



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): Elmer E. Padberg
First Last

Mailing Address: P O Box 395

Lexington Oregon 97839
City State Zip

Phone: _____
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Meadowbrook Farms, LLC
First Last

Mailing Address: 63615 E Jacobs Road

Benton City Washington 99320
City State Zip

Phone: 509-728-1616 509-627-6249 f-509-627-6328
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Morrow Township: 1 S Range: 25 E Section: 35

Tax Lot Number(s): 1S 25--4500, 1S 25--6401, 2S 25--500

Street address of water right property: _____

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

Application #: S-65503 Permit #: S-48116 Certificate or Page #: C-82490

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

Name of individual completing this form: William A. Monson, Member Phone: 509-627-6249

Signature: William A. Monson Date: 5-6-14

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

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STATE OF OREGON

COUNTY OF MORROW

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO:

ELMER E. PADBERG
P.O. BOX 395
LEXINGTON, OR 97839

confirms the right to use the waters of WILLOW CREEK, a tributary of the COLUMBIA RIVER for the purpose of SUPPLEMENTAL IRRIGATION of 772.6 ACRES.

The right was perfected under Permit 48116. The date of priority is AUGUST 3, 1983. The right is limited to 5.74 CUBIC FEET 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:

Twp	Rng	Mer	Sec	Q-Q	Survey Coordinates
1 S	25 E	WM	35	NE SE	1550 feet North and 640 feet West from the SE corner of Section 35.

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 ONE-SIXTIETH of one cubic foot per second per acre, and shall be further limited to a diversion of not to exceed 3.0 acre-feet for each acre irrigated during the irrigation season of each year, provided further that the right allowed herein shall be limited to any deficiency in the available supply of any prior right existing for the same land and shall not exceed the limitation allowed herein, provided further that although declared herein to be for supplemental irrigation in part the right allowed may, in the interest of conserving the groundwater supplies, be exercised at times when water is available in the groundwater supply provided that the total quantity diverted from all sources of supply does not exceed the limitation allowed herein. The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

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

Supplemental Irrigation					
Twp	Rng	Mer	Sec	Q-Q	Acres
1 S	25 E	WM	34	NE NE	9.0
1 S	25 E	WM	34	NW NE	16.2
1 S	25 E	WM	34	SW NE	39.3
1 S	25 E	WM	34	SE NE	38.6
1 S	25 E	WM	34	NE SE	39.7
1 S	25 E	WM	34	NW SE	34.1
1 S	25 E	WM	34	SW SE	30.0
1 S	25 E	WM	34	SE SE	36.7
1 S	25 E	WM	35	SW NE	0.4
1 S	25 E	WM	35	NW NW	0.1
1 S	25 E	WM	35	SW NW	32.6
1 S	25 E	WM	35	SE NW	13.3
1 S	25 E	WM	35	NE SW	39.3
1 S	25 E	WM	35	NW SW	40.0

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1 S	25 E	WM	35	SW SW	36.0
1 S	25 E	WM	35	SE SW	28.4
1 S	25 E	WM	35	NE SE	6.5
1 S	25 E	WM	35	NW SE	26.0
1 S	25 E	WM	35	SW SE	40.0
1 S	25 E	WM	35	SE SE	31.5
2 S	25 E	WM	2	NE NE	17.6
2 S	25 E	WM	2	NW NE	30.7
2 S	25 E	WM	2	SW NE	36.8
2 S	25 E	WM	2	SE NE	9.4
2 S	25 E	WM	2	NE NW	32.1
2 S	25 E	WM	2	NW NW	39.2
2 S	25 E	WM	2	SW NW	32.2
2 S	25 E	WM	2	SE NW	36.9

This certificate describes that portion of the water right confirmed by Certificate 67270, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered December 3, 2006 approving Transfer Application 9942.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

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. This 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 December 3, 2006


 Phillip C. Ward, Director *PCW*

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T. 1 & 2 S. R. 25 E. W. M.

PERMIT ~ 48116
67270



Scale 1" = 1320'

FINAL PROOF SURVEY
UNDER

Application No. 65503... Permit No. 48116.....
IN NAME OF

ELMER E. PADBERG

Surveyed Jan. 9, 1986, by V. Church

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MCTC 8986

MORROW COUNTY, OREGON 2014-34103
D-WD 05/08/2014 01:53:28 PM
Cnt=1 Str=23 TC
\$25.00 \$11.00 \$20.00 \$10.00 \$66.00



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



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

Meadowbrook Farms, LLC
63615 E. Jacobs Rd.
Benton City, WA 99320

After Recording Please Return to:
MID-COLUMBIA TITLE COMPANY
P.O. BOX 290
BOARDMAN, OR 97818

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, ANDRE MEYER, KATHLEEN L. MEYER, FRANK MEYER, JULIA MEYER, AND ANDRE MEYER AND KATHLEEN L. MEYER, AS CUSTODIANS FOR VICTOR MEYER, UNDER THE OREGON UNIFORM TRANSFERS TO MINORS ACT, *Grantors herein, do hereby grant, bargain, sell, convey and warrant unto MEADOWBROOK FARMS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, 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 \$2,775,000.00 PAID TO A QUALIFIED INTERMEDIARY PURSUANT TO AN IRC §1031 TAX-DEFERRED EXCHANGE FOR GRANTORS.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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Dated this 7th day of MAY, 2014.

