



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): Lloyd P. and Lois J. Piercy
First Last
 Mailing Address: 33297 Riverview Drive
Hermiston OR 97838
City State Zip
 Phone: 541-567-1506 541-376-8442
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): St. Hilaire Brothers Hermiston Farm, LLC ATTN: Carl St. Hilaire, Manager
First Last
 Mailing Address: 84186 Highway 37
Hermiston OR 97838-6393
City State Zip
 Phone: 541-564-1000
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Umatilla Township: 4N Range: 30E Section: 34

Tax Lot Number(s): See attached description of new partition parcel

Street address of water right property: N/A

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

Application #: G-8647 Permit #: G-7929 Certificate or Page #: 88817

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

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

Signature: [Signature] Date: 2/3/15

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



Attachment to Ownership Update

Certificate 88817

St. Hilaire Brothers Hermiston Farm, LLC (St. Hilaire) has purchased the real property described as follows:

Parcel 2 of Partition Plat No. 2014- 11, recorded on 11/24/2014
 , 2014, as Instrument No. 2014- 6230418, Office of County
Records, Umatilla County, Oregon.

The above parcel includes the entire place of use of Certificate 88817.

RECEIVED BY OWRD

FEB 05 2015

SALEM, OR

STATE OF OREGON

COUNTY OF UMATILLA

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

LLOYD P AND LOIS J PIERCY
33927 RIVERVIEW DRIVE
HERMISTON OR 97838

confirms the right to use the waters of FOUR WELLS, within the STAGE GULCH BASIN for IRRIGATION of 24.4 ACRES.

This right was perfected under Permit G-7929. The date of priority is FEBRUARY 15, 1978. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.30 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the wells.

The wells are located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
4 N	30 E	WM	33	SE SW	WELL - 1030 FEET NORTH AND 2420 FEET EAST FROM SW CORNER, SECTION 33
4 N	30 E	WM	32	SW SE	WELL 2 - 980 FEET NORTH AND 1640 FEET WEST FROM SW CORNER, SECTION 33
4 N	30 E	WM	29	NE SE	WELL 3 - 2170 FEET NORTH AND 50 FEET WEST FROM SE CORNER, SECTION 29
4 N	30 E	WM	28	SE NE	WELL 4 - 930 FEET NORTH AND 240 FEET WEST FROM E1/4 CORNER, SECTION 28

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-EIGHTIETH of one cubic foot per second, 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 use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	Acres
4 N	30 E	WM	34	NE SW	10.5
4 N	30 E	WM	34	NW SW	6.4
4 N	30 E	WM	34	SW SW	2.6
4 N	30 E	WM	34	SE SW	4.9

The water user shall maintain an in-line flow meter or other suitable device for measuring and recording the quantity of water appropriated.

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482. Pursuant to ORS 183.482, ORS 536.075 and OAR 137-003-0675, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

T-8688-cf-52675.jme

Page 1 of 2

Certificate 88817

RECEIVED BY OWRD

FEB 05 2015

SALEM, OR

This certificate is issued to confirm a CHANGE IN PLACE OF USE approved by an order of the Water Resources Director entered JUNE 4, 2003, at Special Order Volume 57, Page 914, approving Transfer Application 8688, and together with Certificate 80295, supercedes Certificate 52675, State record of Water Right Certificates.

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

Issued DEC 31 2013



Dwight W. French
Water Right Services Administrator,
for Phillip C. Ward, Director
Oregon Water Resources Department

