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,

PROPER	RTY SELLER	RINFORMATION	
Applicant(s): Lloyd P. and Lois J.		Piercy	
Mailing Address: 33297 Riverview Drive	;		East
Hermiston	OR		97838
Phone: 541-567-1506	541-37	State 76-8442	Zíp
Home		Work	Other
PROPE	RTY BUYER	RINFORMATION	
pplicant(s): St. Hilaire Brothers Hermiston Farm, LLC ATTN: Carl St. Hilai		Hilaire, Manager	
First			Last
Mailing Address: 84186 Highway 37			
Hermiston	OR		97838-6393
City	541-564	State	Zip
Phone:		Work	Other
PROPERTY DESCRI	PTION (attac	ch additional pages	if necessary):
County: Umatilla Township:31	N, 4N	Range: 30E	Section: See deed
Tax Lot Number(s): See attached desc	ription of	new partition p	parcel
Street address of water right property: N/A			
Water Right Information (attach copy of wate.		or certificate & final p	proof map):
	t#:G-7929		icate or Page #: 80295
Will all the lands associated with this water	right be owne	ed by the buyer?	Buyer owns entire Certifinot all lands described the See attached.
Name of individual completing this form: Sl	honee D. La	angford, Attorne	Phone: 503-540-4261
Signature: Stome D	00	Date: _	2/3/15
Please be sure to attach a copy of			(O

RESET

Attachment to Ownership Update

Certificate 80295

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

Parcel 2 of Partition Plat No. 2014- 1, recorded on 11/24/2014 , 2014, as Instrument No. 2014- 6230418 , Office of County Records, Umatilla County, Oregon.

Portions of the water rights under Certificate 80295 are appurtenant to the above-described real property and portions are appurtenant to adjacent real property owned by Lloyd and Lois Piercy (Piercy).

Piercy has conveyed <u>all water rights described in Certificate 80295</u> to St. Hilaire, including portions of the water rights that are appurtenant to property still own by Piercy (see attached deed).

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FEB 05 2015
SALEM, OR

STATE OF OREGON

COUNTY OF

UMATILLA

CERTIFICATE OF WATER RIGHT

This is to certify, That MERLE GEHRKE

of Route 2, Bax 13, Echo , State of Oregon 97826 , has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Four wells

a tributary of Stage Gulch irrigation of 2289.4 acres for the purpose of

under Permit No. G-7929 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from February 15, 1978 that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 28.61 cubic feet per second

or its equivalent in case of rotation, measured at the point of diversion from the well. The well is located in the SE 1/4 SW 1/4, Section 33, SW 1/4 SE 1/4, Section 32, NE 1/4 SE 1/4, Section 29, SE 1/4 NE 1/4, Section 28, T4N, R3OE, WM; Well 1-1030 feet North and 2420 feet East, Well 2-980 feet North and 1640 feet West, both from SW Corner Section 33, Well 3-2170 feet North and 50 feet West from SE Corner Section 29, Well 4-930 feet North and 240 feet West from E 1/4 *

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 acre-feet per acre for each acre irrigated during the irrigation season of each year

and 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 hereby confirmed, and to which such right is appurtenant, is as follows:

* Corner Section 28.

