
Heppner, Oregon 97836

WARRANTY DEED

EMMETT GEORGE KOFFLER and DEBORAH KAY KOFFLER, husband and wife, hereafter called grantors, convey to JOHN J. GRIFFITH and KAREN SMITH-GRIFFITH, husband and wife, all that real property situated in the County of Morrow, State of Oregon, described as:

SEE EXHIBIT "A"

and covenant that grantors are the owners of the above property free of all encumbrances except;

SEE EXHIBIT "B"

NOTE: Account No. 25 26 27, Tax Lot 402, Ref No. 143. Code Area 1-01, Account No. 25 26 27, Tax Lot 402, Ref No. 1706. Code Area 1-09, Account No. 25 26 27DB, Tax Lot 901, Ref No. 1726. Code Area 1-09, Account No. 25 26 27DB, Tax Lot 901, Ref No. 225.

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.

The true and actual consideration for this transfer is \$195,000.00. Dated this 20th Day of October 2000.

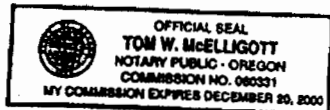
Emmett George Koffler
Emmett George Koffler

Deborah Kay Koffler
Deborah Kay Koffler

State of Oregon)
County of Morrow)

On October 20, 2000, personally appeared Emmett George Koffler and Deborah Kay Koffler acknowledged said instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 12-31-2000



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EMMETT
TADU

310

EXHIBIT "A"

A tract of land in Section 27, Township 2 South, Range 26, East of the Willamette Meridian, Morrow County, Oregon, described as follows:

Beginning at the Northwest corner of Lot 1, Block 2, Mt. Vernon's Second Addition to the City of Heppner; Thence South 48°23' East, a distance of 140.00 feet to a point; Thence South 41°37' West, a distance of 216.00 feet to the Northeast corner of Lot 2, Block 2, Mt. Vernon's Second Addition and the True Point of Beginning of this description; Thence North 48°23' West, a distance of 140.00 feet to a point; Thence North 41°37' East, a distance of 16.00 feet to a point; Thence North 33°41' West, a distance of 57.00 feet to a point; Thence South 50°19' West, a distance of 16.00 feet to a point; Thence North 40°47' West, a distance of 452.70 feet to a point; Thence South 52°43' West, a distance of 20.00 feet to a point; Thence North 35°31' West, a distance of 161.40 feet to the Southerly right of way of a county road; Thence along said right of way line South 52°43' West, a distance of 709.32 feet to a point; Thence South 39°04' West, a distance of 211.46 feet to a point; Thence South 20°00' West, a distance of 255.70 feet to a point; Thence South 27°55' East, a distance of 308.80 feet to the Northerly right of way line of Morgan Street; Thence along said right of way line North 66°59' East, a distance of 201.65 feet to a point; Thence North 88°34' East, a distance of 472.00 feet to a point; Thence South 68°36' East, a distance of 138.80 feet to a point; Thence leaving said right of way line of Morgan Street, North 41°37' East, a distance of 558.75 feet to a point; Thence North 48°23' West, a distance of 10.00 feet to a point; Thence North 41°37' East, a distance of 50.00 feet to the True point of beginning of this description.

EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest corner of Lot 1, Block 2 of Mt. Vernon's Second Addition to the City of Heppner; Thence North 35°31' West a distance of 631.32 feet to a point; Thence South 52°43' West a distance of 888.32 feet to the True Point of Beginning of this description; Thence South 52°43' West a distance of 91.00 feet to a point; Thence South 39°04' West a distance of 211.46 feet to a point; Thence South 20°00' West a distance of 255.70 feet to a point; Thence South 27°55' East a distance of 308.80 feet to a point; Thence North 66°59' East a distance of 201.65 feet to a point; Thence North 88°34' East a distance of 358.00 feet to a point; Thence North 34°30' West a distance of 600.00 feet to a point; Thence North 22°00' West a distance of 162.00 feet to the True Point of Beginning of this description. ALSO

EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest corner of Lot 1, Block 2 of Mt. Vernon's Second Addition to the City of Heppner; Thence North 35°31' West a distance of 631.32 feet to a point; Thence South 52°43' West a distance of 888.32 feet to the True Point of Beginning of this description; Thence South 22°00' East a distance of 162.00 feet to a point; Thence South 34°30' East a distance of 600.00 feet to a point; Thence North 88°34' East a distance of 70.00 feet to a point; Thence North 34°30' West a distance of 632.00 feet to a point; Thence North 22°00' West a distance of 174.00 feet to a point; Thence South 52°34' West a distance of 62.00 feet to the True Point of Beginning of this description. ALSO

EXCEPTING THEREFROM the following described parcel: Lot 2, Block 2, Mt. Vernon's Second Addition to the City of Heppner. ALSO EXCEPTING THEREFROM the following described parcel: Beginning at an Iron Pin that marks the Northwest corner of Lot 2, Block 2 of Mt. Vernon's Second Addition to the City of Heppner; Thence North 41°37' East a distance of 16.00 feet to a point; Thence North 33°41' West a distance of 20.10 feet to a point; Thence South 41°37' West a distance of 710.00 feet to a point; Thence North 88°34' East a distance of 52.46 feet to a point; Thence South 68°36' East a distance of 138.80 feet to a point; Thence North 41°37' East a distance of 160.75 feet to a point; Thence North 48°23' West a distance of 150.00 feet to a point; Thence North 41°37' East a distance of 448.00 feet to a point of beginning. ALSO EXCEPTING THEREFROM all roads and road rights of way.

EXHIBIT "B"


1. Easement created by instrument, including the terms and provisions thereof,
Dated : February 19, 1947
Recorded : February 27, 1947 Book: 50 Page: 46
In Favor Of : Pacific Power & Light

2. Assignment of the above easement created by instrument, including the terms and provisions thereof,
Dated : April 14, 1964
Recorded : April 23, 1964 Book: 70 Page: 533
To : Columbia Basin Electric Cooperative Association

3. Easement created by instrument, including the terms and provisions thereof,
Dated : September 7, 1966
Recorded : October 10, 1966 Book: 74 Page: 18
In Favor Of : Pacific Northwest Bell

4. Utility Easement, including the terms and provisions thereof,
Dated : June 22, 1993
Recorded : July 29, 1993 Book: "M" Page: 40904
Grantor : Kent and Carol Goodyear, husband and wife
Grantee : City of Heppner

5. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON }
County of Morrow } SS
I certify that this instrument was received and
recorded in the book of records of said county.
BARBARA BLOODWORTH
Morrow County Clerk
by:  Deputy.
Doc#: 2000-2339
Rcpt: 17504 36.00
10/23/2000 10:05 am

1-9

1/16 COR.

HEPPNER

901
5.23 AC.

CITY LIMITS
HEPPNER

SE COR LOT 1 BLK 6
MT VERNONS ADDN

902
0.14 AC.

PUBLIC RD.
903
1.11 AC.
900
1.06 AC.

PLAT

2002-15

PARTITION

MT. VERNON'S

PARCEL 2

PAR 1

1202
1.99 AC.

MORGAN

SEE MAP 25 26 27

AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.



SEE MAP 25 26 27

M-2000-2339

After Recording Return to:

Morrow County Abstract
P.O. Box 576
Heppner, Oregon 97836

Hereafter All Tax Statements
Are To Be Sent To:
Mr. and Mrs. John Griffith
73973 Fuller Can. Lane
Heppner, Oregon 97836

WARRANTY DEED

EMMETT GEORGE KOFFLER and DEBORAH KAY KOFFLER, husband and wife, hereafter called grantors, convey to JOHN J. GRIFFITH and KAREN SMITH-GRIFFITH, husband and wife, all that real property situated in the County of Morrow, State of Oregon, described as:

EMMETT
KOFFLER
DEBORAH
KOFFLER

SEE EXHIBIT "A"

and covenant that grantors are the owners of the above property free of all encumbrances except;

SEE EXHIBIT "B"

NOTE: Account No. 25 26 27, Tax Lot 402, Ref No. 143. Code Area 1-01, Account No. 25 26 27, Tax Lot 402, Ref No. 1706. Code Area 1-09, Account No. 25 26 27DB, Tax Lot 901, Ref No. 1726. Code Area 1-09, Account No. 25 26 27DB, Tax Lot 901, Ref No. 225.

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.

The true and actual consideration for this transfer is \$195,000.00. Dated this 20th Day of October 2000.

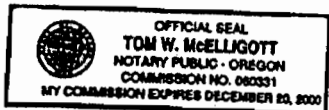
Emmett George Koffler
Emmett George Koffler

Deborah Kay Koffler
Deborah Kay Koffler

State of Oregon)
County of Morrow)

On October 20th, 2000, personally appeared Emmett George Koffler and Deborah Kay Koffler acknowledged said instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 12-20-2000



3/10

EXHIBIT "A"

A tract of land in Section 27, Township 2 South, Range 26, East of the Willamette Meridian, Morrow County, Oregon, described as follows:

Beginning at the Northwest corner of Lot 1, Block 2, Mt. Vernon's Second Addition to the City of Heppner; Thence South 48°23' East, a distance of 140.00 feet to a point; Thence South 41°37' West, a distance of 216.00 feet to the Northeast corner of Lot 2, Block 2, Mt. Vernon's Second Addition and the True Point of Beginning of this description; Thence North 48°23' West, a distance of 140.00 feet to a point; Thence North 41°37' East, a distance of 16.00 feet to a point; Thence North 33°41' West, a distance of 57.00 feet to a point; Thence South 50°19' West, a distance of 16.00 feet to a point; Thence North 40°47' West, a distance of 452.70 feet to a point; Thence South 52°43' West, a distance of 20.00 feet to a point; Thence North 35°31' West, a distance of 161.40 feet to the Southerly right of way of a county road; Thence along said right of way line South 52°43' West, a distance of 709.32 feet to a point; Thence South 39°04' West, a distance of 211.46 feet to a point; Thence South 20°00' West, a distance of 255.70 feet to a point; Thence South 27°55' East, a distance of 308.80 feet to the Northerly right of way line of Morgan Street; Thence along said right of way line North 66°59' East, a distance of 201.65 feet to a point; Thence North 88°34' East, a distance of 472.00 feet to a point; Thence South 68°36' East, a distance of 138.80 feet to a point; Thence leaving said right of way line of Morgan Street, North 41°37' East, a distance of 558.75 feet to a point; Thence North 48°23' West, a distance of 10.00 feet to a point; Thence North 41°37' East, a distance of 50.00 feet to the True point of beginning of this description.

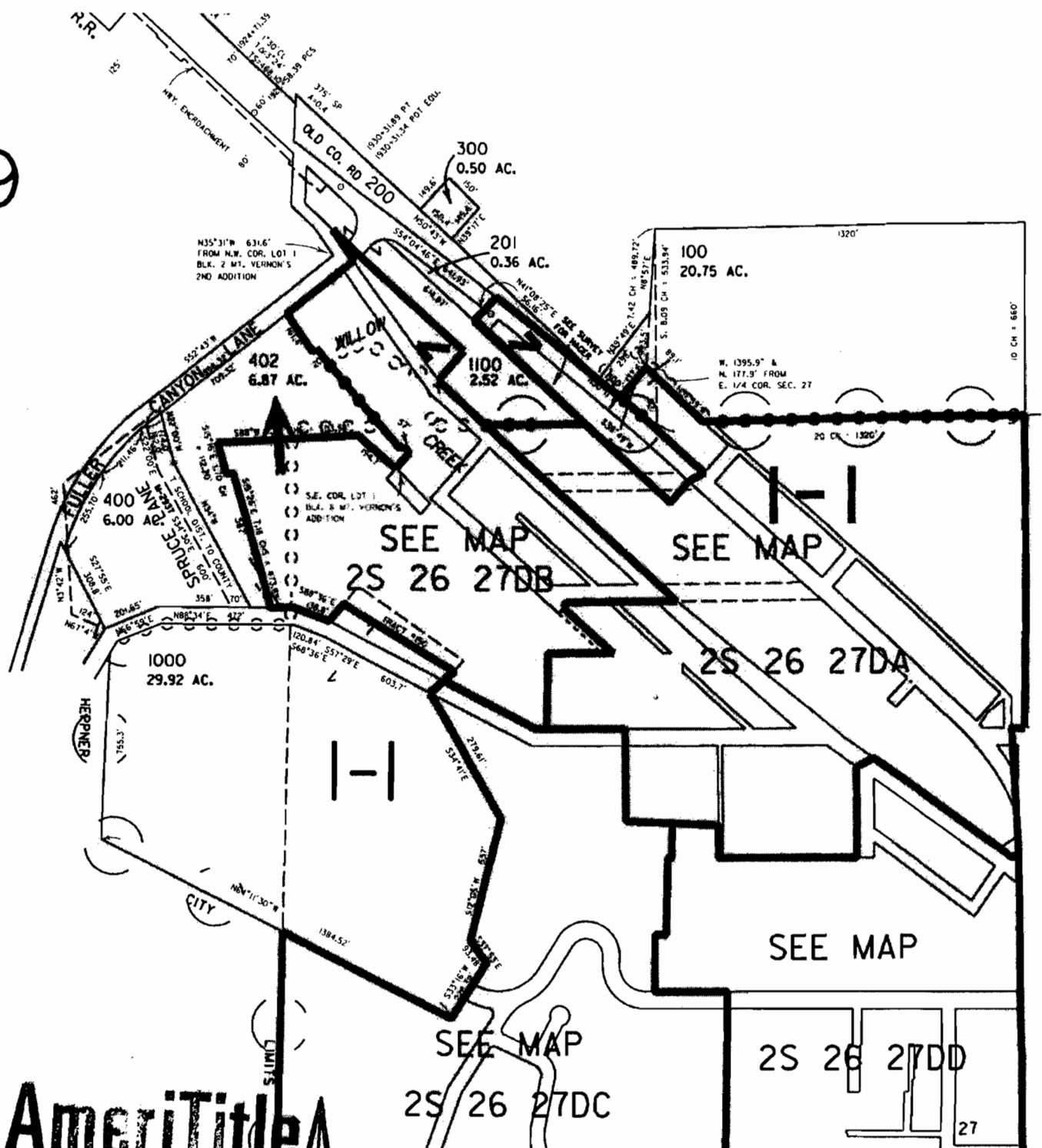
EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest corner of Lot 1, Block 2 of Mt. Vernon's Second Addition to the City of Heppner; Thence North 35°31' West a distance of 631.32 feet to a point; Thence South 52°43' West a distance of 888.32 feet to the True Point of Beginning of this description; Thence South 52°43' West a distance of 91.00 feet to a point; Thence South 39°04' West a distance of 211.46 feet to a point; Thence South 20°00' West a distance of 255.70 feet to a point; Thence South 27°55' East a distance of 308.80 feet to a point; Thence North 66°59' East a distance of 201.65 feet to a point; Thence North 88°34' East a distance of 358.00 feet to a point; Thence North 34°30' West a distance of 600.00 feet to a point; Thence North 22°00' West a distance of 162.00 feet to the True Point of Beginning of this description. ALSO EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest corner of Lot 1, Block 2 of Mt. Vernon's Second Addition to the City of Heppner; Thence North 35°31' West a distance of 631.32 feet to a point; Thence South 52°43' West a distance of 888.32 feet to the True Point of Beginning of this description; Thence South 22°00' East a distance of 162.00 feet to a point; Thence South 34°30' East a distance of 600.00 feet to a point; Thence North 88°34' East a distance of 70.00 feet to a point; Thence North 34°30' West a distance of 632.00 feet to a point; Thence North 22°00' West a distance of 174.00 feet to a point; Thence South 52°34' West a distance of 62.00 feet to the True Point of Beginning of this description. ALSO EXCEPTING THEREFROM the following described parcel: Lot 2, Block 2, Mt. Vernon's Second Addition to the City of Heppner. ALSO EXCEPTING THEREFROM the following described parcel: Beginning at an Iron Pin that marks the Northwest corner of Lot 2, Block 2 of Mt. Vernon's Second Addition to the City of Heppner; Thence North 41°37' East a distance of 16.00 feet to a point; Thence North 33°41' West a distance of 20.10 feet to a point; Thence South 41°37' West a distance of 710.00 feet to a point; Thence North 88°34' East a distance of 52.46 feet to a point; Thence South 68°36' East a distance of 138.80 feet to a point; Thence North 41°37' East a distance of 160.75 feet to a point; Thence North 48°23' West a distance of 150.00 feet to a point; Thence North 41°37' East a distance of 448.00 feet to a point of beginning. ALSO EXCEPTING THEREFROM all roads and road rights of way.

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Dated : February 19, 1947
Recorded : February 27, 1947 Book: 50 Page: 46
In Favor Of : Pacific Power & Light
2. Assignment of the above easement created by instrument, including the terms and provisions thereof,
Dated : April 14, 1964
Recorded : April 23, 1964 Book: 70 Page: 533
To : Columbia Basin Electric Cooperative Association
3. Easement created by instrument, including the terms and provisions thereof,
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Recorded : October 10, 1966 Book: 74 Page: 18
In Favor Of : Pacific Northwest Bell
4. Utility Easement, including the terms and provisions thereof,
Dated : June 22, 1993
Recorded : July 29, 1993 Book: "M" Page: 40904
Grantor : Kent and Carol Goodyear, husband and wife
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5. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON }
County of Morrow } SS
I certify that this instrument was received and
recorded in the book of records of said county.
BARBARA BLOODWORTH
Morrow County Clerk
by: Bob A. Clendenen Deputy
Doc#: 2000-2339
Rcpt: 17504 36.00
10/23/2000 10:05 am

1-9



AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

77-5141

BARGAIN AND SALE DEED

DELBERT EMERT, also known as Delbert W. Emert, conveys to EMERT RANCHES, INC., an Oregon corporation, all that real property situated in:

MORROW COUNTY, STATE OF OREGON

Township 1 South, Range 24, East of Willamette Meridian

Section 2

Southwest Quarter Northwest Quarter,
Southwest Quarter,
West Half Southeast Quarter,
Southeast Quarter Southeast Quarter

Section 3

East Half

Northwest Quarter lying East of Ione-Boardman Market Road No. 9

Northwest Quarter Southwest Quarter lying South and East of Ione-Boardman Market Road No. 9 and that portion of the Southwest Quarter lying East of said Market Road which portion is contained in the following description:

Commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 3, thence running South to the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 19, thence West 990 feet, thence North 9° 30' West 620 feet, thence West 360 feet, thence North 21° 15' West 235 feet, thence North 81° West 203 feet, thence North 31° 43' East 173 feet, thence North 20° 30' East 334 feet, thence North 34° 50' East 420 feet, thence South 87° 15' West along the Southerly side of the Oregon Railroad & Navigation Company's Right of Way 96 feet, thence North 100.2 feet, thence South 87° 15' West along the Northerly side of the Oregon Railroad & Navigation Company's Right of Way 167 feet, thence North 2° 40' West 444.8 feet, thence South 89° 15' West 567 feet, thence South 190

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feet, thence West 541 feet, thence North along the Section line 640 feet, to the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 3, thence East 2640 feet, to the point of beginning;

EXCEPTING the following described tracts: beginning at the section corner common to Sections 3, 4, 9 and 10 in Township 1 South, Range 24, East of the Willamette Meridian, thence East in a straight line 550 feet, more or less, to the East line of H Street of the Town of Ione, Oregon, thence North 400 feet, more or less to the intersection of the East line of H Street of the Town of Ione, Oregon, and the North right of way line of the Oregon-Washington Railroad & Navigation Company, thence North 87° 20' East a distance of 589.30 feet to the point of beginning of this description: thence North 2° 40' West 444.84 feet, more or less to the South right of way line of the Oregon-Washington Highway; thence Easterly along said South right of way line a distance of 1,550.16 feet; thence South 4° 20' West a distance of 450 feet, more or less, to the North right of way line of the Oregon-Washington Railroad & Navigation Company, thence Westerly along said North right of way line to the point of beginning,

ALSO EXCEPTING that certain tract of land conveyed by Warranty Deed to the State of Oregon, dated June 8, 1967, recorded June 14, 1967, in Deed Book "M" of Microfilm No. 6.

Section 9

That portion of the North Half Northeast Quarter contained in the following description:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter, Section 9, Township 1 South, Range 24, E.W.M.; thence West 931.26 feet; thence North 366.3 feet; thence East 200 feet; thence North 84° 36' East 190 feet; thence East 130 feet; thence North 32 feet; thence East 360 feet; thence North 59° 40' East 487 feet; thence North 05° 10' East 176.5 feet; thence North 50 feet; thence North 84° 45' East 201 feet; thence North 76 degrees East 61.8 feet; thence North 71° 38' East 138 feet; thence South 81° East 203 feet; thence South 21° 15' East 235 feet; thence East 300 feet; thence South 9° 30' East 620 feet; thence West 1650 feet to the place of beginning,

That part of the following described tract lying South of Willow Creek:

SYSTEMS

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Beginning 30 feet West of the Southwest corner of Block 2 in Cluff's First Addition to the Town of Ione, thence South 11.77 chains to the Southeast corner of Lot 6, Block 2, Cluff's Second Addition to the Town of Ione, thence West 5.89 chains to the place of beginning,

South Half Northeast Quarter,

East Half Northwest Quarter lying South of the center of the Main channel of Willow Creek,

East Half Southwest Quarter,

Southeast Quarter,

Section 10

Northeast Quarter,
Northeast Quarter Northwest Quarter,
That portion of the Northwest Quarter of the Northwest Quarter contained in the two following descriptions:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter, Section 9, Township 1 South, Range 24 East of the Willamette Meridian; thence West 931.26 feet; thence North 366.3 feet; thence East 200 feet; thence North $84^{\circ} 36'$ East 190 feet; thence East 130 feet; thence North 32 feet; thence East 360 feet; thence North $59^{\circ} 40'$ East 487 feet; thence North $65^{\circ} 10'$ East 176.5 feet; thence North 50 feet; thence North $84^{\circ} 45'$ East 201 feet; thence North $76^{\circ} 61.8'$ feet; thence North $71^{\circ} 38'$ East 138 feet; thence South 81° East 203 feet; thence South $21^{\circ} 15'$ East 235 feet; thence East 360 feet; thence South $9^{\circ} 30'$ East 620 feet; thence West 1650 feet to the place of beginning,

and also, commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 3, thence running South to the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 10, thence West 990 feet, thence North $9^{\circ} 30'$ West 620 feet, thence West 360 feet, thence North $21^{\circ} 15'$ West 235 feet, thence North 81° West 203 feet, thence North $31^{\circ} 43'$ East 173 feet, thence North $20^{\circ} 30'$ East 334 feet, thence North $34^{\circ} 50'$ East 420 feet, thence South $87^{\circ} 15'$ West along the Southerly side of the Oregon Railroad & Navigation Company's Right of Way 96 feet, thence North 100.2 feet, thence South $87^{\circ} 15'$ West along the Northerly side of the Oregon

REPRODUCTION
BY
3R

Railroad & Navigation Company's Right of Way 167 feet,
thence North 2° 40' West 444.8 feet, thence South 89°
15' West 567 feet, thence South 190 feet, thence West
541 feet, thence North along the Section line 640
feet, to the Northwest corner of the Southwest Quarter
of the Southwest Quarter of Section 3, thence East
2640 feet, to the point of beginning,

South Half Northwest Quarter,
Southwest Quarter,
Northwest Quarter Southeast Quarter,

Section 11

North Half,
Excepting: a tract of land in the Northeast Quarter
of Section 11 (deeded to Pacific Power & Light Company)
described as follows: Beginning at a point 1270.9
feet South and 660.8 feet West of the Northeast corner
of said Section 11, thence North 73° 19' 30" West 300
feet, thence at right angles South 16° 41' 30" West
96.7 feet, more or less, to the North line of Oregon
State Highway right-of-way, thence Southeasterly along
said highway right-of-way to a point that bears South
16° 41' 30" West from the point of beginning, thence
North 16° 41' 30" East 84.7 feet, more or less, to
the point of beginning, together with a right-of-way
for a transmission line with all necessary appurten-
ances, extending from said premises Northeasterly to
the East line of said Section 11,

Northeast Quarter Southeast Quarter,

Section 15

West Half Northeast Quarter,
Southeast Quarter Northeast Quarter,
West Half,
Northwest Quarter Southeast Quarter,

Section 16

All,

Section 17

East Half,
That portion of the East Half Southwest Quarter lying
South and East of Ione-Gooseberry Market Road No. 1,

Section 20

Lots 1, 2 and 3,



300

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SYSTEMS

Section 21

All,

Section 22

West Half East Half
West Half

Section 27

Northwest Quarter,

Section 28

North Half,

Township 3 South, Range 24, East of the Willamette Meridian

Section 13

Northwest Quarter,

Section 14

East Half Northeast Quarter,
Northwest Quarter Northeast Quarter,
Northeast Quarter Northwest Quarter,
Southwest Quarter,

Section 15

West Half,
Southeast Quarter,

Section 16

Northeast Quarter

Section 22

East Half

Excepting from all of the above any and all highway and railroad rights of way.

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SYSTEMS



GRANT COUNTY, STATE OF OREGON

Township 17 South, Range 27, East of the Willamette Meridian

Section 23

North Half Southeast Quarter,

Section 24

Southeast Quarter Southwest Quarter,
and all that portion of the North Half Southwest Quarter
and the Southwest Quarter Southeast Quarter lying South
and West of that particular right of way and road de-
scribed in Deed dated September 8, 1952, recorded
September 9, 1952 in Book 66, Page 345, Deed Records of
Grant County, Oregon; SAVE & EXCEPT that portion con-
veyed to Grant County, Oregon, by Deed dated April ____,
1958, recorded July 31, 1958 in Book 79, Page 269,
said Deed Records, for re-located right of way.

Section 25

Southeast Quarter Northeast Quarter,
Northeast Quarter Northwest Quarter,
South Half Northwest Quarter,
Southwest Quarter,
South Half Southeast Quarter, and all that portion of the
North Half Northeast Quarter lying South and West of
that particular right of way and road described in Deed
dated September 8, 1952, recorded September 9, 1952 in
Book 66, Page 345, Deed Records of Grant County, Oregon;
SAVE & EXCEPT that portion conveyed to Grant County,
Oregon, by Deed dated April ____, 1958, recorded July 31,
1958 in Book 79, Page 269, said Deed Records, for re-
located right of way.

