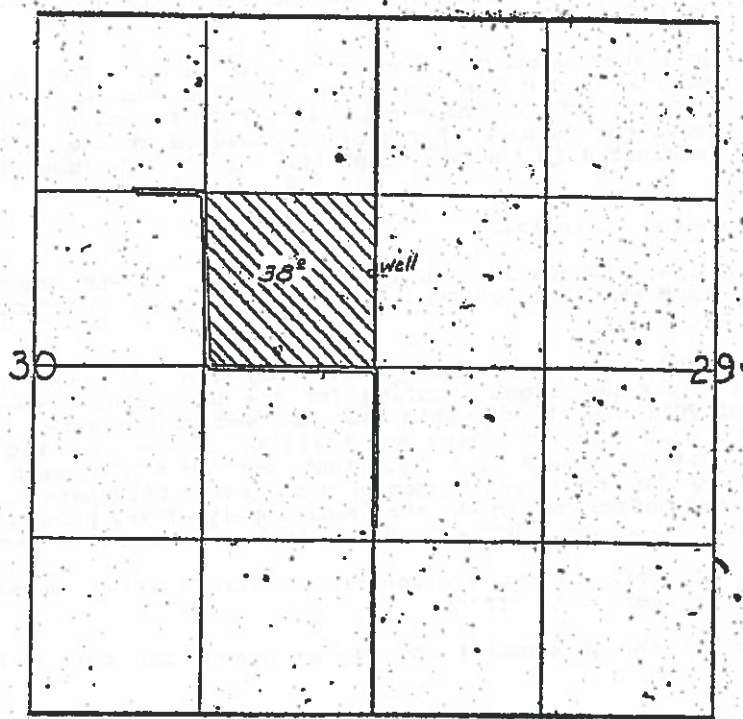


T.6N. R.35E.W.1M



FINAL PROOF SURVEY

UNDER

Application No. G-7035 Permit No. G-906

IN NAME OF

Kenneth Derrick

Surveyed Oct 22 1959, by C.O. Biddle

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NOV 17 2014

SALEM, OR

STATE OF OREGON

COUNTY OF UMATILLA

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

FRED REICHOW
ROUTE 1, BOX 33
MILTON-FREEWATER, OREGON 97862

503-938-5806

to use the waters of ONE WELL in the GOODMAN SPRING BRANCH BASIN for SUPPLEMENTAL IRRIGATION OF 78.54 ACRES.

This Permit is issued approving Application G-12053. The date of priority is MARCH 23, 1990 FOR 0.5 CUBIC FOOT PER SECOND (CFS) AND AUGUST 9, 1991 FOR 0.26 CFS. The use is limited to not more than 0.76 CFS, or its equivalent in case of rotation, measured at the well. The use of water is limited to the period of April 1 through June of each year.

The well is located as follows:

SE 1/4 NW 1/4, SECTION 29, T 6 N, R 35 E, W.M.; 20 FEET NORTH AND 600 FEET EAST FROM NE CORNER OF THE S 1/2, SE 1/4 NW 1/4, SECTION 29.

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-FORTIETH 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 4.5 acre-feet per acre for each acre irrigated during the irrigation season of each year. This permit shall be limited to any deficiency in the available supply of any prior permit for the same land and shall not exceed the limitation allowed herein.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the proposed place of use under the permit is as follows:

SW 1/4 NW 1/4 40.54 ACRES
SECTION 29
SE 1/4 NE 1/4 38.00 ACRES
SECTION 30
TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M.

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevations in the well at all times. When required by the department, the permittee shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

Prior to receiving a certificate of water right, the permit holder shall submit the results of a pump test meeting the department's standards, to the Water Resources Department. The Director may require water level or pump test results every ten years thereafter.

Actual construction work shall begin on or before March 2, 1993, and shall be completed on or before October 1, 1994. Complete application of the water shall be made on or before October 1, 1995.