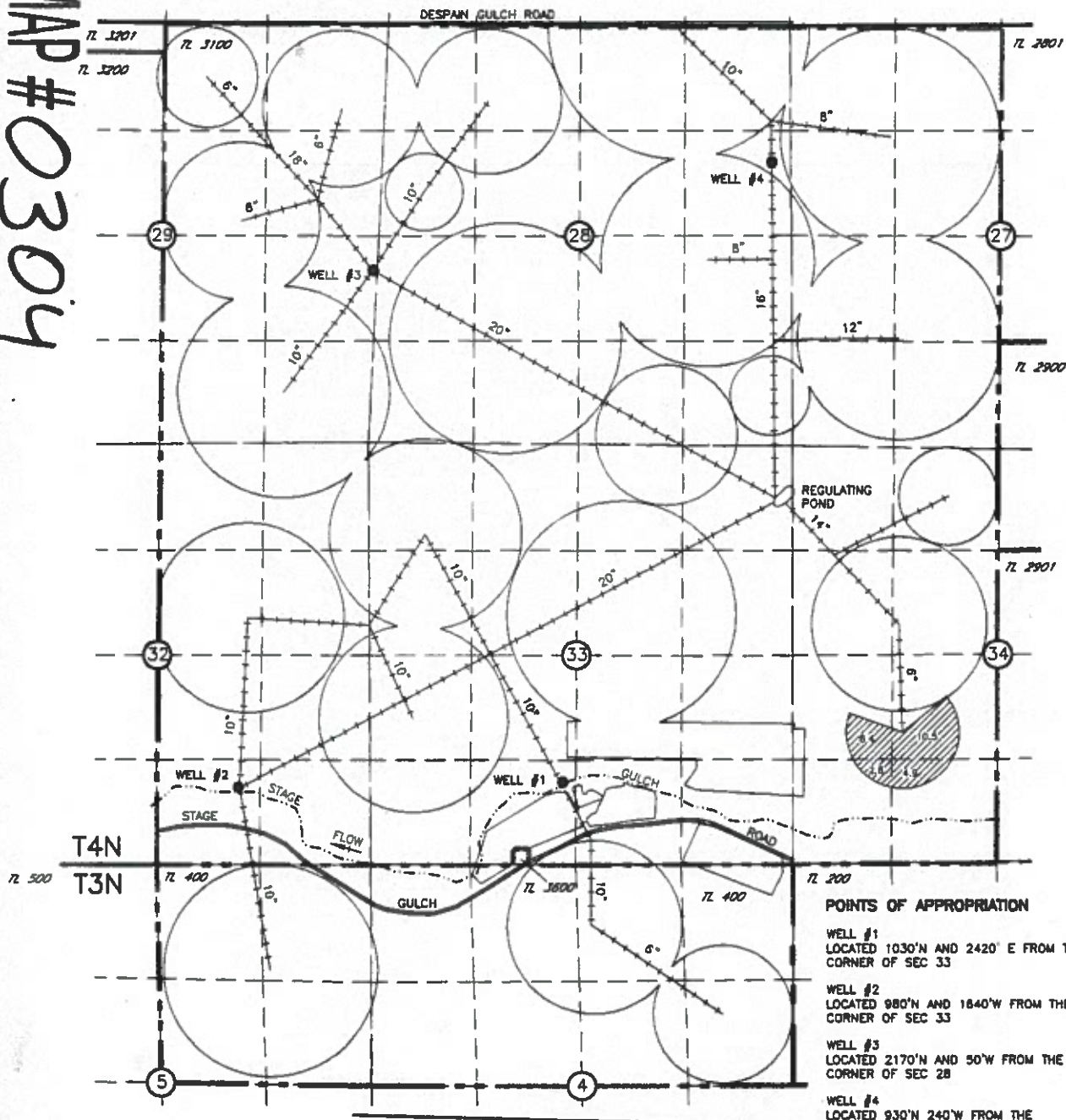
RECEIVED BY OWRC

FEB 05 2015

SALEM OR

COBU MAP # 0304

FINAL PROOF SURVEY MAP
 UNDER TRANSFER T-8688, PERMIT G-7929
 LLOYD P. & LOIS J. PIERCY
 R30E. WM, UMATILLA CO



POINTS OF APPROPRIATION

- WELL #1
LOCATED 1030'N AND 2420' E FROM THE SW CORNER OF SEC 33
 - WELL #2
LOCATED 980'N AND 1840'W FROM THE SW CORNER OF SEC 33
 - WELL #3
LOCATED 2170'N AND 50'W FROM THE SW CORNER OF SEC 28
 - WELL #4
LOCATED 930'N 240'W FROM THE E 1/4 CORNER OF SEC 28
- FLOW METERS ARE LOCATED AT THE WELLS

24.4 AC AREA IRRIGATED UNDER THIS TRANSFER

RECEIVED

NOV 15 2007

WATER RESOURCES DEPT
SALEM, OREGON

RECEIVED

OCT 09 2007

WATER RESOURCES DEPT
SALEM, OREGON

RECEIVED

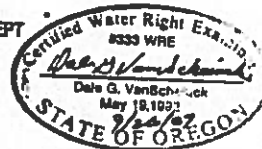
NOV 16 2007

WATER RESOURCES DEPT
SALEM, OREGON



0 1320 2640

SCALE IN FEET



NOTE:
THE PURPOSE OF THIS MAP IS TO IDENTIFY THE APPROXIMATE LOCATION OF THE WATER RIGHT. IT IS NOT INTENDED TO PROVIDE INFORMATION RELATIVE TO THE LOCATION OF PROPERTY OWNERSHIP BOUNDARY LINES.