Section 26

Southeast Quarter Northeast Quarter,
West Half Northeast Quarter,
East Half Northwest Quarter,
West Half Southwest Quarter,
Southeast Quarter Southwest Quarter,
Southeast Quarter,

Section 27

Southeast Quarter,

Section 33

East Half Southwest Quarter,





North Half Southeast Quarter,

Section 35

All,

Section 36

All,

Township 17 South, Range 28, East of the Willamette Meridian

Section 26

Southwest Quarter Northeast Quarter,
South Half Northwest Quarter,
South Half,

Section 27

Southeast Quarter, Northeast Quarter,
Southeast Quarter,
Southeast Quarter Southwest Quarter, SAVE & EXCEPT that
portion conveyed to Grant County, Oregon, by Deed dated
July 20, 1955, recorded July 21, 1955 in Book 72, Page
453, Deed Records of Grant County, Oregon, for right of
way,

Section 30

All that portion of Lot 2 lying South and West of that
particular right of way and road described in Deed dated
September 8, 1952, recorded September 9, 1952 in Book 66,
Page 345, Deed Records of Grant County, Oregon; SAVE &
EXCEPT that portion conveyed to Grant County, Oregon, by
Deed dated April ___, 1958, recorded July 31, 1958, in
Book 79, Page 269, said Deed Records, for relocated
right of way,

Section 32

South Half South Half,

Section 33

North Half North Half,
South Half Northeast Quarter,
Southwest Quarter Northwest Quarter,
Southwest Quarter,
East Half Southeast Quarter, SAVE & EXCEPT that portion

WILSON
MICHIGAN

WE

conveyed to Grant County, Oregon, by Deed dated July 20, 1955, recorded July 21, 1955, in Book 72, Page 453, Deed Records of Grant County, Oregon, for right of way,

Section 34

All, SAVE & EXCEPT that portion conveyed to Grant County, Oregon, by Deed dated July 20, 1955, recorded July 21, 1955, in Book 72, Page 453, Deed Records of Grant County, Oregon, for right of way,

Section 35

Northeast Quarter,
West Half Southeast Quarter,
West Half,

Township 18 South, Range 27, East of the Willamette Meridian

Section 1

Lots 1 and 2,
South Half Northeast Quarter,
Southeast Quarter,
East Half Southwest Quarter,

Section 2

Lots 1, 2, 3 and 4,
South Half North Half,
North Half South Half,
Southeast Quarter Southwest Quarter,
South Half Southeast Quarter,

Section 3

Lots 1 and 2,
South Half Northeast Quarter,
Southeast Quarter,

Section 4

Southeast Quarter Northwest Quarter,

Section 9

South Half,

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INDEXED
SERIALIZED

Section 10

Northeast Quarter,
Southeast Quarter Northwest Quarter,
North Half Southwest Quarter,

Section 11

Northwest Quarter,
North Half Northeast Quarter,

Section 12

North Half North Half,

Section 16

All,

Section 17

South Half Northeast Quarter,
Southeast Quarter Southwest Quarter,
Southwest Quarter Southeast Quarter,

Township 18 South, Range 28, East of the Willamette Meridian

Section 1

Northwest Quarter Southwest Quarter,

Section 2

Lots 2, 3 and 4,
South Half North Half,
South Half,

Section 3

Lots 1, 2, 3 and 4,
South Half Northeast Quarter,
Southwest Quarter Northwest Quarter,
East Half Southeast Quarter, SAVE & EXCEPT five acres,
more or less, in the Northeast Quarter Southeast Quarter,
described as follows: Beginning at the Southwest corner
of the Northeast Quarter Southeast Quarter; thence North
8 chains; thence East 6-1/4 chains; thence South 8 chains;
thence West 6-1/4 chains to the place of beginning,

35mm FILM
SERIALIZED



Section 4

Lots 1, 3 and 4,

Section 5

Lots 2, 3 and 4,

Section 10

Northeast Quarter,
Northeast Quarter Southeast Quarter,

Section 11

North Half Northeast Quarter,
Southwest Quarter Northeast Quarter,
Northwest Quarter Southeast Quarter,
North Half Southwest Quarter,
Northwest Quarter,

Section 12

Northeast Quarter Northeast Quarter,

Section 15

Southwest Quarter Southeast Quarter,
South Half Southwest Quarter,

Section 21

South Half Northeast Quarter,
North Half Southeast Quarter,
Southwest Quarter Southeast Quarter,
Southeast Quarter Southwest Quarter,

Section 22

Northwest Quarter,
North Half Southwest Quarter,

Section 28

North Half Northeast Quarter,
Southeast Quarter Northeast Quarter,
Northeast Quarter Southeast Quarter,



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Township 18 South, Range 29, East of the Willamette Meridian

Section 7

Lot 1,
Northeast Quarter Northwest Quarter,
Northwest Quarter Northeast Quarter,

Section 16

All

Excepting any and all highway and road rights of way, and any
and all railroad rights of way.

Delbert Emert also conveys to Emert Ranches, Inc., that
certain easement for the use of a spring which Delbert Emert obtained
by the Bargain and Sale Deed dated April 24, 1959, recorded in Book
81, at Page 81, of the Deed Records, Grant County, Oregon. Delbert
Emert further conveys to Emert Ranches, Inc., all licenses, privi-
leges, easements and benefits appurtenant to the above described real
property.

The entire true and actual consideration for this transfer
consists of shares of stock in Emert Ranches, Inc.

The above described property located in Grant County,
Oregon, is encumbered by a Mortgage originally given by Charles R.
Jackson to the Prudential Insurance Company of America. The Mortgage
is dated January 29, 1954, and is recorded in Book 27, Page 47,
Mortgages, Grant County, Oregon.

The above described property located in Morrow County, Oregon,
is encumbered by a Mortgage dated August 24, 1962, in favor of the
Prudential Insurance Company of America which Mortgage is recorded in
Book 54, Page 5, Mortgage Records, Morrow County, Oregon.

SYSTEM
MICROFILM

SYSTEM 3

MICROFILM SYSTEMS 300



All of the above described real property is encumbered by a Mortgage dated Sept. 28, 1971., in favor of The Northwest Livestock Production Credit Association, which Mortgage is recorded in Book M, Microfilm 3968, Mortgages, Morrow County, Oregon, and in Book 42, Page 205, Mortgages, Grant County, Oregon. Emert Ranches, Inc., assumes and agrees to pay all money owing on the above described Mortgages and to perform all of the terms and conditions thereof. Emert Ranches, Inc., further acknowledges that the above described real property has been specially assessed for farm use and if for any reason the land becomes disqualified for that special assessment, Emert Ranches, Inc., assumes full responsibility for and agrees to pay all such additional assessments.

DATED this 9 day of October, 1972.

Delbert Emert
Delbert Emert

STATE OF OREGON)
County of Umatilla) ss.

October 9, 1972. Personally appeared the above named Delbert Emert and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Robert K. Kankle
Notary Public for Oregon

My commission expires: 11-18-73

STATE OF OREGON } ss. **108314**
County of Morrow

I hereby certify that the within instrument was received for record

on 10-16-72 at 8:34 AM

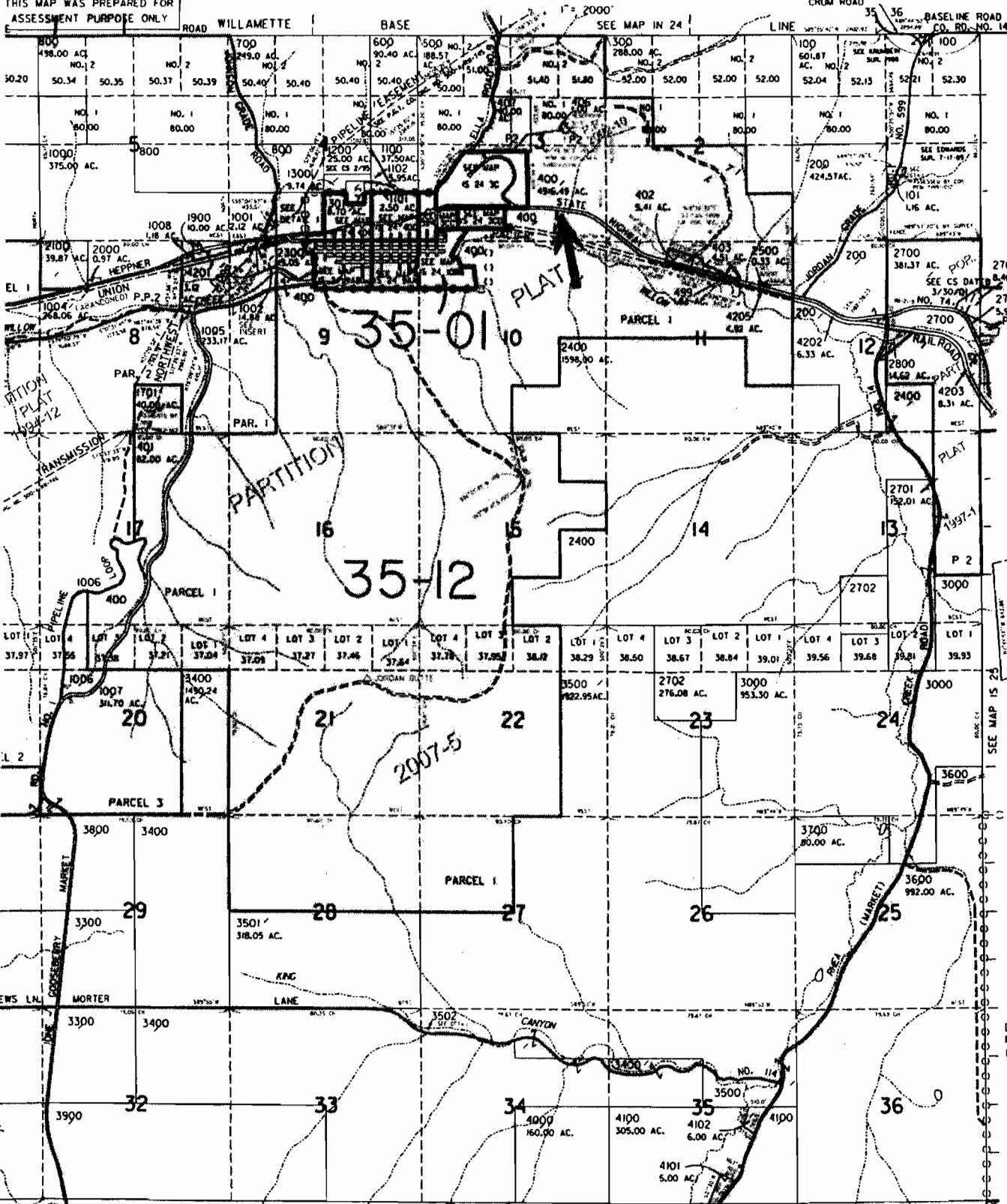
and assigned No: **5141**



MICROFILM 71

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

1000 INCHES SCALE, MORROW COUNTY



- CANCELLED NUMBERS
- T.L. 404
 - T.L. 405
 - T.L. 406
 - T.L. 407
 - T.L. 408
 - T.L. 409
 - T.L. 410
 - T.L. 411
 - T.L. 412
 - T.L. 413
 - T.L. 414
 - T.L. 415
 - T.L. 416
 - T.L. 417
 - T.L. 418
 - T.L. 419
 - T.L. 420
 - T.L. 421
 - T.L. 422
 - T.L. 423
 - T.L. 424
 - T.L. 425
 - T.L. 426
 - T.L. 427
 - T.L. 428
 - T.L. 429
 - T.L. 430

DETAIL PARCEL 27
 2704 8.40 AC.
 2703 5.90 AC.
 2500 0.33 AC.
 STATE HWY 101

INSERT SEC. 9
 1" = 400'
 1002 14.88 AC.
 STATE HWY 101

INSERT SEC. 11
 1" = 400'
 499 1.83 AC.
 STATE HWY 101

DETAIL SEC. 101
 1" = 400'
 3600 992.00 AC.

DETAIL SEC. 34
 1" = 400'
 3502 31.05 AC.

AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

11-43367
WARRANTY DEED

LAWRENCE JEROME MCELLIGOTT, Grantor, conveys and warrants to LAWRENCE JEROME MCELLIGOTT, AS TRUSTEE OF THE LAWRENCE JEROME MCELLIGOTT REVOCABLE LIVING TRUST UNDER TRUST AGREEMENT DATED MAY 4, 1994, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Morrow County, Oregon, to-wit:

The Southwest quarter of Section 1, the Northwest quarter, the North half of the Southwest quarter and the Southeast quarter of the Southwest quarter of Section 12, in Township 1 South, Range 24, East of the Willamette Meridian, in the County of Morrow, State of Oregon, excepting therefrom that part thereof in use as a right of way and deeded to the Oregon-Washington Railroad and Navigation Company by deed recorded in Book "M" Page 297 and also right of way deeded to the County of Morrow.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

This property is free from encumbrances except: SEE ATTACHED EXHIBIT A

The true consideration for this conveyance is \$0 and includes other value constituting the whole consideration.

Dated this 9th day of August, 1994.

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

Lawrence Jerome McElligott
Lawrence Jerome McElligott, Grantor



STATE OF OREGON, County of Morrow
This instrument was acknowledged before me by Lawrence Jerome McElligott on August 7, 1994.

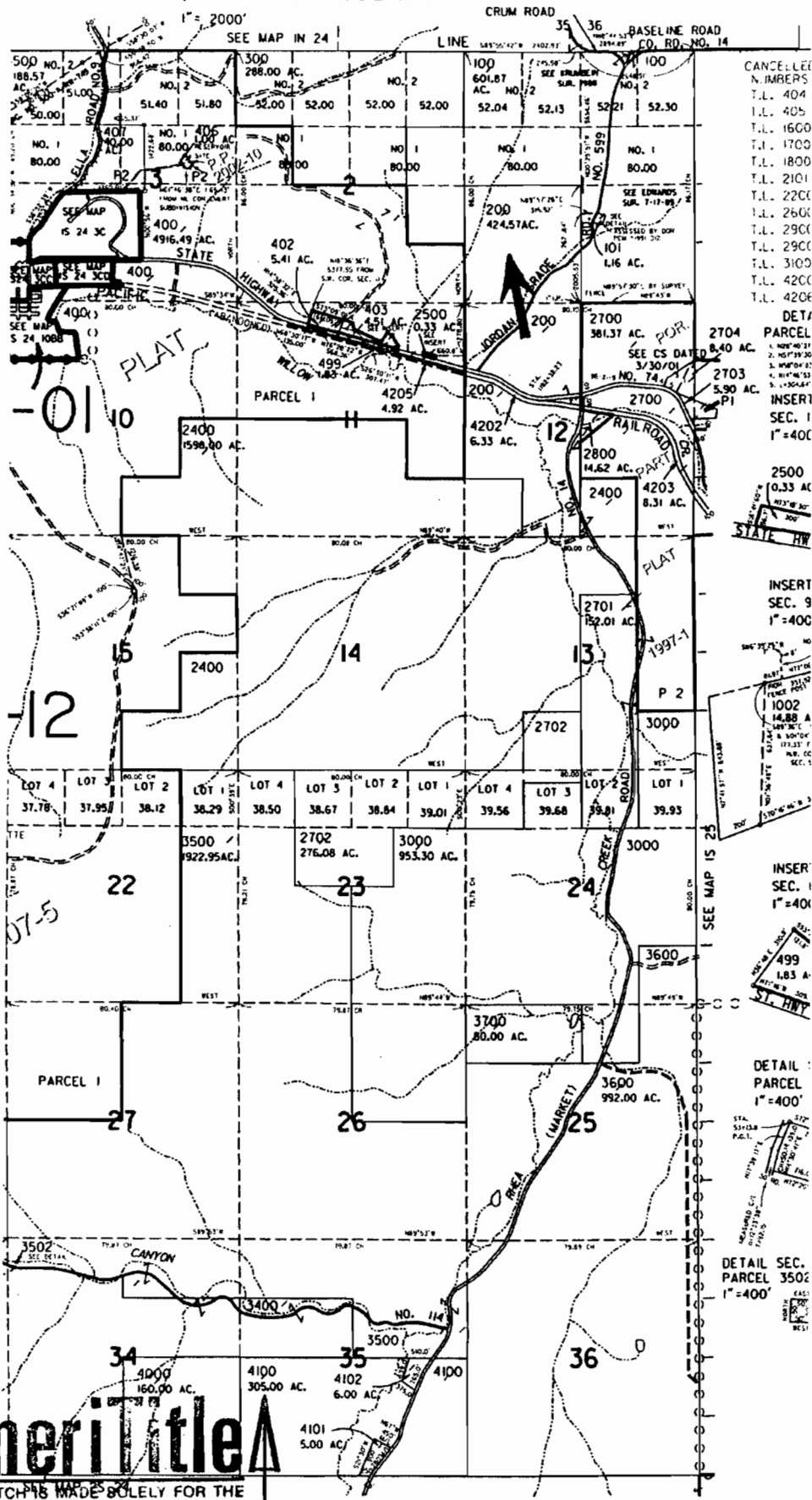
June M. Crowell
Notary Public for Oregon
My Commission Expires:

WARRANTY DEED
Lawrence Jerome McElligott
Grantor
Lawrence Jerome McElligott, as trustee of the Lawrence Jerome McElligott Revocable Living Trust under the Trust Agreement dated May 4, 1994
Grantee
PO Box 24
Ione, OR 97842

After recording return to:
Matthew D. Samwick, Esq.
Lindsay, Hart, Neil & Weigler
222 SW Columbia, Suite 1600
Portland, Oregon 97201-6616

Until a change is requested, all tax statements shall be sent to the following address:
Lawrence Jerome McElligott, as trustee of the Lawrence Jerome McElligott Revocable Living Trust under the Trust Agreement dated May 4, 1994
PO Box 24
Ione, OR 97842

SPACE RESERVED
STATE OF OREGON)
County of) ss.
FOR
I certify that the within instrument was received for record on the ___ day of ___, 19___, at ___ o'clock, ___ M., and recorded in book/reel/ volume No. ___ on page ___ or as fee/file/instrument/ microfilm/reception No. ___, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Name _____
Title _____
By _____
Deputy _____



CANCELLED
 N. NUMBERS
 T.L. 404
 T.L. 405
 T.L. 1600
 T.L. 1700
 T.L. 1800
 T.L. 2101
 T.L. 2200
 T.L. 2600
 T.L. 2900
 T.L. 2900
 T.L. 3100
 T.L. 4200
 T.L. 4200

DET/ PARCEL
 2704 8.40 AC.
 2703 5.90 AC.
 PI
 2500 0.33 AC.
 STATE HW

INSERT
 SEC. 9
 1" = 400'

INSERT
 SEC. 1
 1" = 400'

DETAIL
 PARCEL
 1" = 400'

DETAIL SEC.
 PARCEL 3500
 1" = 400'

AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

85 0
NOTE 2780

M-55710

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, ROBERT WAYNE HARRISON AND SHARON L. HARRISON, TRUSTEES OF THE ROBERT WAYNE HARRISON REVOCABLE LIVING TRUST DATED JANUARY 20, 1995 as to an undivided one-half interest, AND SHARON L. HARRISON AND ROBERT WAYNE HARRISON, TRUSTEES OF THE SHARON L. HARRISON REVOCABLE LIVING TRUST DATED JANUARY 20, 1995 as to an undivided one-half interest, Grantor for and in consideration of the sum of EIGHTY THOUSAND ONE HUNDRED SEVENTY NINE AND 57/100 Dollars to me paid by the grantees herein, do hereby grant, bargain, sell and convey unto TRAVIS L. HARRISON AND KIRSTEN M. HARRISON, husband and wife, Grantees, the following described tract of land in the County of MORROW, and State of Oregon, more particularly described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO----

* as to Parcel I**

Ref. ** and Robert Wayne Harrison and Sharon Lee Harrison, as tenants in common, as to Parcel II.

TO HAVE AND TO HOLD the granted premises unto the said Grantees, their heirs and assigns forever.

And the Grantor does covenant that he is lawfully seized in fee simple of the above granted premises free from all encumbrances EXCEPT, FOR ENCUMBRANCES SEE EXHIBIT "B" ATTACHED HERETO----

and that he will, and his heirs executors and administrators shall Warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

WITNESS my Hand and Seal this 16 day of October, 1998.

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.

Robert Wayne Harrison
ROBERT WAYNE HARRISON, TRUSTEE OF THE ROBERT WAYNE HARRISON REVOCABLE LIVING TRUST DATED JANUARY 20, 1995

Sharon L. Harrison
SHARON L. HARRISON, TRUSTEE OF THE ROBERT WAYNE HARRISON REVOCABLE LIVING TRUST DATED JANUARY 20, 1995

STATE OF OREGON
COUNTY OF MORROW

BE IT REMEMBERED, that on this 16 day of October, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT WAYNE HARRISON as TRUSTEE of the ROBERT WAYNE HARRISON REVOCABLE LIVING TRUST, DATED JANUARY 20, 1995 AND SHARON L. HARRISON AS TRUSTEE OF THE ROBERT WAYNE HARRISON REVOCABLE LIVING TRUST DATED JANUARY 20, 1995, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Krista A Price
Notary Public for the State of OREGON
My Commission Expires: June 7, 2002

--Space below for Record



Until a change is requested all tax statements should be sent to the following address:
TRAVIS L. HARRISON
58906 HWY 74
LEXINGTON, OR 97839

After Recording Please Return to:
MCTC

ATTACHED TO WARRANTY DEED OF SAME DATE.

WITNESS my Hand and Seal this 16 day of October, 1998.

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.

Robert Wayne Harrison, Trustee
ROBERT WAYNE HARRISON, TRUSTEE OF THE SHARON L. HARRISON REVOCABLE LIVING TRUST DATED JANUARY 20, 1995

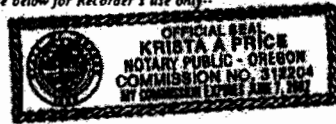
Sharon L. Harrison, Trustee
SHARON L. HARRISON, TRUSTEE OF THE SHARON L. HARRISON REVOCABLE LIVING TRUST DATED JANUARY 20, 1995

STATE OF OREGON
COUNTY OF MORROW

BE IT REMEMBERED, that on this 16 day of October, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT WAYNE HARRISON as TRUSTEE of the SHARON L. HARRISON REVOCABLE LIVING TRUST, DATED JANUARY 20, 1995 AND SHARON L. HARRISON AS TRUSTEE OF THE SHARON L. HARRISON REVOCABLE LIVING TRUST DATED JANUARY 20, 1995, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Krista A Price
Notary Public for the State of OREGON
My Commission Expires: June 7, 2002

--Space below for Recorder's use only--



WITNESS my Hand and Seal this 16 day of October, 1998.

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.

Robert Wayne Harrison
ROBERT WAYNE HARRISON
Sharon Lee Harrison
SHARON LEE HARRISON

STATE OF OREGON
COUNTY OF MORROW

BE IT REMEMBERED, that on this 16 day of October, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT WAYNE HARRISON AND SHARON LEE HARRISON, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Krista A Price
Notary Public for the State of OREGON
My Commission Expires: June 7, 2002

--Space below for Recorder's use only--



EXHIBIT "A"

Parcel I:

Township 1 South, Range 25, East of the Willamette Meridian, in the County of Morrow, and State of Oregon.

Section 20: The North Half of the Southwest Quarter.

All of the North Half lying South of the abandoned Railroad Right of Way.

The Southeast Quarter, EXCEPTING therefrom the West Half of the Southwest Quarter of the Southeast Quarter; and that portion of the Northeast Quarter of the Southeast Quarter lying North of the abandoned Railroad Right of Way.

ALSO that portion of the following described parcel lying Northerly of the abandoned Railroad Right of Way, beginning at the point 10.57 chains South of the Northwest corner of Section 20, Township 1 South, Range 25, East of the Willamette Meridian; Thence South 45°18' East 4.81 chains; Thence South 50°28' East 6.88 chains; Thence South 53°35' East 6.24 chains; Thence South 57°00' East 4.70 chains; Thence South 61°30' East 11.30 chains; Thence South 89°15' East 9.83 chains; Thence South 65°13' East 24.50 chains to the Southwest corner of Southeast Quarter of the Northeast Quarter of Section 20; Thence West along the East and West centerline of Section 20 to the Northerly right of way line of the abandoned Railroad; Thence Northwesterly along said abandoned Railroad right of way line to the point of beginning.

EXCEPTING THEREFROM that portion deeded to the State of Oregon, Highway Division, in Deed Recorded September 8, 1983 as Microfilm No. M-22144, Morrow County Microfilm Records.

Section 21: The Southwest Quarter of the Southwest Quarter, lying south of the abandoned Railroad right of way.

Section 28: Beginning at a point on the quarter corner common to Sections 21 and 28, Township 1 South, Range 25, East of the Willamette Meridian. Thence Westerly along said section line a distance of 1,258.00 feet to a point in the center of the railroad tract; Thence Westerly a distance of 20.00 feet beyond the Southwest boundary line of the right of way of the abandoned Railroad; Thence Southeasterly parallel with the Southwesterly boundary line of said railroad right of way a distance of 800.00 feet more or less to a point in the center of Willow Creek, it being the intention

EXHIBIT "A" CONTINUED

of the party hereto to convey unto the grantee, a strip of land 20.00 feet wide paralleling the Southwest boundary line of said railroad right of way together with the right to construct and maintain a dam in said Willow Creek. EXCEPTING THEREFROM the right of way, O.W.R. & N. as the same is stated.

PARCEL II:

All those strips, tracts, or parcels of land comprising the "Heppner Branch" right of way of the Union Pacific Railroad Company, successor in interest to the Oregon Railway & Navigation Company and the Oregon-Washington Railroad & Navigation Company, situated in the following described legal subdivisions of Morrow County, Oregon:

The West Half of the Northwest Quarter (W 1/2 of NW 1/4), the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4), the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4), and the North Half of the Southeast Quarter (N 1/2 of SE 1/4) of Section 20, Township 1 South, Range 25, East of the Willamette Meridian; and

The Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section 21, Township 1 South, Range 25, East of the Willamette Meridian, in the County of Morrow, and State of Oregon.