SEE NEXT PAGE

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```
30.4 acres NE 1/4 NW 1/4
35.4 acres NW 1/4 NW 1/4
36.6 acres SW 1/4 NW 1/4
           SE 1/4 NW 1/4
33.2 acres
32.0 acres NE 1/4 SW 1/4
35.4 acres NW 1/4 SW 1/4
39.9 acres SW 1/4 SW 1/4
28.8 acres SE 1/4 SW 1/4
      Section 27
39.2 acres NE 1/4 NE 1/4
39.6 acres NW 1/4 NE 1/4
           SW 1/4 NE 1/4
36.4 acres
34.0 acres
           SE 1/4 NE 1/4
           NE 1/4 NW 1/4
34.4 acres
31.6 acres NW 1/4 NW 1/4
32.2 acres
           SW 1/4 NW 1/4
30.8 acres SE 1/4 NW 1/4
40.0 acres
           NE 1/4 SW 1/4
31.6 acres NW 1/4 SW 1/4
30.9 acres
           SW 1/4 SW 1/4
40.0 acres
           SE 1/4 SW 1/4
40.0 acres NE 1/4 SE 1/4
38.0 acres NW 1/4 SE 1/4
32.4 acres SW 1/4 SE 1/4
39.8 acres SE 1/4 SE 1/4
      Section 28
38.4 acres NE 1/4 NE 1/4
31.1 acres NW 1/4 NE 1/4
32.0 acres SW 1/4 NE 1/4
33.0 acres SE 1/4 NE 1/4
32.0 acres NE 1/4 SE 1/4
30.4 acres NW 1/4 SE 1/4
31.4 acres SW 1/4 SE 1/4
42.2 acres SE 1/4 SE 1/4
      Section 29
31.4 acres NE 1/4 NE 1/4
15.2 acres NW 1/4 NE 1/4
           SW 1/4 NE 1/4
38.8 acres
           SE 1/4 NE 1/4
35.0 acres
36.0 acres NE 1/4 SE 1/4
35.2 acres NW 1/4 SE 1/4
10.5 acres SW 1/4 SE 1/4
16.0 acres SE 1/4 SE 1/4
      Section 32
37.2 acres NE 1/4 NE 1/4
38.8 acres NW 1/4 NE 1/4
40.0 acres SW 1/4 NE 1/4
34.4 acres
           SE 1/4 NE 1/4
38.1 acres NE 1/4 NW 1/4
39.4 acres NW 1/4 NW 1/4
           SW 1/4 NW 1/4
38.5 acres
39.1 acres
           SE 1/4 NW 1/4
24.1 acres NE 1/4 SW 1/4
40.0 acres NW 1/4 SW 1/4
           SW 1/4 SW 1/4
24.4 acres
17.4 acres
           SE 1/4 SW 1/4
18.8 acres NE 1/4 SE 1/4
39.0 acres NW 1/4 SE 1/4
13.2 acres SW 1/4 SE 1/4
22.4 acres SE 1/4 SE 1/4
      Section 33
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FEB **05** 2015

