



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

Certificate of Water Right Ownership Update

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. ***If for multiple rights, a separate form for each right will be required.***

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.

PROPERTY SELLER INFORMATION

Applicant(s): Ryan Bradford
First Last
 Mailing Address: 2575 S. Rd. I
Vale OR 97918
City State Zip
 Phone: 541-473-2991
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Grant 4-D Farms, an Idaho Partnership
First Last
 Mailing Address: 707 E. 600 N.
Rupert Idaho 83350
City State Zip
 Phone: 208-531-5149
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Malheur Township: 17 S. Range: 43 E. Section: 3, 4, 5
 Tax Lot Number(s): (and 1643 TL 1900) See Deed attached Inst # 2012-0349
 Street address of water right property: 2575 S. I Rd, Vale, OR 97918 and bare ground
 Water Right Information (*attach copy of water right permit or certificate & final proof map*):
 Application #: _____ Permit #: _____ Certificate or Page #: 1604
 Will all the lands associated with this water right be owned by the buyer? Yes No *— see Deed*
 Name of individual completing this form: Malheur County Title Co., Inc. Phone: 541-889-7625
 Signature: *Starron Z. Niles* Date: 5-1-12

Please be sure to attach a copy of your property deed or legal description of the property.

Rev. September 2008

Ownership Update WTR

*Copies 2 Deeds attached
 1st Bradford - BRC
 2nd BRC - Grant 4-D*

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MAY 07 2012

WATER RESOURCES DEPT
SALEM, OREGON

RECORDING INFORMATION:

Prepared by:
BUTLER & LOONEY, P.C.
PO BOX 430 VALE OR 97918

After recording return to:
Malheur County Title Co. #28704
81 So Oregon St
Ontario, OR 97914

Until a change is requested, all tax statements shall be sent to:
BRC PLAZA, LLC
179 S. EAGLE RD.
EAGLE ID 83616

The true consideration for this conveyance is: an exchange for other property, which is the whole consideration.

(STATUTORY WARRANTY DEED)

RYAN C. BRADFORD and JUDY K. BRADFORD, husband and wife, whose address is 2575 S. Rd. I, Vale, OR 97918, Grantor, conveys and warrants to BRC PLAZA, LLC, an Idaho limited liability company, as to an undivided 85 percent interest and SUSAN G. CONEEN BADEWITZ, also known as SUSAN CONEEN MITCHELL, Trustee U/D/T dated March 25, 2004, of the SUSAN CONEEN FAMILY TRUST, as to an undivided 15 percent interest, whose address is 179 S. Eagle Rd., Eagle, ID 83616, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Land in Malheur County, Oregon more particularly described on the attached Exhibit "A".

This conveyance is subject to the following exceptions: those encumbrances set forth on the attached Exhibit "B".

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

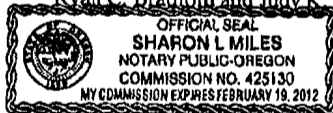
Dated this 2nd day of February, 2012.

Ryan C. Bradford
RYAN C. BRADFORD

Judy Bradford
JUDY K. BRADFORD

STATE OF OREGON)
)SS
County of Malheur)

The foregoing instrument was acknowledged before me this 2nd day of February, 2012, by Ryan C. Bradford and Judy K. Bradford.



Sharon L. Miles
Notary Public for Oregon
My commission expires: 2-19-12

MALHEUR COUNTY, OR 2012-0343
D ST WD 02/08/2012 04:04 PM
Cnt=1 Pgs=4 Total: \$62.00



I, Deborah R. DeLong, County Clerk for Malheur County, Oregon certify that the instrument identified herein was recorded in the Clerk records.
Deborah R. DeLong - County Clerk

1643
1900
1743
200
300
402
2000
3000
3400
3500
3600
3700
3300, 3100

FML4
1743A
1200
1400
500
1500
902
1700
1801
1600

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MAY 07 2012
WATER RESOURCES DEPT
SALEM, OREGON

EXHIBIT "A"

Land in Malheur County, Oregon, as follows:
In Twp. 16 S., R. 43 E., W.M.:
Sec. 32: SW1/4 SW1/4.