EXHIBIT "B"
(Encumbrances)

1. 1998 - 1999 Taxes, a lien not yet due and payable.
2. The rights of the Public roads and highways.
3. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax, interest and penalties thereon may be levied for the years in which the land was subject to the special land use assessment.
4. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Pacific Power and Light Company, recorded July 21, 1947, in Book 50, Page 196, Morrow County Deed Records.
5. Easement for ingress and egress and the purpose of moving cattle and equipment, including the terms and provisions thereof, recorded June 28, 1965, in Book 72, Page 184, Morrow County Deed Records.
6. Right of Way, including the terms and provisions thereof, in favor of Pacific Northwest Bell Telephone Company, recorded October 12, 1971, as Microfilm No. M-3989, Morrow County Microfilm Records.
7. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Assn., recorded July 9, 1975, as Microfilm No. M-8296, Morrow County Microfilm Records.
8. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Assn., recorded July 9, 1975, as Microfilm No. M-8295, and re-recorded July 21, 1975, as Microfilm No. M-8355, Morrow County Microfilm Records.
9. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded December 19, 1996, as Microfilm No. M-49735, Morrow County Microfilm Records.
10. Right to construct a highway over a portion of subject property, including the terms and provisions thereof, in favor of the State of Oregon, by and through its Department of Transportation, Highway Division, recorded November 4, 1983 as M-22373 Morrow County Microfilm Records. Affects Parcel II.
11. Reservations, including the terms and provisions thereof, as reserved in deed from Union Pacific Railroad Company, a Utah corporation, and Robert Wayne Harrison and Sharon Lee Harrison, recorded December 6, 1995, as Microfilm No. M-46690, Morrow County Microfilm Records. Affects Parcel II.
12. Easement Deed and Agreement, including the terms and provisions thereof, in favor of Union Pacific Railroad Company, a Utah corporation, recorded December 6, 1995, as Microfilm No. M-46691, and re-recorded March 14, 1996 as Microfilm No. M-47519, Morrow County Microfilm Records. Affects Parcel II.

STATE OF OREGON

County of Morrow

} SS

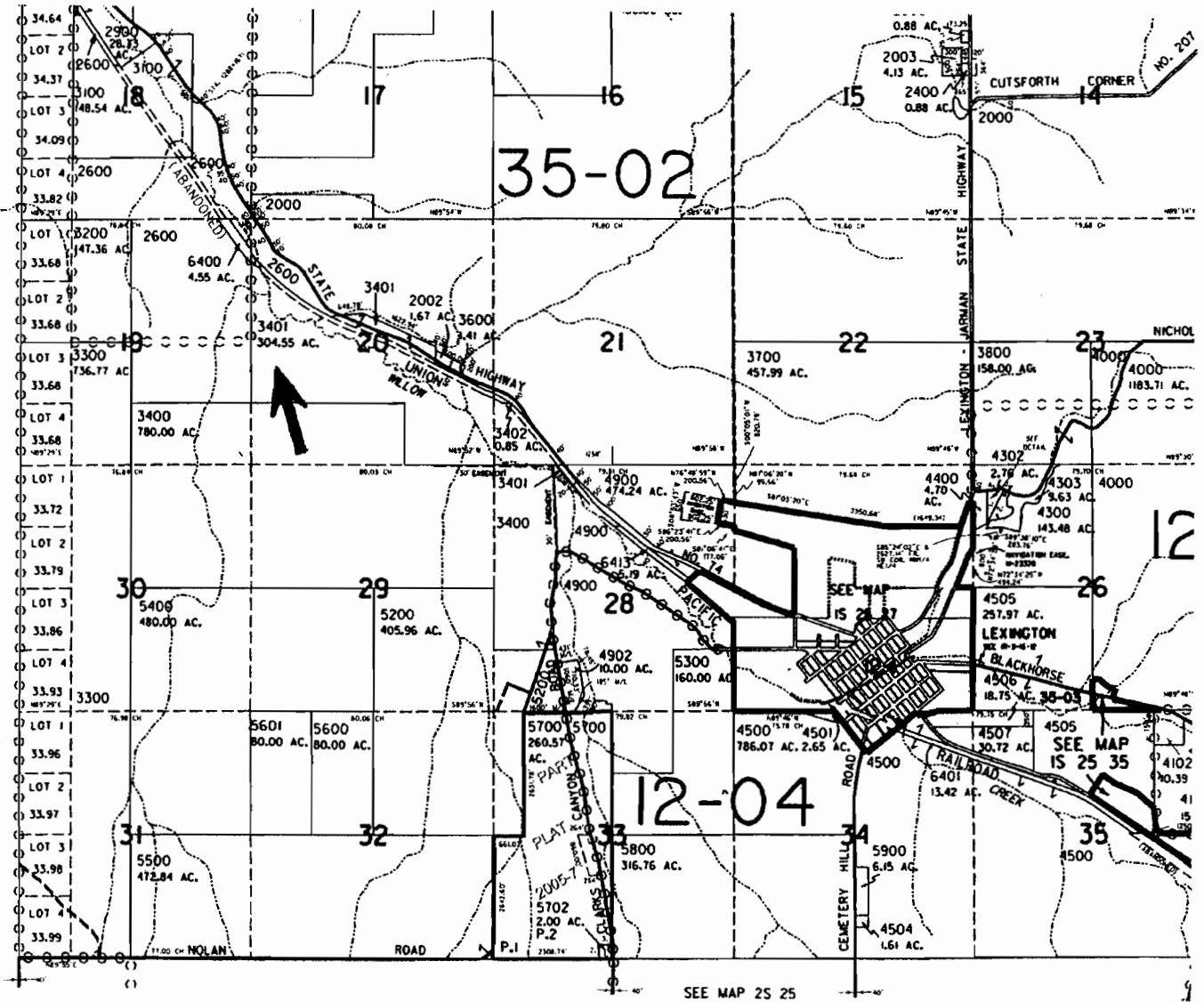
I certify that this instrument was received and recorded in the book of records of said county.

BARBARA BLOODSWORTH,
Morrow County Clerk

by *[Signature]* Deputy.

DOC# 55710 55.00
RCPT# 10/19/58 1:42 PM

SEE MAP IS 24



SEE MAP 25 25

AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

M - 56710

After Recording Return to:

Morrow County Abstract
P.O. Box 576
Heppner, Oregon 97836

Hereafter All Tax Statements
Are To Be Sent To:
Duane & Linda Neiffer
P.O. Box 257
Ione, Oregon 97843

WARRANTY DEED

BLUE MOUNTAIN COMMUNITY COLLEGE, hereafter called grantor, conveys to DUANE NEIFFER and LINDA NEIFFER, husband and wife, all that real property situated in the County of Morrow, State of Oregon, described as:

PARCEL TWO of PARTITION PLAT NO. 1999-2, filed in the Morrow County Clerk's Office on January 20, 1999 at M-56495.

and covenant that grantor is the owner of the above property free of all encumbrances except;

SEE EXHIBIT "A"

NOTE: A portion of Code 35-02, Account No. 1S 23, Tax Lot 200, Ref No. 5318.

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.

MEAT 9820

The true and actual consideration for this transfer is \$165,000.00. Dated the 21st Day of January, 1999.

BLUE MOUNTAIN COMMUNITY COLLEGE

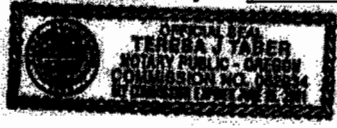
John P. Kopetski
John P. Kopetski, Chairman of the Board

Dr. Nicki Harrington
Dr. Nicki Harrington, President

State of Oregon)
County of Umatilla)

On January 21st, 1999 personally appeared John P. Kopetski and Dr. Nicki Harrington, the former being the Chairman of the Board and the latter being the President of Blue Mountain Community College, and acknowledged said instrument to be their voluntary act and deed for the benefit and with full power of the board of directors.

Teressa J. Jaber
Notary Public for Oregon
My Commission Expires: 6/25/01



APP

EXHIBIT "A"

1. Any failure to comply with any requirement of approval, consent, exemption or other action by, or notice to or filing with the Interstate Commerce Commission, or any public utility commission or other similar regulatory authority, relating to the abandonment, cessation of rail operations, or other disposition of that portion of said land lying within the right of way granted to the Oregon Railway and Navigation Company, its successors and or assigns.
2. Reservations, easements, and restrictions created by instrument, including the terms and provisions thereof,
Dated : October 15, 1917
Recorded : February 8, 1918 Book: 31 Page: 279
Grantor : Northern Pacific Railway Company
Grantee : Charles R. Johnson
3. Agreement numbers 94435, 101859 and 101767 with Pacific Northwest Bell Telephone Company, or its successor in interest, for overhead and underground communication cable crossings and encroachment.
4. Reservations and restrictions as contained in Deed, including the terms and provisions thereof;
Dated : February 8, 1921
Recorded : April 11, 1921 Book: 34 Page: 235
Grantor : Northern Pacific Railway Company
Grantee : Oregon-Washington Railroad & Navigation Company
5. Covenants, Easements, and Restrictions, as disclosed by Quitclaim Deed, including the terms and provisions thereof,
Dated : September 11, 1995
Recorded : October 5, 1995 Book: "M" Page: 46194
Grantor : Union Pacific Railroad Company, a Utah corporation
Grantee : Morrow County Grain Growers, Inc., an Oregon corporation
6. Easement created by instrument, including the terms and provisions thereof,
Dated : October 3, 1927
Recorded : October 11, 1927 Book: 39 Page: 163
Grantor : Seymour P. Wilson and Mollie E. Wilson
Grantee : Sherman Electric Co.
7. Easement Deed and Agreement, including the terms and provisions thereof,
Dated : September 11, 1995
Recorded : October 5, 1995 Book: "M" Page: 46195
Grantor : Union Pacific Railroad Company, a Utah corporation
Grantee : Morrow County Grain Growers, Inc., an Oregon corporation
8. Assignment, including the terms and provisions thereof,
Dated : October 23, 1995
Recorded : October 26, 1995 Book: "M" Page: 46341
Assignor : Morrow County Grain Growers, an Oregon corporation
Assignee : Blue Mountain Community College
9. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
10. Subject to all reservations and easements in patents.

STATE OF OREGON

SS

County of Marion

I certify that this instrument was received and recorded in the book of records of said county.

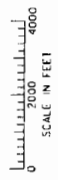
By  Deputy.

DCC# 166710
RCPT# 166710
1/25/99

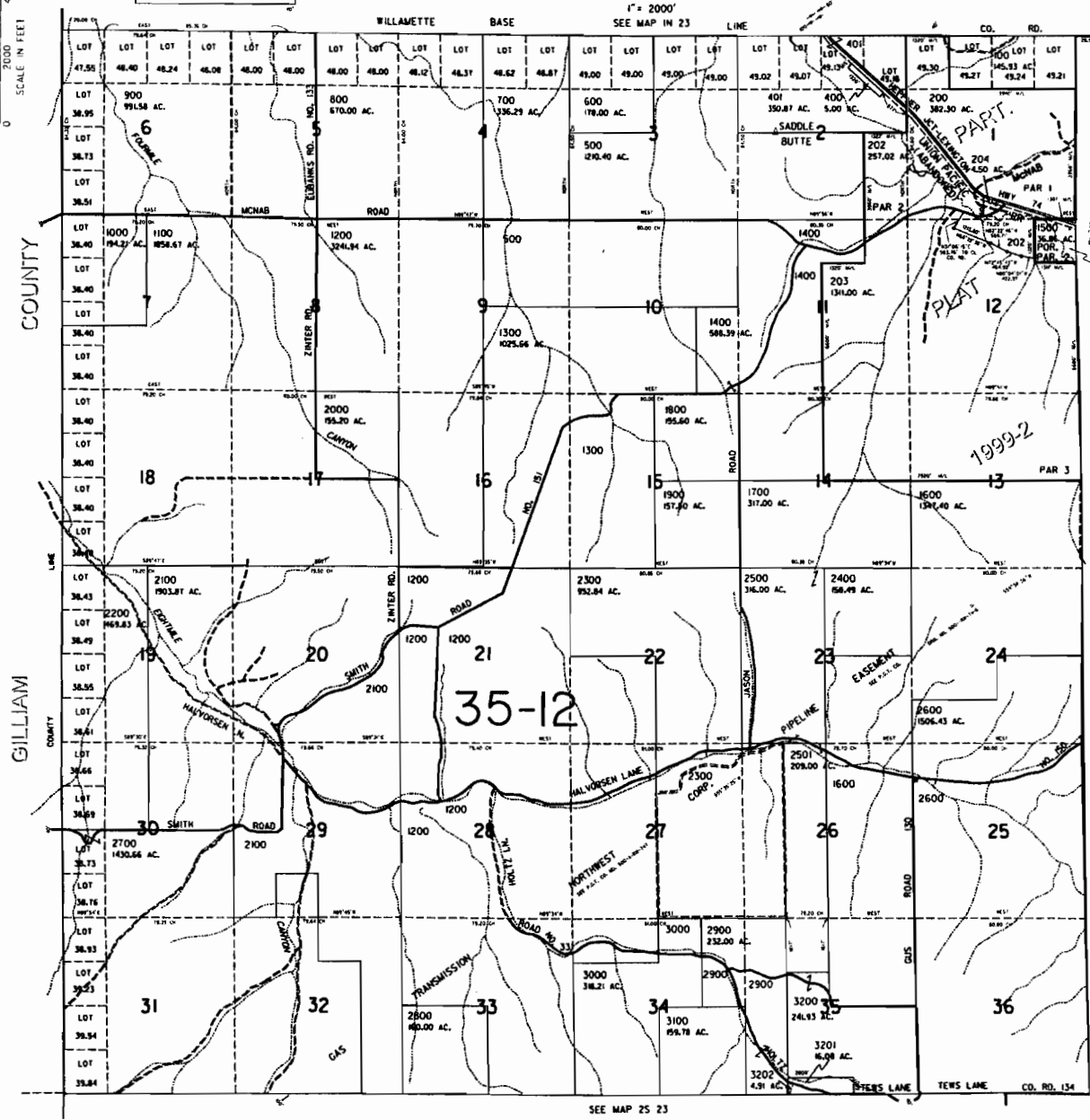
40.00

T.I.S. R.23E. W.M.
MORROW COUNTY
1" = 2000'

IS 23



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



CANCELLED
NUMBERS
T.L. 201
T.L. 300
T.L. 300A1
T.L. 3300
T.L. 3301
T.L. 3302

PARTITION
PLAT
1994-11

SEE MAP IS 24

Revised
8/12/2005, KH
IS 23

SEE MAP 25 23

51

2004-12671

2005-13509

After recording, return original to:

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

CRAC-#3001

James M. Habberstad
Attorney at Law
106 East Fourth Street
Second Floor
The Dalles, Oregon 97058

Duane Neiffer
Linda Neiffer
67795 Macnab Lane
Ione, Oregon 97843-4350

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$300,000.00. AND in consideration of an IRC 1031 exchange on behalf of the Grantee.

**This document is being re-recorded to correct the legal description previously recorded as M-2004-12671.

MEMORANDUM OF REAL ESTATE CONTRACT

THIS MEMORANDUM OF REAL ESTATE CONTRACT, Made this 3rd day of December, 2004, by and between LEE E. WAGENBLAST, hereinafter referred to as "Seller", and DUANE NEIFFER and LINDA NEIFFER, husband and wife, hereinafter referred to as "Buyers",

WITNESSETH:

1. The parties hereto acknowledge and agree that they entered into a certain Real Estate Contract dated the 3rd day of December, 2004, wherein LEE E. WAGENBLAST is therein referred to as "Seller" and DUANE NEIFFER and LINDA NEIFFER, husband and wife, are therein referred to as "Buyers", whereby "Seller" agreed to sell and "Buyers" agreed to purchase and "Buyers" did purchase from "Seller" the following described real property situated in Morrow County, Oregon:

Township 1 South, Range 25, East of the Willamette Meridian, in the County of Morrow and State of Oregon.

Section 27: The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter.

EXCEPTING THEREFROM all that portion lying South of State Highway No. 74 and North and East of the centerline of the abandoned Union Pacific Railroad right of way.

ALSO EXCEPTING THEREFROM a parcel of land lying in the Southwest Quarter of the Northwest Quarter of said Section 27, described as follows: Beginning at the North one-sixteenth corner common to Sections 27 and 28; thence South 89°37'14" East along the North line of said Southwest Quarter of the Northwest Quarter a distance of 1,435.67 feet; thence South 0°31'00" West a distance of 491.04 feet; thence North 74°00'00" West a distance of 1,489.02 feet to a point on the West line of said Section 27; thence North 0°05'01" East along said West line a distance of 90.10 feet to the point of beginning.

Section 28: The Northeast Quarter; The Northeast Quarter of the Southeast Quarter; The West Half of the Southeast Quarter; The East Half of the Northwest Quarter; All that portion of the East Half of the Southwest Quarter lying East of Clark's Canyon Road. Together with all that portion of the abandoned Union Pacific Railroad.

Corner

EXCEPTING THEREFROM: Commencing at the Southwest ~~Quarter~~ of Section 28; thence Easterly along the Southerly line of said Section 28 a distance of 1600 feet; more or less, to the point of Intersection of said Southerly line and the Easterly right of way line of Clark's Canyon Road, said point being the point of beginning; thence in a Northerly direction along the said Easterly right of way line a distance of 1060 feet; thence at a right angle to the right and in an Easterly direction a distance of 431 feet, more or less, to a 5/8" x 30" Iron pin with an aluminum cap stamped LS 933; thence at a deflection angle of 76°04'30" to the right, a distance of 78.45 feet to a 5/8" x 30" Iron pin with an aluminum cap stamped LS 933; thence at a deflection angle of 36°09'42" to the right, a distance of 397 feet, more or less, to an intersection with said Southerly line of Section 28; thence in a Westerly direction along said Southerly line, a distance of 185 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land lying in the Northeast Quarter of said Section 28, described as follows: Commencing at the North one-sixteenth corner common to Sections 27 and 28, said point being the true point of beginning; thence South 0°05'01" West along the East line of said Section 28, a distance of 7.91 feet; thence North 81°06'20" West a distance of 177.06 feet; thence North 85°23'41" West a distance of 200.56 feet; thence North 8°53'40" East a distance of 530.00 feet; thence South 76°48'59" East a distance of 200.56 feet; thence South 81°06'20" East a distance of 99.56 feet, to a point on said East line; thence South 0°05'01" West along said East line a distance of 498.07 feet, to the point of beginning.

**thence at a deflection angle of 15°55'22" to the right,
a distance of 701.88 feet to a 5/8" x 30" Iron pin with
an aluminum cap stamped LS 933; *710.33

ALSO EXCEPTING THEREFROM Beginning at a point lying North 18°10'16" West a distance of 2,981.15 from the Southeast corner of Section 28, said point also being the initial point of Partition Plat 1996-9; thence South 48°31'48" West to a point on the South boundary line of the abandoned railroad right of way line; thence Southeasterly along said South boundary line to its intersection with the West boundary line of Section 27; thence North on said West Section line to a point on the South boundary line of Parcel 3 of Partition Plat 1996-9; thence Northwesterly along said South boundary line to the point of beginning.

ALSO EXCEPTING THEREFROM Parcel 3 of Partition Plat 1996-9.

ALSO EXCEPTING THEREFROM a strip of land 20 feet in width paralleling the South boundary line of the abandoned Union Pacific Railroad right of way, described as follows: Beginning at the Quarter corner common to Sections 21 and 28; thence Westerly along the North line of said Section 28, a distance of 1,258 feet, to a point in the center of the abandoned Union Pacific Railroad right of way; thence continuing Westerly along said North line to a point 20 feet beyond the Southwest line of said Union Pacific Railroad right of way; thence Southeasterly parallel with said Southwest line 800 feet, more or less, to a point in the center of Willow Creek; thence Northeasterly 20 feet, to the Southerly line of said abandoned Union Pacific Railroad right of way; thence Northwesterly to the point of beginning.

Section 33: The Northwest Quarter of the Northeast Quarter.

EXCEPTING ALL ROADS AND ROAD RIGHTS OF WAY.

SUBJECT TO:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, encumbrances, or claims thereof, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
4. 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.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.
6. The rights of the public in roads and highways.
7. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax, interest, and penalties thereon may be levied for the years in which the land was subject to the special land use assessment.
8. Right of Way for Electric Transmission and Distribution Lines, including the terms and provisions thereof, in favor of Pacific Power and Light Company, recorded January 29, 1947, in Book 50, Page 6, Morrow County Deed Records.

By instrument recorded September 7, 1984, as Microfilm No. M-23788, Morrow County Microfilm Records, a portion of the property was released from said easement.
9. Right of Way, including the terms and provisions thereof, in favor of Pacific Northwest Bell Telephone Company, recorded October 12, 1971, as Microfilm No. M-3990, Morrow County Microfilm Records.
10. Right of Way for Electric Transmission and Distribution Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded January 28, 1977, as Microfilm No. M-10659, Morrow County Microfilm Records.
11. Avigation Easement, including the terms and provisions thereof, in favor of Morrow County, a political subdivision of the State of Oregon, as contained in Judgment Order, recorded June 27, 1985, as Microfilm No. M-25210, Morrow County Microfilm Records.

12. Right of Way, including the terms and provisions thereof, in favor of Pacific Northwest Bell Telephone Company, recorded March 14, 1989, as Microfilm No. M-32689, Morrow County Microfilm Records.
13. Reservations and Easements, including the terms and provisions thereof, in favor of Union Pacific Railroad Company, as contained in Deed recorded January 16, 1996, as Microfilm No. M-47104, Morrow County Microfilm Records.
14. Easement Deed and Agreement, including the terms and provisions thereof, between Vilas D. Ropp and Deborah G. Ropp and Union Pacific Railroad Company, recorded January 16, 1996, as Microfilm No. M-47105, Morrow County Microfilm Records.
15. Easement Deed and Agreement, including the terms and provisions thereof, between Union Pacific Railroad Company and Morrow County, recorded November 6, 1996, as Microfilm No. M-49401, Morrow County Microfilm Records.

By Instrument recorded March 27, 1997, as Microfilm No. M-50698, Morrow County Microfilm Records, Morrow County assigns a portion of said easement to Telephone Utilities of Eastern Oregon, Inc.
16. Reservations and Easements, including the terms and provisions thereof, in favor of Morrow County, as contained in Deed recorded November 6, 1996, as Microfilm No. M-49402, Morrow County Microfilm Records.
17. Right of Way for Electric Transmission and Distribution Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded October 4, 2003, as Microfilm No. M-2003-9346, Morrow County Microfilm Records.

2. That the purchase price for said real property and the terms and conditions, provisions and covenants of said sale are as contained and set forth in said agreement dated the 3rd day of December, 2004, between the said LEE E. WAGENBLAST, therein referred to as "Seller", and DUANE NEIFFER and LINDA NEIFFER, husband and wife, therein referred to as "Buyers"; the purchase price being \$300,000.00.

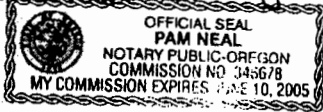
IN WITNESS WHEREOF, the parties hereto have executed this agreement this 3rd day of December, 2004.

Lee E. Wagenblast
Lee E. Wagenblast

Duane Neiffer
Duane Neiffer

"Seller"

"Buyer"



STATE OF OREGON)
County of Morrow) ss.

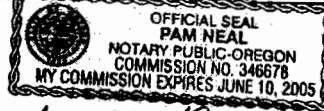
STATE OF OREGON)
County of Morrow) ss.

Personally appeared the above-named LEE E. WAGENBLAST and executed the foregoing instrument before me this 3rd day of December, 2004.

Personally appeared the above-named DUANE NEIFFER and executed the foregoing instrument before me this 3rd day of December, 2004.

Pam Neal
Notary Public for Oregon,
My commission expires: 6-10-2005

Pam Neal
Notary Public for Oregon,
My commission expires: 6-10-2005



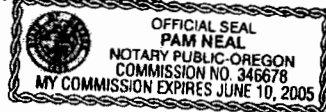
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY USES. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Linda Neiffer
Linda Neiffer

"Buyer"

STATE OF OREGON)
County of Morrow) ss.

Personally appeared the above-named ~~Duane Neiffer~~ and executed the foregoing instrument before me this 3rd day of December, 2004.



Pam Neal
Notary Public for Oregon,
My commission expires: 6-10-2005

STATE OF OREGON

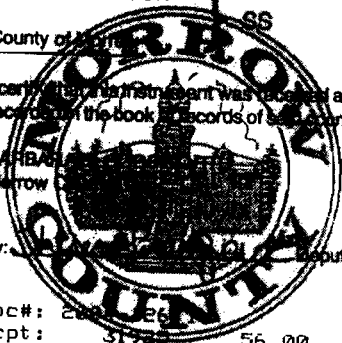
County of Marion

I certify that this instrument was received and recorded in the book of records of said county.

BARBARA
Morrow

by: _____ Deputy.

