



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): James H. Martin and Buffalo Investments, LLC
First Last
Mailing Address: 53656 Upper Rhea Creek Rd.
Heppner OR 97836
City State Zip
Phone: 541-676-5636 760-668-5232
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): The Neal J. Dow Family Limited Partners, L.P.
First Last
Mailing Address: 28000 SE Paulina Hwy.
Prineville OR 97754
City State Zip
Phone: 541-477-3332
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Morrow Township: 4S Range: 26 Section: _____
Tax Lot Number(s): 1502, 3000, 2700

Street address of water right property: 53656 Upper Rhea Creek Rd., Heppner, OR 97836

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

Application #: G-7486 Permit #: _____ Certificate or Page #: 65923

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

Name of individual completing this form: Krista Price/Mid-Columbia Title Co. Phone: 541-481-2280

Signature: [Signature] Date: 7-21-14

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

STATE OF OREGON
COUNTY OF MORROW
CERTIFICATE OF WATER RIGHT

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JUL 23 2014
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THIS CERTIFICATE ISSUED TO

SHIRLEY RUGG
P.O. BOX 157
HEPPNER, OREGON 97836

confirms the right to use the waters of A WELL in the RHEA CREEK BASIN for the purpose of IRRIGATING 42.9 ACRES AND SUPPLEMENTAL IRRIGATION OF 17.7 ACRES.

The right has been perfected under Permit G-7261. The date of priority is AUGUST 20, 1976. The right is limited to not more than 0.76 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the well.

The well is located as follows:

NE 1/4 NE 1/4, SECTION 15, T 4 S, R 26 E, W.M.; 90 FEET SOUTH AND 2100 FEET EAST FROM THE NORTH 1/4 CORNER OF SECTION 15.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 3.0 acre-feet per acre for each acre irrigated during the irrigation season of each year. The right shall be limited to any deficiency in the available supply of any prior right for the same land and shall not exceed the limitation allowed herein.

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:

	PRIMARY	SUPPLEMENTAL
NW 1/4 SE 1/4		12.4 ACRES
SW 1/4 SE 1/4		5.3 ACRES
SE 1/4 SE 1/4	4.1 ACRES	
SECTION 10		
SW 1/4 SW 1/4	0.2 ACRE	
SECTION 11		
TOWNSHIP 4 SOUTH, RANGE 26 EAST, W.M.		

SEE NEXT PAGE

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	PRIMARY	SUPPLEMENTAL
SW 1/4 NE 1/4	3.6 ACRES	
NE 1/4 NW 1/4	3.8 ACRES	
NW 1/4 NW 1/4	16.0 ACRES	
SW 1/4 NW 1/4	1.7 ACRES	
SE 1/4 NW 1/4	9.7 ACRES	
SECTION 14		
NE 1/4 NE 1/4	3.8 ACRES	
SECTION 15		
TOWNSHIP 4 SOUTH, RANGE 26 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.

WITNESS the signature of the Water Resources Director, affixed
JUNE 10, 1991.

/s/ WILLIAM H. YOUNG
William H. Young

Recorded in State Record of Water Right Certificates numbered 65923.
G-7486.VLC

mctc 8975A

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

Neal J. Dow, Trustee
Neal J. Dow and Anna Dow Trust
28000 SE Paulina Hwy
Prineville, OR 97754

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

MORROW COUNTY, OREGON 2014-34208

D-WD

Cnt=1 Stn=23 TC

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\$20.00 \$11.00 \$20.00 \$10.00

\$61.00



00023550201400342080040040

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



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, FLYING BUFFALO RANCHES 1, LLC, an Oregon limited liability company, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto NEAL J. DOW, TRUSTEE OF THE NEAL J. DOW AND ANNA DOW TRUST, DATED APRIL 21, 1992, 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 \$28,000.00.

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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Statutory Warranty Deed
Flying Buffalo Ranches 1, LLC/Neal J. Dow and Anna Dow Trust

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Dated this 24th day of MAY, 2014.

FLYING BUFFALO RANCHES 1, LLC, an Oregon limited liability company

By: James H. Martin
James H. Martin, Authorized Member

STATE OF CALIFORNIA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of May, 2014 by JAMES H. MARTIN AS AUTHORIZED MEMBER OF FLYING BUFFALO RANCHES 1, LLC, an Oregon limited liability company.

SEE
Notary Public for the State of CALIFORNIA
My Commission Expires:

Subject to:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm and/or Forest 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.
2. The rights of the public in roads and highways.
3. Mineral and oil reservations, including the terms and provisions thereof, as reserved in deed from Paul Webb, Jr., also sometimes known as Paul Webb and Kathryn Webb, husband and wife, to the State of Oregon, recorded November 9, 1962, in Book 67, Page 395, Morrow County Deed Records.
4. Lack of insurable access.

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Statutory Warranty Deed
Flying Buffalo Ranches 1, LLC/Neal J. Dow and Anna Dow Trust

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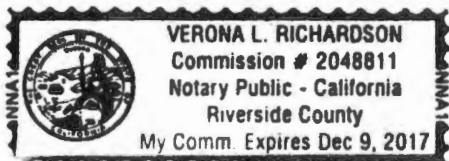
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of RIVERSIDE

On MAY 24, 2014 before me, VERONA L. RICHARDSON Notary Public

personally appeared JAMES H. MARTIN



Place Notary Seal Above

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 Verona L. Richardson
Signature of Notary Public

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: _____

Document Date: _____ 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: _____

RIGHT THUMBPRINT
OF SIGNER
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Signer's Name: _____

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

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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EXHIBIT "A"
Legal Description

PARCEL 1:

Government Lots 1 and 2, also known as the North Half of the Northeast Quarter, the South Half of the Northeast Quarter, the East Half of the Southeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 4, Township 5 South, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon---

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3
MCTC 8975

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

The Neal J. Dow Family Limited Partners, L.P.
28000 SE Paulina Hwy
Prineville, OR 97754

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

MORROW COUNTY, OREGON 2014-34491

D-WVD

Cnt=1 Stn=23 TC

07/08/2014 03:42:10 PM

\$55.00 \$11.00 \$20.00 \$10.00

\$96.00



00023907201400344910110118

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

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, JAMES H. MARTIN AND BUFFALO INVESTMENTS, LLC, an Arizona limited liability company, Grantors herein, do hereby grant, bargain, sell, convey and warrant unto THE NEAL J. DOW FAMILY LIMITED PARTNERS, L.P., 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 \$6,669,000.00 paid pursuant to an IRC § 1031 exchange on behalf of the Grantor and Grantee.

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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Statutory Warranty Deed

Martin & Buffalo Investments, LLC/The Neal J. Dow Family Limited Partners, L.P.

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Dated this 27th day of June, 2014.

James H. Martin
James H. Martin

BUFFALO INVESTMENTS, LLC, an
Arizona limited liability company

By: The Stephen D. Lunceford Revocable
Trust, sole member

By: Richard T. Lunceford Trust
Richard T. Lunceford, Successor Trustee

STATE OF OREGON
COUNTY OF MORROW

This instrument was acknowledged before me this 27th day of June, 2014 by JAMES H. MARTIN.

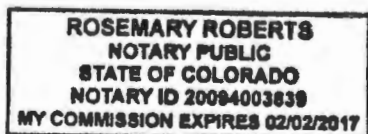
Krista A. Price
Notary Public for the State of OREGON
My Commission Expires: May 14, 2018



STATE OF Colorado
COUNTY OF La Plata

This instrument was acknowledged before me this 2nd day of July, 2014 by Richard T. Lunceford, Successor Trustee of the Stephen D. Lunceford Revocable Trust as Sole Member of Buffalo Investments, LLC, an Arizona limited liability company.

Rosemary Roberts
Notary Public
My Commission Expires: 2/2/2017



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Statutory Warranty Deed
Martin & Buffalo Investments, LLC/The Neal J. Dow Family Limited Partners, L.P.

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Subject to:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm and/or Forest 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.
2. The rights of the public in roads and highways.
3. Mineral and oil reservations, including the terms and provisions thereof, as reserved in deed from Paul Webb, Jr., also sometimes known as Paul Webb and Kathryn Webb, husband and wife, to the State of Oregon, recorded November 9, 1962, in Book 67, Page 395, Morrow County Deed Records.
4. Reservation of Mineral, Oil, Gas and Geothermal rights, as contained in deed from Betty C. Fickardt to J. W. Layton Logging Co., dated November 26, 1977, recorded December 1, 1977 as M-12373, 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 14, 1995, as Microfilm No. M-46483, 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 15, 1995, as Microfilm No. M-46500, 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 November 14, 1995, as Microfilm No. M-46524, Morrow County Microfilm Records.
8. Easement for Joint Access, including the terms and provisions thereof, between Pioneer Resources, LLC and George L. Derr, recorded April 12, 1999, as Microfilm No. M-57544, Morrow County Microfilm Records.
9. Lease, including the terms and provisions thereof, between Lost Pine Creek Ranches, LLC, as lessor, and Stuart Dick and Julie Dick, as lessee, dated November 4, 2005, Recorded November 4, 2005, as Microfilm No. 05015239, Morrow County Microfilm Records.

By Instrument recorded February 1, 2007, as Microfilm No. 2007-18642, Morrow County Microfilm Records, Lessor's interest under said Lease, was assigned to James H. Martin and Cooney Properties 96, LLC.

By Assignment of Lease recorded simultaneously herewith, Lessor's interest under said Lease, is assigned to The Neal J. Dow Family Limited Partners, L.P.
10. Road Easement, including the terms and provisions thereof, in favor of the United States of America, recorded August 22, 1973 as M-5963, Morrow County Microfilm Records.
11. Reservation of Easements in Patent from the United States of America, including the terms and provisions thereof, Recorded December 23, 1977 as M-12510, Morrow County Microfilm Records.
12. 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 15, 1995, as Microfilm No. M-46518, Morrow County Microfilm Records.
13. Easement and Maintenance Agreement, including the terms and provisions thereof, executed by Pioneer Resources, L.L.C., as Grantor in favor of John L. Boyer, recorded May 14, 1998, as Microfilm No. M-54269, Morrow County Microfilm Records.
14. Reservations in Patent, including the terms and provisions thereof, recorded December 29, 2000, as Microfilm No. M-2000-2834, Morrow County Microfilm Records.

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Statutory Warranty Deed
Martin & Buffalo Investments, LLC/The Neal J. Dow Family Limited Partners, L.P.

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15. Nonexclusive Roadway Easement, including the terms and provisions thereof, as reserved in deed from Pioneer Resources I, LLC, Grantor, to Lost Pine Creek Ranches, L.L.C, Grantee, recorded January 02, 2003 as M-2003-6441, Morrow County Microfilm Records.
16. Memorandum of Reciprocal Easements, including the terms and provisions thereof, by and between James H. Martin and Cooney Properties 96, LLC, a Colorado limited liability company and Delbert A. Piper and Phyllis M. Piper, recorded December 19, 2008 as Microfilm No. 2008-23185, Morrow County Microfilm Records.
17. Memorandum of Reciprocal Easements, including the terms and provisions thereof, by and between James H. Martin and Cooney Properties 96, LLC, a Colorado limited liability company and Dennis W. Peck and Debbie R. Peck, recorded December 19, 2008 as Microfilm No. 2008-23186, Morrow County Microfilm Records.
18. Easement for Access, including the terms and provisions thereof, in favor of Gary O. Ball and Donna J. Ball and David E. Piper and Pamela R. Piper, recorded October 11, 2011, as Microfilm No. M-2011-28997, Morrow County Microfilm Records.
19. Existing Conservation Stewardship Program (CSP) Government Contract, including the terms and provisions thereof, affecting the portion of said premises for the purposes stated therein.

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EXHIBIT "A"
LEGAL DESCRIPTION

Township 4 South, Range 26, East of the Willamette Meridian, In the County of Morrow, and State of Oregon.

Parcel 2 of PARTITION PLAT 2005-13, in the County of Morrow and State of Oregon.

Section 20: The South Half of the Southeast Quarter.

Section 21: The West Half of the Southwest Quarter; The South Half of the Southeast Quarter.

Section 28: All.

Section 33: The East Half; the Northwest Quarter; the Northwest Quarter of the Southwest Quarter.

EXCEPTING THEREFROM an undivided one-half interest in all oil and mineral rights contained in deed from Shirley Rugg, a single person, to Paul Webb Jr., and Kathryn Webb, husband and wife, recorded April 3, 1968, in Microfilm No. M-502, Morrow County Microfilm Records.

Township 5 South, Range 26, East of the Willamette Meridian, in the County of Morrow, and State of Oregon.

Section 1: Government Lot 4, also known as the Northwest Quarter of the Northwest Quarter; The South Half of the Northwest Quarter; The South Half.

Section 2: Government Lots 1, 2, 3, and 4, also known as the North Half of the North Half; The South Half of the North Half; The South Half.

Section 3: Government Lots 1, 2, 3, and 4, also known as the North Half of the North Half; The South Half of the North Half; The North Half of the South Half; The South Half of the Southeast Quarter.

Section 10: The Northeast Quarter; The North Half of the Southeast Quarter.

Section 11: The North Half; The North Half of the South Half; The Southeast Quarter of the Southwest Quarter; The South Half of the Southeast Quarter.

Section 12: All.

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Statutory Warranty Deed
Martin & Buffalo Investments, LLC/The Neal J. Dow Family Limited Partners, L.P.

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EXCEPTING THEREFROM the old Madison School Building upon the Shirley Rugg property, as conveyed in deed recorded August 31, 1982, as Microfilm No. M-20753, Morrow County Microfilm Records.

Township 5 South, Range 27 East of the Willamette Meridian, in the County of Morrow and State of Oregon.

- Section 3:
SW1/4NE1/4, SE1/4NW1/4, E1/2SW1/4, SE1/4.
- Section 4:
W1/2SW1/4, SE1/4SW1/4.
- Section 5:
E1/2SE1/4.
- Section 6:
Government Lots 3, 4, 5, 6 and 7, SE1/4NW1/4, SE1/4SW1/4, E1/2SE1/4, SW1/4SE1/4.
- Section 7:
ALL.
- Section 8:
E1/2, W1/2W1/2, NE1/4SW1/4.
- Section 9:
All EXCEPT the NE1/4NE1/4.
- Section 10:
W1/2E1/2, SE1/4NE1/4, E1/2NW1/4, SW1/4NW1/4, N1/2SW1/4, E1/2SE1/4.
- Section 11:
SW1/4NW1/4, W1/2SW1/4.
- Section 14:
W1/2NW1/4.
- Section 15:
N1/2, N1/2S1/2.
- Section 16:
ALL.
- Section 17:
NE1/4, SW1/4, SE1/4.
- Section 18:
ALL.
- Section 19:
N1/2NE1/4.
- Section 20:
W1/2NW1/4.

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A parcel of land lying in Township 4 South, Range 27, East of the Willamette Meridian in the County of Morrow and State of Oregon;

Section 31: SW1/4

ALSO:

A parcel of land located in Section 31, Township 4 South, Range 27, and in Sections 5 and 6, Township 5 South, Range 27, East of the Willamette Meridian, in the County of Morrow and State of Oregon, described as follows:

Section 31, Township 4 South, Range 27, EWM:

Any portion of the Southwest Quarter of the Southeast Quarter lying Westerly of the following described Line Number 4:

Section 5, Township 5 South, Range 27, EWM:

That portion of the Northwest Quarter of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter lying Westerly and Southerly of the following described Line Number 4:

Section 6, Township 5 South, Range 27, EWM:

The Northeast Quarter of the Southwest Quarter;

That portion of Government Lot 2, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter lying Westerly and Southerly of the following described Line Number 4:

LINE NUMBER 4 description through Section 31, Township 4 South, Range 27, East of the Willamette Meridian, and Sections 5 and 6, Township 5 South, Range 27, East of the Willamette Meridian, in the County of Morrow and State of Oregon:

Commencing at the Northeast Corner of Section 6, Township 5 South, Range 27, East of the Willamette Meridian; thence North 64°53'28" West a distance of 3070.13 feet to a 5/8 inch iron rebar, the POINT OF BEGINNING for this line description; thence South 06°15'38" East a distance of 1327.09 feet to a 5/8 inch iron rebar; thence South

12°42'07" East a distance of 1291.85 feet to a 5/8 inch iron rebar; thence South 17°05'39" East a distance of 1018.74 feet to a 5/8 inch iron rebar; thence South 53°16'20" East a distance of 1135.86 feet to a 5/8 inch iron rebar; thence South 49°54'58" East a distance of 362.07 feet to a 5/8 inch iron rebar; thence South 69°04'44" East a distance of 950.15 feet to a 5/8 inch iron rebar; thence South 20°01'32" East a distance of 1265.47 feet to a 5/8 inch iron rebar which bears North 45°52'15" East a distance of 709.47 feet from the Southwest Corner of said Section 5; thence South 69°14'02" East a distance of 728.67 feet to a 5/8 inch

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Statutory Warranty Deed

Martin & Buffalo Investments, LLC/The Neal J. Dow Family Limited Partners, L.P.

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iron rebar; thence South 42°50'03" East a distance of 265.94 feet to a 5/8 inch iron rebar; thence North 86°56'33" East a distance of 1687.82 feet to a 5/8 inch iron rebar which bears North 37°36'27" West a distance of 3544.60 feet from the East One-Quarter Corner of Section 8, Township 5 South, Range 27, East of the Willamette Meridian; thence North 88°17'00" East a distance of 899.11 feet; thence North 86°56'43" East a distance of 756.38 feet to a 5/8 inch iron rebar, the TERMINUS POINT for this line description. From said TERMINUS POINT, the East One-Quarter Corner of said Section 8 bears South 10°02'24" East a distance of 2920.03 feet.

Section 8, Township 5 South, Range 27, EWM:
The East Half of the Northwest Quarter.

EXCEPTING THEREFROM A parcel of land located in Section 31, Township 4 South, Range 27 and in Section 6, Township 5 South, Range 27, East of the Willamette Meridian in the County of Morrow and State of Oregon, as described below.

That portion of the Northeast Quarter of the Southwest Quarter and Southeast Quarter of the Southwest Quarter of said Section 31 lying Easterly of the following described Line Number 1, AND any portion of Government Lot 3 of said Section 6 lying Easterly of the following described Line Number 1, AND that portion of the Northeast Quarter of the Southeast Quarter of said Section 6 lying North and East of the following described Line Number 1:

LINE NUMBER 1 description through Section 31, Township 4 South, Range 27, East of the Willamette Meridian and Section 6, Township 5 South, Range 27, East of the Willamette Meridian as described below:

Commencing at the Northeast Corner of Section 6, Township 5 South, Range 27, East of the Willamette Meridian; thence North 64°53'28" West a distance of 3070.13 feet to a 5/8 inch iron rebar; thence North 00°23'00" East a distance of 1336 feet, more or less, to a point on the North line of said Northeast Quarter of the Southwest Quarter of Section 31, the POINT OF BEGINNING for this line description; thence South 00°23'00" West a distance of 50 feet, more or less, to a 5/8 inch iron rebar; thence South 00°23'00" West a distance of 1285.57 feet to a 5/8 inch iron rebar; thence South 06°15'38" East a distance of 1327.09 feet to a 5/8 inch iron rebar; thence South 12°42'07" East a distance of 1291.85 feet to a 5/8 inch iron rebar; thence South 17°05'39" East a distance of 1018.74 feet to a 5/8 inch iron rebar; thence South 53°16'20" East a distance of 1135.86 feet to a 5/8 inch iron rebar; thence South 49°54'58" East a distance of 362.07 feet to a 5/8 inch iron rebar; thence South 69°04'44" East a distance of 950.15 feet to a 5/8 inch iron rebar; thence South 20°01'32" East a distance of 1265.47 feet to a 5/8 inch iron rebar, the TERMINUS POINT for this line description. From said TERMINUS POINT, the Southwest Corner of Section 5, Township 5 South,

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Statutory Warranty Deed
Martin & Buffalo Investments, LLC/The Neal J. Dow Family Limited Partners, L.P.

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Range 27, East of the Willamette Meridian, bears South 45°52'15" West a distance of 709.47 feet.

A parcel of land located in Sections 4, 5 and 9 in Township 5 South, Range 27, East of the Willamette Meridian in the County of Morrow and State of Oregon, as described below.

Section 4:

The Northwest Quarter of the Southwest Quarter;

That portion of the Southwest Quarter of the Southwest Quarter and Southeast Quarter of the Southwest Quarter lying North and East of the following described Line Number 2:

Section 5:

The Northeast Quarter of the Southeast Quarter;

That portion of the Southeast Quarter of the Southeast Quarter lying Northerly of the following described Line Number 2:

Section 9:

The Southeast Quarter of the Northeast Quarter;

That portion of the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter lying North and East of the following described Line Number 2:

LINE NUMBER 2 description through Sections 4, 5 and 9, Township 5 South, Range 27, East of the Willamette Meridian, in the County of Morrow and State of Oregon, as described below:

Commencing at the West One-Quarter Corner of Section 9, Township 5 South, Range 27, East of the Willamette Meridian; thence North 37°36'27" West a distance of 3544.60 feet to a 5/8 inch iron rebar, the POINT OF BEGINNING for this line description; thence North 88°17'00" East a distance of 899.11 feet to a 5/8 inch iron rebar; thence North 86°56'43" East a distance of 756.38 feet to a 5/8 inch iron rebar; thence North 87°48'00" East a distance of 754.21 feet to a 5/8 inch iron rebar; thence North 87°08'10" East a distance of 281.66 feet to a 5/8 inch iron rebar; thence South 84°36'49" East a distance of 1721.38 feet to a 5/8 inch iron rebar; thence South 35°16'38" East a distance of 867.41 feet to a 5/8 inch iron rebar; thence South 14°25'41" East a distance of 164.26 feet to a 5/8 inch iron rebar; thence South 29°09'28" East a distance of 484.65 feet to a 5/8 inch iron rebar; thence North 73°22'44" East a distance of 68.94 feet to a 5/8 inch iron rebar; thence South 31°15'13" East a distance of 210.30 feet to a 5/8 inch iron rebar; thence South 17°30'59" East a distance of 382.10 feet to a 5/8

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inch iron rebar; thence South 14°06'10" East a distance of 571.59 feet to a 5/8 inch iron rebar; thence South 13°35'41" East a distance of 874.93 feet to a 5/8 inch iron rebar; thence South 20°53'39" East a distance of 332.33 feet to a 5/8 inch iron rebar; thence South 43°08'47" East a distance of 273.46 feet to a 5/8 inch iron rebar; thence South 66°01'16" East a distance of 574.67 feet to a 5/8 inch iron rebar; thence South 63°57'51" East a distance of 596.47 feet to a 5/8 inch iron rebar, from said point, the Southeast Corner of said Section 9 bears South 14°48'44" East a distance of 1296.90 feet; thence South 82°10'42" East a distance of 335 feet, more or less, to the East line of the Southeast Quarter of the Southeast Quarter of said Section 9, the TERMINUS POINT for this line description.

A parcel of land located in Sections 3, 10, 11, 14 and 15 in Township 5 South, Range 27, East of the Willamette Meridian, in the County of Morrow and State of Oregon, described as follows:

Section 3: Township 5 South, Range 27, EWM:
The Southwest Quarter of the Northeast Quarter;
The Southeast Quarter;
The East Half of the Southwest Quarter;
The Southeast Quarter of the Northwest Quarter.

Section 10: Township 5 South, Range 27, EWM:
The Southeast Quarter of the Northeast Quarter;
The East Half of the Southeast Quarter;
The West Half of the East Half;
The North Half of the Southwest Quarter;
The Southwest Quarter of the Northwest Quarter;
The East Half of the Northwest Quarter.

Section 11: Township 5 South, Range 27, EWM:
The West Half of the Southwest Quarter;
The Southwest Quarter of the Northwest Quarter.
Section 14: Township 5 South, Range 27, EWM:
The West Half of the Northwest Quarter.

Section 15: Township 5 South, Range 27, EWM:
The Northeast Quarter;
The Northeast Quarter of the Northwest Quarter;
That portion of the Northwest Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter and all that part of the North half of the Southeast Quarter lying Easterly of the following described Line Number 3:

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LINE NUMBER 3 description through Section 15, Township 5 South, Range 27, East of the Willamette Meridian, in the County of Morrow and State of Oregon, as described below.

Commencing at the Northwest Corner of said Section 15; thence South 41°53'48" East a distance of 836.70 feet to a 5/8 inch iron rebar; thence North 06°07'33" East a distance of 625 feet, more or less, to the North line of the Northwest Quarter of the Northwest Quarter of said Section 15, the POINT OF BEGINNING for this line description; thence South 06°07'33" West a distance of 625 feet, more or less, to a 5/8 inch iron rebar; thence South 59°32'30" East a distance of 94.52 feet to a 5/8 inch iron rebar; thence South 13°07'48" East a distance of 496.93 feet to a 5/8 inch iron rebar; thence South 26°27'14" East a distance of 427.40 feet to a 5/8 inch iron rebar; thence South 70°00'52" East a distance of 468.68 feet to a 5/8 inch iron rebar; thence South 07°01'41" East a distance of 565.02 feet to a 5/8 inch iron rebar; thence South 17°47'11" East a distance of 409.21 feet to a 5/8 inch iron rebar; thence South 35°38'07" East a distance of 343.89 feet to a 5/8 inch iron rebar; thence South 27°13'03" East a distance of 421.33 feet to a 5/8 inch iron rebar; thence South 45°42'18" East a distance of 169.56 feet to a 5/8 inch iron rebar; thence South 58°31'01" East a distance 337.97 feet to a 5/8 inch iron rebar, from said point, the Southeast Corner of said Section 15 bears South 59°21'32" East a distance 3458.15 feet; thence South 32°15'29" East a distance of 470 feet, more or less, to the South line of the Northeast Quarter of the Southwest Quarter of said Section 15, the TERMINUS POINT for this line description.

EXCEPTING THEREFROM ALL PARCELS all roads and road rights of ways.

TOGETHER WITH APPURTENANT EASEMENTS GRANTED BY THE MEMORANDUM OF RECIPROCAL EASEMENTS RECORDED DECEMBER 19, 2008 AS MICROFILM NO. 2008-23185 AND 2008-23186, MORROW COUNTY MICROFILM RECORDS.

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mctc 8475A

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

Neal J. Dow, Trustee
Neal J. Dow and Anna Dow Trust
28000 SE Paulina Hwy
Prineville, OR 97754

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

MORROW COUNTY, OREGON

2014-34208

D-WD

Cnt=1 Stn=23 TC

05/29/2014 02:09:47 PM

\$20.00 \$11.00 \$20.00 \$10.00

\$61.00



00023550201400342080040040

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



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, FLYING BUFFALO RANCHES 1, LLC, an Oregon limited liability company, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto NEAL J. DOW, TRUSTEE OF THE NEAL J. DOW AND ANNA DOW TRUST, DATED APRIL 21, 1992. 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 \$28,000.00.

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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Statutory Warranty Deed
Flying Buffalo Ranches 1, LLC/Neal J. Dow and Anna Dow Trust

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Dated this 24th day of MAY, 2014.

FLYING BUFFALO RANCHES 1, LLC, an Oregon limited liability company

By: James H. Martin
James H. Martin, Authorized Member

STATE OF CALIFORNIA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of May, 2014 by JAMES H. MARTIN AS AUTHORIZED MEMBER OF FLYING BUFFALO RANCHES 1, LLC, an Oregon limited liability company.

SEE
Notary Public for the State of CALIFORNIA
My Commission Expires: _____

Subject to:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm and/or Forest 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.
2. The rights of the public in roads and highways.
3. Mineral and oil reservations, including the terms and provisions thereof, as reserved in deed from Paul Webb, Jr., also sometimes known as Paul Webb and Kathryn Webb, husband and wife, to the State of Oregon, recorded November 9, 1962, in Book 67, Page 395, Morrow County Deed Records.
4. Lack of insurable access.

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Statutory Warranty Deed
Flying Buffalo Ranches 1, LLC/Neal J. Dow and Anna Dow Trust

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

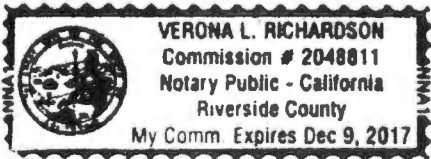
State of California

County of RIVERSIDE

On MAY 24, 2014 before me, VERONA L. RICHARDSON, Notary Public,
Data Here Insert Name and Title of the Officer

personally appeared JAMES H MARTIN
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 Verona L. Richardson
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: _____

Document Date: _____ 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: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

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EXHIBIT "A"
Legal Description

PARCEL 1:

Government Lots 1 and 2, also known as the North Half of the Northeast Quarter, the South Half of the Northeast Quarter, the East Half of the Southeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 4, Township 5 South, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon---

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Mid-Columbia Title Company

P.O. Box 290 ~ 205 E. Boardman Ave., Boardman, OR 97818

Phone: (541) 481-2280 ~ Fax: (541) 481-3280

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July 21, 2014

Oregon Water Resources Dept.
725 Summer St. NE, Ste. A
Salem, OR 97301-1266

Re: Morrow County Ranch Purchase and Sale
Water Right Ownership Forms for 4S-26, 5S-26 & 5S-27/Morrow County, OR
Escrow No. 8975

To Whom It May Concern:

Enclosed is a packet containing the following information for a ranch sale I completed in Morrow County:

1. Certificate of Water Right Ownership Update forms for each Certificate I believe affects this ranch according the website – divided into three Township and Ranges.
2. Maps indicating the property described in the Deeds.
3. Deeds supporting the ownership change.