RECEIVED BY OWRD

DRAWING: H:\CAD\421322\PIERCY\3523300PIERPA.dwg
 PRINTED BY: Roger Ward on 09/25/07 08:32 AM

FEB 05 2015

SALEM, OR

3/64

State of Oregon
County of Umatilla



Instrument received
and recorded on
12/19/2014 11:57:18 AM

in the record of instrument
code type DE

Instrument number 2014-624039
Fee \$64.0

After Recording, Return To:
Pioneer Escrow Company
PO Box 187
Hermiston, Oregon 97838

2014-6240391 1 of 3

Send All Tax Statements To:
St. Hilaire Brothers Hermiston Farm, LLC
84186 Highway 37
Hermiston, OR 97838-6393

Consideration: \$5,750,000, and
Good and Valuable Consideration paid to a Qualified
Intermediary pursuant to an IRC Section 1031 Tax Deferred Exchange

Office of County Records

Steve Churchill

Records Officer
1023363 P3

Umatilla County
Received: 12/19/2014



1023363

STATUTORY WARRANTY DEED

Lloyd P. Piercy and Lois J. Piercy

To

St. Hilaire Brothers Hermiston Farm, LLC

ORS 93.855

RECEIVED BY OWRD

FEB 05 2015

SALEM, OR

LLOYD P. PIERCY and LOIS J. PIERCY, GRANTORS, convey and warrant to ST. HILAIRE BROTHERS HERMISTON FARM, LLC, an Oregon limited liability company, GRANTEE, the following described real property and water rights situated in Umatilla County, Oregon, free of encumbrances except as specifically set forth herein, to-wit:

Parcel 2 of Partition Plat No. 2014-11, (Instrument No. 2014-6230-18, Office of Umatilla County Records) located in Sections 4 and 5 of Township 3 North, Range 30, and Sections 27, 28, 29, 30, 31, 32, 33 and 34 of Township 4 North, Range 30, all being East of the Willamette Meridian, Umatilla County, Oregon. Excepting therefrom any portion lying in the County Road right-of-ways.

TOGETHER WITH all water rights appurtenant to the above-described real property, including but not limited to water rights evidenced by Certificate of Water Right 88817 and a portion of Certificate of Water Right 80295 (both perfected under Permit G-7929).

TOGETHER WITH water rights evidenced by a portion of Certificate of Water Right 80295 and appurtenant to the following described real property:

Parcel 3, Partition Plat 2014-11, recorded on November 24, 2014 as instrument No. 2014-6230-18, Office of Umatilla County Records, Umatilla County, Oregon.

Also that certain parcel of land located South of Stage Gulch Road, described as follows:

The North Half of Section 4 and the Northeast Quarter of Section 5, Township 3 North, Range 30 East, Willamette Meridian, Umatilla County, Oregon.

Also that portion of Section 33 and the East Half of Section 32, Township 4 North, Range 30 East, Willamette Meridian, Umatilla County, Oregon, lying South of the Centerline of Stage Gulch Road (Co. Rd. #1100) as it was rebuilt and as it exists in April 2014.

Excepting Therefrom that portion of said North Half of said Section 4 and the Northeast Quarter of said Section 5 lying North of the Centerline of Stage Gulch Road (Co. Rd. #1100) as it was rebuilt and as it exists in April 2014.

Subject to any and all water rights of way and roads.

SUBJECT TO:

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

PIONEER TITLE CO. 43176-1
126 SE COURT, PEND. OR 97801

4

2. Easement, including the terms and provisions thereof
Grantee : Umatilla Electric Cooperative Association
Recorded : October 23, 1939 in Book 120, Page 623, Deed Records.



3. Easement, including the terms and provisions thereof
Grantee : Inland Power & Light Company
Recorded : January 19, 1923 in Book 123, Page 87, Deed Records.

4. Easement, including the terms and provisions thereof
Grantee : Umatilla Electric Cooperative Association
Recorded : August 6, 1947 in Book 180, Page 569, Deed Records.