Application G-12053 Water Resources Department

PERMIT G-11440

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Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

This permit is for beneficial use of water without waste. The water user is advised that new regulations may require use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

Issued this date, MARCH 2, 1992.

/s/ WILLIAM H. YOUNG

Water Resources Department
William H. Young
Director

Application G-12053 Water Resources Department
Basin 7 Volume 5A Spring Branches Wells
G-12053.TES MGMT.CODE 3CW

PERMIT G-11440
District 5

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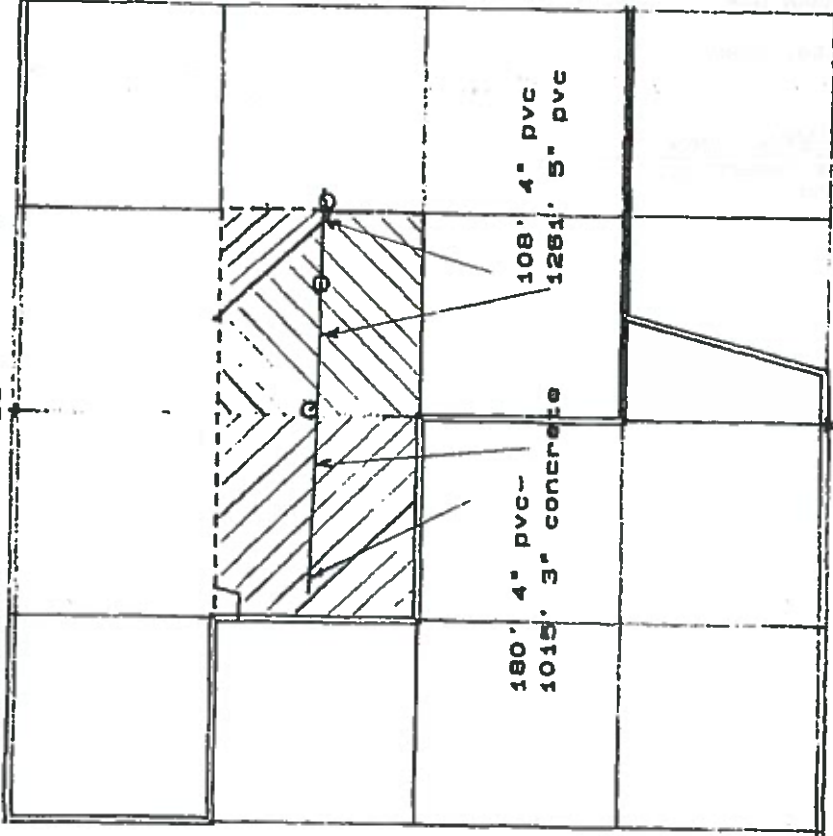
NOV 17 2014

SALEM, OR

T. 6N., R. 35E., W.M.

E1/2 S30

W1/2 S29



FINAL PROOF

Application No.
G-12053
Permit No. G-11440
In Name Of
Fred Reichow

Present Use
SE1/4 NE1/4
Permit No. 2-1711
38.00 acres

Permit No. G-808
38.00 acres

Old well 1920' S
and 55' E of
NE corner S30

New well 1970' S
and 887' E of
NE corner S30

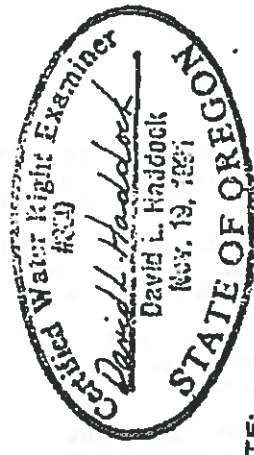
Owner:
Mr. Fred Reichow
Route 1, Box 33
Milton-Freewater,
OR 97862
(503) 938-5806



Present Use
SW1/4 NW1/4
Permit No. 2-1274
34.80 acres

Permit No. U-701
5.74 acres

Ditch Intake
1984' S and
1402' E of
NE corner S30



NOTE:
The information
shown on this
map is solely
for Water Rights
purposes. The
data shown does
not represent
ownership
information.