Please let me know if I can be of further assistance.

Thank you,



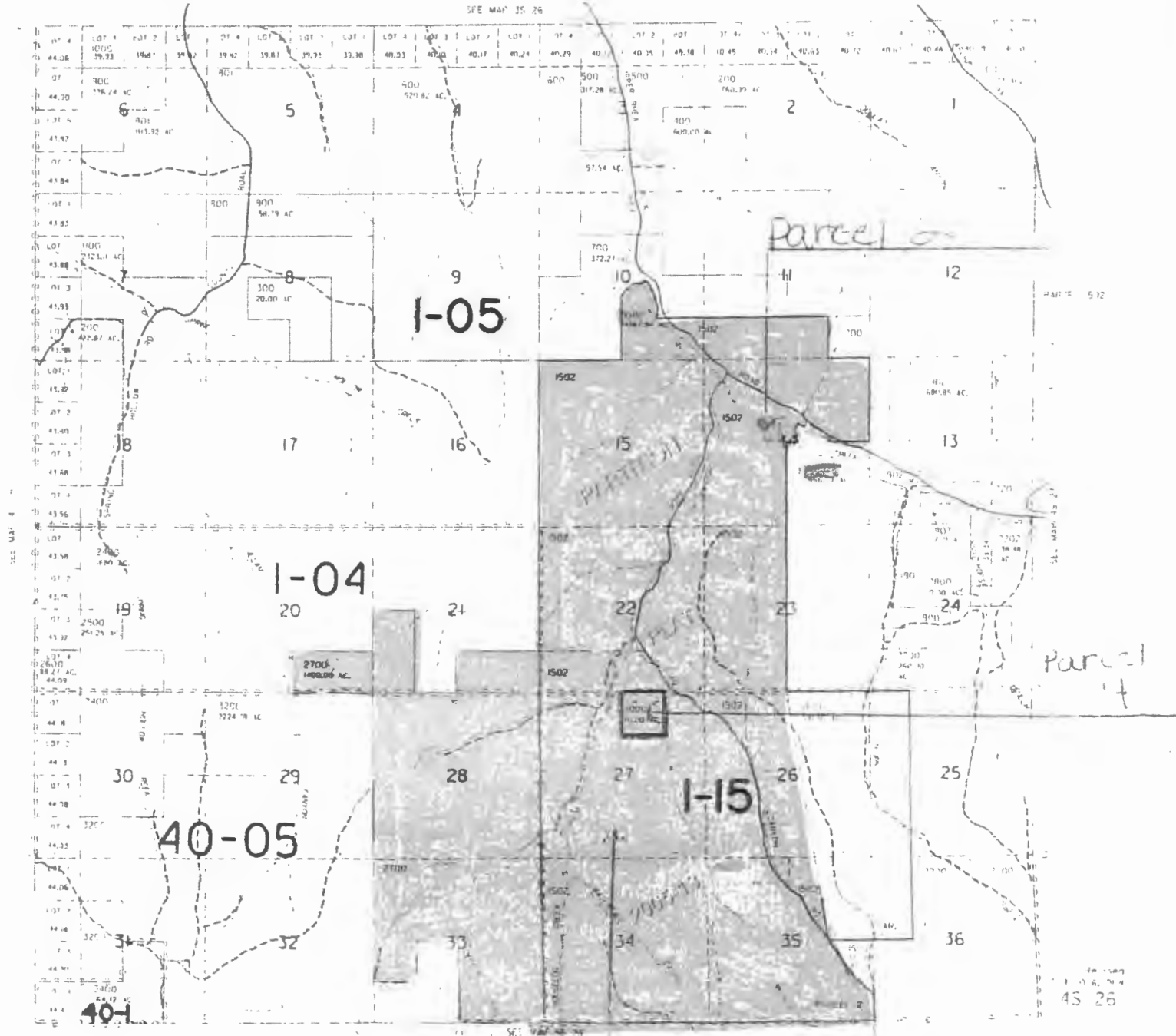
Krista A. Price
Escrow Officer

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THIS MAP WAS PREPARED FOR
AS SETBACK PURPOSE ONLY

T.4S. R.26E. W.M.
MORROW COUNTY

4S 26



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