



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

1-7667

### 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): Kenneth and Jeanette Knott  
First Last

Mailing Address: 59926 Comstock Road

Cove OR 97824  
City State Zip

Phone: 541-568-4730    
Home Work Other

RECEIVED  
 DEC 22 2011  
 WATER RESOURCES DEPT  
 SALEM, OREGON

### PROPERTY BUYER INFORMATION

Applicant(s): KJK Ranch, LLC c/o Tina R. Hurst, Manager  
First Last

Mailing Address: 69733 Highway 237

Cove OR 97824  
City State Zip

Phone: 208-761-4843    
Home Work Other

### PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Union Township: 3 South Range: 40 East Section: 26

Tax Lot Number(s): 701, 702, 703, 1000

Street address of water right property: 59926 Comstock Rd., Cove OR 97824

Water Right Information (attach copy of water right permit or certificate & final proof map):

Application #:  Permit #:  Certificate or Page #: 85867

Will all the lands associated with this water right be owned by the buyer?  Yes  No

Name of individual completing this form: Shonee D. Langford Phone: 503-540-4261

Signature: *Shonee D. Langford* Date: 12/21/2011

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



**SCHWABE, WILLIAMSON & WYATT**  
ATTORNEYS AT LAW

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DEC 22 2011

WATER RESOURCES DEPT  
SALEM, OREGON

Equitable Center, 530 Center St., NE, Suite 400, Salem, OR 97301 | Phone 503.540.4262 | Fax 503.399.1645 | [www.schwabe.com](http://www.schwabe.com)

**SHONEE D. LANGFORD**

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

**E-Mail: [slangford@schwabe.com](mailto:slangford@schwabe.com)**

December 21, 2011

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

Re: Certificate Ownership Update Forms (KJK Ranch, LLC)  
Our File No.: 122483/177210

To Whom it May Concern:

Enclosed for filing on behalf of KJK Ranch, LLC are certificate ownership update forms with supporting documentation. Please send all future correspondence pertaining to these water rights to KJK Ranch, LLC.

Thank you for your assistance. Feel free to call me if you have any questions.

Sincerely,

Shonee D. Langford

SDL:kdo  
Enclosures

STATE OF OREGON

COUNTY OF UNION

CERTIFICATE OF WATER RIGHT

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DEC 22 2011

WATER RESOURCES DEPT  
SALEM, OREGON

THIS CERTIFICATE ISSUED TO

KENNETH AND JEANETTE KNOTT  
59926 COMSTOCK RD  
COVE OR 97824

confirms the right to use the waters of MILL CREEK, tributary to CATHERINE CREEK for DOMESTIC USE THROUGHOUT THE YEAR, AND IRRIGATION of 16.0 ACRES; SAID DOMESTIC USE BEING INCLUDED WITHIN THE AMOUNT OF WATER ALLOWED FOR IRRIGATION DURING THE IRRIGATION SEASON; AND IRRIGATION AT THE RATE OF 0.05 CUBIC FOOT PER SECOND FROM MAY 1<sup>ST</sup> TO SEPTEMBER 1<sup>ST</sup> OF EACH YEAR, AT THE RATE OF 0.01 CUBIC FOOT PER SECOND FROM SEPTEMBER 1<sup>ST</sup> TO MAY 1<sup>ST</sup> OF EACH YEAR THROUGH THE MCNEILL DITCH.

This right was confirmed by decree of the Circuit Court of the State of Oregon for Union County. The decree is of record at Salem, in the Order Record of the Water Resources Director in Volume 1, at Page 207. The date of priority is 1864.

The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.05 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the point of diversion.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Measured Distances
3 S	40 E	WM	23	SW SE			50 FEET NORTH & 240 FEET EAST FROM S¼ CORNER, SECTION 23

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of 0.05 cubic foot per second during the irrigation season from May 1<sup>st</sup> to September 1<sup>st</sup> of each year, 0.01 cubic foot per second during the irrigation season from September 1<sup>st</sup> to May 1<sup>st</sup> of each year, through the McNeil Ditch.