Doc#: 2004-026
Rcpt: 31735 56.00
12/03/2004 12:57 pm



STATE OF OREGON

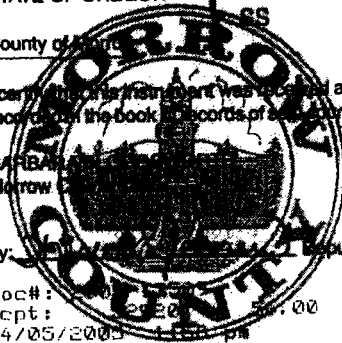
County of Marion

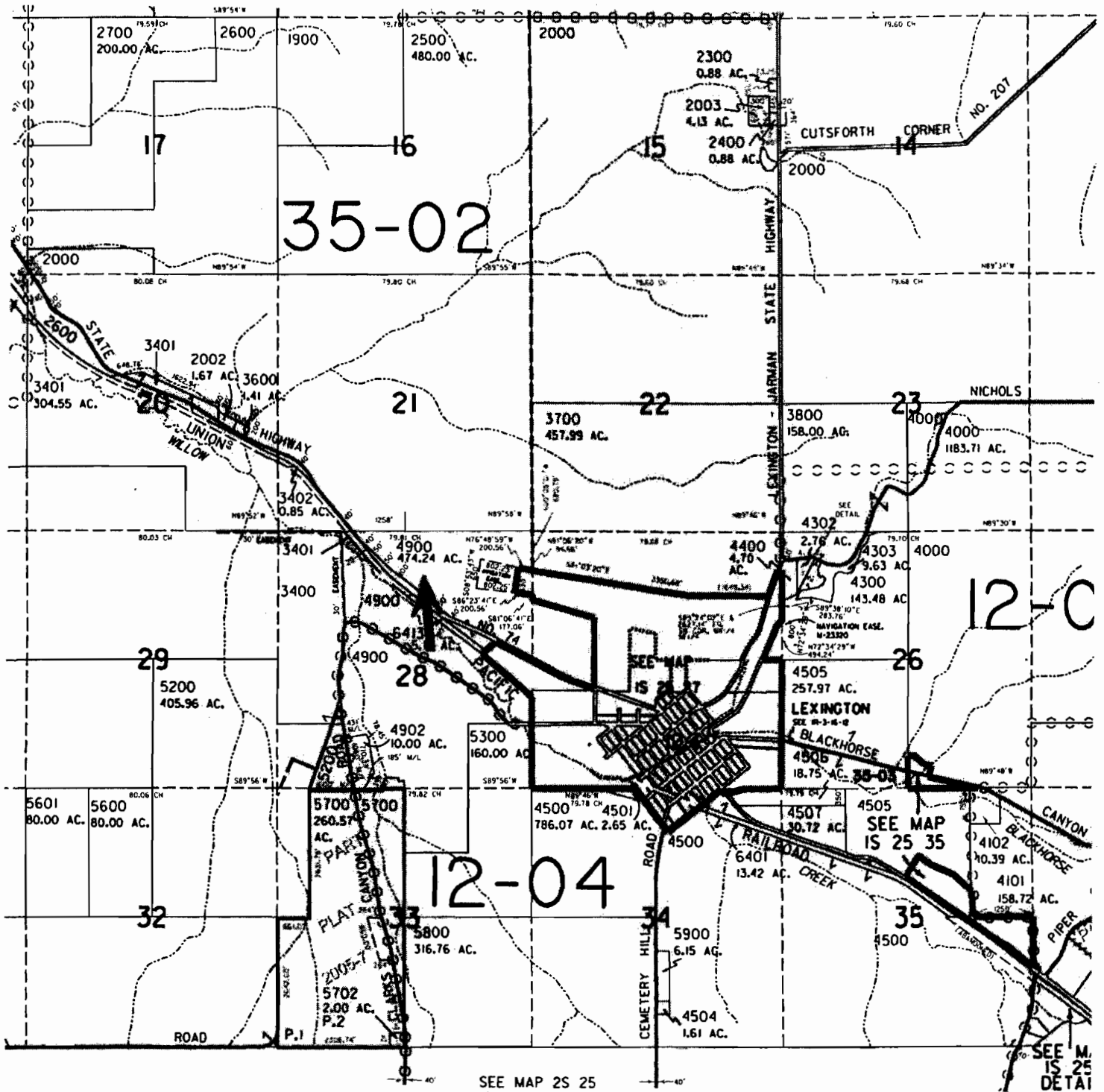
I certify that this instrument was received and recorded in the book of records of said county.

BARBARA
Morrow

by: _____ Deputy.

Doc#: 2004-026
Rcpt: 31735 56.00
04/05/2005 1:58 pm





AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

464
②

2005-13198

After recording return to:
MID-COLUMBIA TITLE COMPANY
P.O. BOX 290
BOARDMAN, OR 97818

MCTC 5791

STATE OF OREGON

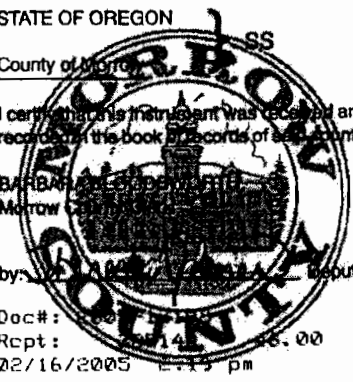
County of Marion

I certify that this instrument was received and recorded in the book of records of said county.

BARBARA
Morrow

by: _____ Deputy.

Doc#: _____
Rcpt: _____
02/16/2005 2:45 pm



STATUTORY WARRANTY DEED

Elden Lee Padberg and Jill L. Perkins, Grantors, convey and warrant to Andre Meyer and Kathleen L. Meyer, husband and wife, Grantees, the following described real property (except for any and all mineral rights on, under or above the property, which Grantors retain), free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and by this reference incorporated herein for the property description.

Subject to and excepting: See Exhibit "B" attached hereto and by this reference incorporated herein.

The true and actual consideration for this conveyance is \$1,190,000.00. **
**which is paid by a Qualified Intermediary as part of a 1031 deferred exchange

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.

Until a change is requested, send tax statements to:

Andre and Kathleen Meyer
P.O. BOX 459
LEXINGTON, OR 97839

DATED this 15 day of February, 2005.

Elden Lee Padberg
Elden Lee Padberg

Jill L. Perkins
Jill L. Perkins

I - Statutory Warranty Deed

STATE OF OREGON)
) ss.
County of MORROW)

February 15, 2005.

Personally appeared before me the above-named Elden Lee Padberg, and acknowledged the foregoing instrument to be his voluntary act.



Krista A Price
Notary Public for Oregon
My Commission Expires: 6-7-2006

STATE OF OREGON)
) ss.
County of MORROW)

February 15, 2005.

Personally appeared before me the above-named Jill L. Perkins and acknowledged the foregoing instrument to be her voluntary act.



Krista A Price
Notary Public for Oregon
My Commission Expires: 6-7-2006

2 - Statutory Warranty Deed

EXHIBIT "A"

Parcel I:

That portion of the following described property lying South of Hwy 74, described as follows:

Township 1 South, Range 25, East of the Willamette Meridian, in the County of Morrow and State of Oregon;

Section 34: The South Half of the North Half, and the Southeast Quarter.

ALSO, beginning at the corner common to Sections 27, 28, 33, and 34; thence East 2,189.5 feet, more or less, to a point which is the intersection of the South line of Section 27 with the Southwest line of Depot Street as shown by the re-survey of Penland's Addition to the Town of Lexington; thence South 39°00' East along the Southwesterly side of Depot Street, 1,175.60 feet, more or less; thence North 51°00' East, 1,440 feet more or less along the Southeasterly side of "A" Street as shown by the re-survey of Penland's Addition to the Town of Lexington, this being the point of intersection of the South line of Section 27 with the Southeasterly line of said "A" Street; thence East along said Section line 1,197 feet, more or less, to the corner common to Sections 26, 27, 34, and 35; thence South 80 rods; thence West 320 rods; thence North 80 rods, to the point of beginning, said property being the North half of the North half of Section 34, EXCEPTING the platted portions thereof.

EXCEPTING THEREFROM those parts of the West Half of the Southeast Quarter of Section 34, described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 34; thence South 5.26 chains; thence East 4.29 chains; thence North 5.26 chains; thence West 4.29 chains to the point of beginning. Also beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 34; thence North 600 feet; thence East 4.29 chains; thence South 600 feet; thence West 4.29 chains to the point of beginning.

ALSO EXCEPTING the following: Beginning at the Southeast corner of the Lexington cemetery as its boundaries are constituted and shown on assessor's plats (said point lying in the Southeast Quarter of Section 34, Township 1 South, Range 25, East of the Willamette Meridian); thence South 248 feet; thence West 284 feet; thence North, 248 feet; thence East along the South boundary line of said cemetery 284 feet, more or less, to the point of beginning.

ALSO EXCEPTING beginning at a point on the South line of Section 27, Township 1 South, Range 25, East of the Willamette Meridian; said point being 2220 feet, more or less, East of the Southwest corner of said Section and being at the angle made by the Town limits of Lexington and said Section line; thence South 39° East along the Town limits 300 feet; thence North 84° West 525 feet; thence North 71°15' West 575 feet; thence East along the Section line 877 feet, more or less to the point of beginning.

Section 35: All that portion lying South of Hwy 74;

EXCEPTING That portion of the Southeast Quarter of the Southeast Quarter lying South and East of County Road No. 643 aka Meadow Brook Road.

ALSO EXCEPTING that portion of land conveyed to James E. Starr in deed recorded October 25, 1995, as M-46334, Morrow County Microfilm Records.

ALSO EXCEPTING all roads and road rights of way.

PARCEL II:

Township 2 South, Range 25, East of the Willamette Meridian, in the County of Morrow and State of Oregon:

Section 2: Lots 1, 2, 3 and 4, South half of the North half.

EXCEPTING THEREFROM beginning at the East Quarter corner of Section 2 and running thence West along the center line of said Section 2, 8.15 chains to the County Road; thence North 10°40' West 19.10 chains along County Road; thence North 19°00' East, 33 chains along County Road; thence East 1 chain to the East line of Section 35, Township 1 South, Range 25, East of the Willamette Meridian; thence South along the East line of said Section 35 and 2, 49.70 chains to the place of beginning.

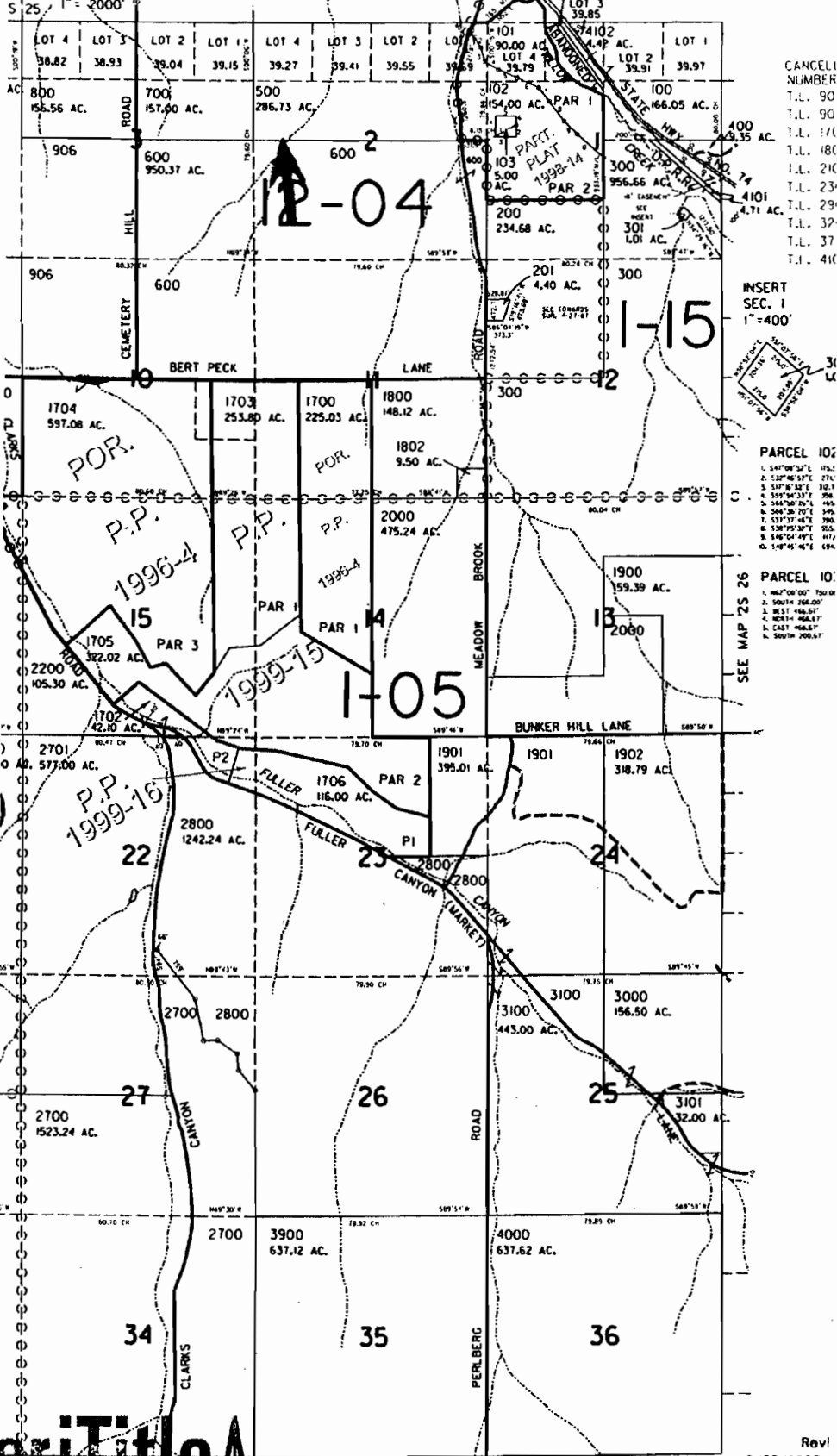
ALSO EXCEPTING all roads and road rights of way.

EXHIBIT B

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, encumbrances, or claims thereof, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
4. 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.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.
6. The rights of the public in roads and highways.
7. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm Use Land. If the land has become disqualified for the special assessment under the statute, an additional tax, interest and penalties thereon may be levied for the years in which the land was subject to the special land use assessment.
8. Easement for Electric Transmission and distribution lines, including the terms and provisions thereof, in favor of Pacific Power & Light, recorded February 13, 1951, in Book 53, Page 594, Morrow County Deed Records. (Affects Parcel I)
9. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded April 15, 1974, as Microfilm No. M-8709, Morrow County Microfilm Records. (Affects Parcel I)
10. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded November 7, 1979, as Microfilm No. 16349, Morrow County Microfilm Records. (Affects Parcel I)
11. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded November 7, 1979, as Microfilm No. 16350, Morrow County Microfilm Records. (Affects Parcel I)
12. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded May 28, 1987, as Microfilm No. 29003, Morrow County Microfilm Records. (Affects Parcel I)
13. Mineral Deed, including the terms and provisions thereof, by and between Union Pacific Railroad Company as Grantor and Union Pacific Land Resources Corporation, as Grantee, recorded November 9, 1995 as Microfilm No. M-46551, Morrow County Microfilm Records. (Affects Parcel I)
14. Easement Deed and Agreement, including the terms and provisions thereof, by and between Union Pacific Railroad Company, as Grantor and Morrow County, as Grantee, recorded November 6, 1996 as Microfilm No. M-49401, Morrow County Microfilm Records. (Affects Parcel I)

JARROW COUNTY



CANCEL NUMBER
 T.L. 90
 T.L. 90
 T.L. 170
 T.L. 180
 T.L. 210
 T.L. 230
 T.L. 290
 T.L. 320
 T.L. 370
 T.L. 410

INSERT
 SEC. 1
 1" = 400'

PARCEL 102
 1. S41°06'32"E 175.2'
 2. S32°46'32"E 271'
 3. S37°16'32"E 301.1'
 4. S55°50'37"E 358'
 5. S44°50'24"E 465'
 6. S60°30'30"E 545'
 7. S31°37'45"E 390'
 8. S28°25'32"E 955'
 9. N42°54'48"E 411.2'
 10. S48°45'45"E 694'

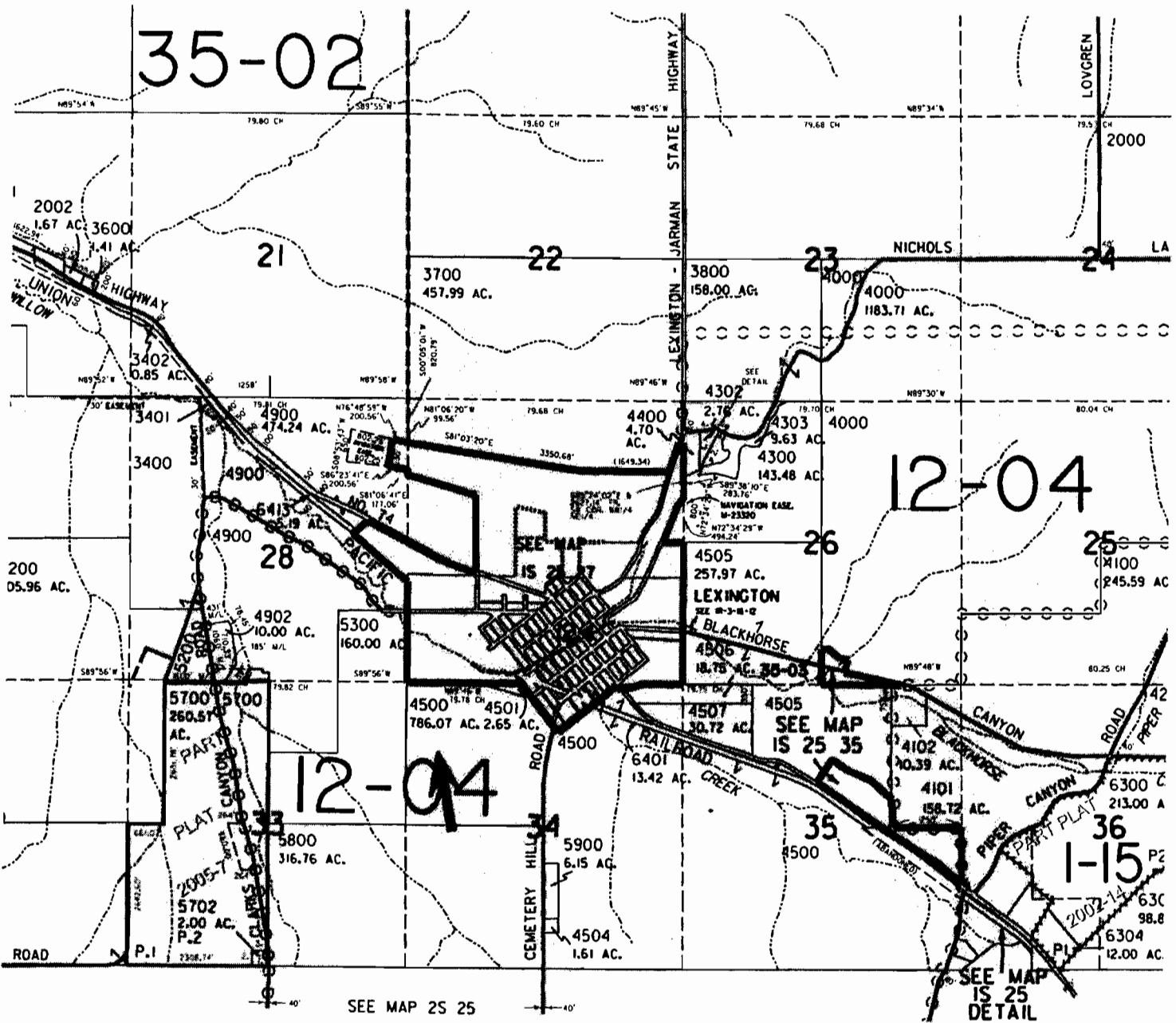
PARCEL 10:
 1. N64°00'00" 720.00'
 2. S00°14'26.00"
 3. W83°146.64"
 4. N03°14'26.00"
 5. EAST 468.81'
 6. S00°14'26.00"

SEE MAP 25 26

AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

Revi
 2/27/2007,
 25 25



AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

M-24903

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that PARKER-HOSMIT, INC., an Oregon corporation, as grantor, grants and conveys to FRED HOSKINS, Jr. and KATHRYN HOSKINS, husband and wife, of Route 2, Box 2038, Heppner OR 97836, as grantees, the following described real property, together with all tenements, hereditaments, and appurtenances thereto, in the County of Morrow, State of Oregon, described in the attached "EXHIBIT A".

GRANTOR RESERVES TO ITSELF AND TO ITS SUCCESSORS AND ASSIGNS ALL MINERALS, INCLUDING OIL AND GAS, THAT MAY BE ON, IN OR UNDER OR PRODUCED UPON THE ABOVE DESCRIBED LANDS.

Grantor hereby covenants to and with the above grantees, their heirs and assigns, that it is lawfully seized in fee simple of the above described premises free of all encumbrances, except as stated, and will warrant and forever defend the same and every part thereof against the lawful claims and demands of all persons whomsoever, save as to those claiming under the above described encumbrances.

The true and actual consideration for this transfer is the sum of \$1.00 plus other value given or promised.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

All future tax statements should be sent to the grantees at the address above given.

IN WITNESS WHEREOF the grantor has executed this instrument this 24 day of Sept, 1984, and has caused its name to be signed and seal affixed by its officers duly authorized thereto by the Board of Directors.



PARKER-HOSMIT, INC.

By Frances C. Mitchell
Frances C. Mitchell, President

By Vawter Parker
Vawter Parker
Secretary

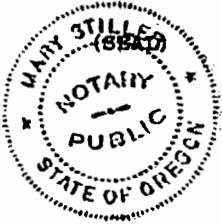
LAW OFFICES
PARKER, ABRAHAM, BOWE
JACQUES & BLAKELY Page 1.
MOOD EVELL, OREGON 97051
PHONE 386-1411

STATE OF OREGON)
County of Hood River)

ss.

Sept
August 24, 1984.

Personally appeared FRANCES C. MITCHELL and VAWTER PARKER who each being duly sworn each for himself and not for the other did say that the former is the president and the latter is the secretary of PARKER-HOSMIT, INC., an Oregon corporation, and the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:



Mary Stille
Notary Public for Oregon
My commission expires: 5/16/86

"EXHIBIT A"

The following described real property in the County of Morrow, State of Oregon:

PARCEL ONE:

The East Half (E $\frac{1}{2}$) of Section 33, Township 2 South, Range 26 East, WM; the Southeast Quarter (SE $\frac{1}{4}$), the South half of the Northeast quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$), the East half of the Southeast quarter of the Northwest quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$), and the East half of the East half of the Southwest quarter (E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 28, Township 2 South, Range 26 East, WM.

PARCEL TWO:

All that portion of the West Half (Por. W $\frac{1}{2}$) of Section 27, Township 2 South, Range 26 East, WM, being more particularly described as follows, to-wit: BEGINNING at a point 26.80 chains West of the quarter corner between Sections 27 and 34, Township 2 South, Range 26 East, WM; thence North 32° 31' East 7.18 chains along the East side of the County Road; thence North 35° 36' East 14.89 chains along the East side of the County Road; thence North 29° 30' East 13.61 chains along the East side of the County Road; thence North 60° 30' West .91 chains at right angles across the County Road; thence North 67° 04' West 1.88 chains down ravine; thence North 3° 32' West 7.00 chains down ravine; thence North 52° 43' East 19.00 chains to a point on the West side of Heppner-Lexington Road; thence North 35° 31' West 5.21 chains to a point on a line running North and South through the center of said Section 27; said point being 26.85 chains South of the quarter corner between Sections 22 and 27, Township 2 South, Range 26 East, WM; thence North 47° 50' West 18.96 chains down center of railroad track; thence North 52° 20' West 6.00 chains down center of railroad track; thence North 67° 32' West 9.10 chains down center of railroad track; thence South 19° 38' West 1.48 chains to a Bals tree 8 inches in diameter in channel of Creek; thence South 41° West 14.70 chains across lower end of alfalfa field to the East side of Stock Lane; thence North 69° 31' West 7.00 chains; thence North 51° 47' West 2.32 chains to the Southeast corner of the Northeast quarter of the Northeast quarter of Section 28, Township 2 South, Range 26 East, WM; thence South 60 chains to the corner of Sections 27, 28, 33 and 34, Township 2 South, Range 26 East, WM; thence East 11.50 chains to the point of beginning.

EXCEPTING THEREFROM that portion of said lands included in the right of way of the O.W.R. & N. Railroad Company.

ALSO EXCEPTING THEREFROM that portion of said lands included in Mt. Vernon's Addition to the Town of Heppner, Morrow County, State of Oregon, and being situated in the Southwest quarter of the Northeast quarter of Section 27, Township 2 South, Range 26 East, WM.

PARCEL THREE:

All that portion of Section 34, Township 2 South, Range 26 East, WM., being more particularly described as follows, to-wit:

BEGINNING at a point on the North line of Section 34, Township 2 South, Range 26 East, WM, 348 feet West of the Northeast corner of said Section 34, said point of beginning being the Northwest corner of the tract of land conveyed by O. H. Hallock, et ux., to W. P. Dutton, by deed dated October 25, 1883, and recorded November 16, 1883, in Book "T" of Deeds, page 341, records of Morrow County; thence South along the West line of said tract 496 feet to the Southwest corner thereof; thence East along the South line of said tract 165 feet, more or less, to the Northwest corner of a tract of land (known as the Center Street Extension), which tract was deeded by William P. Dutton, et ux., to the City of Heppner by deed dated January 12, 1912, and recorded January 16, 1912, in Book "I" of Deeds, page 42, records of Morrow County, Oregon; thence South 35° 13' East along the Westerly line of said tract 61 feet, to the North line of the tract of land conveyed by W. P. Dutton and wife to Spencer Akers and wife by deed dated September 27, 1915, and recorded September 29, 1915, in Book 29 of Deeds, page 46, records of Morrow County, Oregon; thence West along the North line of said tract, a distance of 120 feet to the Northwest corner thereof; thence along the Westerly boundary of said tract, South 28° 13' East, 131.8 feet to the Southwest corner thereof; thence East along the South line of said tract, 170 feet to the Northwest corner of a .20 foot strip of land, conveyed by W. P. Dutton and wife to J. G. Crawford, by deed dated April 14, 1906, and recorded April 14, 1906, in Book "T" of Deeds, page 295, records of Morrow County, Oregon; thence South along the West line of said tract, 90 feet to the Southwest corner thereof; thence East, along said tract and along the South line of a tract of land conveyed by Nellie Hallock and husband to John Maddock by deed dated July 13, 1888, and recorded July 25, 1888, in Book "E" of Deeds, page 132, records of Morrow County, Oregon, 95 feet, more or less, to the West line of a tract of land conveyed by W. P. Dutton, et ux., to Celma Keithley by deed dated October 3, 1905, and recorded July 9, 1906, in Book "T" of Deeds, page 367, records of Morrow County, Oregon; thence South along the West line of said tract a distance of 100 feet, more or less, to the Southwest corner, which point is on the North line of that tract of land conveyed by W. P. Dutton, et ux., to the City of Heppner, by deed dated February 13, 1900, and recorded February 20, 1900, in Book "J" of Deeds, page 807, records of Morrow

Initial
W.P.D.