SALEM, OR

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38.6 acres NE 1/4 NW 1/4
     38.5 acres NW 1/4 NW 1/4
     37.0 acres SW 1/4 NW 1/4
     34.0 acres SE 1/4 NW 1/4
12.8 acres NE 1/4 SW 1/4
     27.9 acres NW 1/4 SW 1/4
      2.8 acres SW 1/4 SW 1/4
             Section 34
Township 4 North, Range 30 East, Wm
     18.8 acres NE 1/4 NE 1/4
36.4 acres NW 1/4 NE 1/4
     17.6 acres SW 1/4 NE 1/4
     33.2 acres SE 1/4 NE 1/4
     27.6 acres NE 1/4 NW 1/4
      0.6 acres NW 1/4 NW 1/4
      0.2 acres SW 1/4 NW 1/4
7.2 acres SE 1/4 NW 1/4
              Section 4
     35.4 acres NE 1/4 NE 1/4
     28.0 acres NW 1/4 NE 1/4
29.6 acres SW 1/4 NE 1/4
     27.2 acres SE 1/4 NE 1/4
               Section 5
Township 3 North, Range 30 East, WM
```

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

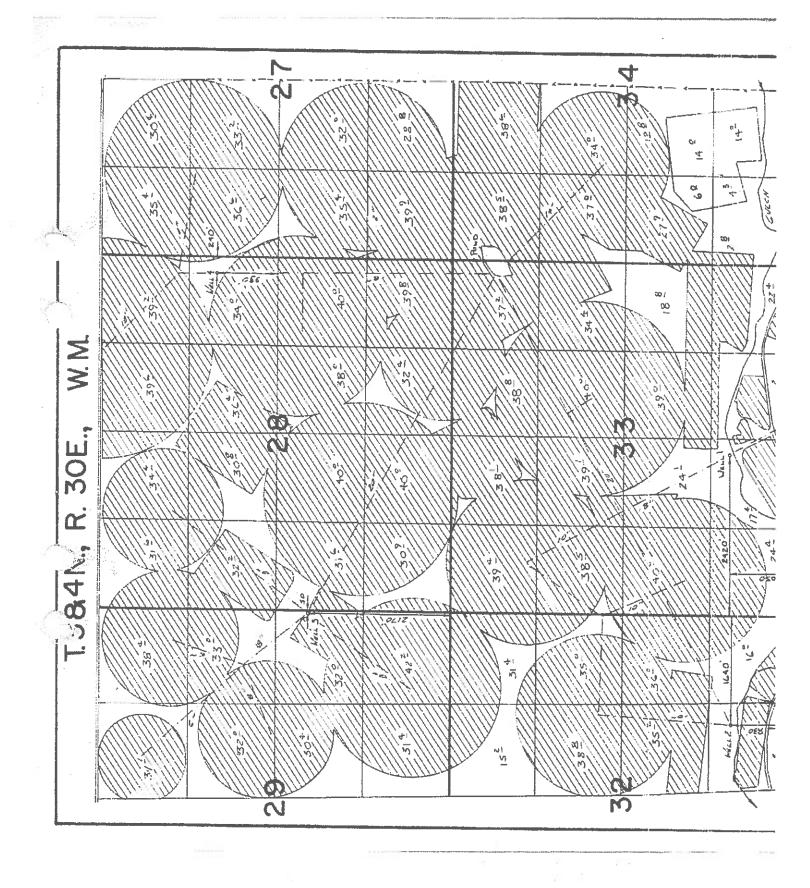
WITNESS the signature of the Water Resources Director, affixed

this date. December 17, 1984

/s/ William H. Young
Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 47 page 52675

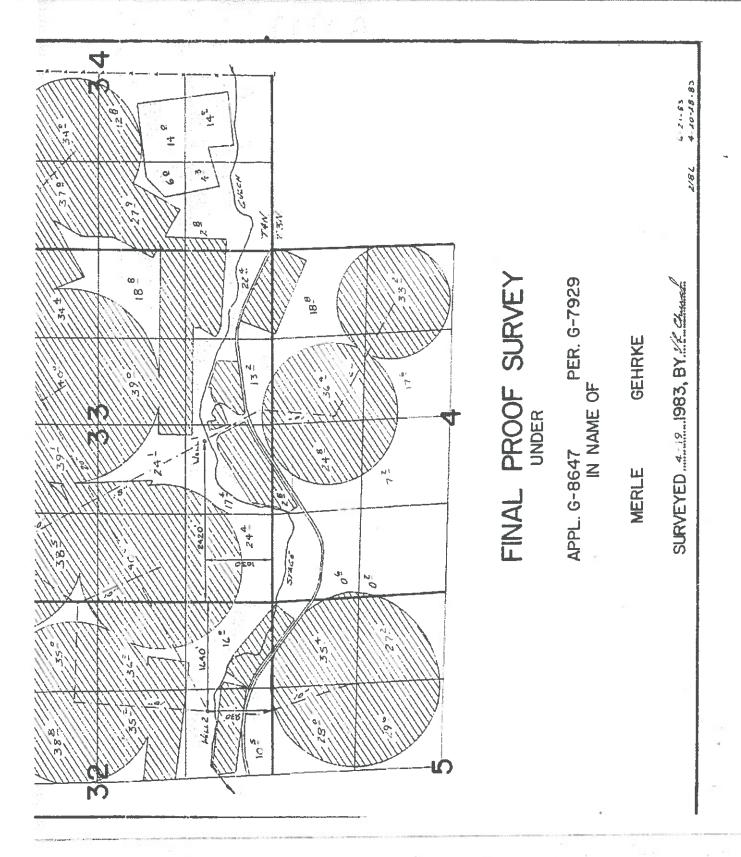
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FEB **0 5** 2015

SALEM, OR



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FEB 0 5 2015

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



Send All Tax Statements To:

St. Hilaire Brothers Hermiston Farm, LLC 84186 Highway 37 Hermiston, OR 97838-6393

Hermiston, OK 9/838-6393

Consideration: \$5,750,000, and

Good and Valuable Consideration paid to a Qualified

Intermediary pursuant to an IRC Section 1031 Tax Deferred Exchange

Umatilla County Received:12/19/2014



STATUTORY WARRANTY DEED
Lloyd P. Piercy and Lois J. Piercy
To
St. Hilaire Brothers Hermiston Farm, LLC
ORS 93.855

Office of County Records

Instrument number 2014-624039

State of Oregon County of Umatilla

and recorded on

code type DE

Fee

Instrument received

12/19/2014 11:57:18 AM

in the record of instrument

Records Officer 1023363 P3

RECEIVED BY OWRD

FFB 0 5 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. 2014-6230418, 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. 2014-6230418, 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.

Easement, including the terms and provisions thereof

Grantee: Umatilla Electric Cooperative Association