A description of the place of use to which this right is appurtenant is as follows:

IRRIGATION AND DOMESTIC							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
3 S	40 E	WM	26	SW NW			16.0

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

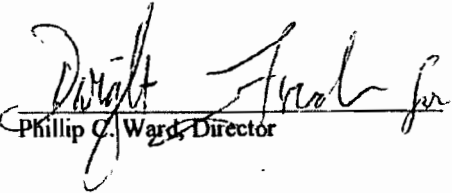
**NOTICE OF RIGHT TO RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

This certificate is issued to confirm a change in PLACE OF USE approved by an order of the Water Resources Director entered MARCH 30, 1998, at Special Order Volume 52, Page 264, approving Transfer Application 7667, and supercedes Certificate 339, State record of Water Right Certificates.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described and is subject to all other conditions and limitations contained in said decree.

Issued NOV 13 2009

  
Phillip C. Ward, Director

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SALEM, OREGON

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MAY 29 1998

WATER RESOURCES DEPT.  
SALEM, OREGON



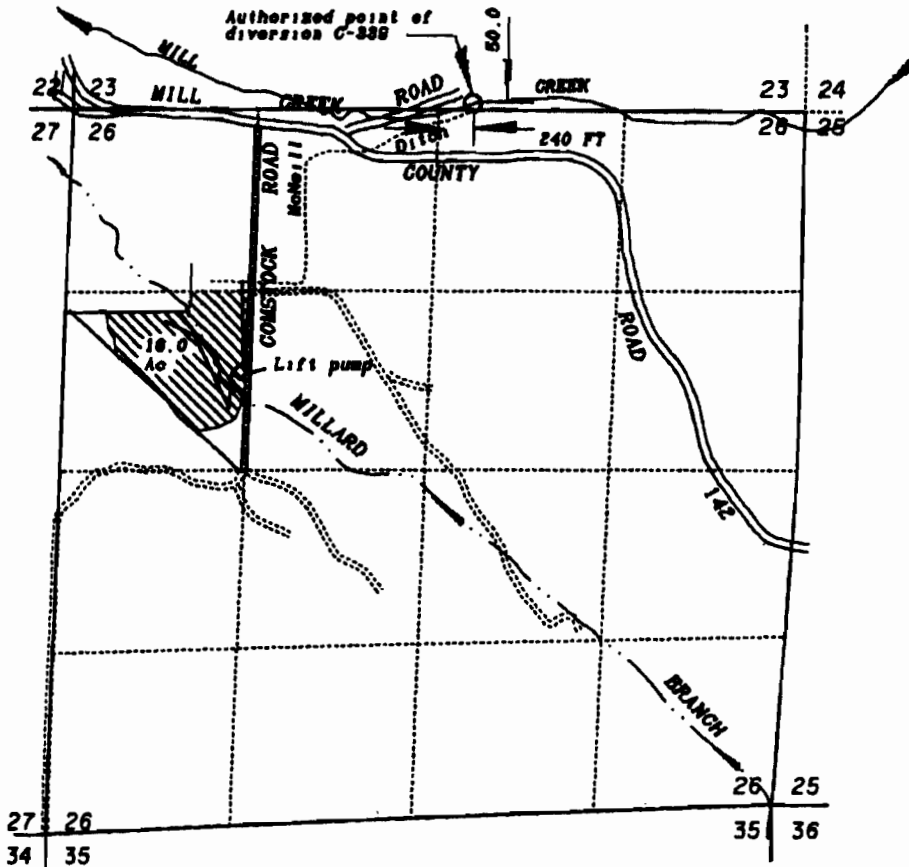
SCALE 1" = 1320'

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DEC 22 2011

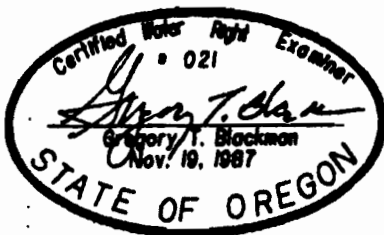
WATER RESOURCES DEPT.  
SALEM, OREGON

T 3 S R 40 E



Lands being irrigated under Transfer No. 7667

Existing 6" mainline



NOTE: The preparation of this map was for the purpose of identifying the location of the proposed water right and has no intent to provide dimensions or location of property ownership lines. Location information shown hereon was furnished by the applicant.