[Signature]
ANDRE MEYER

[Signature]
KATHLEEN L. MEYER

[Signature]
FRANK MEYER

[Signature]
JULIA MEYER

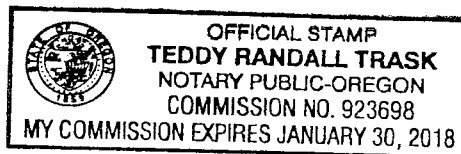
[Signature]
ANDRE MEYER, AS CUSTODIAN FOR
VICTOR MEYER, UNDER THE
OREGON UNIFORM TRANSFERS TO
MINORS ACT

[Signature]
KATHLEEN L. MEYER, AS
CUSTODIAN FOR VICTOR MEYER,
UNDER THE OREGON UNIFORM
TRANSFERS TO MINORS ACT

STATE OF OREGON
COUNTY OF Washington

This instrument was acknowledged before me this 7th day of May, 2014 by ANDRE MEYER, individually and as custodian for Victor Meyer, under the Oregon Transfers to Minors Act and KATHLEEN L. MEYER, individually and as custodian for Victor Meyer, under the Oregon Transfers to Minors Act.

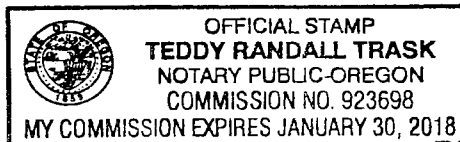
[Signature]
Notary Public for the State of OREGON
My Commission Expires: January 30, 2018



STATE OF OREGON
COUNTY OF Washington

This instrument was acknowledged before me this 7th day of May, 2014 by FRANK MEYER.

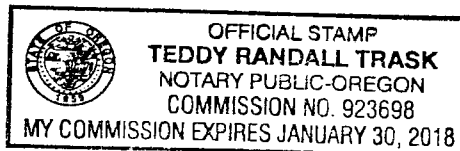
[Signature]
Notary Public for the State of OREGON
My Commission Expires: January 30, 2018



STATE OF OREGON
COUNTY OF Washington

This instrument was acknowledged before me this 7th day of May, 2014 by JULIA MEYER.

[Signature]
Notary Public for the State of OREGON
My Commission Expires: January 30, 2018



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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.

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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 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.

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Subject to:

Statutory Warranty Deed
Meyer/Meadowbrook Farms, LLC

Page 4

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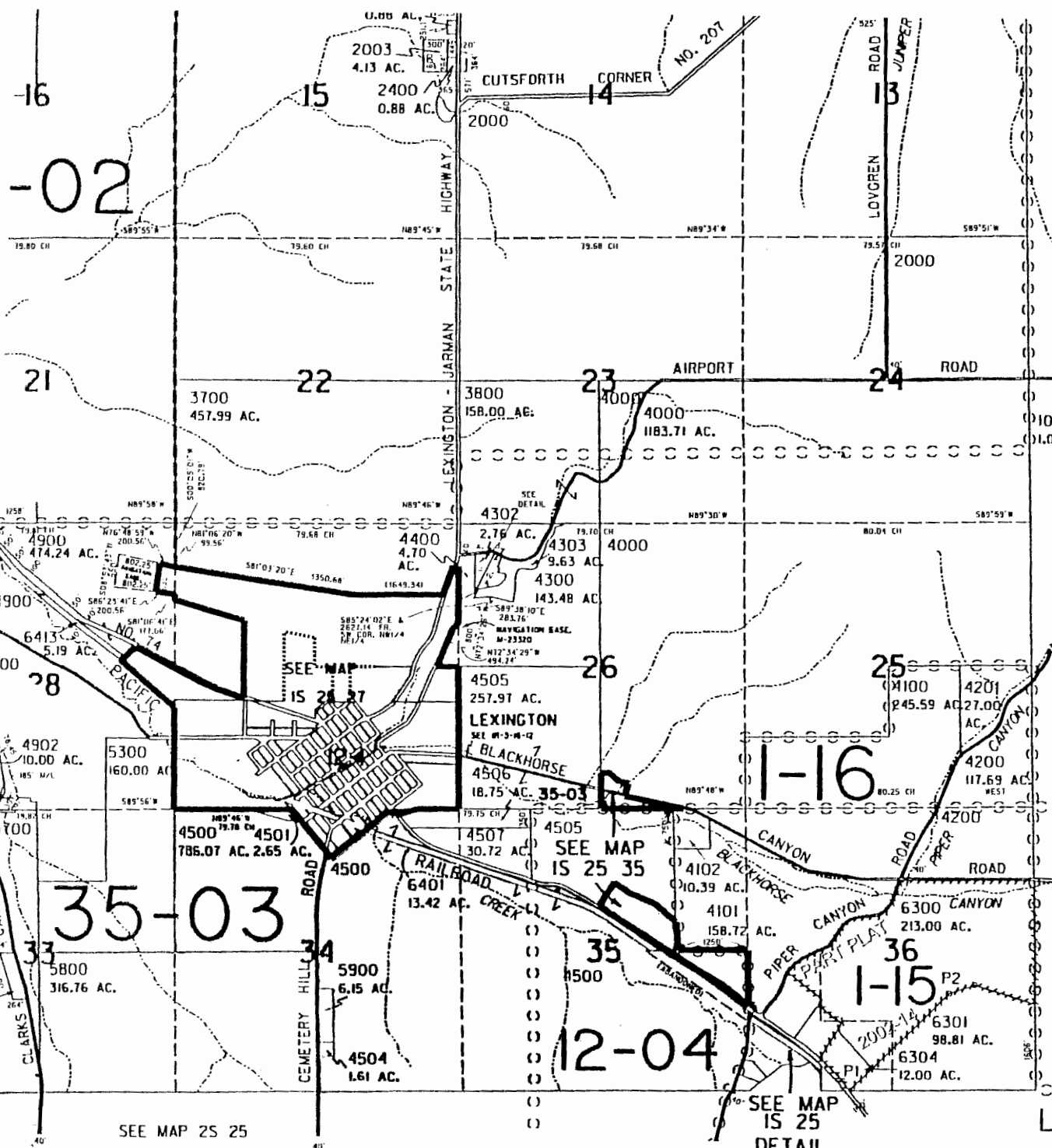
SALEM, OR

1. The rights of the public in roads and highways.
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. 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.
4. 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-6709, Morrow County Microfilm Records.
5. 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. M-16349, Morrow County Microfilm Records.
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 November 7, 1979, as Microfilm No. M-16350, 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 Association, recorded May 28, 1987, as Microfilm No. M-29003, Morrow County Microfilm Records.
8. 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-46451, Morrow County Microfilm Records.
9. 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.
10. Easement for a Water Pipeline and Electrical Line, including the terms and provisions thereof, in favor of Elden L. Padberg, recorded February 16, 2005, as Microfilm No. M-2005-13197, Morrow County Microfilm Records.
11. Disclaimer Statement, including the terms and provisions thereof, recorded on June 04, 2008, as Microfilm No. M-2008-21987, Morrow County Microfilm Records.

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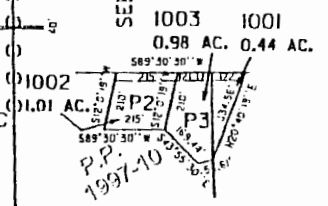
SALEM, OR



T.L. 4700
 T.L. 4800
 T.L. 4801
 T.L. 4802
 T.L. 4803

SEE MAP IS 26

DETAIL
 SEC 4
 1"=400'



DETAIL
 SEC. 26
 BEG. 2094' NORTH &
 317' EAST OF N 1/4
 COR. OF SEC. 26
 1. SOUTH 69.1'
 2. N26°24'30"E 199.8'
 3. N67°W 50'
 4. S81°45'W 312.5'

Revised
 4/27/2004, JD

IS 25
 & INDEX
 LEXINGTON

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SALEM, OR

-02

35-03

1-16

1-15

12-04

SEE MAP 25 25

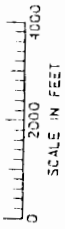
SEE MAP
 IS 25
 DETAIL

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1-25. R-20E. W-11N.
MORROW COUNTY

SEE MAP IS 25

1" = 2000'