County, Oregon; thence West along the North line of said tract 35 feet, more or less, to the Northwest corner thereof; thence South along the West line of said tract 198 feet; thence continuing along said West boundary, South 20° East 163.6 feet; thence South $0^{\circ} 59'$ East, along said West boundary 808 feet to the Southwest corner of said tract, which point is on the North line of that certain tract of land conveyed by Halla E. Hallock, widow, to the town of Heppner, by deed dated October 4, 1892, and recorded October 4, 1892, in Book "G" of Deeds, page 508 thereof; thence West along the North line of said tract, 290 feet to the Northwest corner thereof; thence South along the West line of said tract, 420 feet to the Southwest corner thereof, said point being on the North line of the Southeast quarter of said Section 34, which point is also on the North line of that certain tract of land conveyed by Albert Wright, etux., to Julia W. Bisbee, by deed dated April 7, 1890, and recorded April 8, 1890, in Book "G" of Deeds, page 117, records of Morrow County, Oregon; thence West along the North line of said tract, being the North line of the Southeast quarter of said Section 34, 14 chains, more or less, to the Northwest corner of said tract and being the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 34; thence South along the quarter section line, being the West line of land conveyed by Albert Wright, etux., to Julia W. Bisbee, by deed dated February 26, 1903, and recorded March 7, 1903, in Book "P" of Deeds, page 437, records of Morrow County, Oregon, a distance of 30 chains, more or less, to the Northeast corner of a certain 27 acre tract of land formerly owned by George T. Cook (which tract of land was conveyed by George T. Cook etux. to Ida M. Dutton by deed dated August 6, 1927, and recorded August 8, 1927, in Book 37 of Deeds, page 402, records of Morrow County, Oregon, and being more generally described as a triangular tract of land lying South of the Henry Gay Road); thence along said tract as follows: North $75^{\circ} 5'$ West, 114 feet; thence South $9^{\circ} 25'$ West, 32 feet; thence North $75^{\circ} 3'$ West, 686 feet; thence South $67^{\circ} 56'$ West 360 feet; thence South $57^{\circ} 25'$ West 145 feet; thence South $54^{\circ} 20'$ West 1065 feet to the intersection of said line with the South line of said Section 34; thence West along said South line of said Section 34, 28.50 chains, more or less, to the Southwest corner of said Section 34; thence North along the West line of said Section 34 to the Northwest corner of said Section 34; thence East along the North line of said Section 34, 71.56 chains to the point of beginning.

PARCEL FOUR:

All that portion of Section 27, Township 2 South, Range 26 East, WM., being more particularly described as follows, to-wit:

BEGINNING at the quarter section corner between Sections 27 and 34, Township 2 South, Range 26 East, WM, and running thence East along said Section line between said Sections 27 and 34, 324 feet; thence North 20° East 460 feet; thence North 34° East 460 feet; thence North 35° West 100 feet; thence North 14° East 430 feet; thence North 30° West 380 feet; thence North 33° West 140 feet; thence North 53° West 480 feet; thence North 64° West 140 feet, more or less, to the North and South center line through said Section 27; thence South along said center section 2100 feet, more or less, to the point of beginning.

PARCEL FIVE:

All that portion of the West Half (Por. W $\frac{1}{2}$) of Section 27, Township 2 South, Range 26 East, WM., being more particularly described as follows, to-wit:

BEGINNING at the quarter section corner between Sections 27 and 34, Township 2 South, Range 26 East, WM, and running thence West along the Section line between said Sections 27 and 34, 28.50 chains, more or less, to the edge of the old County Road; thence North $32^{\circ} 31'$ East 7.18 chains along the East side of said road; thence North $35^{\circ} 36'$ East 14.09 chains along the East side of said road; thence North $29^{\circ} 30'$ East 13.61 chains along the East side of said road; thence North $67^{\circ} 48'$ East 2.81 chains along the South side of said road; thence North $89^{\circ} 37'$ East 7.01 chains along the South side of said road, more or less, to the North and South center line through said Section 27; thence South 30.68 chains, more or less, along said center line to the point of beginning.

EXCEPTING THEREFROM that portion of Parcels 4 and 5 above being more particularly described as follows, to-wit:

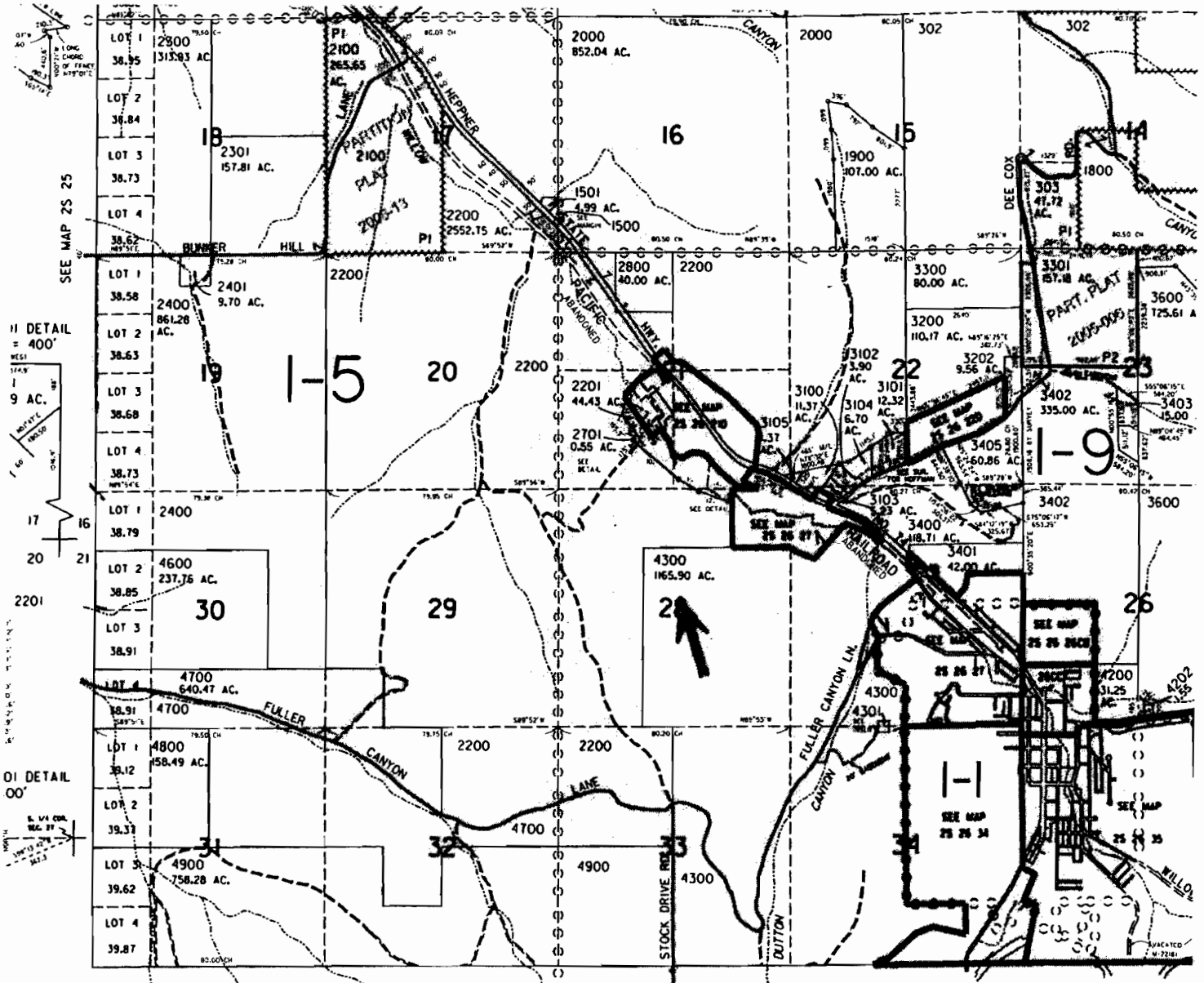
BEGINNING at the point of intersection of the North line of Morgan Street and the West City limits of Heppner, said point being South 666.24 feet and West 592.29 feet from the Northwest corner of Lot 1, Block 2, Mt. Vernon's Second Addition to Heppner, Morrow County, Oregon; thence along said city limits line South 60 feet to the South line of Morgan Street; thence along said South line North $88^{\circ} 34'$ East 16.04 feet; thence South $68^{\circ} 36'$ East 120.84 feet; thence South $57^{\circ} 29'$ East 603.70 feet; thence leaving said South line of Morgan Street, South $34^{\circ} 41'$ East 279.61 feet; thence South $12^{\circ} 05'$ West 537.00 feet; thence South $37^{\circ} 53'$ East

93.48 feet; thence South 33° 16' West 228.39 feet; thence North 89° 51' West 614.47 feet; thence North 600.33 feet; thence North 89° 51' West 1035.93 feet to the Easterly right-of-way line of a county road; thence along said right-of-way line North 14° 09' East 103.10 feet; thence North 30° 04' East 756.00 feet; thence North 66° 59' East 201.65 feet; thence North 88° 34' East 444.54 feet to the point of beginning.

Attachment 1
Page 54 of 95

STATE OF OREGON } 132791
County of Marion } Indexed
I hereby certify that the within
instrument was received for record.
on 5-10-85 at 1:29 p.m.
and assigned DUITY COUNTY 003
in the _____ records of said
county
Witness My Hand and Seal of County
Barbara Woodworth
County Clerk
[Signature] Deputy

Initial
[Handwritten initials]



SEE MAP 35 26

2526

AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

After recording, return to:

Arthur J. Clark
Hershner, Hunter, Andrews,
Neill & Smith, LLP
180 East 11th Avenue
Eugene, Oregon 97401

2002 - 4429

Until a change is requested,
mail all tax statements to:

Bernard E. Damon and
Jean M. Damon, Trustees
2315 Rocky Lane
Eugene, Oregon 97401

SPECIAL WARRANTY DEED

Jean Marie Damon, Grantor, conveys and specially warrants to Bernard E. Damon and Jean M. Damon, Trustees of the Damon Joint Trust dated July 30, 1997, Grantee, the real property described on the attached Exhibit A, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein.

The true consideration for this conveyance is none.

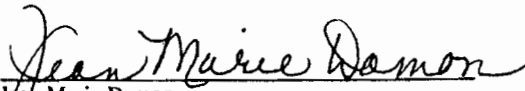
The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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.

Page 1-SPECIAL WARRANTY DEED

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED: May 20, 2002.

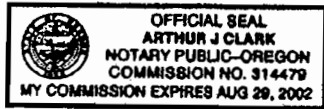

Jean Marie Damon

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on May 20, 2002, by Jean Marie Damon.



Notary Public for Oregon
My commission expires: August 29, 2002



PARCEL I

Section 15: That portion of the West Half described as follows:

Beginning at the Quarter corner common to Section 15 and 22, in Township 2 South, Range 26, East of the Willamette Meridian;
Thence West a distance of 1,518.00 feet to a point;
Thence North 1°44' West a distance of 1,980.00 feet to a point;
Thence North 3°19' West a distance of 660.00 feet to a point;
Thence North 8°21' West a distance of 660.00 feet to a point;
Thence South 88°16' East a distance of 396.00 feet to a point;
Thence South 49°49' East a distance of 792.00 feet to a point;
Thence South 63°28' East a distance of 801.90 feet to a point;
Thence South in a straight line a distance of 2,277.00 feet to the place of beginning.

Section 17: All of the Southeast Quarter lying South and West of the highway.

EXCEPTING THEREFROM the following described tract;

Beginning at a point on the Northeasterly right-of-way line of the Oregon-Washington Highway, opposite engineer's station 1806.77, that is approximately 1,016.90 feet North and 610.80 feet West of the section corner common to Sections 16, 17, 20 and 21;
Running thence North 72°31' East a distance of 244.80 feet to a point;
Thence North 51°47' East a distance of 480.5 feet to a point;
Thence North a distance of 188.00 feet to a point;
Thence West a distance of 374.9 feet to a point;
Thence South 21°53' West a distance of 233.2 feet to a point;
Thence South 55°24' West a distance of 352.3 feet to the Northeasterly right-of-way line of said highway;
Thence following said right-of-way line South 44°25' East a distance of 169.5 feet to a point;
Thence on a 5,700.00 foot radius curve to the left a distance of 37.00 feet to the point of beginning.

Section 20: All.

EXHIBIT A
Page 1 of 5

Section 21: The South Half; The South Half of the Northwest Quarter; The Northwest Quarter of the Northwest Quarter; The Northeast Quarter.

EXCEPTING THEREFROM all of the Southeast Quarter of the Southeast Quarter lying South of the North right-of-way line of the State Highway.

ALSO EXCEPTING THEREFROM the following described parcel:

Beginning at a point 760.00 feet East of the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 21, Township 2 South, Range 26, East of the Willamette Meridian, said point being 44.00 feet East of the center line of the Oregon-Washington Highway as located and constructed through Section 21, and running thence East along the East and West center line of the Southeast Quarter of Section 21 to a point marked by a pipe a distance of 1,009.00 feet; thence Southerly 750.00 feet to a point on the North right-of-way line of said highway marked by a pipe, thence in a Northwesterly direction, along said North right-of-way line of said highway, 1,187.00 feet to the point of beginning.

Section 22: The West Half.

Section 28: The West Half of the West Half; The West Half of the East Half of the West Half; The Northwest Quarter of the Northeast Quarter; The East Half of the Northeast Quarter of the Northwest Quarter.

Section 29: The East Half; The Northwest Quarter; The North Half of the Southwest Quarter; and the Southeast Quarter of the Southwest Quarter.

Section 32: That portion of the Northeast Quarter lying North of the County Road.

Section 33: That portion of the Northwest Quarter lying North of the County Road.

EXCEPTING THEREFROM all roads and road rights-of-way.

ALSO EXCEPTING THEREFROM all railroad rights-of-way.

ALSO EXCEPTING FROM Sections 21 and 28 all land lying within the following described parcel;

Beginning at a point 219.5 feet East and 150.9 feet North of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 21, Township 2 South, Range 26, East of the Willamette Meridian, Morrow County, Oregon;

EXHIBIT A
Page 2 of 5

Thence North 34°45' East a distance of 278.00 feet to a point;
 Thence North 4°35' West a distance of 125.00 feet to a point;
 Thence North 70°0' West a distance of 259.00 feet along State Highway #207 to a point;
 Thence North 63°10' West a distance of 145.00 feet along State Highway #207 to a point;
 Thence North 49°25' West a distance of 459.00 feet along State Highway #207 to a point;
 Thence North 39°30' West a distance of 140.00 feet along State Highway #207 to a point;
 Thence North 36°33' West a distance of 653.00 feet along State Highway #207 to a point;
 Thence North 56°24' East a distance of 69.30 feet across State Highway #207 to a point;
 Thence South 36°33' East a distance of 386.20 feet along State Highway #207 to a point;
 Thence in a Southeasterly direction a distance of 612.00 feet along State Highway to a point;
 Thence in a Northeasterly direction a distance of 548.00 feet to the North line of the Southwest Quarter of the Southeast Quarter to a point;
 Thence South 87°1' East a distance of 279 feet to a point;
 Thence North 14°47' West a distance of 235.00 feet to a point;
 Thence North 48°17' West a distance of 230.00 feet to a point;
 Thence North 45°28' West a distance of 677.60 feet to a point;
 Thence North 54°09' West a distance of 554.00 feet to a point;
 Thence North 53°39' West a distance of 703.80 feet to a point;
 Thence North 80°45' West a distance of 234.10 feet to a point;
 Thence North 38°28' West a distance of 313.40 feet to a point;
 Thence South 49°22' West a distance of 281.10 feet to a point;
 Thence South 45°57' East a distance of 408.00 feet along State Highway #207 to a point;
 Thence South 42°11' East a distance of 196.00 feet along State Highway #207 to a point;
 Thence South 57°46' West a distance of 50.00 feet across State Highway #207 to a point;
 Thence North 45°11' East a distance of 329.80 feet along West side of State Highway #207 to a point;
 Thence South 50°19' West a distance of 105.10 feet to Center of Union Pacific Railroad Right-of-Way at Station 2278 + 83.9;
 Thence South 55°15' West a distance of 492.80 feet to a point;
 Thence South 43°13' West a distance of 400.20 feet to an Iron Peg;
 Thence South 8°17' West a distance of 518.20 feet to an Iron Peg;
 Thence South 44°37' East a distance of 152.60 feet along barbed wire fence to an Iron Peg;
 Thence South 42°56' East a distance of 233.10 feet

EXHIBIT A
 Page 3 of 5

Thence South 27°40' East a distance of 132.30 feet
 along said fence to an Iron Peg;
 Thence South 45°58' West a distance of 155.90 feet to a
 point;
 Thence South 51°06' East a distance of 1,390.60 feet to
 an Iron Peg;
 Thence South 60°24' East a distance of 527.20 feet to
 an Iron Peg;
 Thence South 71°48' East a distance of 820.90 feet to
 an Iron Peg;
 Thence South 65°14' East a distance of 190.30 feet
 along fence to an Iron Peg;
 Thence North 0°21' West a distance of 440.60 feet along
 fence to an Iron Peg;
 Thence North 35°07' West a distance of 68.80 feet along
 fence to an Iron Peg;
 Thence along a fence with a right hand curve, the long
 chord of which bears North 79°01' East a distance of
 210.30 feet to a point on the Northwest side of
 Union Pacific Railroad Right-of-Way.
 Distances from chord to fence are:
 Station 0 + 50 13.70 feet
 Station 1 + 00 10.40 feet
 Station 1 + 50 0.00 feet
 Thence North 30° East a distance of 100.00 feet to
 point of beginning.

ALSO EXCEPTING THEREFROM the following: all of the
 Southeast Quarter of the Southeast Quarter of Section
 21 and the Southwest Quarter of Section 22 in Township
 2 South, Range 26 East of the Willamette Meridian,
 Morrow County, Oregon lying South of the following
 described line;

Beginning at the Northwest corner of the Southwest
 Quarter of the Southeast Quarter of Section 22;
 Thence West a distance of 330.00 feet to a point;
 Thence South 56°19' West a distance of 1,145.10 feet to
 a point;
 Thence South 78°37' West a distance of 1,800.48 feet
 more or less to the North Right-of-way line of the
 state highway;
 Thence following the North line of the state highway in
 a Northwesterly direction to the West line of the
 Southeast Quarter of the Southeast Quarter and point
 of ending of this description.

All in Township 2 South, Range 26 East of the Willamette Meridian,
 Morrow County, Oregon.

EXHIBIT A
 Page 4 of 5

PARCEL II

Section 17: All of the Southwest Quarter of the Northeast Quarter lying South and West of the highway;

Section 21: The Northeast Quarter of the Northwest Quarter.

All in Township 2 South, Range 26 East of the Willamette Meridian, Morrow County, Oregon.

STATE OF OREGON

County of Morrow

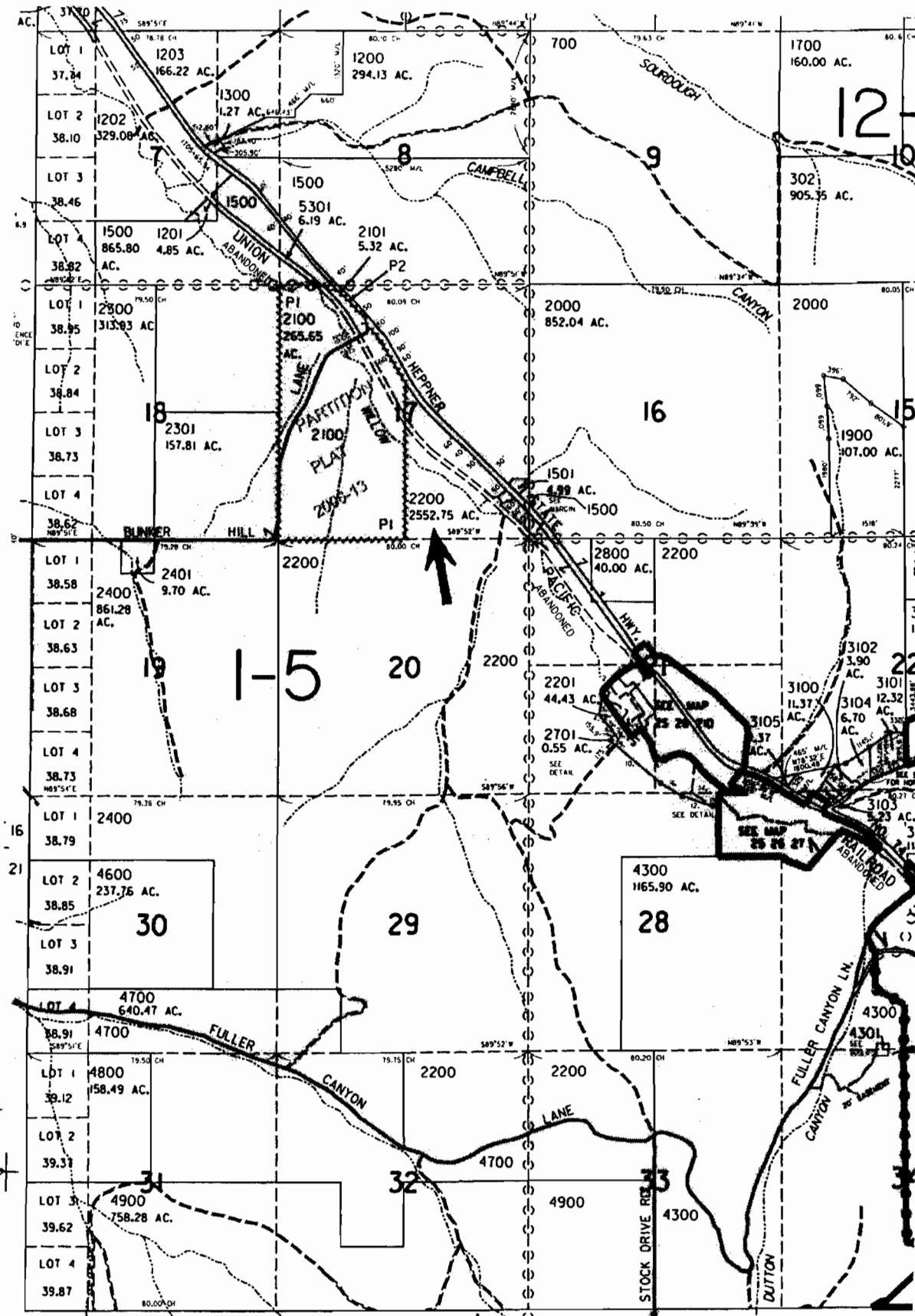
I certify that this instrument was received and recorded in the book of records of said county.

BARBARA ST. CLAIR
Morrow County

by:  Deputy.

Doc#: 2002-429
Rcpt: 22918 56.00
06/04/2002 4:33 pm

EXHIBIT A
Page 5 of 5



AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

SEE MAP 35 26

Attachment 1
Page 63 of 95

m-52544

After recording, return to:

Hershner, Hunter, Andrews,
Neill & Smith, LLP
180 East 11th Avenue
Eugene, Oregon 97401

Until a change is requested, mail all tax
statements to:

Bernard E. Damon and Jean M. Damon, Trustees
2176 Birchwood Avenue
Eugene, Oregon 97401
Tax Account No. _____

BARGAIN AND SALE DEED

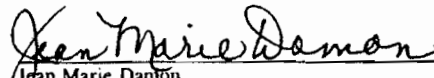
JEAN MARIE DAMON, Grantor, conveys to BERNARD E. DAMON and JEAN M. DAMON, Trustees of the Damon Joint Trust dated July 30, 1997, Grantees, the real property described on the attached Exhibit A.

The true consideration for this conveyance is none.

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

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

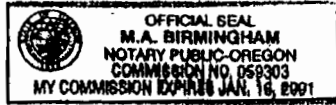
DATED this 31 day of July, 1997.



Jean Marie Damon

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me this 31 day of July, 1997, by Jean
Marie Damon.



M. a. Birmingham
Notary Public for Oregon
My commission expires: 1/16/01

Page 2--BARGAIN AND SALE DEED

EXHIBIT A

The Southeast quarter of the Southwest quarter, the Southwest quarter of the Southeast quarter, the East half of the Southeast quarter of Section 7; the South half of Section 8; the West half of Section 15, except the following: Beginning at the quarter corner common to Section 15 and 22, in Township 2 South, Range 26, East of the Willamette Meridian, thence West 23 chains, thence due North 1 degree 44' West 30 chains, thence North 3 degrees 19' West 10 chains, thence North 8 degrees 21' West 10 chains, thence South 88 degrees 16' East 6.0 chains, thence South 49 degrees 49' East 12.0 chains, thence South 63 degrees 28' East 12.15 chains, thence South in a straight line to the place of beginning, 34.5 chains.

ALSO EXCEPTING the following: Beginning at a point on highway right-of-way, that is 20 chains West and 2 chains South of the East quarter corner of Section 7, Township 2 South, Range 26, E.W.M., thence Southeast along said right-of-way a distance of 7 chains, thence South 49 degrees West a distance of 7 chains, thence North a distance of 8.3 chains to the point of beginning.

Beginning at a point that is 20 chains West and 10.3 chains South of the East quarter corner of Section 7, Township 2 South, Range 26, E.W.M., thence South a distance of 9.7 chains, thence West a distance of 10.0 chains, thence North 49 degrees East a distance of 13.0 chains to a point of beginning.

All of Section 16; the North half of the Northeast quarter, the Northeast quarter of the Southeast quarter of Section 17; also beginning at the Northeast corner of the Northwest quarter of Section 17, running thence West 23 chains, thence South 45 degrees 45' East 7 chains, thence South 37 degrees East 10.30 chains, thence South 19-1/2 degrees East 6.67 chains, thence South 34 degrees 17.30 chains to the East line of said Northwest quarter, thence North 34.15 chains to the place of beginning, all in Section 17. EXCEPT the following: All of the Northeast quarter of the Southeast quarter of Section 17, in Township 2 South, Range 27, E.W.M., lying South and West of the State Highway as the same now crosses the said Northeast quarter of the Southeast quarter of said Section 17, and containing approximately one acre of land, more or less.

All of the Northwest quarter of the Southeast quarter, all of the South half of the Northeast quarter, and all of the Southeast quarter of the Southeast quarter of Section 17, lying North and East of the State Highway as the same now runs through the said property. The Northeast quarter of Section 18.

EXCEPTING all land deeded to State Highway.

All being in Township 2 South, Range 26, East of the Willamette Meridian, in Morrow County, Oregon.