Survey By:
CWRE 300
(renews 8-30-95)
David Haddock
P. O. Box 1574
Pendleton, OR 97801
(503) 278-2193
Date: September, 1994
Equipment:
Wild System 200 GPS

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SALEM, OR

STATE OF OREGON

WATER DIVISION NO. 2 COUNTY OF UMATILLA

CERTIFICATE OF WATER RIGHT

(For Rights which have been confirmed by the Courts)

This is to Certify, That C. W. RECORDS of Freewater State of Oregon has a right to the use of the waters of Johnson Creek, a tributary of Pine Creek,

for the purpose of the irrigation of 43.8 acres of land; domestic and stock use,

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for Umatilla County; and the said decree entered of record at Salem, in the Order Record of the STATE WATER BOARD of the State of Oregon, in Volume 3, at page 324; that the priority of the right hereby confirmed dates from the year 1892;

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 a rate of flow of 0.55 cubic foot per second or its equivalent in case of rotation. The use hereunder for irrigation purposes shall conform to any reasonable rotation system ordered by the proper state officer.

A description of the lands irrigated under such right, and to which the water hereby confirmed is appurtenant, or, if for other purposes, the place where such water is put to beneficial use, is as follows:

34.8 acres in Southwest quarter of Northwest quarter; 9 acres in Southeast quarter of Northwest quarter; Section Twenty-nine (29) Township Six (6) North Range Thirty-five (35) East of Willamette Meridian, in Umatilla County, Oregon.

Tax Lot 1001

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

WITNESS the seal and signature of the State Water Board, affixed this 15th day of July, 1917.

STATE WATER BOARD

(SEAL OF STATE WATER BOARD)

By JOHN H. LEWIS State Engineer, President

Attest: M. F. MERS Secretary

Recorded in State Record of Water Right Certificates, Volume 3, page 1724

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SALEM, OR

STATE OF OREGON
COUNTY OF UNATILLA
CERTIFICATE OF WATER RIGHT

This Is to Certify, That RAY W. NORTHRUP

of Rt. 2, Box 306, Hilton-Freewater, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Northrup Well a tributary of Johnson Creek for the purpose of irrigation and supplemental irrigation under Permit No. U-701 of the State Engineer, 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 24, 1955.

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 0.76 cubic foot per second,

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SE 1/4 NW 1/4, Section 29, Township 6 North, Range 35 East, W.M.

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:

- 34.8 acres supplemental irrigation in the SW 1/4 NW 1/4
 - 5.74 acres primary irrigation in the SW 1/4 NW 1/4
 - 11.33 acres primary irrigation in the S 1/2 SE 1/4 NW 1/4
 - 9.0 acres supplemental irrigation in the S 1/2 SE 1/4 NW 1/4
- Section 29
Township 6 North, Range 35 East, W.M.

