

A	P	C
G-7432	G-8404	56437 -
G-7937	G-7393	56438 -

OREGON WATER RESOURCES DEPARTMENT
WATER RIGHT OWNERSHIP UPDATE FOR

68471	49681	60546 -
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NOTICE TO SELLERS & BUYERS:

By law all water belongs to the public (ORS 537.110). In almost ("water right") from the Water Resources Department is needed or storing any water (ORS 537.130). However, most domestic rights. A water right stays with the land. In order to keep the ownership, ORS 537.330 requires persons selling property that 1) provide evidence of the water right to the buyer and 2) not Department of the water right involved with the real estate to exempted from this requirement if the water uses are served city.

23236	18349	22116 -
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R23252	R942	22117
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Decrees involved

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)378-8455.

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

PROPERTY SELLER INFORMATION:

Name: Daniel P. Wegner, Marjorie Wegner, Patti F. Wegner, Terry D. Wegner
Street Address: 100 mile Road
City: McDermitt State: NV Zip: 89421
Phone: _____

PROPERTY BUYER INFORMATION:

Name: Thomas B. Harry, Trustee, Thomas B. Harry & Carolyn D. Harry Family Survivor Trust
Street Address: 8771 Dillard Road
City: Wilton State: CA Zip: 95693
Phone: _____

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: _____ Township: _____ Range: _____ Section: _____
Tax Lot number(s): _____
Meets & bounds description (or attach copy of property deed & tax lot map with the parcels highlighted): "see legal on deed attached"

WATER RIGHT INFORMATION (attach copy of water right certificate or permit & final proof map if available):

Application #: _____ Permit #: _____ Certificate #: _____
Will all lands associated with the water right be owned by the buyer? Yes ☒ No ☐

Name of individual completing this form: Sharon L. Miles Phone: 1-541-889-7625
Signature: Sharon L. Miles Date: 1-12-04

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SALEM, OREGON

RECORDING INFORMATION:

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

Thomas R. Harry, Trustee
8771 Dillard Rd.
Wilton, CA 95693

After recording return to:

Thomas R. Harry, Trustee
8771 Dillard Rd.
Wilton, CA 95693

INSTRUMENT NO. 2003 - 10450
Page - 1 of 4 Pages

Inst. No. 2003 - 10450
I certify that the within instrument of writing was received for record on the 31 day of Dec., 2003 at 11:17 O'clock A.M. FEE \$36
STATE OF OREGON, County of Malheur
DEBORAH R. DeLONG
County Clerk

By: Sheryl Johnson Deputy

FPTCO - 19865

WARRANTY DEED

DANIEL P. WEGNER, Trustee of the Daniel P. Wegner Trust under Trust Agreement dated September 22, 1999; and MARJORIE WEGNER, Trustee of the Marjorie Wegner Trust, under Trust Agreement dated September 22, 1999, as to an undivided 1/2 interest; and TERRY D. WEGNER and PATTI J. WEGNER, Husband and Wife, as to an undivided 1/2 interest, Grantors, convey and warrant to THOMAS R. HARRY, Trustee of The Thomas R. Harry and Carolyn D. Harry Family Survivor's Trust established October 23, 1997 under Trust Agreement dated September 17, 1993, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto and by this reference incorporated herein.

SUBJECT TO and TOGETHER WITH

1. Any facts, rights, interest, 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.
2. Easements, encumbrances, or claims thereof, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

See Exhibit B attached hereto and by this reference incorporated herein.

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 true consideration for this conveyance is: \$2,400,000 which is to be paid by and to a facilitator pursuant to an IRC §1031 tax deferred exchange.

WARRANTY DEED - Page 1 of 4

Prepared by Yturri Rose LLP, PO Box "S" Ontario OR 97914
684003\dl1\December 30, 2003tm

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WATER RESOURCES DEPT
SALEM, OREGON

Dated this 30th day of December, 2003.

Daniel P. Wegner
Daniel P. Wegner, Trustee of the Daniel P. Wegner
Trust under Trust Agreement dated September 22,
1999

Marjorie R. Wegner
Marjorie Wegner, Trustee of the Marjorie Wegner
Trust under Trust Agreement dated September 22,
1999

Terry D. Wegner
Terry D. Wegner

Patti J. Wegner *Patti F. Wegner*
Patti J. Wegner

State of Oregon)
) ss
County of Malheur)

The foregoing instrument was acknowledged before me this 30th day of December, 2003
by Daniel P. Wegner, Trustee of the Daniel P. Wegner Trust under Trust Agreement dated
September 22, 1999 and Marjorie Wegner, Trustee of the Marjorie Wegner Trust under Trust
Agreement dated September 22, 1999.