PARCEL I

Section 15: That portion of the West Half described as follows:

Beginning at the Quarter corner common to Section 15 and 22, in Township 2 South, Range 26, East of the Willamette Meridian;
Thence West a distance of 1,518.00 feet to a point;
Thence North 1°44' West a distance of 1,980.00 feet to a point;
Thence North 3°19' West a distance of 660.00 feet to a point;
Thence North 8°21' West a distance of 660.00 feet to a point;
Thence South 88°16' East a distance of 396.00 feet to a point;
Thence South 49°49' East a distance of 792.00 feet to a point;
Thence South 63°28' East a distance of 801.90 feet to a point;
Thence South in a straight line a distance of 2,277.00 feet to the place of beginning.

Section 17: All of the Southeast Quarter lying South and West of the highway.

EXCEPTING THEREFROM the following described tract;

Beginning at a point on the Northeasterly right-of-way line of the Oregon-Washington Highway, opposite engineer's station 1806.77, that is approximately 1,016.90 feet North and 610.80 feet West of the section corner common to Sections 16, 17, 20 and 21;
Running thence North 72°31' East a distance of 244.80 feet to a point;
Thence North 51°47' East a distance of 480.5 feet to a point;
Thence North a distance of 188.00 feet to a point;
Thence West a distance of 374.9 feet to a point;
Thence South 21°53' West a distance of 233.2 feet to a point;
Thence South 55°24' West a distance of 352.3 feet to the Northeasterly right-of-way line of said highway;
Thence following said right-of-way line South 44°25' East a distance of 169.5 feet to a point;
Thence on a 5,700.00 foot radius curve to the left a distance of 37.00 feet to the point of beginning.

Section 20: All.

Section 21: The South Half; The South Half of the Northwest Quarter; The Northwest Quarter of the Northwest Quarter; The Northeast Quarter.

EXCEPTING THEREFROM all of the Southeast Quarter of the Southeast Quarter lying South of the North right-of-way line of the State Highway.

ALSO EXCEPTING THEREFROM the following described parcel:

Beginning at a point 760.00 feet East of the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 21, Township 2 South, Range 26, East of the Willamette Meridian, said point being 44.00 feet East of the center line of the Oregon-Washington Highway as located and constructed through Section 21, and running thence East along the East and West center line of the Southeast Quarter of Section 21 to a point marked by a pipe a distance of 1,009.00 feet; thence Southerly 750.00 feet to a point on the North right-of-way line of said highway marked by a pipe, thence in a Northwesterly direction, along said North right-of-way line of said highway, 1,187.00 feet to the point of beginning.

Section 22: The West Half.

Section 28: The West Half of the West Half; The West Half of the East Half of the West Half; The Northwest Quarter of the Northeast Quarter; The East Half of the Northeast Quarter of the Northwest Quarter.

Section 29: The East Half; The Northwest Quarter; The North Half of the Southwest Quarter; and the Southeast Quarter of the Southwest Quarter.

Section 32: That portion of the Northeast Quarter lying North of the County Road.

Section 33: That portion of the Northwest Quarter lying North of the County Road.

EXCEPTING THEREFROM all roads and road rights-of-way.

ALSO EXCEPTING THEREFROM all railroad rights-of-way.

ALSO EXCEPTING FROM Sections 21 and 28 all land lying within the following described parcel;

Beginning at a point 219.5 feet East and 150.9 feet North of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 21, Township 2 South, Range 26, East of the Willamette Meridian, Morrow County, Oregon:

Thence North 34°45' East a distance of 278.00 feet to a point;
Thence North 4°35' West a distance of 125.00 feet to a point;
Thence North 70°0' West a distance of 259.00 feet along State Highway #207 to a point;
Thence North 63°10' West a distance of 145.00 feet along State Highway #207 to a point;
Thence North 49°25' West a distance of 459.00 feet along State Highway #207 to a point;
Thence North 39°30' West a distance of 140.00 feet along State Highway #207 to a point;
Thence North 36°33' West a distance of 653.00 feet along State Highway #207 to a point;
Thence North 56°24' East a distance of 69.30 feet across State Highway #207 to a point;
Thence South 36°33' East a distance of 386.20 feet along State Highway #207 to a point;
Thence in a Southeasterly direction a distance of 612.00 feet along State Highway to a point;
Thence in a Northeasterly direction a distance of 548.00 feet to the North line of the Southwest Quarter of the Southeast Quarter to a point;
Thence South 87°1' East a distance of 279 feet to a point;
Thence North 14°47' West a distance of 235.00 feet to a point;
Thence North 48°17' West a distance of 230.00 feet to a point;
Thence North 45°28' West a distance of 677.60 feet to a point;
Thence North 54°09' West a distance of 554.00 feet to a point;
Thence North 53°39' West a distance of 703.80 feet to a point;
Thence North 80°45' West a distance of 234.10 feet to a point;
Thence North 38°28' West a distance of 313.40 feet to a point;
Thence South 49°22' West a distance of 281.10 feet to a point;
Thence South 45°57' East a distance of 408.00 feet along State Highway #207 to a point;

Thence South 42°11' East a distance of 196.00 feet
 along State Highway #207 to a point;
 Thence South 57°46' West a distance of 50.00 feet
 across State Highway #207 to a point;
 Thence North 45°11' East a distance of 329.80 feet
 along West side of State Highway #207 to a point;
 Thence South 50°19' West a distance of 105.10 feet to
 Center of Union Pacific Railroad Right-of-Way at
 Station 2278 + 83.9;
 Thence South 55°15' West a distance of 492.80 feet to a
 point;
 Thence South 43°13' West a distance of 400.20 feet to
 an Iron Peg;
 Thence South 8°17' West a distance of 518.20 feet to an
 Iron Peg;
 Thence South 44°37' East a distance of 152.60 feet
 along barbed wire fence to an Iron Peg;
 Thence South 42°56' East a distance of 233.10 feet
 along said fence to an Iron Peg;
 Thence South 27°40' East a distance of 132.30 feet
 along said fence to an Iron Peg;
 Thence South 45°58' West a distance of 155.90 feet to a
 point;
 Thence South 51°06' East a distance of 1,390.60 feet to
 an Iron Peg;
 Thence South 60°24' East a distance of 527.20 feet to
 an Iron Peg;
 Thence South 71°48' East a distance of 820.90 feet to
 an Iron Peg;
 Thence South 65°14' East a distance of 190.30 feet
 along fence to an Iron Peg;
 Thence North 0°21' West a distance of 440.60 feet along
 fence to an Iron Peg;
 Thence North 35°07' West a distance of 68.80 feet along
 fence to an Iron Peg;
 Thence along a fence with a right hand curve, the long
 chord of which bears North 79°01' East a distance of
 210.30 feet to a point on the Northwest side of
 Union Pacific Railroad Right-of-Way.
 Distances from chord to fence are:
 Station 0 + 50 13.70 feet
 Station 1 + 00 10.40 feet
 Station 1 + 50 0.00 feet
 Thence North 30° East a distance of 100.00 feet to
 point of beginning.

ALSO EXCEPTING THEREFROM the following: all of the
 Southeast Quarter of the Southeast Quarter of Section
 21 and the Southwest Quarter of Section 22 in Township
 2 South, Range 26 East of the Willamette Meridian,
 Morrow County, Oregon lying South of the following
 described line;

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 22;
Thence West a distance of 330.00 feet to a point;
Thence South 56°19' West a distance of 1,145.10 feet to a point;
Thence South 78°37' West a distance of 1,800.48 feet more or less to the North Right-of-way, line of the state highway;
Thence following the North line of the state highway in a Northwesterly direction to the West line of the Southeast Quarter of the Southeast Quarter and point of ending of this description.

All in Township 2 South, Range 26 East of the Willamette Meridian, Morrow County, Oregon.

PARCEL II

Section 17: All of the Southwest Quarter of the Northeast Quarter lying South and West of the highway;

Section 21: The Northeast Quarter of the Northwest Quarter.

All in Township 2 South, Range 26 East of the Willamette Meridian, Morrow County, Oregon.

STATE OF OREGON

County of Morrow

} SS

I certify that this instrument was received and recorded in the book of records of said county.

BARBARA BLOODSWORTH,
Morrow County Clerk

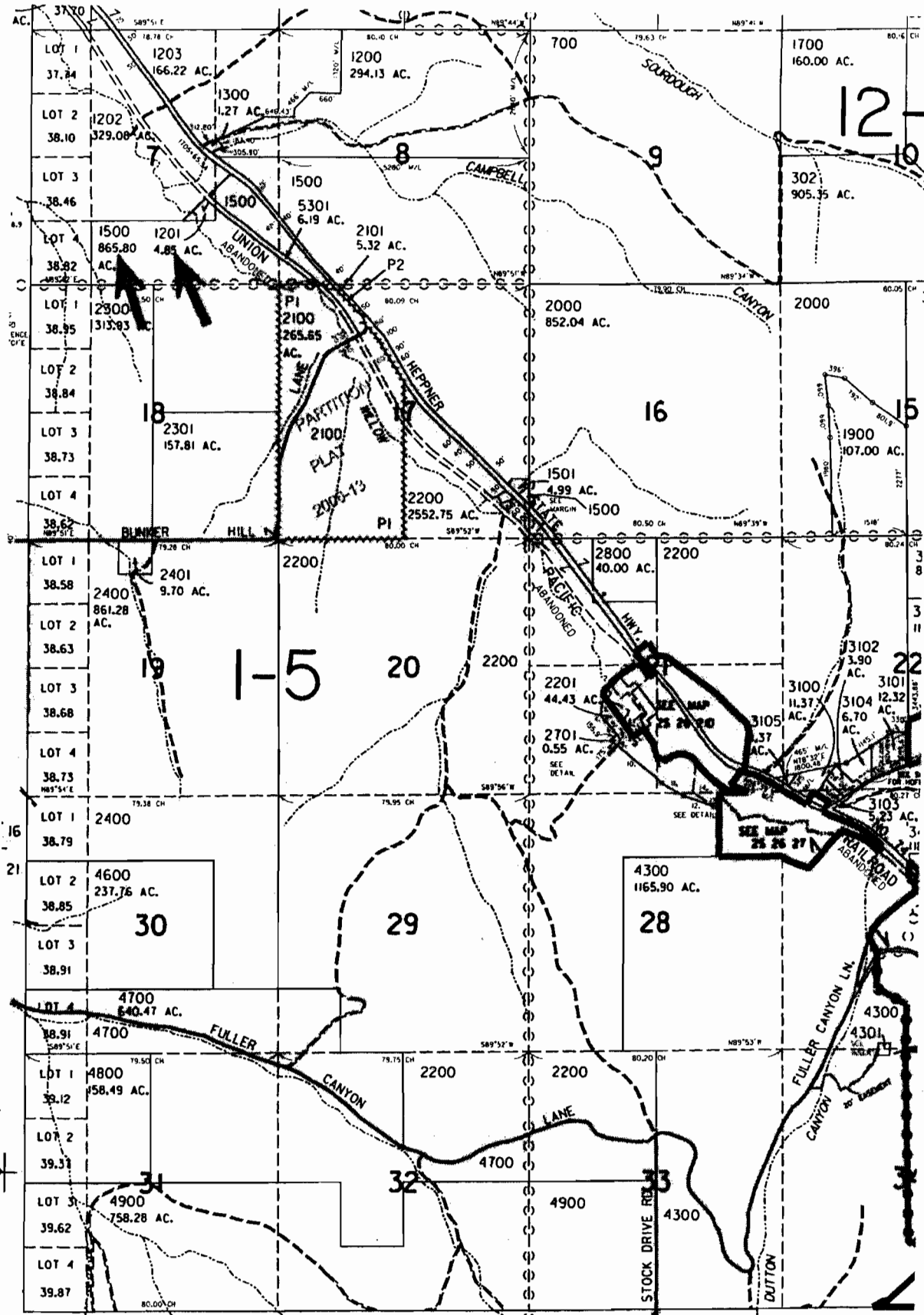
by: *Shirley McCall* Deputy.

DOC#: 52544

RCPT: 6028

70.00

10/23/97 11:30 AM



AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

SEE MAP 35 26

3120
①
MCTC-6478

Until a change is requested all tax statements should be sent to the following address:
Richard & Karen Temple
P.O. Box 427
Lexington, OR 97839

After Recording Please Return to:
Richard & Karen Temple
P.O. Box 427
Lexington, OR 97839
C/O MCTC

MORROW COUNTY OREGON 2006-17629
D-WD
Cnt=1 Str=1 KB 09/16/2006 01:46:29 PM
\$15.00 \$11.00 \$10.00 \$36.00



I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Bobbi Childers - County Clerk



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, JAMES J. SHOVER AND BONNIE SHOVER WHO ACQUIRED TITLE AS BONNIE GRANT. Grantors herein, do hereby grant, bargain, sell and convey unto RICHARD R. TEMPLE AND KAREN S. TEMPLE, Husband and Wife, as tenants by the entirety, Grantees, the following described tract of land in the County of Morrow, and State of Oregon, more particularly described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the granted premises unto the said Grantees, its heirs and assigns forever.

And the Grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances except all those items of record. if any, as of the date of this deed and those shown below, if any, and that they will, and their successors heirs executors and administrators shall Warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as stated below:

THE TRUE AND ACTUAL CONSIDERATION IS \$195,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1 OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 8 day of September, 2006.

JAMES J. SHOVER

BONNIE SHOVER

STATE OF OREGON
COUNTY OF MORROW

This instrument was acknowledged before me this 11th day of September, 2006 by James J. Shover.

Notary Public for the State of OREGON
My Commission Expires:



STATE OF OREGON
COUNTY OF MORROW

This instrument was acknowledged before me this 8 day of September, 2006 by Bonnie Shover.

Notary Public for the State of OREGON
My Commission Expires: June 7, 2010



EXHIBIT "A"

PARCEL I:

Township 1 South, Range 25, East of the Willamette Meridian, In the County of Morrow and State of Oregon described as follows:

Section 35: All that portion of the Southeast Quarter of the Southeast Quarter lying South and East of the County Road.

Section 36: All that portion of the Southwest Quarter of the Southwest Quarter lying South of the South right of way line of the State Highway and lying East of the County Road.

EXCEPTING THEREFROM land deeded for Railroad right of way.

ALSO EXCEPTING THEREFROM any portion lying South of the following described line:

Beginning at the Southwest ^{Corner} ~~Quarter~~ of said Section 36; thence North ^{52°} ~~56°~~ East a distance of 765.00 feet, more or less to the center of the natural channel of Willow Creek; thence in a Southeasterly direction along the center of said creek channel to its intersection with the South boundary line of said Section 36.

ALSO EXCEPTING THEREFROM the following described parcel:

Beginning at the Brass Cap located at the Southwest corner of Section 36, Township 1 South, Range 25, East of the Willamette Meridian, in the County of Morrow and State of Oregon.

Thence North 52°00'00" East a distance of 254.07 feet to a 5/8" steel rebar with a plastic cap stamped LS 2850; hence North 70°12'53" West a distance of 411.11 feet to a 5/8" steel rebar with a plastic cap stamped LS 2850, said rebar being on the Easterly right of way line of a Meadow Brook Road; thence South 19°47'07" West along the said Easterly right of way line a distance of 311.50 feet to a 5/8" steel rebar with a plastic cap stamped LS 2850, said rebar being on the intersection of the said Easterly right of way line with the South line of said Section 36; thence South 89°30'59" East along the South line of said Section 36 a distance of 292.08 feet to the Point of Beginning of this description.

ALSO EXCEPTING THEREFROM the following described parcel:

Beginning at the Brass Cap located on the Southwest corner of Section 36, Township 1 South, Range 25, East of Willamette Meridian, in the County of Morrow and State of Oregon.

Thence North 52°00'00" East a distance of 254.07 feet to a 5/8" steel rebar with a plastic cap stamped LS 2850 to the True Point of Beginning of this description; thence North 70°12'53" West a distance of 411.11 feet to a 5/8" steel rebar with a plastic cap stamped LS 2850, said rebar being on the Easterly right of way line of a Meadow Brook Road; thence North 19°47'07" East along the said Easterly right of way a distance of 301.00 feet to a 5/8" steel rebar with a plastic cap stamped LS 2850; thence South 79°41'07" East a distance of 175.31 feet to a 5/8" steel rebar with a plastic cap stamped LS 2850; thence South 16°03'14" West a distance of 19.37 feet to a 5/8" steel rebar with a plastic cap stamped LS 2850; thence South 41°02'18" East a distance of 366.49 feet to a 5/8" steel rebar with a plastic cap stamped LS 2850; thence South 52°00'00" West a distance of 155.83 feet to said 5/8" steel rebar and being the True Point of Beginning of this description.

ALSO EXCEPTING THEREFROM any roads and rights of way.

PARCEL II:

All those strips, tracts or parcels of land comprising the "Heppner Branch" right of way of the Union Pacific Railroad Company, successor in interest to the Oregon Railway & Navigation Company and the Oregon-Washington Railroad & Navigation Company, situated in the following described legal subdivisions in the County of Morrow and State of Oregon:

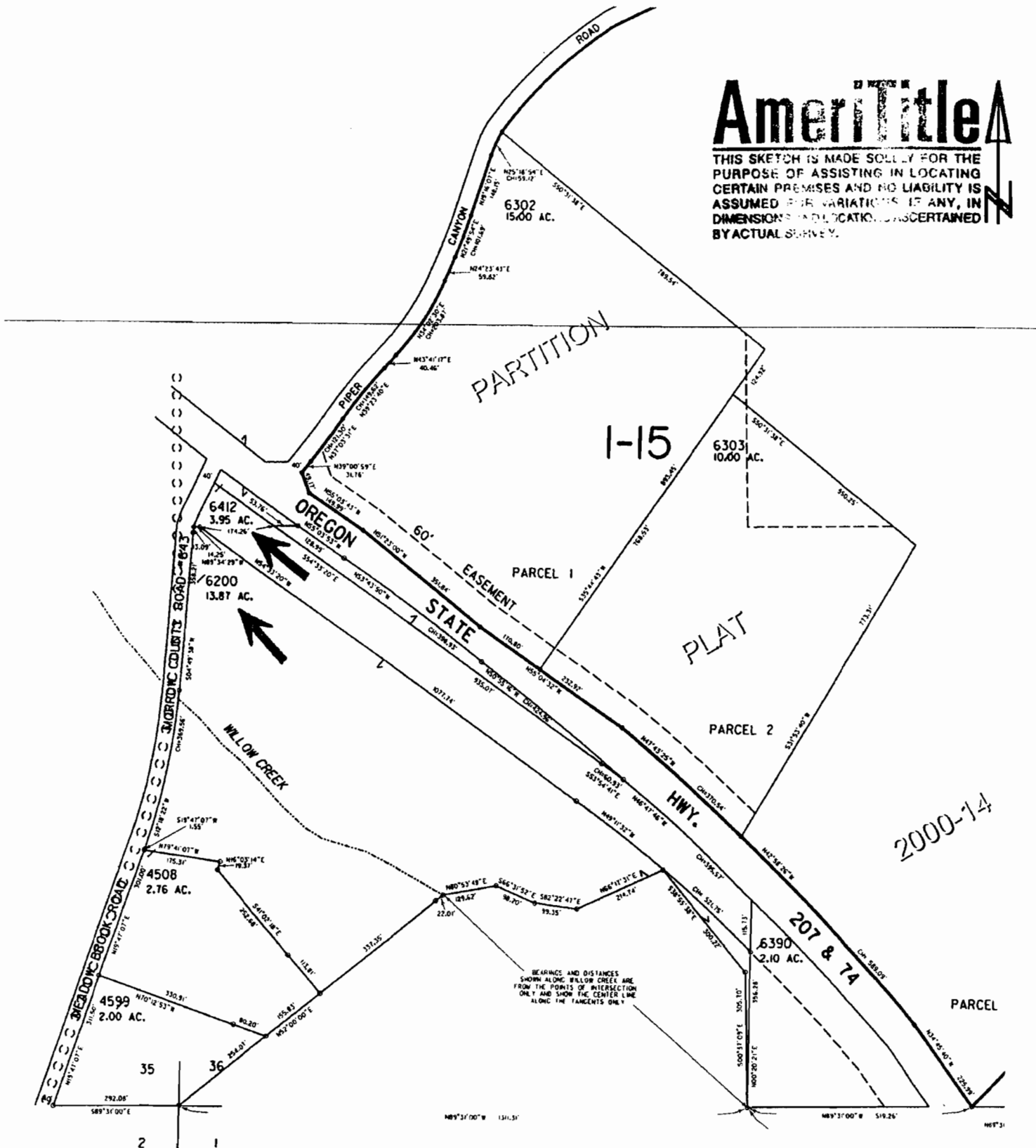
The West Half of the Southwest Quarter of Section 36, Township 1 South,
Range 25 East of the Willamette Meridian.

Subject to:

1. 2006-07 Morrow County taxes, a lien not yet due and payable.
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm Use Land. If the land has become disqualified for the special assessment under the statute, an additional tax, interest and penalties thereon may be levied for the years in which the land was subject to the special land use assessment.
3. The rights of the public in roads and highways.
4. Any question that may arise due to the shifting or change in the course of Willow Creek.
5. Rights of the Public in and to that portion of said premises lying below the ordinary high water line of Willow Creek.
6. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded December 22, 1986, as Microfilm No. M-27968, Morrow County Microfilm Records.
7. Easement for Irrigation water passage, including the terms and provisions thereof, in favor of Jack Hentges and Patricia Hentges, recorded September 22, 1992, as Microfilm No. M-39110, Morrow County Microfilm Records.
8. Dam/Ditch and use Maintenance Agreement, including the terms and provisions thereof, Recorded September 22, 1992, as Microfilm Fee No. M-39111, Morrow County Microfilm Records.
9. Reservations and Easements, including the terms and provisions thereof, in Deed recorded, September 26, 1995, as Microfilm No. M-46112, Morrow County Microfilm Records. (Affects Parcel II)
10. Easement Deed and Agreement, including the terms and provisions thereof, recorded September 26, 1995, as Microfilm No. M-46113, Morrow County Microfilm Records. (Affects Parcel II)
11. Easement Deed and Agreement, including the terms and provisions thereof, recorded November 6, 1996, as Microfilm No. M-49401, Morrow County Microfilm Records. (Affects Parcel II)
12. Easement for Water Pipeline Agreement, including the terms and provisions thereof, in favor of Oliver Devin, recorded February 18, 2003, as Microfilm No. M-2003-6863, Morrow County Microfilm Records.

AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS, IF ANY, IN DIMENSIONS OR LOCATIONS ASCERTAINED BY ACTUAL SURVEY.



97-21454
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that R. S. THOMPSON and GWENDOLYN THOMPSON, husband and wife, grantor, convey to TERRY E. THOMPSON and KAREN J. THOMPSON, husband and wife, grantee, each as to an undivided one-sixth interest as tenants in common and not as tenants by the entirety, an undivided one-third interest in the following described real property:

The West Half of Section 17, Township 2 South, Range 26 E.W.M., SAVE AND EXCEPT therefrom the following described tract, to-wit: Beginning at the Northeast Corner of the Northwest Quarter of said Section 17 in said Township and Range, running thence West 23 chains; thence South 45° 45' East 7 chains; thence South 37° East 10.30 chains; thence South 19½° East 6.67 chains; thence South 34° East 17.30 chains to the East line of said Northwest Quarter of said Section 17; thence North 34.15 chains to the place of beginning; containing 42.50 acres, more or less, ALSO EXCEPT the County Road running through said premises, EXCEPTING all roads and highways, in Morrow County, Oregon.

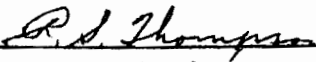
The true and actual consideration for this conveyance is none.

Grantee hereby assumes and agrees to pay one-third of the Federal Land Bank mortgage and debt thereby secured on the subject property.

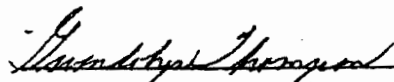
Until a change is requested, all tax statements are to be sent to the following address:

Mr. and Mrs. Terry E. Thompson
Route 2, Box 2127
Heppner, Oregon 97836

DATED this 2 day of March, 1983.



R. S. Thompson



Gwendolyn Thompson

1. Bargain and Sale Deed

STATE OF OREGON)
) SS.
County of _____)

March
January 3, 1983.

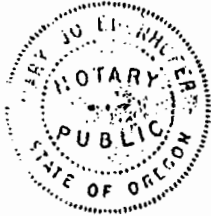
Personally appeared R. S. THOMPSON and GWENDOLYN THOMPSON,
husband and wife, and acknowledged the foregoing instrument to be
their voluntary act.