In Twp. 17 S., R. 43 E., W.M.:
Sec. 1: Govt. Lot 4,

EXCEPTING THEREFROM that portion conveyed to the United States of America for lateral right of way, by Deed recorded February 17, 1943, Book 46, Page 158, Deed Records.

Sec. 2: Govt. Lot 4 and all that portion of Govt. Lot 3 lying West and North of the Vale-Oregon Irrigation District Main Canal.

S1/2 NW1/4.

S1/2,

EXCEPTING THEREFROM the following 2 parcels:

PARCEL NO. 1: Right of way conveyed to the United States of America by Deed filed August 22, 1936, Book 31, Page 197, Deed Records, over and across the SE1/4 NW1/4 and the NE1/4 SW1/4.

PARCEL NO. 2: A tract of land conveyed to the United States of America by Deed filed October 7, 1938, Book 46, Page 41, Deed Records, over and across the NE1/4 SW1/4, more particularly Described as follows:

Beginning at a point N. 0° 13' E., 1539.3 feet from the South quarter corner of said Sec. 2;
thence N. 0° 13' E., 422.0 feet;
thence S. 57° 48' W., 174.1 feet;
thence S. 38° 01' W., 261.9 feet;
thence S. 48° 57' W., 167.0 feet;
thence S. 18° 58' E., 152.0 feet;
thence S. 64° 17' E., 44.0 feet;
thence N. 66° 30' E., 375.0 feet to the Point of Beginning.

S1/2 NE1/4,

EXCEPTING THEREFROM all that portion of the SW1/4 NE1/4 lying North of the right of way of Lateral No. 332 of the Vale-Oregon Irrigation District and lying East of the right of way of the Vale-Oregon Main Canal.

NE1/4 NE1/4 (also known as Govt. Lot 1)

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WATER RESOURCES DEPT
SALEM, OREGON

Land in Malheur County, Oregon, as follows:
In Twp. 17 S., R. 43 E., W.M.:
Sec. 3: ALL.
Sec. 4: S1/2 N1/2, NW1/4 SW1/4, E1/2 SE1/4.
Sec. 5: NE1/4 SE1/4.

Map No.	Tax Lot No.	Code No.	Account No.
1643	1900	9	05860
1743	200	43	13056
1743	300	43	12875
1743	402	43	12878
1743	2000	43	12885
1743	3000	43	12894
1743	3100	43	12892
1743	3300	43	12895
1743	3400	43	19643
1743	3500	43	12896
1743	3600	43	12897
1743	3700	43	12899

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WATER RESOURCES DEPT
SALEM, OREGON

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MAY 07 2012

WATER RESOURCES DEPT
SALEM, OREGON

EXHIBIT "B"

1. Additional taxes or penalties and interest, if any, by reason of the disqualification of said lands for farm use purposes.
2. Regulations of the Vale-Oregon Irrigation District, within which the above property lies, including levies, assessments, water and irrigation rights and easements for ditches and canals.
3. The rights of the public in and to that portion of the premises herein lying within streets, roads and highways.
4. Easement and right of way by Deed, including the terms and provisions thereof;
Dated: August 12, 1939
Recorded: November 20, 1940, in Book 51, Page 202, Deed Records of Malheur County, Oregon.
Favor of: United States of America
Affects: Along East line of the SE1/4 NE1/4, Sec. 4.
5. An easement for power lines created by instrument, including the terms and provisions thereof;
Dated: April 18, 1941
Recorded: May 5, 1942, in Book 55, Page 12, Deed Records of Malheur County, Oregon
Favor of: Idaho Power Company
6. An easement for power lines created by instrument, including the terms and provisions thereof;
Dated: June 3, 1942
Recorded: June 30, 1942, in Book 55, Page 261, Deed Records of Malheur County, Oregon
Favor of: Idaho Power Company
7. Well easement and maintenance agreement, including the terms and provisions thereof;
Recorded: May 9, 2000, as Instrument No. 2000-3170, official records of Malheur County, Oregon.
Re-recorded: May 10, 2000, as Instrument No. 2000-3220, official records of Malheur County, Oregon.
Grantors: Jack E. Palmer, Ryan C. Bradford and Judy K. Bradford
Grantee: Doris Cole
Affects: ALL, EXCEPT Tax Lots 2000, 3000 & 3100.

8

RECORDING INFORMATION:

Prepared by:
BUTLER & LOONEY, P.C.
PO BOX 430 VALE OR 97918

FML4
1743A
1600, 1200, 1400
500, 1500
902, 1700, 1801

1743
200
300
402
2000
3000
3100
3300
3400
3500
3600
3700

MALHEUR COUNTY, OR 2012-0349
D ST WD 02/08/2012 04:25 PM
Cnt=1 Pgs=7 Total: \$77.00



After recording return to:
Malheur County Title Co #28893
81 So Oregon St.
Ontario, OR 97914

1643
1900

I, Deborah R. DeLong, County Clerk for Malheur County,
Oregon certify that the instrument identified herein was
recorded in the Clerk records.
Deborah R. DeLong - County Clerk

Ray

Until a change is requested, all tax statements shall be sent to:
GRANT 4-D FARMS
707 E. 600 N.
RUPERT ID 83350

The true consideration for this conveyance is: \$1,088,700.00, which is the whole consideration.

(STATUTORY WARRANTY DEED)

BRC PLAZA, LLC, an Idaho limited liability company and SUSAN G. CONEEN BADEWITZ, also known as SUSAN CONEEN MITCHELL, Trustee U/D/T dated March 25, 2004, of the SUSAN CONEEN FAMILY TRUST, who address is 179 S. Eagle Rd., Eagle, ID 83616, Grantor, conveys and warrants to GRANT 4-D FARMS, an Idaho partnership, whose address is 707 E. 600 N. Rupert, ID 83350, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Land in Malheur County, Oregon more particularly described on the attached Exhibit "A".

This conveyance is subject to the following exceptions: those encumbrances set forth on the attached Exhibit "B".

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

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MAY 07 2012
WATER RESOURCES DEPT
SALEM, OREGON

Dated this 2nd day of ~~January~~ ^{February}, 2012.

BRC PLAZA, LLC, an Idaho limited liability company

By: Roy L Coneen
Roy L Coneen, Managing Member
Trustee of the Roy L. Coneen Trust

Counterpart
Susan G. Coneen Badewitz, also known as
Susan Coneen Mitchell, Trustee

STATE OF OREGON)
 :SS
County of Malheur)

The foregoing instrument was acknowledged before me this 2nd day of ~~January~~ ^{February}, 2012, by Roy L. Coneen, Managing Member of BRC PLAZA, LLC, an Idaho limited liability company, on behalf of the limited liability company.



Sharon L Miles
Notary Public for Oregon
My commission expires: 2-19-12

STATE OF CALIFORNIA)
 :SS
County of _____)

The foregoing instrument was acknowledged before me this ____ day of January, 2012, by Susan G. Coneen Badewitz, also known as Susan Coneen Mitchell, Trustee.

Counterpart
Notary Public for California
My commission expires: _____
Residing at: _____

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MAY 07 2012

WATER RESOURCES DEPT
SALEM, OREGON

2012-00349 Page 2 of 7
MALHEUR COUNTY, OREGON

Dated this 2nd day of ~~January~~ ^{February}, 2012.

BRC PLAZA, LLC, an Idaho limited liability company

By: Roy L. Coneen
Roy L. Coneen, Managing Member
Trustee of the Roy L. Coneen Trust

Susan G. Coneen Badewitz
Susan G. Coneen Badewitz, also known as
Susan Coneen Mitchell, Trustee

STATE OF OREGON)
) :ss
County of Malheur)

The foregoing instrument was acknowledged before me this 2nd day of ~~January~~ ^{February}, 2012, by Roy L. Coneen, Managing Member of BRC PLAZA, LLC, an Idaho limited liability company, on behalf of the limited liability company.



Sharon L. Miles
Notary Public for Oregon
My commission expires: 2-19-12

STATE OF CALIFORNIA)
) :ss
County of San Bernardino

The foregoing instrument was acknowledged before me this 3 day of ~~January~~ ^{February}, 2012, by Susan G. Coneen Badewitz, also known as Susan Coneen Mitchell, Trustee.

See Attached
Notary Public for California
My commission expires: _____
Residing at: _____

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MAY 07 2012
WATER RESOURCES DEPT
SALEM, OREGON

2012-00349 Page 3 of 7
MALHEUR COUNTY, OREGON

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

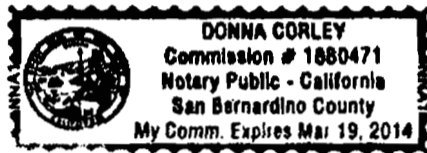
State of California

County of San Bernardino

On 2-3-12 before me, Donna Corley, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Susan G. Conner Padawitz
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Donna Corley
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 2-3-12 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing: _____

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WATER RESOURCES DEPT
SALEM, OREGON

EXHIBIT "A"

RECEIVED

Land in Malheur County, Oregon, as follows:
In Twp. 16 S., R. 43 E., W.M.:
Sec. 32: SW1/4 SW1/4.

MAY 07 2012
WATER RESOURCES DEPT
SALEM, OREGON

In Twp. 17 S., R. 43 E., W.M.:
Sec. 1: Govt. Lot 4,

EXCEPTING THEREFROM that portion conveyed to the United States of America for lateral right of way, by Deed recorded February 17, 1943, Book 46, Page 158, Deed Records.

Sec. 2: Govt. Lot 4 and all that portion of Govt. Lot 3 lying West and North of the Vale-Oregon Irrigation District Main Canal.

S1/2 NW1/4.

S1/2,

EXCEPTING THEREFROM the following 2 parcels:

PARCEL NO. 1: Right of way conveyed to the United States of America by Deed filed August 22, 1936, Book 31, Page 197, Deed Records, over and across the SE1/4 NW1/4 and the NE1/4 SW1/4.

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Beginning at a point N. 0° 13' E., 1539.3 feet from the South quarter corner of said Sec. 2;
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thence S. 57° 48' W., 174.1 feet;
thence S. 38° 01' W., 261.9 feet;
thence S. 48° 57' W., 167.0 feet;
thence S. 18° 58' E., 152.0 feet;
thence S. 64° 17' E., 44.0 feet;
thence N. 66° 30' E., 375.0 feet to the Point of Beginning.

S1/2 NE1/4,

EXCEPTING THEREFROM all that portion of the SW1/4 NE1/4 lying North of the right of way of Lateral No. 332 of the Vale-Oregon Irrigation District and lying East of the right of way of the Vale-Oregon Main Canal.

NE1/4 NE1/4 (also known as Govt. Lot 1)

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 Sec. 5: NE1/4 SE1/4.

Map No.	Tax Lot No.	Code No.	Account No.
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1743	3400	43	19643
1743	3500	43	12896
1743	3600	43	12897
1743	3700	43	12899

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MAY 07 2012

WATER RESOURCES DEPT
 SALEM, OREGON

2012-00349

Page 6 of 7

MALHEUR COUNTY, OREGON

Page 2 of 2 – EXHIBIT “A”

J:\2012\REAL ESTATE\CONEEN, ROY\BradfordtoBRCToGrant4Ddescriptiondr.docx

2012-0349

EXHIBIT "B"

1. Additional taxes or penalties and interest, if any, by reason of the disqualification of said lands for farm use purposes.
2. Regulations of the Vale-Oregon Irrigation District, within which the above property lies, including levies, assessments, water and irrigation rights and easements for ditches and canals.
3. The rights of the public in and to that portion of the premises herein lying within streets, roads and highways.
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Dated: August 12, 1939
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Favor of: United States of America
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Dated: April 18, 1941
Recorded: May 5, 1942, in Book 55, Page 12, Deed Records of Malheur County, Oregon
Favor of: Idaho Power Company
6. An easement for power lines created by instrument, including the terms and provisions thereof;
Dated: June 3, 1942
Recorded: June 30, 1942, in Book 55, Page 261, Deed Records of Malheur County, Oregon
Favor of: Idaho Power Company
7. Well easement and maintenance agreement, including the terms and provisions thereof;
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Grantors: Jack E. Palmer, Ryan C. Bradford and Judy K. Bradford
Grantee: Doris Cole
Affects: ALL, EXCEPT Tax Lots 2000, 3000 & 3100.

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WATER RESOURCES DEPT
SALEM, OREGON