



WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS THAT, JAMES W. COFFMAN and NEILA D. COFFMAN, as husband and wife, as tenants by the entirety, Grantor(s) for and in consideration of the sum of Five Hundred Twenty Thousand dollars and Zero cents to it paid by the grantee(s) herein, do hereby grant, bargain, sell and convey unto CRAIG COLEMAN and JANNA L. COLEMAN, as tenants by the entirety, Grantee(s), the following described tract of land in the County of Umatilla, State of Oregon, more particularly described as follows:

The Northwest Quarter of the Northeast Quarter of Section 34, Township 5 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon.

Excepting that portion conveyed to Oregon-Washington Railroad & Navigation Company, by deed recorded in Book 192, Page 193, Deed Records and any portion lying within the County Road right of way.

TO HAVE AND TO HOLD the granted premises unto the said Grantee(s), their heirs and assigns forever.

And the Grantor(s) do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances EXCEPT, As disclosed by the tax rolls the premises herein described have been zoned or classified for special use. At any time that said land is disqualified for such use said property will be subject to additional taxes and interest.

The premises herein described are within the boundaries of the Hermiston Irrigation District, and this property is therefore subject to all easements, levies and assessments thereof. Any portion of the described lands lying within the boundaries of the "B" Canal right of way. Easement, including the terms and provisions thereof, Grantee: Umatilla Electric Cooperative Association, recorded April 15, 1938 in Book 120, Page 534, Deed Records.

And that they, 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 my Hand and Seal this 22nd day of December, 2004

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.

JAMES W. COFFMAN

James W. Coffman
NEILA D. COFFMAN

RECEIVED
DEC 23 2004
UMATILLA COUNTY
RECORDS

STATE OF OREGON
COUNTY OF MORROW

BE IT REMEMBERED, that on this 22nd day of December, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named, JAMES W. COFFMAN and NEILA D. COFFMAN, to me known to be the individual(s) 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 purposed therein mentioned.

Pam Neal

Notary Public for the State of OREGON
My Commission Expires: 6/10/2005



All tax statements should be mailed to the Following address until otherwise notified:
CRAIG COLEMAN
JANNA L. COLEMAN
33896 E. Walls Road
Hermiston, Oregon 97838

After recording please return to:
COLUMBIA RIVER TITLE COMPANY, LLC.
P.O. BOX 633
BOARDMAN, OR. 97818

RECEIVED
NOV 03 2006
WATER RESOURCES DEPT
SALEM, OREGON

State of Oregon }
County of Umatilla }

This instrument was received and recorded on
12-23-04 at 3:10

In the record of instrument
code type DE-UD

Instrument Number 2004-4740500
Fee 26.00

Office of County Records

Deann Hompliss
Records Officer

CRC-#2995

WARRANTY DEED

2006 4970427



2006-4970427 1 of 2

KNOW ALL MEN BY THESE PRESENTS, That ROBERT WALCHLI and RACHELLE WALCHLI, husband and wife, as tenants by the entirety hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CRAIG F. COLEMAN and JANNA L. COLEMAN, husband and wife, as tenants by the entirety hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of UMATILLA and State of Oregon, described as follows, to-wit:

The Northeast Quarter of the Northwest Quarter of Section 34, Township 5 North Range 29, East, Willamette Meridian, County of Umatilla, State of Oregon;

Excepting therefrom that portion lying within E. Walls Road;

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except

Subject to any and all easements, restrictions and covenants of record, as set forth on reverse.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$175,000.00.

*However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which): (The sentence between the symbols *, if not applicable should be deleted - See ORS 93-030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13 day of MARCH 2006; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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 AND 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)).

Robert Walchli
ROBERT WALCHLI

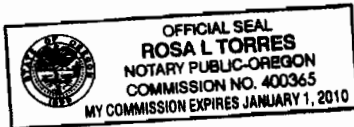
Rachelle Walchli
RACHELLE WALCHLI

STATE OF OREGON
County of UMATILLA } ss.

BE IT REMEMBERED, That on this 13 day of MARCH, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT WALCHLI and RACHELLE WALCHLI

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Rosa L Torres
Notary Public for Oregon.

My Commission expires 01/01/10

ROBERT WALCHLI
79479 CANAL ROAD
STANFIELD, OR 97875
Grantor's Name and Address
CRAIG F. COLEMAN
33896 E. WALLS ROAD
HERMISTON, OR 97838
Grantee's Name and Address
After recording return to:
PIONEER ESCROW, INC.
PO BOX 187
HERMISTON, OR 97838

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

SAME AS GRANTEE

Space Reserved for Recorder's Use

STAT State of Oregon
Coun I County of Umatilla

was r This instrument was received
day o and recorded on

03-14-06 at 10:56

book/ in the record of instrument
page/ code type DE-10
ment/
Recor

Instrument Number 2006-4970427
Fee 31.00

Office of County Records

Name
By [Signature]
Records Officer

RECEIVED

MAR 14 2006

UMATILLA COUNTY RECORDS

RECEIVED

NOV 03 2006

WATER RESOURCES DEPT SALEM, OREGON

SUBJECT TO:

1. As disclosed by the tax rolls the premises herein described have been zoned or classified for special use. At any time that said land is disqualified for such use said property will be subject to addition taxes and interest.
2. The premises herein described are within the boundaries of the Hermiston Irrigation District and this property is therefore subject to all easements, leveis and assessments thereof.
3. Subject to any and all water rights of way.