Before me:

Cheryl J. Edinger
Notary Public for Oregon

My Commission Expires _____

My Commission Expires May 1, 1984



STATE OF OREGON } 129287
County of Morrow }

I hereby certify that the within
instrument was received for record.

on 3-8-1983 at 4:05 P.M.

and assigned YNE 21454

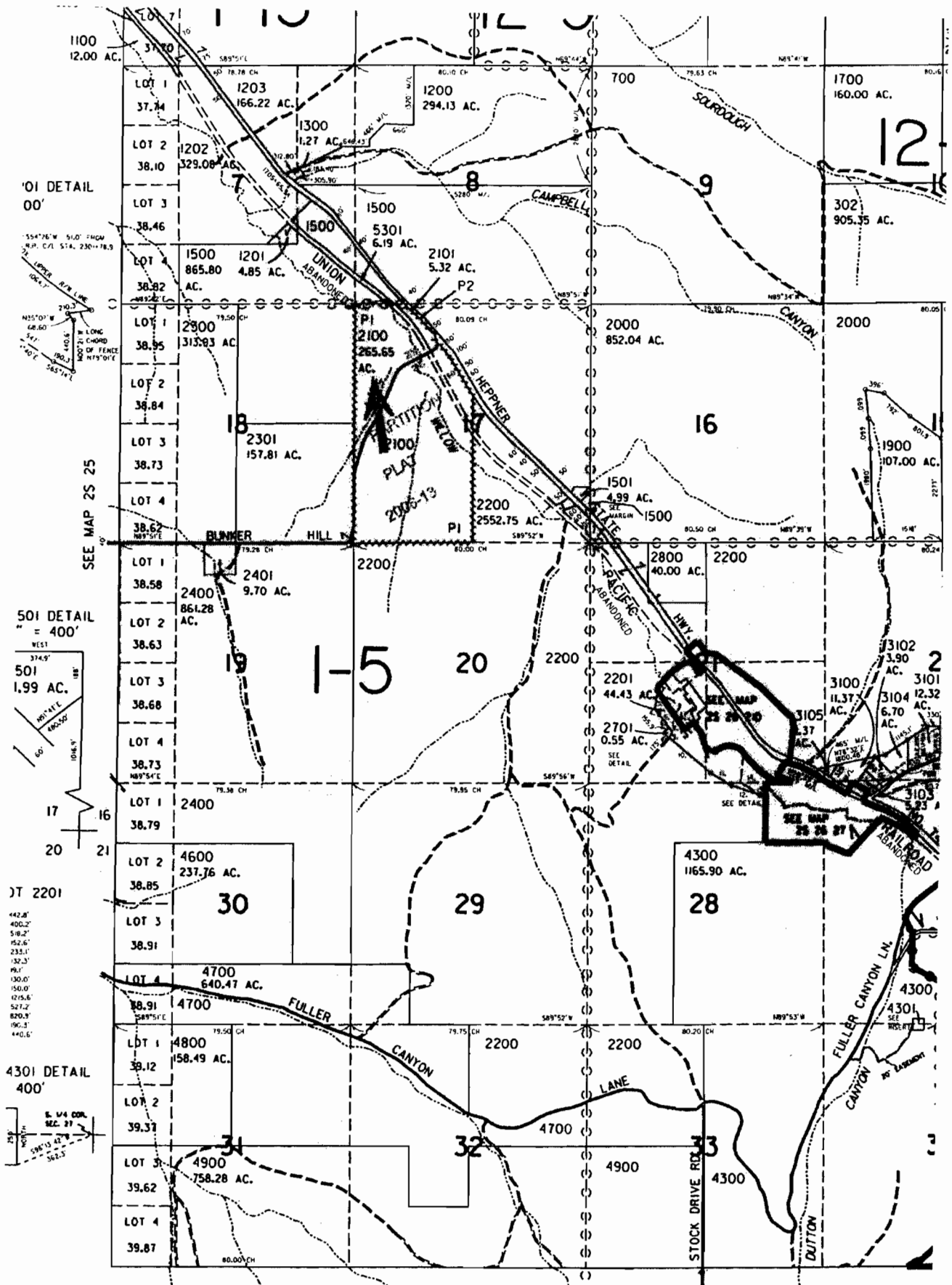
Indexed
in the Microfilm Records of said
county

Witness My Hand and Seal of County
Affixed

Barbara Bloodsworth
County Clerk

By Bladine Nasson
Deputy

2. Bargain and Sale Deed



'01 DETAIL
00'

154°26'W 510' FROM
R.P. C.V. STA. 230+78.5

LOWER R/W LINE
104.1'

210.2'

N25°10'W 58.50'
140.0' LONG
CHORD
DOOR OF FENCE
N45°50'E

501 DETAIL
" = 400'

WEST 374.9'

501 1.99 AC.

N49°11'E 486.00'

50'

104.5'

LOT 2201

442.8'

400.2'

548.2'

152.6'

233.1'

132.3'

95.1'

130.0'

150.0'

1215.6'

527.2'

820.3'

96.3'

440.6'

4301 DETAIL
400'

S. 1/4 COR.
SEC. 27

59°13'27"W
522.5'

SEE MAP 35 26

2002-5205

WARRANTY DEED

MOTC 4505

KNOW ALL MEN BY THESE PRESENTS THAT, CHARLES A. BLOODSWORTH, IRIS CAMPBELL, BARBARA B. BLOODSWORTH, BARBARA ANDERSON, JAMES R. BLOODSWORTH AND DENISE RANDS, Grantors for and in consideration of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars to it paid by the grantees herein, do hereby grant, bargain, sell and convey unto CHARLES A. BLOODSWORTH and WILLIAM C. BLOODSWORTH, NOT AS TENANTS IN COMMON, BUT WITH THE RIGHT OF SURVIVORSHIP, Grantees, the following described tract of land in the County of Morrow, and State of Oregon, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO---

TO HAVE AND TO HOLD the granted premises unto the said Grantees, their heirs and assigns forever.

And the Grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances EXCEPT, THOSE OF RECORD---

and that they will, and their successors heirs executors and administrators shall Warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

WITNESS our Hand and Seal this 31 day of JULY, 2002.

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.

Charles A. Bloodsworth
CHARLES A. BLOODSWORTH

STATE OF OREGON
COUNTY OF MORROW

BE IT REMEMBERED, that on this 16th day of August 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CHARLES A. BLOODSWORTH, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Krista Price

Notary Public for the State of OREGON
My Commission Expires: 6-7-2006



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

CHARLES A. BLOODSWORTH
8116 N. Ott Rd.
HERMISTON, OR 97838

After Recording Please Return to: MOTC
CHARLES A. BLOODSWORTH
8116 N. Ott Rd.
HERMISTON, OR 97838

EXHIBIT "A"
(Legal Description)

TRACT I:

**Township 2 South, Range 25, East of the Willamette Meridian, in the County of
Morrow and State of Oregon, described as follows:**

Section 1: Commencing at the Southeast Corner of Section 1; thence North 29.70 chains; thence North 63° West 22.65 chains to the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 1; thence North 62° West 7.64 chains; thence North 37° West 20.50 chains; thence West 1 chain to the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 1; thence South 40 chains; thence East 20 chains; thence South 20 chains; thence East 20 chains to the point of beginning. ALSO the Southwest Quarter of the Southeast Quarter.

EXCEPTING THEREFROM a parcel of land described as follows: Commencing at the Southeast Corner of Section 1; thence North 34°25'12" West a distance of 1,217.50 feet to the true point of beginning of this description; thence South 38°52'04" West a distance of 204.85 feet to the centerline of an existing canal; thence along the centerline of said canal North 50°07'56" West 215.00 feet; thence North 38°52'04" East a distance of 204.85 feet; thence South 51°07'56" East 215.00 feet to the true point of beginning.

Section 12: The East Half and the Southwest Quarter.

Section 13: The North Half of the Northeast Quarter; the Northwest Quarter; and the North Half of the Southwest Quarter.

**Township 2 South, Range 26, East of the Willamette Meridian, in the County of
Morrow and State of Oregon, described as follows:**

Section 6: A tract of land in the Southwest Quarter of the Southwest Quarter, described as follows: Commencing at the Southwest Corner of said Section 6; thence East along the South section line 13.80 chains; thence North 36° West 23.20 chains to a point on the West section line; thence South along said West section line 18.50 chains to the point of beginning.

EXCEPTING THEREFROM THAT PORTION DEEDED TO James E. Starr in Deed M-46334, Morrow County Microfilm Records.

ALSO EXCEPTING THEREFROM the rights-of-way for road conveyed by deed recorded in Book 34, Page 287 and 294, Morrow County Deed Records AND as Microfilm No. M-4702 and M-4738, Morrow County Microfilm Records.

TRACT II:

**Township 2 South, Range 25, East of the Willamette Meridian, in the County of
Morrow and State of Oregon, described as follows:**

Section 1: All that portion of the Southwest Quarter of the Northeast Quarter, constituting the right-of-way of the abandoned Union Pacific Railroad line which lies parallel to the abutting land described in Deed to James Bloodsworth, Iris Campbell and Charles A. Bloodsworth, recorded as Microfilm No. M-33631, Morrow County Microfilm Records.

These signature and notary acknowledgments are attached to a Warranty Deed dated July 31, 2002 in which Charles A. Bloodsworth, Iris Campbell, Barbara B. Bloodsworth, Barbara Anderson, James R. Bloodsworth, and Denise Rands are Grantors and Charles A. Bloodsworth and William C. Bloodsworth are Grantees. The Consideration for the deed is \$375,000.00.

Iris Campbell
IRIS CAMPBELL

STATE OF OREGON
COUNTY OF MORROW

BE IT REMEMBERED, that on this 31ST day of July, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named IRIS CAMPBELL, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Krista A Price
Notary Public for the State of OREGON
My Commission Expires: 6-7-2006



Barbara B. Bloodsworth
BARBARA B. BLOODSWORTH

STATE OF OREGON
COUNTY OF MORROW

BE IT REMEMBERED, that on this 31ST day of July, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named BARBARA B. BLOODSWORTH, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Krista A Price
Notary Public for the State of OREGON
My Commission Expires: 6-7-2006



James R. Bloodsworth
JAMES R. BLOODSWORTH

STATE OF OREGON
COUNTY OF MORROW

BE IT REMEMBERED, that on this 2nd day of ^{1st} ~~July~~ ^{AUGUST}, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JAMES R. BLOODSWORTH, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Krista A Price
Notary Public for the State of OREGON
My Commission Expires: 6-7-2006



These signature and notary acknowledgments are attached to a Warranty Deed dated July 31, 2002 in which Charles A. Bloodsworth, Iris Campbell, Barbara B. Bloodsworth, Barbara Anderson, James R. Bloodsworth, and Denise Rands are Grantors and Charles A. Bloodsworth and William C. Bloodsworth are Grantees. The Consideration for the deed is \$375,000.00.

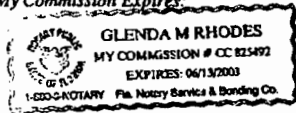
Barbara E. Anderson
BARBARA ANDERSON

STATE OF FLORIDA
COUNTY OF Madison - Dele

BE IT REMEMBERED, that on this 1 day of ^{Aug 2002} July, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named BARBARA ANDERSON, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Glenda M Rhodes

Notary Public for the State of FLORIDA
My Commission Expires:



DENISE RANDS

STATE OF OREGON
COUNTY OF CROOK

BE IT REMEMBERED, that on this _____ day of July, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DENISE RANDS, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Notary Public for the State of OREGON
My Commission Expires:

These signature and notary acknowledgments are attached to a Warranty Deed dated July 31, 2002 in which Charles A. Bloodsworth, Iris Campbell, Barbara B. Bloodsworth, Barbara Anderson, James R. Bloodsworth, and Denise Rands are Grantors and Charles A. Bloodsworth and William C. Bloodsworth are Grantees. The Consideration for the deed is \$375,000.00.

BARBARA ANDERSON

STATE OF FLORIDA
COUNTY OF _____

BE IT REMEMBERED, that on this _____ day of July, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named BARBARA ANDERSON, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Notary Public for the State of FLORIDA
My Commission Expires:

Denise Rands
DENISE RANDS

STATE OF OREGON
COUNTY OF ~~COOK~~ Jefferson

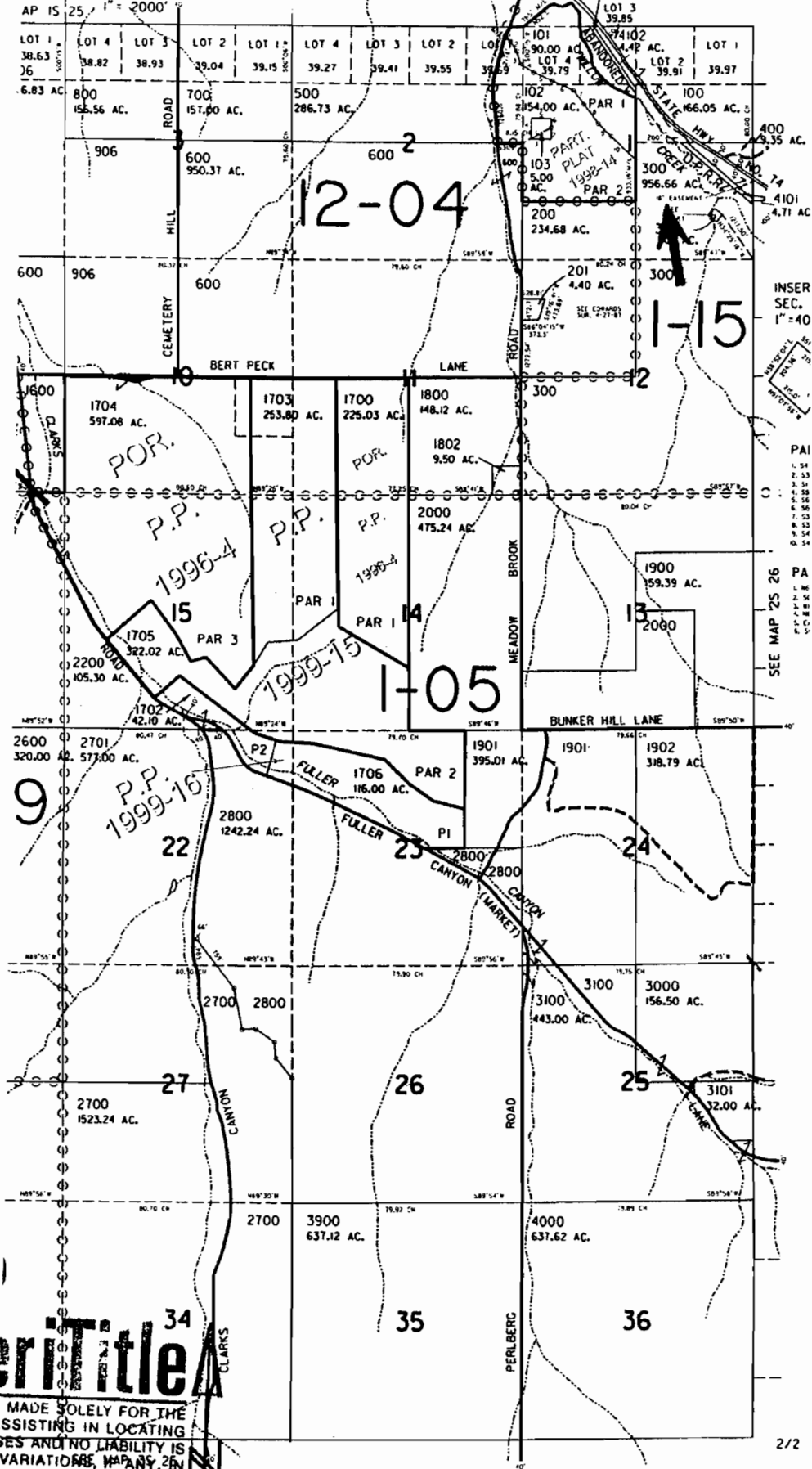
BE IT REMEMBERED, that on this 5th day of ~~July~~ August, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DENISE RANDS, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

M A Westcott
Notary Public for the State of OREGON
My Commission Expires: 06-28-06



STATE OF OREGON
County of Jefferson
I certify that this instrument was recorded and recorded in the book of records of said county.
BARBARA B. BLOODSWORTH
Merrill C. Bloodsworth
by: [Signature] Deputy.
Doc#: 2002-510
Rcpt: 27/44 46.00
08/15/2002 11:41 am

MORROW COUNTY



AmeriTitle 34

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS IN ANY 2D DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

2/2

310

2002 - 3854

MCTC 4371

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT, TKO, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, Grantor for and in consideration of the sum of FIVE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars to it paid by the grantees herein, do hereby grant, bargain, sell and convey unto BRIAN S. THOMPSON AND SUSAN J. THOMPSON, AS TENANTS IN COMMON, Grantees, the following described tract of land in the County of Morrow, and State of Oregon, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO---

TO HAVE AND TO HOLD the granted premises unto the said Grantees, their heirs and assigns forever.
WITNESS our Hand and Seal this 22ND day of March, 2002.

TKO, L.L.C., an Oregon Limited Liability Company

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.

BY: CRESCENT CREEK COMPANY, Member
By: [Signature]
Peter W. Stott, Chairman

BY: THOMPSON LAND COMPANY, Member
By: [Signature]
G.P. Hanna, President

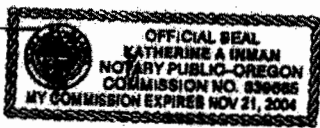
STATE OF OREGON
COUNTY OF MULTNOMAH

By: [Signature]
Brian Thompson, President

BE IT REMEMBERED, that on this 22ND day of March, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named PETER W. STOTT, CHAIRMAN OF CRESCENT CREEK COMPANY, to me known to be the MEMBER of TKO, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of said company.

[Signature]

Notary Public for the State of OREGON
My Commission Expires:



Until a change is requested all tax statements should be sent to the following address:
BRIAN S. THOMPSON
73037 BUNKER HILL LANE
HEPPNER, OR. 97836

After Recording Please Return to:
MID-COLUMBIA TITLE COMPANY

This notary acknowledgment is attached to a Bargain and Sale Deed in which TKO, L.L.C., and Oregon Limited Liability Company is Grantor and Brian S. Thompson and Susan J. Thompson, as tenants in common, are Grantees dated March 22, 2002.

STATE OF OREGON
COUNTY OF DESCHUTES

BE IT REMEMBERED, that on this 28th day of March, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named G.P. HANNA, PRESIDENT OF CRESCENT CREEK COMPANY, to me known to be the MEMBER of TKO, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of said company.

Cynthia M. Smith
Notary Public for the State of Oregon
My Commission Expires: June 8, '04



STATE OF OREGON
COUNTY OF MORROW

BE IT REMEMBERED, that on this 29 day of March, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named BRIAN THOMPSON, PRESIDENT OF THOMPSON LAND COMPANY, to me known to be the MANAGING MEMBER of TKO, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of said company.

Krista A Price
Notary Public for Oregon
My Commission Expires: June 7, 2002



EXHIBIT "A"

Township 2 South, Range 26, East of the Willamette Meridian, in the County of Morrow, and State of Oregon.

Section 7: Government Lots 1, 2, 3, and 4, also known as the West Half of the West Half; The East Half of the Northwest Quarter; the West Half of the Northeast Quarter; the Northwest Quarter of the Southeast Quarter; The Northeast Quarter of the Southwest Quarter; The East Half of the Northeast Quarter.

ALSO, a parcel described as follows:

Beginning at a point, on a highway right-of-way that is 20 chains West and 2 chains South of the East Quarter corner of Section 7; Thence Southeast along said right-of-way a distance of 7.00 Chains; thence South 49° West a distance of 7.90 Chains; Thence North a distance of 8.30 Chains to the Point of Beginning.

EXCEPTING THEREFROM the following described parcel:

Beginning at a point that is 20 Chains West and 10.3 Chains South of the East Quarter corner of Section 7; thence South a distance of 9.7 Chains; thence West a distance of 10.00 Chains; thence North 49° East a distance of 13.00 Chains to the Point of Beginning.

ALSO EXCEPTING THEREFROM the following described parcel:

Beginning at a point on the Easterly right-of-way line of the Heppner Highway opposite and 30 feet distant from engineer's center line station 1711-88.9, said point also being 176.20 feet North 1,563.68 feet West of the East Quarter corner of said Section 7; thence North 63°41' East a distance of 312.80 feet; thence South 40°38'30" East a distance of 183.40 feet; thence South 63°41' West a distance of 305.90 feet to the Easterly right-of-way line of said highway; thence along said right-of-way on the arc of 2,834.80 foot radius curve right (the long chord of which bears North 42°47' West 185.09 feet) a distance of 185.12 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, in deed recorded November 11, 1971, as Microfilm No. M-4080, Morrow County Microfilm Records.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, in deed recorded December 20, 1971, as Microfilm No. M-4227, Morrow County Microfilm Records.

Section 8: The North Half.

TOGETHER WITH an appurtenant easement to the herein described property, or a portion thereof, appears to have been created or granted for the purpose of providing water to said property, by that certain document recorded June 22, 2000, as Microfilm No. M-2000-1387, Morrow County Microfilm Records.

EXCEPTING THEREFROM that tract of land deeded to Rusty Spur Ranch, LLC in deed recorded June 22, 2000, as Microfilm No. M 2000-1387, Morrow County Microfilm Records.

STATE OF OREGON

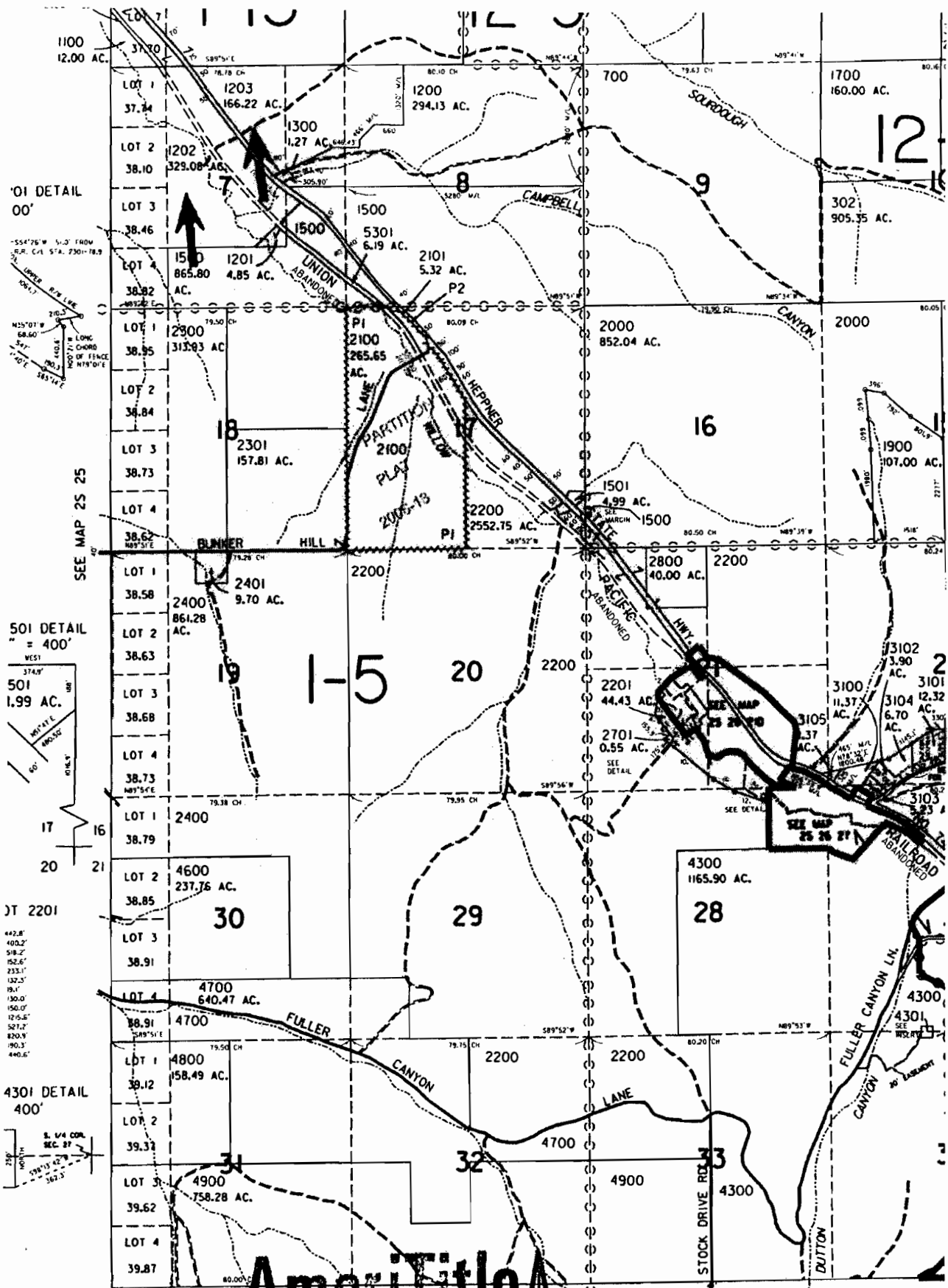
County of Morrow **J** SS

I certify that this instrument was received and recorded in the book of records of said county.

BARBARA BLOOD WORTH
Morrow County Clerk

by:  Deputy.

Doc#: 20027385
Rcpt: 22287.38.00
04/01/2002 12:00 pm



01 DETAIL
400'

501 DETAIL
" = 400'
WEST
374.9'
501
1.99 AC.
W 1/4 E
1/4 SEC. 27

4301 DETAIL
400'
S. 1/4 COR.
SEC. 27

AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS. IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

SEE MAP 35 26

Handwritten: #3000 (DLM)

After Recording Return To:

Handwritten: Clerk
PO Box 618
Heppner OR
97836

KELLY & SPICER
P. O. BOX 428
HEPPNER, OR 97836

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

CRISTOPHER T. SHATTUCK &
LAURIE A. BARROW, Tenants in Common
50734 KIWY 74
HEPPNER, OR 97836

MORROW COUNTY, OREGON 2008-21091
D-W/D 01/11/2008 02:27:02 PM
City=1 Str=1 TJ \$25.00 \$11.00 \$10.00 \$46.00



I, Bobbi Childers, County Clerk for Morrow
County, Oregon, certify that the instrument
identified herein was recorded in the Clerk
records.



Bobbi Childers - County Clerk

(Space Reserved for Recorder's Use)

WARRANTY DEED

HAROLD S. HUBER, TRUSTEE OF THE HAROLD S. HUBER REVOCABLE
TRUST U/A DTD APRIL 20, 2007, Grantor, conveys to Cristopher T. Shattuck and Laurie
A. Barrow, tenants in common, Grantees, all that real property situated in Morrow County,
State of Oregon, described as:

See Exhibit 1 attached hereto and by this reference incorporated herein

and covenant that Grantor is the owner of the above described property, free of all
encumbrances, except:

See Exhibit 2 attached hereto and by this reference incorporated herein

and will warrant and defend the same against all persons who may lawfully claim the same,
except as shown above.

The true and actual consideration for this transfer is \$275,000.00.

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

:- Warranty Deed

CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.552.

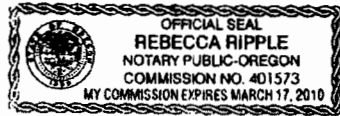
DATED this 17th day of June, 2007.

Harold S. Huber Trustee
Harold S. Huber, Trustee of the Harold S.
Huber Revocable Trust u/a dtd April 20, 2007

STATE OF OREGON)
)ss.
County of Morrow)

DATED: June 17th, 2007.

Personally appeared before me HAROLD S. HUBER, who, being duly sworn (or affirmed), did say that he is the TRUSTEE OF THE HAROLD S. HUBER REVOCABLE TRUST U/A DTD APRIL 20, 2007 and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Rebecca Ripple
Notary Public for Oregon

LETTER HAROLD'S WARRANTY DEED (HUBER TRUST TO SHATTUCK & BARROW) (06/01/07)

2 - Warranty Deed

EXHIBIT 1

Township 1 South, Range 25, East of the Willamette Meridian, in the County of Morrow and State of Oregon

Section 36: SE $\frac{1}{4}$: SE $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING THEREFROM all that portion described as Partition Plat 2000-14 and Partition Plat 2002-14.