: October 23, 1939 in Book 120, Page 623, Deed Records. Recorded

2014-6240391 2 of 3

Easement, including the terms and provisions thereof

Grantee: Inland Power & Light Company

Recorded : January 19, 1923 in Book 123, Page 87, Deed Records.

Easement, including the terms and provisions thereof

Grantee: Umatilla Electric Cooperative Association

Recorded

: August 6, 1947 in Book 180, Page 569, Deed Records.

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.

Easement, including the terms and provisions thereof

Grantee: Umatilla Electric Cooperative Association

: September 25, 1992 in Microfilm R-225, Page 1675, Office of Umatilla County Records. Recorded

Easement, including the terms and provisions thereof

Grantee: Umatilla Electric Cooperative Association

: September 25, 1992 in Microfilm R-225, Page 1678, Office of Umatilla County Records. Recorded

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.

Option and Easement Agreement, including the terms and provisions thereof

First Party : Lloyd P. Piercy, etux

Second Party : Level 3 Communications LLC

Recorded : August 5, 1999 in Document No. 1999-3550679, Office of County Records.

Option and Easement Agreement, including the terms and provisions thereof

First Party : Lloyd P. Piercy, etux

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.

Page 2 STATUTORY WARRANTY DEED (Piercy to St. Hilaire Brothers)

FEB 05 2015

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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.

Easements and covenants shown on Partition Plat No. 2014-11, Recorded on November 24; 2014, as instrument No. 2014-623438 Office of Umatilla County Records.

17. Terms and provisions contained under Modification of Access Easement

2014-6240391 3 of 3

Grantor: Lucas A. Wagner, et. al.

MADE, GRANTED AND DATED ON

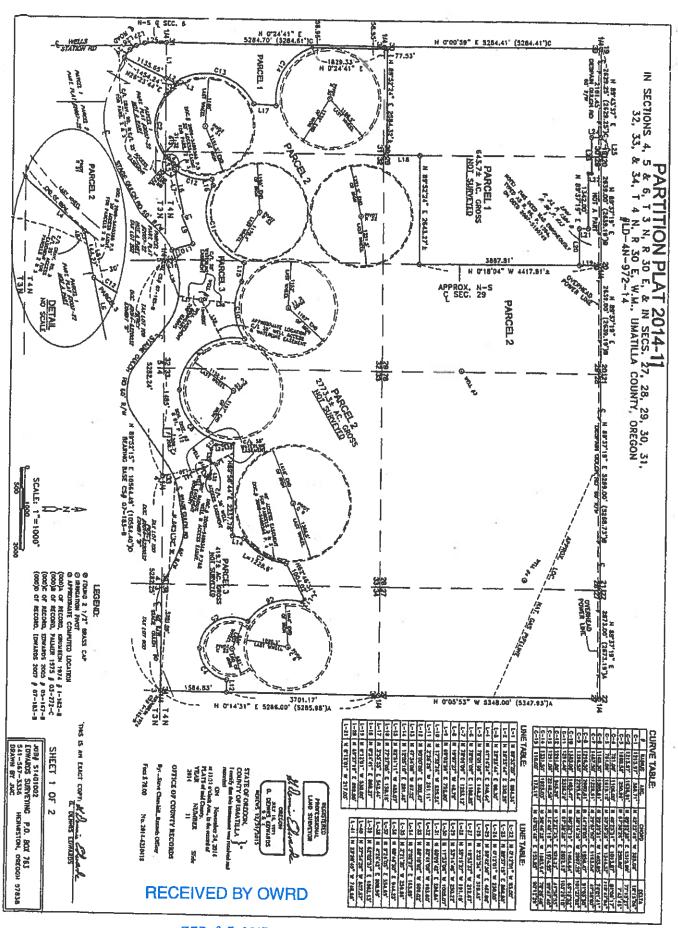
Grantee: Lloyd P. Piercy and Lois J. Piercy

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.

Lloyd P. Piercy Date: December 18 2014 RECEIVED BY OWRD Riercy Lois 2014 FEB **0.5** 2015 SALEM, OR STATE OF OREGON, COUNTY OF UMATILLA) ss Piercy. OFFICIAL STAMP **DEBORAH GAYE TAFT** Notary Public S **NOTARY SEAL** NOTARY PUBLIC-OREGON COMMISSION NO. 926123 MY COMMISSION EXPIRES MARCH 11, 2018



FEB **05** 2015

PARTI IN SECTIONS 4, 5 & 6, T 32, 33, & 34, T 4 TION PLAT 2014-11