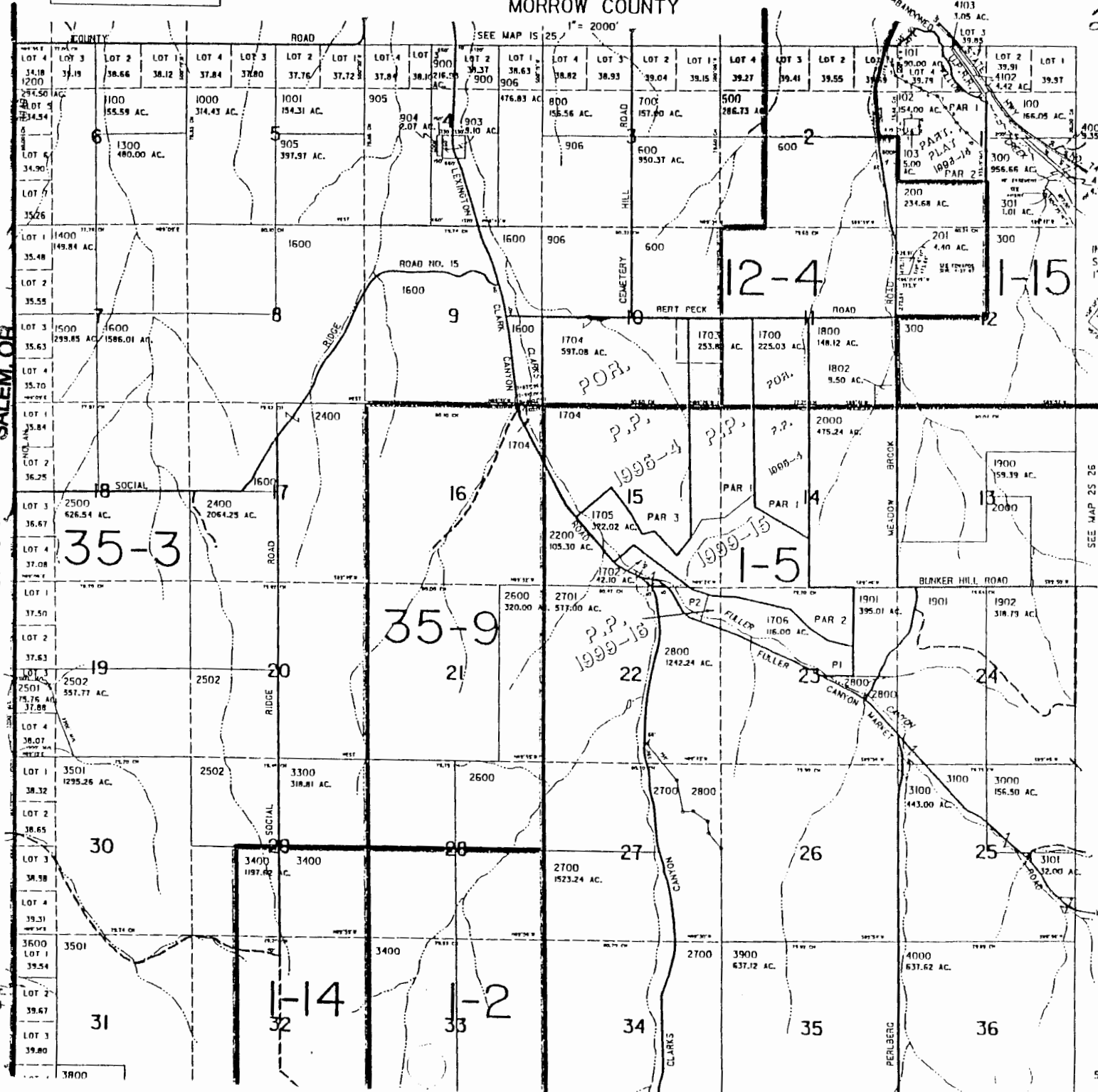
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SALEM, OR

SEE MAP 25 24

3500
188.44 AC.
SPOON
RIVER
CREEK
ROAD
NO. 14



25 25

- CANCELLED NUMBERS
- T.L. 901
- T.L. 902
- T.L. 1701
- T.L. 1801
- T.L. 2100
- T.L. 2300
- T.L. 2900
- T.L. 3200
- T.L. 3700
- T.L. 4100

INSERT
SEC. 1
1" = 400'

PARCEL 102

1. 5.17 AC. 197.50 AC.

2. 1.17 AC. 197.50 AC.

3. 1.17 AC. 197.50 AC.

4. 1.17 AC. 197.50 AC.

5. 1.17 AC. 197.50 AC.

6. 1.17 AC. 197.50 AC.

7. 1.17 AC. 197.50 AC.

8. 1.17 AC. 197.50 AC.

9. 1.17 AC. 197.50 AC.

10. 1.17 AC. 197.50 AC.

PARCEL 103

1. 1.17 AC. 197.50 AC.

2. 1.17 AC. 197.50 AC.

3. 1.17 AC. 197.50 AC.

4. 1.17 AC. 197.50 AC.

5. 1.17 AC. 197.50 AC.

6. 1.17 AC. 197.50 AC.

7. 1.17 AC. 197.50 AC.

8. 1.17 AC. 197.50 AC.

9. 1.17 AC. 197.50 AC.

10. 1.17 AC. 197.50 AC.

25 25