ALSO EXCEPTING THEREFROM that property described in Deed to the State of Oregon, by and through its State highway Commission, recorded as Microfilm No. M-4055, Morrow County Microfilm Records.

Township 2 South, Range 25, East of the Willamette Meridian, in the County of Morrow and State of Oregon.

Section 1: E $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$ and that portion of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ lying Northerly and Easterly of the State Highway Right of Way.

EXCEPTING THEREFROM all that portion of the NW $\frac{1}{4}$ lying Southwesterly of the Natural Channel of Willow Creek.

ALSO EXCEPTING THEREFROM that portion described in Deed to the State of Oregon, by and through its State Highway Commission, recorded as Microfilm No. M-4463, Morrow County Microfilm Records.

HUBER, HAROLD/LSK/EXHIBIT 1 - WARRANTY DEED (HUBER TO SHATTUCK & BARROW) (01/06/05)

Exhibit 1
Page 1 of 1

**EXHIBIT 2
EXCEPTIONS**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records
2. Easements, encumbrances, or claims thereof, not shown by the public records reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
3. 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.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.
5. Any question which may arise due to the shifting or change in course of Willow Creek.
6. The rights of the public in roads and highways.
7. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax, interest, and penalties thereon may be levied for the years in which the land was subject to the special land use assessment.
8. Right of Way for Electric Transmission and Distribution Lines, including the terms and provisions thereof, in favor of Pacific Power and Light Company, recorded January 29, 1947, in Book 50, Page 9, Morrow County Deed Records.
9. Right of Way of Electric Transmission and Distribution Lines, including the terms and provisions thereof, in favor of Pacific Power and Light Company, recorded March 14, 1952, in Book 55, Page 260, Morrow County Deed Records.
By instrument recorded April 16, 1964, in Book 70, Page 533, Morrow County Deed Records, the above right of way was assigned to Columbia Basin Electric Cooperative Association.
10. Indenture of Access, including the terms and provisions thereof, recorded February 14, 1973, as Microfilm No. M-5420, Morrow County Microfilm Records.

Exhibit 2
Page 1 of 2

11. Agreement of Priority, between Harold S. and Delta H. Huber and James E. and Barbara B. Bloodsworth, recorded July 11, 1978, as Microfilm No. M-13666, Morrow County Microfilm Records.
12. Right of Way for Electric Transmission and Distribution Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded December 22, 1986, as Microfilm No. M-27968, Morrow County Microfilm Records.
13. Easement, including the terms and provisions thereof, in favor of Jack Hentges and Patricia Hentges, recorded September 22, 1992, as microfilm No. M-39110, Morrow County Microfilm Records.
14. Agreement for Dam/Ditch use and Maintenance, recorded September 22, 1992, as Microfilm No. M-39111, Morrow County Microfilm Records.
15. Reservations, Conditions and Easements, including the terms and provisions thereof, recorded September 26, 1995, as Microfilm No. M-46112, Morrow County Microfilm Records.
16. Easement Deed and Agreement, between Union Pacific Railroad Company and Morrow County, including the terms and provisions thereof, recorded November 6, 1996, as Microfilm No. M-49401, Morrow County Microfilm Records.

By instrument recorded March 27, 1997, as Microfilm No. M-50698, Morrow County Microfilm Records, Morrow County partially assigns their interest in said Easement and Deed Agreement to Telephone Utilities of Eastern Oregon, Inc. dba PTI Communications.
17. Reservations, Conditions and Easements, including the terms and provisions thereof, recorded November 6, 1996, as Microfilm No. M-49402. Morrow County Microfilm Records.
18. Irrigation Ditch Easement, including the terms and provisions thereof, recorded April 5, 1998, as Microfilm No. M-53952, Morrow County Microfilm Records.
19. Access Easement, including the terms and provisions thereof, in favor of Schmidt Family Enterprises, Inc., recorded May 2, 2002, as Microfilm No. M-2002-4107, Morrow County Microfilm Records.
20. Encroachment and Use Easement, including the terms and provisions thereof, between Schmidt Family Enterprises, Inc. and Harold S. and Delta H. Huber, recorded May 2, 2002, as Microfilm No. M-2002-4108, Morrow County Microfilm Records.

HUBER, HAROLD.DLSK.EXHIBIT 2 - WARRANTY DEED (HUBER TO SHATTUCK & BARROW) (01/06/05)

Exhibit 2
Page 2 of 2

ATTACHMENT 2

(Section 2(C) of Application)

The names and addresses of all affected landowners are:

Bernard E. Damon Jean M. Damon 2315 Rocky Lane Eugene, OR 97401	Emert Ranches, Inc. Mary C. Emert 61940 Hwy 74 Box 251 Ione, OR 97843
Brian S. Thompson Susan J. Thompson 55805 Highway 74 Heppner, OR 97836-7210	John J. Griffith Karen Smith-Griffith PO Box 433 Heppner, OR 97836
Charles A. Bloodworth William C. Bloodsworth 81166 N Ott Rd Hermiston, OR 97838	Kathryn Hoskins 53542 Hwy 74 Heppner, OR 97836
Terry E. Thompson Karen J. Thompson 72948 Bunker Hill Lane Heppner, OR 97836	Lawrence Jerome McElligott 61180 Hwy 74 Ione, OR 97843
Duane Neiffer Linda Neiffer 67795 McNab Lane Ione, OR 97843	Travis L. Harrison Kirsten M. Harrison 58906 Hwy 74 Lexington, OR 97839
Andre Meyer Kathleen L. Meyer 57736 Hwy 74 PO Box 459 Lexington, OR 97839	Richard R. Temple Karen S. Temple PO Box 427 Lexington, OR 97839
Cristopher Shattuck Laurie A. Barrow PO Box 295 Heppner, OR 97836	

Willow Creek Contractors' Lands and Water Rights

Owner	Township	Range	Section	1/4 1/4	No. Acres	Certificate/Permit	Source	Irrigated Crop	Notes:
Hoskins	2S	26E	27	NE NW	4.50	T-6754	Willow Cr.	Alfalfa/wheat	require fish screens
Hoskins	2S	26E	27	NW NW	4.20	T-6754	Willow Cr.	Alfalfa/wheat	require fish screens
Hoskins	2S	26E	27	SW NW	4.70	T-6754	Willow Cr.	Alfalfa/wheat	require fish screens
Hoskins	2S	26E	27	SE NW	19.90	T-6754	Willow Cr.	Alfalfa/wheat	require fish screens
(Griffith)	2S	26E	27	SW NE	1.00	T-6754	Willow Cr.	Alfalfa/wheat	require fish screens
(Griffith)	2S	26E	27	SE NW	1.10	T-6754	Willow Cr.	Alfalfa/wheat	require fish screens
(Griffith)	2S	26E	27	NE SW	1.00	T-6754	Willow Cr.	Alfalfa/wheat	require fish screens
(Griffith)	2S	26E	27	NW SE	2.00	T-6754	Willow Cr.	Alfalfa/wheat	require fish screens
					38.40				
Damon	2S	26E	7	NE SE	1.70	P: 12063 (1.7)	Well	Alfalfa/wheat	
Damon	2S	26E	7	SE SW	40.00	P:12506	Well	Alfalfa/wheat	
Damon	2S	26E	7	NE SE	15.00	C:156	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	7	SW SE	5.00	C:156	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	7	SE SE	30.00	C:156	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	7	NW SE	1.40	C: 136	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	7	NE SE	11.80	C: 65078	Well	Alfalfa/wheat	
Damon	2S	26E	7	SE SE	2.80	P: 15697	Well	Alfalfa/wheat	
Damon	2S	26E	8	SW SW	7.00	C: 34277	Well	Alfalfa/wheat	
Damon	2S	26E	8	NW SW	3.40	C: 65078	Well	Alfalfa/wheat	
Damon	2S	26E	8	SW SW	9.40	C: 65078	Well	Alfalfa/wheat	
Damon	2S	26E	8	SW SW	1.85	P: 15697	Well	Alfalfa/wheat	
Damon	2S	26E	17	SE SE	4.00	C: 113	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	17	SE SE	4.20	C: 52223	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	17	SW SE	15.80	C: 52223	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	17	NW SE	12.50	C: 52224	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	17	SE SE	4.50	C: 52224	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	17	SE SE	2.80	C: 52224	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	17	SE SE	4.10	C: 53730	Well	Alfalfa/wheat	
Damon	2S	26E	17	NE SE	0.02	C: G13308	Well	Alfalfa/wheat	
Damon	2S	26E	17	NW SE	9.00	C: G13308	Well	Alfalfa/wheat	
Damon	2S	26E	17	SW SE	0.02	C: G13308	Well	Alfalfa/wheat	
Damon	2S	26E	17	SE SE	2.60	C: G13308	Well	Alfalfa/wheat	
Damon	2S	26E	18	NE NE	5.10	P: 15697	Well	Alfalfa/wheat	

Damon	2S	26E	20	NE NE	19.00	C 113	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	20	NE NE	0.30	C: 52224	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	20	SE NE	1.90	C: 52224	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	20	NE NE	3.00	P: 15697	Well	Alfalfa/wheat	
Damon	2S	26E	21	NW NW	16.00	C: 113	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	21	SW NW	32.00	C: 52223	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	21	SE NW	4.50	C: 52223	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	21	NE SW	4.00	C: 52223	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	21	NW SW	3.00	C: 52223	Willow Cr.	Alfalfa/wheat	
Damon	2S	26E	21	SE NW	2.30	C: 53730	Well	Alfalfa/wheat	
Damon	2S	26E	21	NW SW	2.20	C: 53730	Well	Alfalfa/wheat	
Damon	2S	26E	21	NW NW	1.15	P: G13308	Well	Alfalfa/wheat	
Damon	2S	26E	21	SW NW	0.17	P: G13308	Well	Alfalfa/wheat	
Damon	2S	26E	21	SE NW	1.65	P: G13308	Well	Alfalfa/wheat	
					285.16				
Neiffer	1S	25E	28	NE SE	20.00	C: 185	Willow Cr.	Alfalfa/wheat	
(Lexington)	1S	25E	28	SWNE	18.00	C: 184	Willow Cr.	Alfalfa/wheat	
(Lexington)	1S	25E	28	NE NW	5.50	C: 184	Willow Cr.	Alfalfa/wheat	
(Lexington)	1S	25E	28	SE NW	8.00	C: 184	Willow Cr.	Alfalfa/wheat	
(Lexington)	1S	25E	28	NW SE	1.50	C: 184	Willow Cr.	Alfalfa/wheat	
(McNabb)	1S	23E	12	NW NE	22.9	C: 64437	Well	Alfalfa/wheat	
(McNabb)	1S	23E	12	NE NW	14.2	C: 64437	Well	Alfalfa/wheat	
(McNabb)	1S	23E	12	NW NW	0.7	C: 64437	Well	Alfalfa/wheat	
(McNabb)	1S	23E	1	SW NW	4.4	C: 64437	Well	Alfalfa/wheat	
(McNabb)	1S	23E	1	NE SW	1.3	C: 64437	Well	Alfalfa/wheat	
(McNabb)	1S	23E	1	NW SW	27.1	C: 64437	Well	Alfalfa/wheat	
(McNabb)	1S	23E	1	SW SW	20.7	C: 64437	Well	Alfalfa/wheat	
(McNabb)	1S	23E	1	SE SW	16.3	C: 64437	Well	Alfalfa/wheat	
(McNabb)	1S	23E	1	SW SE	0.7	C: 64437	Well	Alfalfa/wheat	
(McNabb)	1S	23E	2	NE SE	2.6	C: 64437	Well	Alfalfa/wheat	
(McNabb)	1S	23E	2	SE SE	0.1	C: 64437	Well	Alfalfa/wheat	
					164.00				
L.J. McElligott	1S	24E	12	SW NW	17.00	C:195	Willow Cr.	Alfalfa/wheat	
L.J. McElligott	1S	24E	12	SE NW	5.00	C:195	Willow Cr.	Alfalfa/wheat	
L.J. McElligott	1S	24E	12	NE SW	28.00	C:195	Willow Cr.	Alfalfa/wheat	

L.J. McElligott	1S	24E	12	NW SW	29.00	C:195	Willow Cr.	Alfalfa/wheat	
L.J. McElligott	1S	24E	12	SE SW	13.00	C:195	Willow Cr.	Alfalfa/wheat	
					92.00				
Emert Ranches	1S	24E	2	SW SW	1.50	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	3	SE SE	22.00	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	3	SW SE	21.90	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	3	SE SW	13.30	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	10	NE NE	22.20	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	10	NW NE	15.50	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	10	NE NW	22.65	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	10	NW NW	12.40	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	11	SE NE	31.00	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	11	SW NE	37.10	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	11	NW NE	3.20	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	11	NE SE	10.90	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	11	NW SE	1.70	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	11	NE NW	13.70	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	11	SE NW	19.84	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	11	SW NW	5.60	T-9454	Willow Cr.	Alfalfa/wheat	
Emert Ranches	1S	24E	11	NW NW	26.90	T-9454	Willow Cr.	Alfalfa/wheat	
					281.39				
Thompson (Bloodsworth)	2S	25E	12	NE NE	12.00	P: 13392 (12.0)	Well	Alfalfa/wheat	
Thompson (Bloodsworth)	2S	25E	12	SE NE	24.00	P: 13392 (24)	Well	Alfalfa/wheat	
Thompson (Bloodsworth)	2S	25E	12	NE SE	5.00	P: 13392 (5)	Well	Alfalfa/wheat	
Thompson (Brian)	2S	26E	7	NE NE	19.60	P: 12063 (16.6), P: 13319 (3)	Well	Alfalfa/wheat	
Thompson (Brian)	2S	26E	7	SE NE	16.00	C: 42435 (1.6), P: 12063 (8.4), P: 13319 (6)	Well	Alfalfa/wheat	
Thompson (Brian)	2S	26E	7	SW NE	34.90	C: 42435 (32.4), P: 12063 (1.4), P: 13319 (1.1)	Well	Alfalfa/wheat	
Thompson (Brian)	2S	26E	7	NW NE	29.70	C: 42435 (12.7), P: 12063 (10.0), P: 13319 (7)	Well	Alfalfa/wheat	
Thompson (Brian)	2S	26E	7	NE SE	2.00	C: 42435 (2.0)	Well	Alfalfa/wheat	

Thompson (Brian)	2S	26E	7	NW SE	31.1	C: 42435(10), T-6743(18), P: 13319(3.1)	Both	Alfalfa/wheat
Thompson (Brian)	2S	26E	7	NE SW	29.00	P:12506 (25), T-6743(4)	Both	Alfalfa/wheat
Thompson (Brian)	2S	26E	7	SW SW	38.80	P:12506 (38.8)	Well	Alfalfa/wheat
Thompson (Brian)	2S	26E	7	NW SW	38.50	P:12506 (38.5)	Well	Alfalfa/wheat
Thompson (Brian)	2S	26E	7	NE NW	38.2	C: 42435(9.6), T-6743(26), P: 13319 (2.4), P: 12063(0.2)	Both	Alfalfa/wheat
Thompson (Brian)	2S	26E	7	SE NW	32.3	C: 42435(19.1), T-6743(9), P: 13319(2.7), P:12506 (1.5)	Both	Alfalfa/wheat
Thompson (Brian)	2S	26E	7	SW NW	32.30	C: 42435(1.3), P: 12506 (31)	Well	Alfalfa/wheat
Thompson (Brian)	2S	26E	7	NW NW	27	C: 42435(7.8), T-6743(10), P: 13319(1.2), P: 12506(8)	Both	Alfalfa/wheat
Thompson (Brian)	2S	26E	8	NW NW	6	P: 12063 (6)	Well	Alfalfa/wheat
Thompson (Brian)	2S	26E	8	SW NW	0.5	P: 12063 (0.5)	Well	Alfalfa/wheat
Thompson (Terry)	2S	26E	17	NE SW	34.9	C: 114(2.39), C-38861 (32.51) -needs transfer	Both	Alfalfa/wheat
Thompson (Terry)	2S	26E	17	SE SW	39.80	C-38861 (39.8)	Well	Alfalfa/wheat
Thompson (Terry)	2S	26E	17	SW SW	34.50	C-38861 (34.5) -needs transfer	Well	Alfalfa/wheat
Thompson (Terry)	2S	26E	17	NW SW	33.20	C-38861 (33.2) -needs transfer	Well	Alfalfa/wheat
Thompson (Terry)	2S	26E	17	NE NW	1	C: 114(1)	Both	Alfalfa/wheat
Thompson (Terry)	2S	26E	17	SE NW	24.5	C: 114(8.87), C-38861 (15.63)	Both	Alfalfa/wheat
Thompson (Terry)	2S	26E	17	SW NW	17.2	C: 114(4), C-38861 (13.2)	Both	Alfalfa/wheat
Thompson (Terry)	2S	26E	17	NW NW	28	C: 114(28)	Both	Alfalfa/wheat
					630.00	Bloodsworth (41.0); B. Thompson (375.9); T. Thompson (213.1)		
Meyer	1S	25E	34	NENE	15.7	C: 82489(11.2), C:82491(4.2), P-15586(0.3)	Both	Alfalfa/wheat
Meyer	1S	25E	34	SENE	40	C:82491(38.6), P-15586(1.4)	Both	Alfalfa/wheat
Meyer	1S	25E	34	SWNE	39.3	C:82491	Both	Alfalfa/wheat
Meyer	1S	25E	34	NWNE	17.2	C: 82489(1.0), C:82491(16.2)	Both	Alfalfa/wheat
Meyer	1S	25E	34	NENW	10.90	P-15586	Well	Alfalfa/wheat
Meyer	1S	25E	34	NWNW	21.90	P-15586	Well	Alfalfa/wheat
Meyer	1S	25E	34	SWNW	30.40	P-15586	Well	Alfalfa/wheat
Meyer	1S	25E	34	SENW	16.80	P-15586	Well	Alfalfa/wheat
Meyer	1S	25E	34	NESE	40	C:82491(39.7), P-15586(0.3)	Both	Alfalfa/wheat
Meyer	1S	25E	34	SESE	40	C:82491(36.7), P-15586(3.3)	Both	Alfalfa/wheat
Meyer	1S	25E	34	SWSE	30.1	C:82491(30), P-15586(0.1)	Both	Alfalfa/wheat

Meyer	1S	25E	34	NWSE	34.4	C:82491(34.1), P-15586(0.3)	Both	Alfalfa/wheat	
Meyer	1S	25E	35	SWNE	3.20	C: 30021(2.8), C:82491(0.4)	Both	Alfalfa/wheat	
Meyer	1S	25E	35	NWNW	2.10	C: 30021(1.4), C:82491(0.7)	Both	Alfalfa/wheat	
Meyer	1S	25E	35	SWNW	37.9	C: 30021(5.1), C:82491(32.8)	Both	Alfalfa/wheat	
Meyer	1S	25E	35	SENW	24.9	C: 30021(11.6), C:82491(13.3)	Both	Alfalfa/wheat	
Meyer	1S	25E	35	NESW	40	C:82491(39.3), P-15586(0.7)	Both	Alfalfa/wheat	
Meyer	1S	25E	35	NWSW	40.00	C:82491	Both	Alfalfa/wheat	
Meyer	1S	25E	35	SWSW	40	C:82491(36), P-15586(4)	Both	Alfalfa/wheat	
Meyer	1S	25E	35	SESW	40	C:82491(28.4), P-15586(11.6)	Both	Alfalfa/wheat	
Meyer	1S	25E	35	NESE	10.5	C: 30021(3.2), C:82491(7.3)	Both	Alfalfa/wheat	
Meyer	1S	25E	35	NWSE	35.8	C: 30021(9.8), C:82491(26)	Both	Alfalfa/wheat	
Meyer	1S	25E	35	SWSE	40.00	C:82491	Well	Alfalfa/wheat	
Meyer	1S	25E	35	SESE	31.5	C:82491	Well	Alfalfa/wheat	
Meyer	2S	25E	2	NENE	17.6	C:82491	Well	Alfalfa/wheat	
Meyer	2S	25E	2	NWNE	40	C:82491(30.7), P-15586(9.3)	Well	Alfalfa/wheat	
Meyer	2S	25E	2	SWNE	36.80	C:82491	Well	Alfalfa/wheat	
Meyer	2S	25E	2	SENE	9.40	C:82491	Both	Alfalfa/wheat	
Meyer	2S	25E	2	NENW	40.00	C:82491(32.1), P-15586 (7.9)	Both	Alfalfa/wheat	
Meyer	2S	25E	2	NWNW	39.20	C:82491(39.2)	Both	Alfalfa/wheat	
Meyer	2S	25E	2	SWNW	40.00	C:82491(32.2), P-15586(7.8)	Both	Alfalfa/wheat	
Meyer	2S	25E	2	SENW	40.00	C:82491(36.9), P-15586(3.1)	Both	Alfalfa/wheat	
					945.60				
Harrison	1S	25E	20	NESE	2.50	C: 194	Willow Cr.	Alfalfa/wheat	
Harrison	1S	25E	20	SESE	7.00	C: 194	Willow Cr.	Alfalfa/wheat	
Harrison	1S	25E	20	SENW	5.50	C: 194	Willow Cr.	Alfalfa/wheat	
Harrison	1S	25E	20	SWNW	5.00	C: 194	Willow Cr.	Alfalfa/wheat	
Harrison	1S	25E	20	NWSE	7.00	C: 194	Willow Cr.	Alfalfa/wheat	
Harrison	1S	25E	20	NESW	18.14	C:2154	Willow Cr.	Alfalfa/wheat	
Harrison	1S	25E	20	NWSW	1.54	C:2154	Willow Cr.	Alfalfa/wheat	
Harrison	1S	25E	20	SENW	1.21	C:2154	Willow Cr.	Alfalfa/wheat	
Harrison	1S	25E	20	SWNW	7.18	C:2154	Willow Cr.	Alfalfa/wheat	
Harrison	1S	25E	21	SWSW	13.00	C: 194	spring	Alfalfa/wheat	
					68.07				
Temple	1S	25E	36	SWSW	13.32	C: 80055	Willow Cr.	Alfalfa/wheat	
					13.32				

Shattuck/Barrow	1S	25E	36	SE SW	1.90	C: 64312	Willow Cr.	Alfalfa/wheat
Shattuck/Barrow	2S	25E	1	NE NW	13.40	C: 64312	Willow Cr.	Alfalfa/wheat
Shattuck/Barrow	2S	25E	1	SE NW	2.20	C: 64312	Willow Cr.	Alfalfa/wheat
Shattuck/Barrow	2S	25E	1	NE NW	2.40	T-8627	Willow Cr.	Alfalfa/wheat
Shattuck/Barrow	2S	25E	1	SE NW	0.30	T-8627	Willow Cr.	Alfalfa/wheat
					20.20			
Doc 2690649.2				TOTAL	2538.14			



SCHWABE, WILLIAMSON & WYATT
ATTORNEYS AT LAW

Equitable Center, 530 Center St., NE, Suite 400, Salem, OR 97301 | Phone 503.540.4262 | Fax 503.399.1645 | www.schwabe.com

SHONEE D. LANGFORD

Direct Line: Salem 503-540-4261; Portland 503-796-2896

E-Mail: slangford@schwabe.com

May 15, 2009

Joel M Plahn
Oregon Water Resources Department
725 Summer St NE Ste A
Salem, OR 97301-1271

Re: Willow Creek District Improvement Company - File S-87373
Our File No.: 110676/132994

Dear Joel:

Enclosed is a supplemental land use form for the above-referenced application, as requested in your April 23, 2009 letter to Martha Pagel of this office.

Sincerely,

Shonee D. Langford

SDL:kdo

Enclosures

cc: Bernard Damon

RECEIVED

MAY 18 2009

WATER RESOURCES DEPT
SALEM, OREGON



RECEIVED

Oregon Water Resources Department
Land Use Information Form

MAY 18 2009

WATER RESOURCES DEPT
SALEM, OREGON

THIS FORM IS NOT REQUIRED IF: 1) water is to be diverted, conveyed, and/or used only on federal lands; or 2) the application is for a water-right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and all of the following apply: a) only the place of use is proposed for change, b) there are no structural changes, c) the use of water is for irrigation, and d) the use is located in an irrigation district or exclusive farm-use zone.

Applicant Name: Willow Creek District Improvement Company

Mailing Address: c/o Shonee D. Langford, Schwabe Williamson & Wyatt

530 Center St NE, Ste 400, Salem OR 97301 Daytime Phone: 503.540.4261

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), or used. 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.

Table with 8 columns: Township, Range, Section, 1/4 1/4, Tax Lot #, Plan Designation (e.g. Rural Residential/RR-5), Water to be: (Diverted, Conveyed, Used), Proposed Land Use: (Irrigation). Row 1: 1 S, 23 E, 1, 2, 12, --, 202, EFLU, [X] Diverted [X] Conveyed [X] Used, Irrigation.

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

Morrow County

B. Description of Proposed Use

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

- [X] Permit to Use or Store Water [] Water-Right Transfer [] Exchange of Water
[] Allocation of Conserved Water [] Limited Water Use License
[] Permit Amendment of Ground Water Registration Modification

Source of water: [X] Reservoir/Pond [] Ground Water [] Surface Water (name)

Estimated quantity of water needed: 172.25 [] cubic feet per second [] gallons per minute [X] acre-feet

Intended use of water: [X] Irrigation [] Commercial [] Industrial [] Domestic for household(s)
[] Municipal [] Quasi-municipal [] Instream [] Other

Briefly describe:

Use of stored water from Willow Creek Reservoir for irrigation.

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

Receipt for Request for Land Use Information

State of Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266

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 proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): MCZO Article 3 Section 3.010

Land uses to be served by 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:	
		Obtained Denied	Being pursued Not being pursued
		<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
		<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
		<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.

RECEIVED

MAY 18 2009

WATER RESOURCES DEPT
SALEM, OREGON

Name: CARLA MCLANE Title: PLANNING Director
 Signature: [Signature] Phone: 503/9224624 Date: 5/11/2009
 Government Entity: Morrow 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: _____