5. Easement, including the terms and provisions thereof
Grantee : Umatilla Electric Cooperative Association
Recorded : August 6, 1947 in Book 180, Page 578, Deed Records.

6. Easement, including the terms and provisions thereof
Grantee : Pacific Northwest Pipeline Corporation on
Recorded : December 12, 1955 in Book 230, Page 308, Deed Records.

7. Easement, including the terms and provisions thereof
Grantee : Umatilla Electric Cooperative Association
Recorded : September 25, 1992 in Microfilm R-225, Page 1675, Office of Umatilla County Records.

8. Easement, including the terms and provisions thereof
Grantee : Umatilla Electric Cooperative Association
Recorded : September 25, 1992 in Microfilm R-225, Page 1678, Office of Umatilla County Records.

9. Easement, including the terms and provisions thereof
Grantee : Umatilla Electric Cooperative Association
Recorded : January 24, 1994 in Microfilm R-248, Page 13, Office of County Records.

10. Option and Easement Agreement, including the terms and provisions thereof
First Party : Lloyd P. Piercy, et ux
Second Party : Level 3 Communications LLC
Recorded : August 5, 1999 in Document No. 1999-3550679, Office of County Records.

11. Option and Easement Agreement, including the terms and provisions thereof
First Party : Lloyd P. Piercy, et ux
Second Party : Level 3 Communications LLC
Recorded : January 29, 2000 in Document No. 2000-3640664 Office of County Records.

12. Terms and Provisions contained under Access Easement
Grantee : Lloyd P. Piercy, et ux
Recorded : June 15, 2007 in Instrument No. 2007-5210094, Office of Umatilla County Records.

13. Easements shown on Partition Plat No. 2007-22
Recorded : June 20, 2007 in Instrument No. 2007-5210330, Office of Umatilla County Records.

14. Oil and Gas Lease, including the terms and provisions thereof, disclosed by Notice and Memorandum and assignments thereof, between
Lessor : Lloyd P. Piercy and Lois J. Piercy, husband and wife
Lessee : Springfield Oil Company
Dated : January 19, 2006
Recorded : September 25, 2006, Instrument No. 2006-5080182,
Umatilla County Records.

RECEIVED BY OWRD

FEB 05 2015

SALEM, OR

- 15. Unrecorded Lease Agreement (for cell tower and appurtenances) given by Lloyd Piercy and Lois Piercy on May 29, 1998, to BMCT, L.P., a limited partnership. Said lease was assigned to Triton Cellular Partners of Bend LLC, Triton Communications LLC and their affiliates. Said lease was then assigned to RCC Holdings LLC.
- 16. Easements and covenants shown on Partition Plat No. 2014-11, Recorded on November 24, 2014, as instrument No. 2014-623015, Office of Umatilla County Records.
6230418
- 17. Terms and provisions contained under Modification of Access Easement
Grantor: Lucas A. Wagner, et. al.
Grantee: Lloyd P. Piercy and Lois J. Piercy
Recorded: November 14, 2014, in Instrument no. 2014-6230157, Office of Umatilla County Records.



The true and actual consideration for this conveyance is \$5,750,000 which includes irrigation equipment and water rights, and good and valuable consideration paid to a Qualified Intermediary pursuant to an IRC Section 1031 Tax Deferred Exchange

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.

MADE, GRANTED AND DATED ON December 18, 2014.

Lloyd P. Piercy
Date: December 18, 2014

Lois J. Piercy
Date: 12/18, 2014

RECEIVED BY OWRD

FEB 05 2015

SALEM, OR

STATE OF OREGON, COUNTY OF UMATILLA) ss

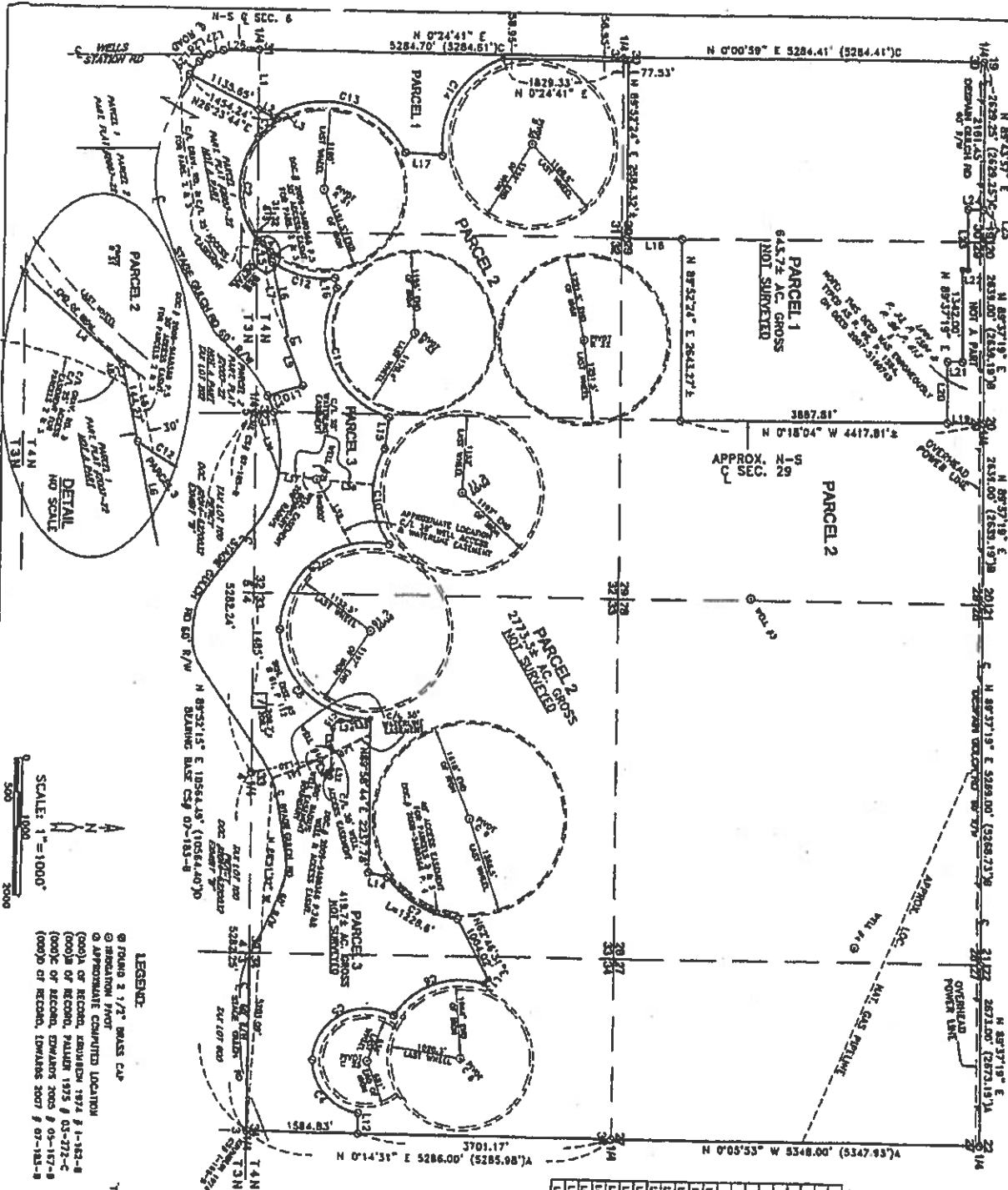
This instrument was acknowledged before me on December, 18, 2014 by Lloyd P. Piercy and Lois J. Piercy.

Mysaft
Notary Public State of Oregon NOTARY SEAL



PARTITION PLAT 2014-11

IN SECTIONS 4, 5 & 6, T 3 N, R 30 E, & IN SECS. 27, 28, 29, 30, 31,
32, 33, & 34, T 4 N, R 30 E, W.M., UMATILLA COUNTY, OREGON
PLD-4N-972-114



CURVE TABLE:

#	BEARING	ARC	CHORD	DELTA
C-1	N 42°28'28\"	17.0000	17.0000	17.0000
C-2	N 42°28'28\"	17.0000	17.0000	17.0000
C-3	N 42°28'28\"	17.0000	17.0000	17.0000
C-4	N 42°28'28\"	17.0000	17.0000	17.0000
C-5	N 42°28'28\"	17.0000	17.0000	17.0000
C-6	N 42°28'28\"	17.0000	17.0000	17.0000
C-7	N 42°28'28\"	17.0000	17.0000	17.0000
C-8	N 42°28'28\"	17.0000	17.0000	17.0000
C-9	N 42°28'28\"	17.0000	17.0000	17.0000
C-10	N 42°28'28\"	17.0000	17.0000	17.0000
C-11	N 42°28'28\"	17.0000	17.0000	17.0000
C-12	N 42°28'28\"	17.0000	17.0000	17.0000
C-13	N 42°28'28\"	17.0000	17.0000	17.0000
C-14	N 42°28'28\"	17.0000	17.0000	17.0000
C-15	N 42°28'28\"	17.0000	17.0000	17.0000
C-16	N 42°28'28\"	17.0000	17.0000	17.0000
C-17	N 42°28'28\"	17.0000	17.0000	17.0000
C-18	N 42°28'28\"	17.0000	17.0000	17.0000
C-19	N 42°28'28\"	17.0000	17.0000	17.0000
C-20	N 42°28'28\"	17.0000	17.0000	17.0000

LINE TABLE:

LINE	BEARING	DISTANCE
L-1	N 0°00'30\"	5284.41'
L-2	N 89°57'19\"	2833.00'
L-3	N 89°57'19\"	2833.00'
L-4	N 0°00'30\"	5284.41'
L-5	N 89°57'19\"	2833.00'
L-6	N 89°57'19\"	2833.00'
L-7	N 0°00'30\"	5284.41'
L-8	N 89°57'19\"	2833.00'
L-9	N 89°57'19\"	2833.00'
L-10	N 0°00'30\"	5284.41'
L-11	N 89°57'19\"	2833.00'
L-12	N 89°57'19\"	2833.00'
L-13	N 0°00'30\"	5284.41'
L-14	N 89°57'19\"	2833.00'
L-15	N 89°57'19\"	2833.00'
L-16	N 0°00'30\"	5284.41'
L-17	N 89°57'19\"	2833.00'
L-18	N 89°57'19\"	2833.00'
L-19	N 0°00'30\"	5284.41'
L-20	N 89°57'19\"	2833.00'
L-21	N 89°57'19\"	2833.00'
L-22	N 0°00'30\"	5284.41'
L-23	N 89°57'19\"	2833.00'
L-24	N 89°57'19\"	2833.00'
L-25	N 0°00'30\"	5284.41'
L-26	N 89°57'19\"	2833.00'
L-27	N 89°57'19\"	2833.00'
L-28	N 0°00'30\"	5284.41'
L-29	N 89°57'19\"	2833.00'
L-30	N 89°57'19\"	2833.00'
L-31	N 0°00'30\"	5284.41'
L-32	N 89°57'19\"	2833.00'
L-33	N 89°57'19\"	2833.00'
L-34	N 0°00'30\"	5284.41'
L-35	N 89°57'19\"	2833.00'
L-36	N 89°57'19\"	2833.00'
L-37	N 0°00'30\"	5284.41'
L-38	N 89°57'19\"	2833.00'
L-39	N 89°57'19\"	2833.00'
L-40	N 0°00'30\"	5284.41'

RECEIVED BY OWRD

FEB 05 2015

THIS IS AN EXACT COPY, *Edwards*

LEGEND:

◯ FOUND 3 1/2" BRASS CAP
 ⊙ APPROXIMATE COMPUTED LOCATION
 (000) OF RECORD, DEPOSITS 1972 & 1-182-4
 (000) OF RECORD, PATENTS 1975 & 03-772-C
 (000) OF RECORD, DEPOSITS 2002 & 03-197-B
 (000) OF RECORD, DEPOSITS 2007 & 07-181-B

OFFICE OF COUNTY RECORDS
 By: Steve Chisholm, Assistant Auditor
 Rec'd 3:26:00 No. 2014-021418

REGISTERED PROFESSIONAL LAND SURVEYOR
 Ed Edwards
 OREGON STATE BOARD OF SURVEYORS
 LICENSE NO. 1717/2015
 STATE OF OREGON, COUNTY OF UMATILLA
 I certify that this instrument was prepared and recorded
 ON November 24, 2014
 at 1131 9/24th Ave., in the record of
 UMATILLA COUNTY, OREGON, BOOK
 2014 PAGE 11

JORG SVALIN
 EDWARDS SURVEYING P.O. BOX 763
 651-61-2326 HENRIKSTON, OREGON 97126
 DRAWN BY JMS

SHEET 1 OF 2

SCALE: 1"=1000'