Melanie J. Romero
Notary Public for Oregon
My commission expires: 9-12-06

State of Oregon)
) ss
County of Malheur)

The foregoing instrument was acknowledged before me this 30th day of December, 2003
by Terry D. Wegner and Patti J. Wegner.



Melanie J. Romero
Notary Public for Oregon
My commission expires: 9-12-06

Parcel A

Land in Malheur County, Oregon, as follows:

In Twp. 39 S., R. 44 E., W.M.:

Sec. 19: E $\frac{1}{2}$ E $\frac{1}{2}$.

Sec. 20: W $\frac{1}{2}$ W $\frac{1}{2}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$.

Sec. 28: W $\frac{1}{2}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$.

Sec. 29: All.

Sec. 30: E $\frac{1}{2}$ NE $\frac{1}{4}$.

In Twp. 40 S., R. 43 E., W.M.:

Sec. 16: S $\frac{1}{2}$ S $\frac{1}{2}$.

Sec. 20: SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$.

Sec. 21: N $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$.

Sec. 29: W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$.

Sec. 30: SE $\frac{1}{4}$ SE $\frac{1}{4}$.

Sec. 31: Govt Lots 2 and 3, N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ NW $\frac{1}{4}$.

Sec. 32: NW $\frac{1}{4}$ NW $\frac{1}{4}$.

Parcel B

Land in Malheur County, Oregon, as follows:

In Twp. 40 S., R. 42 E., W.M.:

Sec. 9: E $\frac{1}{2}$ E $\frac{1}{2}$.

Sec. 10: W $\frac{1}{2}$ W $\frac{1}{2}$.

Sec. 22: SE $\frac{1}{4}$ SE $\frac{1}{4}$.

Sec. 23: SW $\frac{1}{4}$ SW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$.

Sec. 26: W $\frac{1}{2}$ W $\frac{1}{2}$.

Sec. 27: NE $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$.

Sec. 33: E $\frac{1}{2}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$.

Sec. 34: N $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$.

Sec. 35: West $\frac{1}{2}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$.

In Twp. 41 S., R. 42 E., W.M.:

Sec. 2: Govt Lots 1, 2, 3, and 4, SW $\frac{1}{4}$ NE $\frac{1}{4}$ and S $\frac{1}{2}$ NW $\frac{1}{4}$.

Sec. 3: Govt Lots 1, 2, 3, and 4, S $\frac{1}{2}$ N $\frac{1}{2}$ and South $\frac{1}{2}$.

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Exhibit B

4. As disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.

5. Rights of the public in and to existing County road rights-of-way.

6. Mineral reservation, as reserved by State Land Board and all rights of said party and its successors in interest as owners thereof, in Deed recorded Nov. 17, 1941, Book 53, Page 522, Deed Records of Malheur County, Oregon.

7. An easement for power lines created by instrument, including the terms and provisions thereof recorded January 15, 1997, as Instrument No. 97-390, official records of Malheur County, Oregon, in favor of Oregon-Idaho Utilities, Inc., dba Humboldt Telephone Co.

8. An easement for powerlines created by instrument, including the terms and provisions thereof recorded January 15, 1997, as Instrument No. 97-391, Official Records of Malheur County, Oregon, in favor of Oregon-Idaho Utilities, Inc., dba Humboldt Telephone Co.

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WATER RESOURCES DEPT
SALEM, OREGON

STATE OF OREGON
COUNTY OF MALHEUR
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

ROY E. NAFTZGER, JR.
WHITEHORSE RANCH
FIELDS, OREGON 97904

confirms the right to use the waters of VANCE RANCH HOT SPRINGS, for the purpose of STOCK.

The right has been perfected under Permit 49681. The date of priority is AUGUST 9, 1985. The right is limited to not more than 0.1 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

NE 1/4 SW 1/4, SECTION 23, T 40 S, R 42 E, W.M.; 2011 FEET NORTH & 2335 FEET EAST FROM SOUTHWEST CORNER SECTION 23.

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

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

NE 1/4 SW 1/4
SE 1/4 SW 1/4
SECTION 23

NE 1/4 NW 1/4
SE 1/4 NW 1/4
NE 1/4 SW 1/4
SE 1/4 SW 1/4
SW 1/4 SE 1/4
SECTION 26

NW 1/4 NE 1/4
SECTION 35
TOWNSHIP 40 SOUTH, RANGE 42 EAST, W.M.

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. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed this date MARCH 23, 1989.

/s/ WILLIAM H. YOUNG

Water Resources Director

Recorded in State Record of Water Right Certificates numbered 60546
68471.VC

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