3 N. R 30 E. & IN SECTIONS 27. 28. 29. 30. 31.
N. R 30 E. W.M., UMATILLA COUNTY, OREGON
#LD-4N-972-14.

SURVEYOR'S CERTIFICATE & NARRATIVE:

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NT COMMISSION EXPRES. 11:26-17 COMMISSION NO. 922634 Parish appropriate Rolling Will Parks

DILAND FOWER & UGHT CO.
UNATULA ELECTRIC COOP. ASSM.

DATE 1925 1939 1947 1947 1992 1992 1992 2007 2007

R. 225, P. 1675, UJATRILA COUNTY RECORDS
R. 225, P. 1678, UJATRILA COUNTY RECORDS
R. 246, P. 13, UNATRILA COUNTY RECORDS
B. 230, P. 300, DEED RECORDS

DOC. # 2007-5210094 UNATHIA COUNTY RECORDS

8. 123, P. 87, DEED RECORDS
8. 120, P. 623, DEED RECORDS
8. 120, P. 653, DEED RECORDS
8. 190, P. 569, DEED RECORDS
8. 190, P. 578, DEED RECORDS

EASEMENTS WHICH MAY AFFECT THIS PROPERTY

THIS IS AN EXACT COPY: & DEMANS EXPANSES

LEYEL 3 COMMUNICATIONS LIC & LLOYD P. PETERCY, of UR JPD LAND R. JSH FARMS L. P. PETERCY, of UR R. JSH FARMS L. P. PETERCY, of UR R. JSH FARMS

DOC. # 2017-5930750 UMATILIA COUNTY RECORDS
DOC. # 2009-5480345 UMATILIA COUNTY RECORDS
DOC. # 2009-5480345 UMATILIA COUNTY RECORDS

DOC. # 2000-3840484 UMATICA COUNTY RECORDS DOC. # 1999-3650679 IAIATKLA COUNTY RECORDS

E CLOTO P. PERCY, of un

LLOYD P. PERCY, et us (CASENDATS SHOWN ON PARTITION PLAT 2007-22) PACIFIC HORTHWEST PIPELINE CORP.

OPTION & EASEMENT AGREEMENTS WHICH MAY AFFECT THIS PROPERTY

1999

SYNAM BESONGES ITE

OIL & GAS AGREEMENT WHICH MAY AFFECT THIS PROPERTY

8668

2006-9040182 EMATIMA COUNTY RECORDS # 2007-5140131 UMATIMA COUNTY RECORDS # 3007-517441 UMATIMA COUNTY RECORDS # 2010-3750299 EMATIMA COUNTY RECORDS

SHEET 2 OF 2

LORGES 1401002 EDWARDS SURVEING P.O. BOX 763 841-567-3336 HERMISTON, ORGON 97838 DRAWN BY JAC

RECEIVED BY OWRD

SALEM, OR

DUNING TOWN PLUMBER DIRECTOR TAXES ARE PAID IN FULL

UNATELIA COUNTY TAX COLLECTOR

201

WPROVED THIS IT DAY OF NOW

SHELVE SHOWN SHOWN

STATE OF OREGON,
COUNTY OF UNANTILLA
I entity the tile informatic real married and

OFFICE OF COURTY RECORDS

Fees \$ 78.00 By: ...Stove Chanciall .. Recognite Collings No. 2014-6230413

ON Nevember 34, 2014 81 1131 of chied Arm, in the neutral of PLATS of said Charge. YEAR HUMBER State

2015

MERLIANGED BARRANTA KLUNDOS VTILLYMIN

LIMATILLA COUNTY SURVIEYOR

APPROVED THAS 18 BAY OF NAME 2014 APPROVALS: