

Application for a Permit to Use

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SEP 08 2014



Oregon Water Resources
Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 895-8900

SALEM, OR Water-Use Permit Application Processing

1. Completeness Determination

The Department evaluates whether the application and accompanying map contain all of the information required under OAR 690-310-0040 and OAR 690-310-0050 (www.oregon.gov/owrd/law). The Department also determines whether the proposed use is prohibited by statute. If the Department determines that the application is incomplete, all fees have not been paid, or the use is prohibited by statute, the application and all fees submitted are returned to the applicant.

2. Initial Review

The Department reviews the application to determine whether water is available during the period requested, whether the proposed use is restricted or limited by rule or statute, and whether other issues may preclude approval of or restrict the proposed use. An Initial Review (IR) containing preliminary determinations is mailed to the applicant. The applicant has 14 days from the mailing date to withdraw the application from further processing and receive a refund of all fees paid minus \$200. The applicant may put the application on hold for up to 180 days and may request additional time if necessary.

3. Public Notice

Within 7 days of the mailing of the initial review, the Department gives public notice of the application in the weekly notice published by the Department at www.oregon.gov/owrd. The public comment period is 30 days from publication in the weekly notice.

4. Proposed Final Order Issued

The Department reviews any comments received, including comments from other state agencies related to the protection of sensitive, threatened or endangered fish species. Within 60 days of completion of the IR, the Department issues a Proposed Final Order (PFO) explaining the proposed decision to deny or approve the application. A PFO proposing approval of an application will include a draft permit, and may request additional information or outstanding fees required prior to permit issuance.

5. Public Notice

Within 7 days of issuing the PFO, the Department gives public notice in the weekly notice. Notice includes information about the application and the PFO. Protest must be received by the Department within 45 days after publication of the PFO in the weekly notice. Anyone may file a protest. The protest filing fee is \$350.00 for the applicant and \$700.00 for non-applicants. Protests are filed on approximately 10% of Proposed Final Orders. If a protest is filed, the Department will attempt to settle the protest but will schedule a contested case hearing if necessary.

6. Final Order Issued

If no protests are filed, the Department issues a Final Order consistent with the PFO. If the application is approved, a permit is issued that specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate.

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Oregon Water Resources
Department
725 Summer Street NE, Suite A
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(503) 986-8991
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SECTION 1: APPLICANT INFORMATION AND SIGNATURE

JUN 25 2014

Applicant Information

SALEM, OR

NAME		PHONE (HM)	
PHONE (WK)	CELL	FAX	
ADDRESS			
CITY	STATE	ZIP	E-MAIL*

Organization Information

NAME J. C. Watson Company		PHONE 208-722-5141	FAX
ADDRESS P. O. Box 300			CELL
CITY Parma	STATE ID	ZIP 83660	E-MAIL* jon@soobrand.com

Agent Information – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT / BUSINESS NAME		PHONE	FAX
ADDRESS			CELL
CITY	STATE	ZIP	E-MAIL*

Note: Attach multiple copies as needed

* By providing an e-mail address, consent is given to receive all correspondence from the department electronically. (paper copies of the final order documents will also be mailed.)

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.

I (we) affirm that the information contained in this application is true and accurate.

Applicant Signature

Print Name and title if applicable

Date

Applicant Signature

Print Name and title if applicable

Date



SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

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Yes

- There are no encumbrances.
- This land is encumbered by easements, rights of way, roads or other encumbrances.

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No

- I have a recorded easement or written authorization permitting access.
- I do not currently have written authorization or easement permitting access.
- Written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
- Water is to be diverted, conveyed, and/or used only on federal lands.

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List the names and mailing addresses of all affected landowners (*attach additional sheets if necessary*).

Applicant owns proposed acres described as Tax Lots 2300 & 700; GNJ, Inc. owns proposed wells and acres described as Tax Lot 2300 (authorization attached).

You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
1	Snake River		
2	Owyhee River		
3	Owyhee River		

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials (*attach additional sheets if necessary*).

Well 1 is located in the wrong quarter-quarter on the associated well report. Upon approval of Emergency-Use Permit G-17864, efforts are being made to increase ground water productivity in Well 1.

SECTION 3: WELL DEVELOPMENT, CONTINUED

Total maximum rate requested: 2.7 (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

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The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the information may be found on the applicable well log. (If a well log is available, please submit it in addition to completing the table.) If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	66040	<input type="checkbox"/>	8	+2-165 215-225	165-215	0-155	135'8" 10/18/05	Gravel & Sand	225	400	380
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	10	+2-160	160-250	0-100	130	Gravel & Sand	250	400	380
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	10	+2-170	170-250	0-100	140	Gravel & Sand	250	400	380
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.
 ** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.
 *** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

SECTION 4: WATER USE

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Irrigation	3/1 - 10/31	1140

Exempt Uses: Please note that 15,000 gallons per day for single or group **domestic** purposes and 5,000 gallons per day for a single **industrial or commercial** purpose are exempt from permitting requirements.

For irrigation use only:

Please indicate the number of primary and supplemental acres to be irrigated (*must match map*).

Primary: _____ Acres Supplemental: 380 Acres

List the Permit or Certificate number of the underlying primary water right(s): 75691 CF

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 1140

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: _____

If the use is **mining**, describe what is being mined and the method(s) of extraction: _____ RECEIVED BY OWRD

SECTION 5: WATER MANAGEMENT

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A. Diversion and Conveyance

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What equipment will you use to pump water from your well(s)?

Pump (give horsepower and type): 10 - 25 horsepower line-shaft or submersible pumps

Other means (describe): _____

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. **Wells & pumps, pipes & ditches**

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler)
Drip, sprinkler and furrow irrigation

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters.

Crops consumptive irrigation requirements in this area are high enough to utilize the full diversion rate, even with high irrigation efficiency. Existing pivot sprinkler packages are sized for the requested flow rates. Flow rates will be measured at wells using totalizing flow meters. Where surface gravity methods are utilized, sediment basins and other best management practices will be utilized to minimize waste and contamination of drain water.

SECTION 6: STORAGE OF GROUND WATER IN A RESERVOIR

If you would like to store ground water in a reservoir, complete this section (*if more than one reservoir, reproduce this section for each reservoir*).

Reservoir name: _____ Acreage inundated by reservoir: _____

Use(s): _____

Volume of Reservoir (acre-feet): _____ Dam height (feet, if excavated, write "zero"): _____

Note: If the dam height is greater than or equal to 10.0' above land surface AND the reservoir will store 9.2 acre feet or more, engineered plans and specifications must be approved prior to storage of water.

SECTION 7: USE OF STORED GROUND WATER FROM THE RESERVOIR

If you would like to use stored ground water from the reservoir, complete this section (*if more than one reservoir, reproduce this section for each reservoir*).

Annual volume (acre-feet): _____

USE OF STORED GROUND WATER	PERIOD OF USE

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SECTION 8: PROJECT SCHEDULE

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Date construction will begin: Upon approval

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Date construction will be completed: 2017

Date beneficial water use will begin: 2015 irrigation season, depending on surface water availability

SECTION 9: WITHIN A DISTRICT

Check here if the point of diversion or place of use are located within or served by an irrigation or other water district.

Irrigation District Name Owyhee Irrigation District	Address 17 S. 1st St.	
City Nyssa	State OR	Zip 97913

SECTION 10: REMARKS

Use this space to clarify any information you have provided in the application (*attach additional sheets if necessary*).

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Property currently uses surface water delivered from Owyhee Irrigation District as the primary and only source for irrigation. Supplementl ground water is needed when surface water deliveries from Owyhee Irrigation District are limited due to little carry-over and marginal contributing run-off in Owyhee Reservoir. Applicant was granted Emergency-Use Permit G-17864 for use of the existing well for supplemental irrigation during the 2014 irrigation season.

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Land Use Information Form



Oregon Water Resources
Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900

NOTE TO APPLICANTS

In order for your application to be processed by the Water Resources Department (WRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be used and developed. The planning official may choose to complete the form while you wait, or return the receipt stub to you. Applications received by WRD without the Land Use Form or the receipt stub will be returned to you. Please be aware that your application will not be approved without land use approval.

This form is NOT required if:

- 1) Water is to be diverted, conveyed, and/or used only on federal lands; **OR**
- 2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and **all** of the following apply:
 - a) The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
 - b) The application involves a change in place of use only;
 - c) The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; **and**
 - d) The application involves irrigation water uses only.

NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for or modifying a water right. The Water Resources Department (WRD) requires its applicants to obtain land-use information to be sure the water rights do not result in land uses that are incompatible with your comprehensive plan. Please complete the form or detach the receipt stub and return it to the applicant for inclusion in their water right application. You will receive notice once the applicant formally submits his or her request to the WRD. The notice will give more information about WRD's water rights process and provide additional comment opportunities. You will have 30 days from the date of the notice to complete the land-use form and return it to the WRD. If no

land-use information is received from you within that 30-day period, the WRD may presume the land use associated with the proposed water right is compatible with your comprehensive plan. Your attention to this request for information is greatly appreciated by the Water Resources Department. If you have any questions concerning this form, please contact the WRD's Customer Service Group at 503-986-0801.

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Land Use

Information Form



**Oregon Water Resources
Department**
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266

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Applicant: J. C. Watson Company
First

SEP 08 2014

Last _____

Mailing Address: P. O. Box 300

SALEM, OR

Parma

City

ID

State

83660

Zip

Daytime Phone: 208-722-5141

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
21S	46E	16		2300	C-A1	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	Irrig
21S	46E	16		2400	C-A1	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	Irrig
21S	46E	10		700	C-A1	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	Irrig
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Malheur County near Adrian

B. Description of Proposed Use

Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water
 Water Right Transfer
 Permit Amendment or Ground Water Registration Modification
 Limited Water Use License
 Allocation of Conserved Water
 Exchange of Water

Source of water: Reservoir/Pond Ground Water Surface Water (name) _____

Estimated quantity of water needed: 2.7 cubic feet per second gallons per minute acre-feet

Intended use of water: Irrigation Commercial Industrial Domestic for _____ household(s)
 Municipal Quasi-Municipal Instream Other _____

Briefly describe:

Propose diverting ground water to supplement surface water irrigation.

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. →

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For Local Government Use Only

The planning section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

Please check the appropriate box below and provide the requested information

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): MCC Chapter 6 Sec 6-6-7
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land-Use Approval Needed (e.g. plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

Name: _____ Title: W. Alvin Scott Interim Planning Director
 Signature: W. Alvin Scott Phone: 541 475 5185 Date: July 10, 2014
 Government Entity: Malheur County Planning Department

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

Receipt for Request for Land Use Information

Applicant name: _____
 City or County: _____ Staff contact: _____
 Signature: _____ Phone: _____ Date: _____

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Recording Requested By and
When Recorded Return to:

J.C. WATSON COMPANY, INC.
PO Box 300 *METE # 23633*
Parma, ID 83660 *Attn: Sharon*

Rec 7-30-14
2014-2489

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 26th day of March, 2014, is between #161 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC, an Idaho limited liability company ("Grantor"), and J.C. WATSON COMPANY, INC. ("Grantee"), whose legal address is: PO Box 300, Parma, ID 83660.

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Malheur, State of Oregon, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Map 2146A	Tax Lot 3700	Account No. 10546	Code 34
Map 2146A	Tax Lot 3701	Account No. 10547	Code 34
Map 2146B	Tax Lot 4600	Account No. 10653	Code 34
Map 2146B	Tax Lot 4601	Account No. 10654	Code 34
Map 2146B	Tax Lot 4700	Account No. 10655	Code 34

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This property is free from liens and encumbrances, EXCEPT:

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SEE EXHIBIT 'B' ATTACHED HERETO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "Property").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of April 4, 2007.

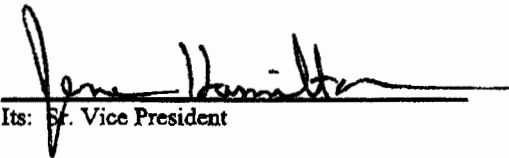
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The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

#161 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC,
an Idaho limited liability company

By: Pioneer 1031 Company, Member

By: 
Its: Sr. Vice President

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SALEM, OR

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 26th day of March, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Jesse Hamilton, known to me to be the Sr. Vice President of Pioneer 1031 Company, an Idaho corporation, which corporation is the Sole Member of #161 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company, and acknowledged to me that she/he executed the within and foregoing instrument for and on behalf of said corporation as Sole Member of said limited liability company and in said corporation's name as Sole Member of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





Notary Public for Idaho
Residing at Meridian, Idaho
My Commission Expires: 3-7-17

EXHIBIT 'A'

Parcel A: (Tax Lots 3700, 3701)

Land in Malheur County, Oregon as follows:

In Twp. 21 S., R. 46 E., W.M.:

Sec. 10: A parcel of land in the SW1/4 NW1/4 described as follows:

Beginning at the Southwest corner of said SW1/4 NW1/4;
thence North, coincident with the West boundary thereof, 610 feet;
thence Southeasterly, in a straight line, to a point on the East boundary of said
SW1/4 NW1/4 being 265 feet North of the Southeast corner thereof;
thence South, coincident with the East boundary 265 feet to the Southeast corner;
thence West, coincident with the South boundary of said SW1/4 NW1/4, to the Point of
Beginning.

ALSO the W1/2 SW1/4,

EXCEPTING THEREFROM the South 2 acres of the E1/2 SE1/4 SW1/4 SW1/4.

Parcel B: (Tax Lots 4600, 4601, 4700)

Land in Malheur County, Oregon as follows:

In Twp. 21 S., R. 46 E., W.M.: (Tax Lot 4600)

Sec. 16: NW1/4,

EXCEPTING THEREFROM the East 5 acres of the SW1/4 NW1/4 as conveyed in Deed
recorded Nov. 3, 1958, Book 111, Page 87, Deeds.

FURTHER EXCEPTING the North 25 feet as conveyed to Malheur Co. by Deed
recorded Feb. 24, 1940, Book 49, Page 508.

Land in Malheur County, Oregon as follows:

In Twp. 21 S., R. 46 E., W.M.: (Tax Lot 4601)

Sec. 16: All that portion of the N1/2 SW1/4 lying and being North of the Kingman Lateral
No. 6.2 right of way.

Land in Malheur County, Oregon as follows:

In Twp. 21 S., R. 46 E., W.M.: (Tax Lot 4700)

Sec. 16: The East 5 acres of the SW1/4 NW1/4 as conveyed in Deed recorded Nov. 3, 1958,
Book 111, Page 87, Deeds.

EXCEPTING THEREFROM a parcel of land in the SW1/4 NW1/4 described as follows:

Beginning at a point S. 0° 10' E., 11.5 feet from the Northeast corner of the
SW1/4 NW1/4;
thence S. 0° 10' E., 243.7 feet;
thence S. 89° 54' W., 132 feet;
thence N. 0° 10' W., 243.7 feet;
thence N. 89° 54' E., 132 feet to the Point of beginning.

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EXHIBIT 'B'

The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied.

The rights of the public in and to that portion of the premises herein lying within streets, roads and highways.

Regulations of the Owyhee Irrigation District, within which the above property lies, including levies, assessments, water and irrigation rights and easements for ditches and canals.

Right of way in favor of USA recorded Mar. 33, 1929, Book 32, Page 93, Deeds. (Affects SWNW-10)

An easement for power lines created by instrument, including the terms and provisions thereof;

Recorded: May 1948, in Book 74, Page 280, Deed Records (affect N1/2SW - 16)

Recorded: Feb. 1960, Book 115, Inst. 18068, Deeds (affect NW1/4 -16)

Recorded: July 1991, Inst. 91-4166, Deeds (E1/2NW - 16)

Favor of: Idaho Power Company

Easement in favor of Charlie West recorded Sept. 9, 1952, Book 90, Inst. 25049, Deeds, for 6 foot drainage ditch across NW1/4 - 16.

Road easement in favor of Sarah Judd, recorded Sept. 2, 1969, Inst. 101876, L&A records. (affects a 16 foot right of way - NW1/4 -16)

Any claims or loss incurred by reason of acreages contained in the legal descriptions rather than metes and bounds used for descriptions.

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SALEM, OR

G-17924



THIS SPACE RESERVED FOR RECORDER'S USE

MALHEUR COUNTY, OR 2014-2599
DST WD 08/11/2014 11:43 AM
Cnt=1 Pgs=2 Total:\$57.00



00025181201400025990020028

I, Deborah R. DeLong, County Clerk for Malheur County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Deborah R. DeLong - County Clerk

handwritten signature

After recording return to:

J.C. Watson Company, an Idaho corporation
201 Main Street
Parma, ID 83660

AmeriTitle

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

J.C. Watson Company, an Idaho corporation
201 Main Street
Parma, ID 83660

Escrow No. ONM08752
Title No. 0008752
SWD r.020212

STATUTORY WARRANTY DEED

GNJ, Inc., an Idaho corporation,

Grantor(s), hereby convey and warrant to

J.C. Watson Company, an Idaho corporation,

Grantee(s), the following described real property in the County of MALHEUR and State of Oregon free of encumbrances except as specifically set forth herein:

Land in Malheur County, Oregon, as follows:
In Twp. 21 S., R. 46 E., W.M.:
Sec. 16: NE 1/4.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Ref. 10652/Code 34

Map 2146/Lot 2300

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2014-2015 Real Property Taxes a lien not yet due and payable.

RECEIVED BY OWRD

SEP 08 2014

SALEM, OR

G-17924

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.

Dated this 4th day of August, 2014.

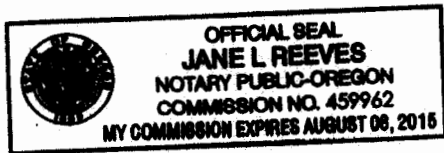
GNJ, Inc, an Idaho corporation

BY: [Signature]
Glen D. Jemmett, President

STATE OF OREGON
County of MALHEUR

This instrument was acknowledged before me on August 4, 2014, by Glen D. Jemmett as President of GNJ, Inc., an Idaho Corporation.

[Signature]
Notary Public for Oregon
My Commission Expires:



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SEP 08 2014

SALEM, OR

2014-2599
MALHEUR COUNTY, OREGON

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G-17924

Oregon Water Resources Department
725 Summer Street NE, Ste A
Salem, OR 97301-1266

Re: J. C. Watson Co. Application for Ground Water Permit

To Whom It May Concern:

GNJ, Inc. owns a portion of the place of use (tax Lot 2300) and points of diversion proposed on the application referenced above. J. C. Watson Company has a Contract to Purchase Agreement with GNJ, Inc. for this land. GNJ, Inc. approves submittal of the above application in the name of J.C. Watson Company.

Sincerely,

GNJ Inc by [Signature] Pres
Name & Title, GNJ, Inc.

5-14-2014
Date

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SALEM, OR

G-17924

Added 9-9-14 KJK

RECEIVED MALH

52787

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

NOV 16 2005

WELL I.D. # L 66040

START CARD # 172219

Instructions for completing this report are on the back of this form.

WATER RESOURCES DEPT
OREGON

(1) LAND OWNER Well Number _____
Name CITY OF ADRIAN
Address P.O. BOX 226
City ADRIAN State OR Zip 97901

(9) LOCATION OF WELL (legal description)
County MALHEUR
Tax Lot DONATED TO CITY 450
Township 21 N or S Range 46 E or W WM
Section 16 NE 1/4 SE 1/4

(2) TYPE OF WORK New Well
 Deepening Alteration (repair/recondition) Abandonment Conversion

Lat _____ " or _____ (degrees or decimal)
Long _____ " or _____ (degrees or decimal)

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Other REVERSE

Street Address of Well (or nearest address) 1/2 MILE SOUTH
ON CLOVER LANE OFF MENDIOLA

(4) PROPOSED USE
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(10) STATIC WATER LEVEL
135'8" ft. below land surface. Date 10/18/05
_____ ft. below land surface. Date _____
Artesian pressure _____ lb. per square inch Date _____

(5) BORE HOLE CONSTRUCTION Special Construction: Yes No
Depth of Completed Well 225 ft.
Explosives used: Yes No Type _____ Amount _____

(11) WATER BEARING ZONES
Depth at which water was first found 135'

BORE HOLE			SEAL			Sacks or Pounds
Diameter	From	To	Material	From	To	
18	0	225	BENTONITE	0	15	3200 #
			CEMENT	15	155	9 yds

From	To	Estimated Flow Rate	SWL
<u>ALL SAND + GRAVELS BELOW 135'</u>			

How was seal placed: Method A B C D E
 Other _____

(12) WELL LOG Ground Elevation _____

Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from 155 ft. to 190 ft. Size of gravel #8-12 SAND
#10-20 SAND

Material	From	To	SWL
TOP SOIL	0	3	
HARD CLAY	3	14	
SAND, SM GRAVEL	14	32	
FINE-COARSE SAND	32	109	
FINE-COARSE SAND, PEA GRAVEL	109	141	
BROWN CLAY	141	153	
BEN CLAY, FINE SAND	153	161	
SAND, GRAVEL	161	180	
FINE SAND, SOFT SANDSTONE	180	183	
FINE-COARSE SAND, PEA GRAVEL	183	221	
BLUE SAND, SANDSTONE	221	225	

(6) CASING/LINER

Casing:	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
	8	12	165	.322	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	8	215	225	.322	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Liner: _____

Date Started 9-26-05 Completed 10-20-05

Drive Shoe used Inside Outside None
Final location of shoe(s) N/A

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

(7) PERFORATIONS/SCREENS

Perforations Method _____
 Screens Type WIRE WRAP Material S.S.

From	To	Slot Size	Number	Diameter	Tele/pipe size	Casing	Liner
165	190	.030		8	<u>size</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
190	215	.030		8		<input checked="" type="checkbox"/>	<input type="checkbox"/>

WWC Number 1673 Date 11-09-05
Signed Kevin Chantz

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
<u>150 gpm</u>	<u>32</u>	<u>188</u>	<u>4 hrs</u>

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Temperature of water 61 Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

WWC Number 1500 Date 11-09-05
Signed [Signature]

G-17924