FINAL PROOF FOR  
TRANSFER OF PLACE OF USE  
FOR  
KENNETH D. & JEANETTE S. KNOTT  
BY  
BAGETT - GRIFFITH & BLACKMAN  
2006 ADAMS AVENUE  
LAGRANDE, OREGON 97650

May 19, 1998

APPLICATION NO. T- 7667

PERMIT NUMBER T- 7667

RECEIVED

20113762

After recording return to:

DEC 22 2011

Peter L. Osborne  
Schwabe, Williamson & Wyatt, P.C.  
1211 SW 5<sup>th</sup> Avenue, Suite 1800  
Portland, OR 97204

WATER RESOURCES DEPT  
SALEM, OREGON

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

Parcel A  
(see attached tax map)

Tina R. Hurst  
KJK Ranch, LLC  
59926 Comstock Road  
Cove, OR 97824

**WARRANTY DEED**

Kenneth D. Knott and Jeanette S. Knott, as Trustees of the KJK Trust, dated June 30, 1994, Grantor, convey and warrant to KJK Ranch, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

the real property located in Union County, Oregon, described on the attached Exhibit A

Grantor conveys the property to Grantee subject to the exceptions to title set forth on the attached Exhibit A.

Other property or value was either part or the whole consideration for this conveyance.

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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DEC 22 2011

WATER RESOURCES DEPT  
SALEM, OREGON

Dated: November 28, 2011

Grantor:

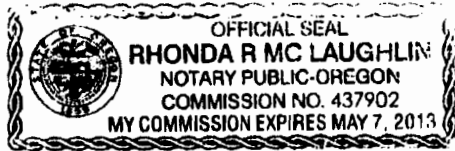
KJK TRUST

Kenneth D. Knott  
By: Kenneth D. Knott, Trustee

Jeanette S. Knott  
By: Jeanette S. Knott, Trustee

State of Oregon )  
County of Union ) ss.

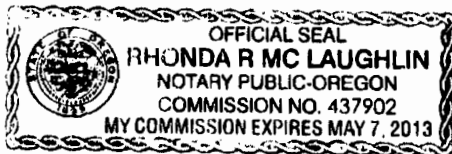
This instrument was acknowledged before me on November 28, 2011 by Kenneth D. Knott as Trustee of the KJK Trust.



Rhonda R McLaughlin  
Notary Public for Oregon  
Commission No.: 437902  
My Commission Expires: May 7, 2013

State of Oregon )  
County of Union ) ss.

This instrument was acknowledged before me on November 28, 2011 by Jeanette S. Knott as Trustee of the KJK Trust.



Rhonda R McLaughlin  
Notary Public for Oregon  
Commission No.: 437902  
My Commission Expires: May 7, 2013

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DEC 22 2001

EXHIBIT A

WATER RESOURCES DEPT  
SALEM, OREGON

A portion of Lot 3 of VISTA ACRES subdivision, Section 26, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows, with reference to the plat of Vista Acres as recorded in the office of the Union County Clerk:

Beginning at the southeast corner of lot 3 Vista Acres subdivision, said point being on the west line of Comstock Road (County Road No. 84), said line also being on the east line of said subdivision; thence North 00°06'02" West along said east line of Lot 3, 512.86 feet; thence North 48°33'27" West 1329.73 feet to the west line of lot 3; thence South 00°16'47" East along said west line of lot 3, 463.00 feet to the southwest corner of said lot 3; thence along the south line of said lot 3 South 56°12'31" East 567.67 feet; thence South 37°59'29" East 764.61 feet; and thence South 77°35'59" East 54.28 feet to the point of beginning of this description.

Subject to all easements as same may exist over and across said parcel.

Situate in the County of Union, State of Oregon. Subject to and excepting:

1. The land use and zoning laws of the State of Oregon and County of Union, now or hereafter in effect.
2. EASEMENTS, given by former owners to Eastern Oregon Light and Power Company (now CP National), a corporation; by instrument dated January 28, 1935 (deed book 94 page 555).
3. GEOTHERMAL LEASE, given by Darrell E. Valade and Irene M. Valade, husband and wife, to R.E. HUBER, dated February 14, 1974, recorded as Microfilm Document No. 49593, deed records of Union County, Oregon.  
  
ASSIGNMENT of said lease by R.E. Huber to INTERCONTINENTAL ENERGY CORPORATION, as Program Manager for Thermex Company, by instrument dated March 26, 1974, recorded as Microfilm Document No. 53666, deed records of Union County, Oregon.  
  
MEMORANDUM OF AGREEMENT by and between Western Steam Company, a general partnership, with HUNT OIL COMPANY, a Delaware corporation, by instrument dated June 4, 1979, recorded as Microfilm Document No. 86070, deeds (Union County).
4. SUBJECT TO easement for existing water line as shown on the Plat of Vista Acres (Plat book 3, page 92, Union County), and as granted to John Robinson in deed recorded as Microfilm Document No. 85813, Union County.
5. DECLARATION OF EASEMENT AND COVENANT appears executed by Darrell E. Valade dated July 13, 1979, recorded July 13, 1979 (Microfilm No. 85922) and corrected and re-recorded July 17, 1979 (Microfilm No. 86002, deeds, Union County).
6. Rights of the public in and to that portion lying below the high water mark of Millard Creek, as it crosses this property.



7. Right-of-way for Union County Road No. 84 (Comstock Road) across the east side of the property.

8. The fenceline on the east side of the property encroaches onto Comstock Road, as shown on Union County Survey No. 29-80.

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WATER RESOURCES DEPT  
SALEM, OREGON

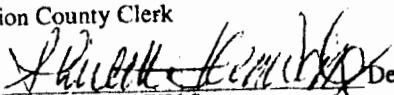
STATE OF OREGON

County of Union

} SS

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

ROBIN A. CHURCH  
Union County Clerk

by:  Deputy.

DOC#: 20113762

RCPT: 153730 60.00

12/02/2011 10:08 AM

REFUND: .00

RECEIVED

20113763

After recording return to:

Peter L. Osborne  
Schwabe, Williamson & Wyatt, P.C.  
1211 SW 5<sup>th</sup> Avenue, Suite 1800  
Portland, OR 97204

DEC 22 2011  
WATER RESOURCES DEPT  
SALEM, OREGON

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

Tina R. Hurst  
KJK Ranch, LLC  
59926 Comstock Road  
Cove, OR 97824

Parcel B  
(see attached tax map)

**WARRANTY DEED**

Kenneth D. Knott and Jeanette S. Knott, as Trustees of the KJK Trust, dated June 30, 1994, Grantor, convey and warrant to KJK Ranch, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

the real property located in Union County, Oregon, described on the attached Exhibit A

Grantor conveys the property to Grantee subject to the exceptions to title set forth on the attached Exhibit A.

Other property or value was either part or the whole consideration for this conveyance.

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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DEC 2 2011

WATER RESOURCES DEPT  
SALEM, OREGON

Dated: November 28, 2011

Grantor:

KJK TRUST

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DEC 2 2 2011

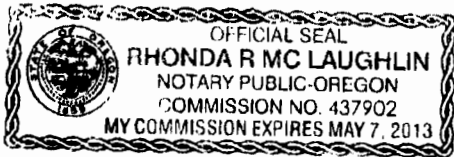
WATER RESOURCES DEPT  
SALEM, OREGON

[Signature]  
By: Kenneth D. Knott, Trustee

[Signature]  
By: Jeanette S. Knott, Trustee

State of Oregon )  
County of Union ) ss.

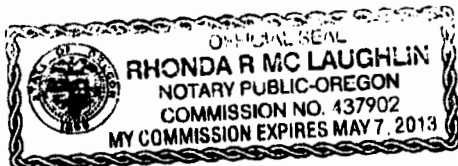
This instrument was acknowledged before me on November 28, 2011 by Kenneth D. Knott as Trustee of the KJK Trust.



[Signature]  
Notary Public for Oregon  
Commission No.: 437902  
My Commission Expires: May 7, 2013

State of Oregon )  
County of Union ) ss.

This instrument was acknowledged before me on November 28, 2011 by Jeanette S. Knott as Trustee of the KJK Trust.



[Signature]  
Notary Public for Oregon  
Commission No.: 437902  
My Commission Expires: May 7, 2013

RECEIVED

DEC 22 2011

WATER RESOURCES DEPT  
SALEM, OREGON

**EXHIBIT A**

A portion of Lot 3 of VISTA ACRES subdivision, Section 26, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows, with reference to the plat of Vista Acres as recorded in the office of the Union County Clerk:

Beginning at a point on the west line of Comstock Road (County Road No. 84) said point being North 0°06'02" West 512.86 feet from the southeast corner of Lot 3 VISTA ACRES subdivision; thence North 48°33'27" West 629.38 feet to the intersection with the westerly extension of the south line of the property conveyed to John Robinson by Deed Microfilm Document No. 85813 (Union County); thence North 88°59'57" East along said extended line and the south line of said Robinson land 471.13 feet to the west line of said Comstock Road; thence South 0°06'02" East along said Comstock Road 424.80 feet to the point of beginning of this description.

Subject to easements as same may now exist or appear of record over and across said premises.

Situate in the County of Union, State of Oregon. Subject to and excepting:

1. The land use and zoning laws of the State of Oregon and County of Union, now or hereafter in effect.
2. EASEMENTS, given by former owners to Eastern Oregon Light and Power Company (now CP National), a corporation; by instrument dated January 28, 1935 (deed book 94 page 555), being for right of way 8 feet in width for electric distribution line across part of the premises covered herein.
3. GEOTHERMAL LEASE, given by Darrell E. Valade and Irene M. Valade, husband and wife, to R.E. HUBER, dated February 14, 1974, recorded as Microfilm Document No. 49593, deed records of Union County, Oregon.

ASSIGNMENT of said lease by R.E. Huber to INTERCONTINENTAL ENERGY CORPORATION, as Program Manager for Thermex Company, a joint venture consisting of Geosystems Corporation, Intercontinental Energy Corporation and Bradley Resources Corporation, by instrument dated March 26, 1974, recorded as Microfilm Document No. 53666, deed records of Union County, Oregon.

MEMORANDUM OF AGREEMENT by and between Western Steam Company, general partnerships consisting of Bradley Resources Corporation, a New York corporation, Intercontinental Energy Corporation, a Delaware corporation and Geosystems Corporation, a Delaware corporation with HUNT OIL COMPANY a Delaware corporation by instrument dated June 4, 1979, recorded as Microfilm Document No. 86070, deeds (Union County).

4. SUBJECT TO easement for existing water line as shown on the Plat of Vista Acres (Plat book 3, page 92, Union County), and as granted to John Robinson in deed recorded as Microfilm Document No. 85813, Union County.

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- 7. The fenceline on the east side of this property encroaches onto Comstock Road, as shown on Union County Survey No. 29-80.

**RECEIVED**  
 DEC 22 2011  
 WATER RESOURCES DEPT  
 SALEM, OREGON

STATE OF OREGON }  
 County of Union } SS

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

ROBIN A. CHURCH  
 Union County Clerk

by: *[Signature]* Deputy.

DOC#: 20113763  
 RCPT: 153731 60.00  
 12/02/2011 10:08 AM  
 REFUND: .00

RECEIVED

DEC 22 2011  
WATER RESOURCES DEPT  
SALEM, OREGON

20113704

After recording return to:

Peter L. Osborne  
Schwabe, Williamson & Wyatt, P.C.  
1211 SW 5<sup>th</sup> Avenue, Suite 1800  
Portland, OR 97204

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Tina R. Hurst  
KJK Ranch, L.L.C.  
59926 Comstock Road  
Cove, OR 97824

Parcel C  
(see attached tax map)

### WARRANTY DEED

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the real property located in Union County, Oregon, described on the attached Exhibit A

Grantor conveys the property to Grantee subject to the exceptions to title set forth on the attached Exhibit A.

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Dated: November 28, 2011

RECEIVED

DEC 22 2011

Grantor:

WATER RESOURCES DEPT  
SALEM, OREGON

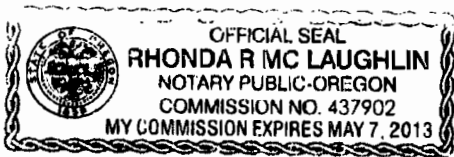
KJK TRUST

*Kenneth D. Knott - Trustee*  
By: Kenneth D. Knott, Trustee

*Jeanette S. Knott*  
By: Jeanette S. Knott, Trustee

State of Oregon )  
County of Union ) ss.

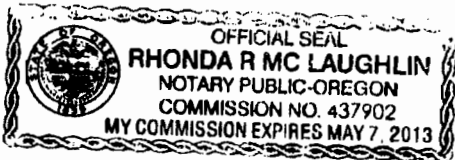
This instrument was acknowledged before me on November 28, 2011 by Kenneth D. Knott as Trustee of the KJK Trust.



*Rhonda R Mc Laughlin*  
Notary Public for Oregon  
Commission No.: 437902  
My Commission Expires: May 7, 2013

State of Oregon )  
County of Union ) ss.

This instrument was acknowledged before me on November 28, 2011 by Jeanette S. Knott as Trustee of the KJK Trust.



*Rhonda R Mc Laughlin*  
Notary Public for Oregon  
Commission No.: 437902  
My Commission Expires: May 7, 2013

RECEIVED

DEC 22 2011

WATER RESOURCES DEPT  
SALEM, OREGON

**EXHIBIT A**

That portion of lot 3 of VISTA ACRES SUBDIVISION particularly described as follows, with reference to survey of Bagett, Griffith & Associates dated January, 1983, to-wit:

Beginning at the northwest corner of said lot 3 and running thence South 0°16'47" East along the west line of said lot 3 a distance of 630.13 feet to the north line of property conveyed to Kenneth Knott and wife by deed recorded as Microfilm Document No. 92286; thence South 48°33'27" East along the north line of said Knott land 700.34 feet to the intersection with the north line of land conveyed to Kenneth Knott and wife by deed recorded as Microfilm Document No. 98239; thence North 88°59'57" East along said north line 51.13 feet to the southwest corner of land conveyed to John Robinson by deed recorded as Microfilm document No. 85813; thence North 0°06'02" West along the west line of said Robinson land 827.62 feet; thence North 87°27'43" West a distance of 459.37 feet; thence North 2°37'39" East a distance of 230.76 feet to the south line of Mill Creek County Road, being the north line of said lot 3; thence along said north line northwesterly on a curve to the right (long chord bears North 83°42'18" West 130.19 feet) a distance of 130.21 feet) to the point of beginning.

Situate in the County of Union, State of Oregon.

Subject to and excepting:

1. RIGHT OF WAY for water ditch, including the terms and provisions thereof, as granted by Jacob Conner (the then owner of a part of the land in Section 26) dated May 17, 1895, recorded in book "B" at pages 159 and 160, miscellaneous records of Union County, Oregon.
2. RIGHT OF WAY for irrigation ditch, including the terms and provisions thereof, granted by Alice C. Corpe and husband (the then owners of a part of the land in Section 26) by instrument dated January 13, 1902 (deed book 47, page 285).
3. EASEMENT, including the terms and provisions thereof, given by former owners to Eastern Oregon Light and Power company (now CP NATIONAL), a corporation; by instrument dated January 28, 1935 (deed book 94 page 555), being for right of way 8 feet in width for electric distribution line across part of the premises covered herein.
4. GEOTHERMAL LEASE, including the terms and provisions thereof, given by Darrell E. Valade and Irene M. Valade, husband and wife (former owners), to R.E. HUBER; dated February 14, 1974, recorded as Microfilm Document No. 49593, deed records of Union County, Oregon. Leases the premises covered herein for the purpose of exploring and drilling for and producing and handling geothermalresources on terms and conditions as therein set forth and provided. Said lease to be for a term of twenty years from date.

AGREEMENT and ASSIGNMENT by R. E. Huber to INTERCONTINENTAL ENERGY CORPORATION (hereinafter called I.E.C.), as Program Manager for Thermex Company, a joint venture consisting of Geosystems Corporation, Intercontinental Energy Corporation and Bradley Resources Corporation; dated April 15, 1974, recorded as Microfilm Document No. 53666 deeds (Union County). Assigns above lease and indemnifies the original lessee from any liability thereunder.

MEMORANDUM OF AGREEMENT by and between Western Steam Company, general partnerships consisting of Bradley Resources Corporation, a New York corporation, Intercontinental



Energy Corporation, a Delaware corporation, with HUNT OIL COMPANY, a Delaware corporation, by instrument dated June 4, 1979, recorded as Microfilm Document No. 86070, deeds (Union County). Agree that Hunt Oil Company shall have the exclusive right and privilege of exploring for geothermal resources on property subject to lease, on terms and conditions as therein set forth and provided.

5. DECLARATION OF EASEMENT AND COVENANT appears executed by Darrell E. Valade; dated July 13, 1979, recorded July 13, 1979 (Microfilm No. 85922) and corrected and re-recorded July 17, 1979 (Microfilm No. 86002, deeds, Union County). Shows that said Darrell E. Valade is owner of easement for use and maintenance of existing pipeline across the lots in said Vista Acres and adjoining property. Sets forth the provisions for use and maintenance of said pipeline, etc.

6. Right-of-way for Union County Road No. 65 (Mill Creek Lane) across the North side of the property.

**RECEIVED**

DEC 22 2011

WATER RESOURCES DEPT  
SALEM, OREGON

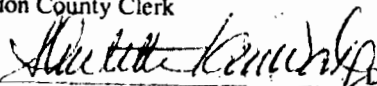
STATE OF OREGON

County of Union

} SS

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

ROBIN A. CHURCH  
Union County Clerk

by:  Deputy.

DOC#: 20113764

RCPT: 153732

60.00

12/02/2011 10:08 AM

REFUND:

.00

RECEIVED

After recording return to:

DEC 22 2011

20113765

Peter L. Osborne  
Schwabe, Williamson & Wyatt, P.C.  
1211 SW 5<sup>th</sup> Avenue, Suite 1800  
Portland, OR 97204

WATER RESOURCES DEPT  
SALEM, OREGON

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

Tina R. Hurst  
KJK Ranch, LLC  
59926 Comstock Road  
Cove, OR 97824

Parcel D  
(see attached tax map)

**WARRANTY DEED**

Kenneth D. Knott and Jeanette S. Knott, as Trustees of the KJK Trust, dated June 30, 1994, Grantor, convey and warrant to KJK Ranch, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

the real property located in Union County, Oregon, described on the attached Exhibit A

Grantor conveys the property to Grantee subject to the exceptions to title set forth on the attached Exhibit A.

Other property or value was either part or the whole consideration for this conveyance.

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.

RECEIVED

DEC 28

WATER RESOURCES DEPT  
SALEM OREGON

Dated: November 28, 2011

Grantor:

KJK TRUST

*Kenneth D. Knott*  
By: Kenneth D. Knott, Trustee

*Jeanette S. Knott*  
By: Jeanette S. Knott, Trustee

RECEIVED

DEC 22 2011

WATER RESOURCES DEPT  
SALEM, OREGON

State of Oregon )  
County of Union ) ss.

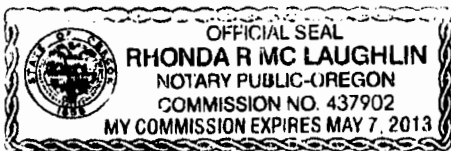
This instrument was acknowledged before me on November 28, 2011 by Kenneth D. Knott as Trustee of the KJK Trust.



*Rhonda R McLaughlin*  
Notary Public for Oregon  
Commission No.: 437902  
My Commission Expires: May 7, 2013

State of Oregon )  
County of Union ) ss.

This instrument was acknowledged before me on November 28, 2011 by Jeanette S. Knott as Trustee of the KJK Trust.



*Rhonda R McLaughlin*  
Notary Public for Oregon  
Commission No.: 437902  
My Commission Expires: May 7, 2013

**EXHIBIT A**

Lot number four (4) of VISTA ACRES, Union County, Oregon according to the plat filed July 13, 1979, in Book 3 at page 92, plat records of Union County, Oregon.

ALSO TO INCLUDE an undivided one-fifth (1/5) interest in the existing water line, as shown in the plat of VISTA ACRES, filed July 13, 1979, in Book 3 at page 92, plat records of Union County, Oregon, and as described in the Declaration of Easement and Covenant for Domestic Water Pipeline Use, recorded July 17, 1979, as Microfilm Document No. 86002, Union County, Oregon.

Subject to and excepting:

1. The land use and zoning laws of the State of Oregon and County of Union, now or hereafter in effect.
2. RIGHT OF WAY for water ditch as granted by Jacob Conner, dated May 17, 1895, recorded in Book "B" at pages 159 and 160, Miscellaneous Records of Union County, Oregon.
3. RIGHT OF WAY FOR FENCE, given by Irene M. Valade and D.E. Valade, her husband, to COVE CO-OP CHERRY GROWERS, dated February 6, 1954, (deed book 132, page 174).
4. DECLARATION OF EASEMENT AND COVENANT executed by Darrell E. Valade, dated July 13, 1979, recorded July 13, 1979, (microfilm No. 85922) and corrected and re-recorded July 17, 1979 (microfilm Document No. 86002), deeds, Union County, Oregon.
5. SUBJECT to easement for existing water line, as shown on the plat of Vista Acres (Plat book 3 page 92, Union County), and as granted to John Robinson in deed recorded as Microfilm Document No. 85813, Union County.
6. Rights of the public in and to that portion of this property lying below the high water mark of Millard Creek, as it crosses this property.
7. Right-of-way for Union County Road No. 84 (Comstock Road) across the east side of the property.

**RECEIVED**

DEC 22 2011

WATER RESOURCES DEPT  
SALEM, OREGON

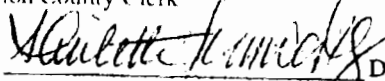
STATE OF OREGON

County of Union

} SS

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

ROBIN A. CHURCH  
Union County Clerk

by:  Deputy.

DOC#: 20113765

RCPT: 153733 55.00

12/02/2011 10:08 AM

REFFIND: .00

# EOT

## EASTERN OREGON TITLE, INC.

1601 Adams Avenue, P.O. Box 1084

La Grande, OR 97850

Phone: (541) 963-8561 Fax: (541) 963-2391

TITLE INSURANCE

ESCROW CLOSING

ESCROW COLLECTION

THIS MAP IS FURNISHED ONLY AS A CONVENIENCE IN LOCATING THE PROPERTY. THE COMPANY ASSUMES NO RESPONSIBILITY FOR ANY VARIATION THAT MAY BE DISCLOSED BY A SURVEY.

ORDER NO.: 11-219.56