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 State Engineer, affixed

this 24th day of June, 1958

LEWIS A. STANLEY

State Engineer

Recorded in State Record of Water Right Certificates, Volume 17, page 24165

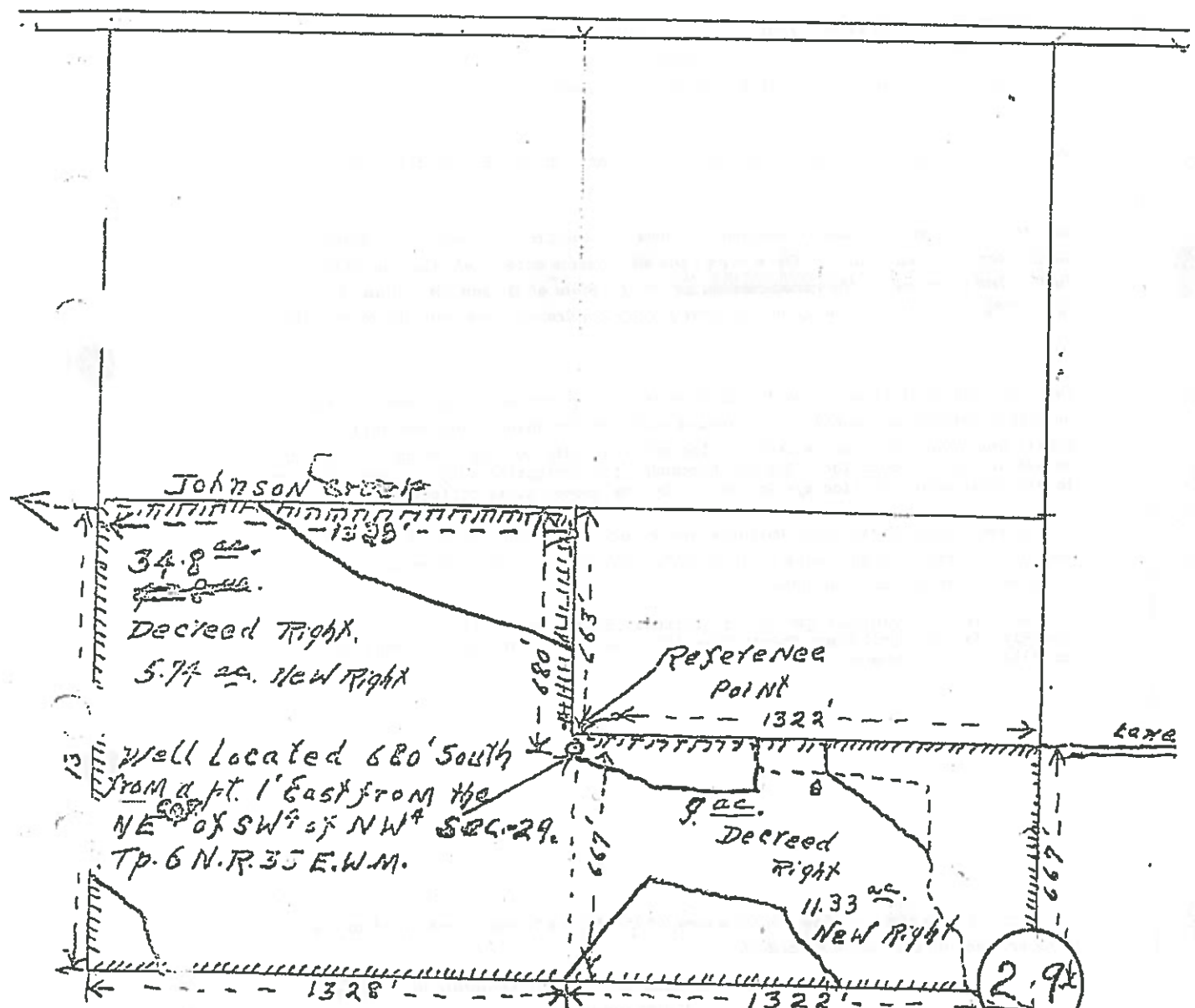
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SALEM, OR

-N-

NW⁴ Sec. 29 Tp. 6 N. R. 35
E.W.M.



Map is accompany Application of
Ray A. Northrup - for Well Permit
Scale 1" = 400 ft.

Application No. U-790

Permit No. RECEIVED BY OWF

NOV 17 2014

SALEM, OR

STATE OF OREGON

WATER DIVISION NO. 2 COUNTY OF UMATILLA

CERTIFICATE OF WATER RIGHT

(For Rights which have been confirmed by the Courts)

This is to Certify, That JOHN DAVIDSON of Vincent Station of Oregon has a right to the use of the waters of Johnson Creek, a tributary of Pine Creek,

for the purpose of the irrigation of 39 acres of land, domestic and stock use,

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for Umatilla County, and the said decree entered of record at Salem, in the Order Record of the STATE WATER BOARD of the State of Oregon, in Volume 3, at page 324 ; that the priority of the right hereby confirmed dates from the year 1892;

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 a rate of flow of 0.49 cubic foot per second or its equivalent in case of rotation. The use hereunder for irrigation purposes shall conform to any reasonable rotation system ordered by the proper state officer.

A description of the lands irrigated under such right, and to which the water hereby confirmed is appurtenant, or, if for other purposes, the place where such water is put to beneficial use, is as follows:

39 acres in Southeast quarter of Northeast quarter of Section Thirty (30) Township Six (6) North Range Thirty-five (35) East of Willamette Meridian, in Umatilla County, Oregon.

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

WITNESS the seal and signature of the State Water Board affixed this 16th day of July, 1917.

STATE WATER BOARD

(SEAL OF STATE WATER BOARD)

By JOHN H. LEWIS State Engineer, President

Attest: M. F. LENS Secretary

Recorded in State Record of Water Right Certificates, Volume 3, page 1711.

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NOV 17

SALEM, OR



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): Arnold Reichow and Annu ~~Reichow~~ Stephan, Trustees of Fred and Sherene's Pooled Trust
 Mailing Address: 16252 38th Ave N.E.
Lake Forest Park WA 98155
 City State Zip
 Phone: _____
 Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Arnold R., Samuel E and Sony J. Tucker
 Mailing Address: 51332 Philips Rd.
MilTu - Free water OR 97862
 City State Zip
 Phone: 541-566-2433 541-938-3377 541-969-2000
 Home Work Other

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PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Umatilla Township: GM Range: 35 Section: 29 + 30

Tax Lot Number(s): GM 35 29 Tax Lot 1001, GM 35 30 Tax LTs 200 + 201

Street address of water right property: Philips rd., MilTu Free water

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

Application #: see attached Permit #: _____ Certificate or Page #: _____

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

Name of individual completing this form: Sam Tucker Phone: 541-938-3377

Signature: _____ Date: _____

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

69
4



2014-6180007 1 of 4

WARRANTY DEED

Grantors Name: Daniel Reichow and Dawn Stephan, successor co-trustees of the Fred and Sheena Reichow Trust, dated July 10, 2007.

Grantees Name: Daniel D. Tucker, as to an undivided 1/2 interest and Samuel E. Tucker and Sara J. Tucker, husband and wife, as to an undivided 1/2 interest, as tenants in common.

After recording return to:
Monahan, Grove & Tucker
105 North Main
Milton-Freewater, OR 97862

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

Daniel D. Tucker
51332 Phillips Rd.
Milton-Freewater, OR 97862

Umatilla County
Received:6/17/2014



1015574

State of Oregon
County of Umatilla



Instrument received
and recorded on
6/17/2014 11:16:53 AM

in the record of instrument
code type DE

Instrument number 2014-6180007
Fee \$59.00

Office of County Records

Deann Hemphill

Records Officer
1015574 P4

DANIEL REICHOW and DAWN STEPHAN, successor co-trustees of the Fred and Sheena Reichow Trust, dated July 10, 2007, Grantors, convey and warrant to, DANIEL D. TUCKER, as to an undivided 1/2 interest and SAMUEL E. TUCKER and SARA J. TUCKER, husband and wife, as to an undivided 1/2 interest, as tenants in common, the following described real property free of encumbrances except as specifically set forth herein.

See Exhibit A attached which is hereby referred to and made a part hereof.

The true consideration for this conveyance is \$297,000.

"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

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NOV 17 2014

SALEM, OR

PIONEER TITLE CO. 92324-1
126 SE COURT, PEND. OR 97801

1 - Warranty Deed - Reichow / Tucker

5

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 13 day of June, 2014.



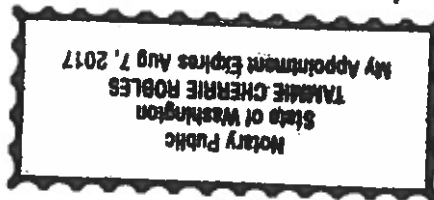
Daniel Reichow TTEE
DANIEL REICHOW, successor co-trustees
of the Fred and Sheena Reichow Trust,
dated July 10, 2007, Grantor

intentionally left blank
DAWN STEPHAN, successor co-trustees
of the Fred and Sheena Reichow Trust,
dated July 10, 2007, Grantor

STATE OF Washington,)
)ss.
County of Snohomish)
June 13, 2014.

Personally appeared the above named DANIEL REICHOW and acknowledged the foregoing instrument to be his voluntary act and deed. Before me.

Tammie Cherrie Rogles
NOTARY PUBLIC FOR Snohomish wa.
exp. Aug 7, 2017



STATE OF Wa.,)
)ss.
County of Snohomish)
June 13, 2014.

Personally appeared the above named DAWN STEPHAN and acknowledged the foregoing instrument to be her voluntary act and deed. Before me.

(See attached)
NOTARY PUBLIC FOR _____

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 13 day of June, 2014.

2014-6180007 3 of 4

(see attached)
DANIEL REICHOW, successor co-trustees of the Fred and Sheena Reichow Trust, dated July 10, 2007, Grantor

DAWN STEPHAN, successor co-trustees of the Fred and Sheena Reichow Trust, dated July 10, 2007, Grantor

STATE OF _____)
)ss.
County of _____)
_____, 2014.

Personally appeared the above named DANIEL REICHOW and acknowledged the foregoing instrument to be his voluntary act and deed. Before me.

NOTARY PUBLIC FOR _____

STATE OF Washington)
)ss.
County of King)
June 13, 2014.

Personally appeared the above named DAWN STEPHAN and acknowledged the foregoing instrument to be her voluntary act and deed. Before me.

DANIELA AVALA
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
12-13-17

NOTARY PUBLIC FOR Washington

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2 - Warranty Deed - Reichow / Tucker

NOV 17 2014

SALEM, OR



Exhibit A

Township 6 North, Range 35, E.W.M.

Section 29: Southwest Quarter of the Northwest Quarter.

Section 30: Southeast Quarter of the Northeast Quarter.

Excepting therefrom that tract of land being described as beginning at the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 30; thence Southerly along the West line of the Southeast Quarter of the Northeast Quarter of said Section 30, a distance of 312 feet; thence Easterly and parallel with the North line of the Southeast Quarter of the Northeast Quarter of said Section 30, a distance of 343.08 feet; thence Northerly and parallel with the West line of the Southeast Quarter of the Northeast Quarter of said Section 30, a distance of 312 feet to a point on the North line of the Southeast Quarter of the Northeast Quarter of said Section 30; thence Westerly along said North line, a distance of 343.08 feet to the point of beginning.

Excepting therefrom any portion lying within the County Road right-of-way.

All being East of the Willamette Meridian, Umatilla County, Oregon.

Subject to:

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: Pacific Power & Light Company

Recorded: October 16, 1952, Book 207, Page 103, Deed Records

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NOV 17 2014

SALEM, OR

STATE OF OREGON

COUNTY OF UMATILLA

CERTIFICATE OF WATER RIGHT

This Is to Certify, That KENNETH DERRICK

of Route 2, Box 71, Hilton-Freewater, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of a well tributary of Johnson Creek for the purpose of supplemental irrigation,

under Permit No. G-906 of the State Engineer, 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 July 2, 1958

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 0.48 cubic foot per second,

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SE 1/4 NE 1/4, Section 30, Township 6 North, Range 35 East, W.M.; 11.0 chains N. and 0.5 chains W. from E 1/4 corner of Section 30.

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:

38 acres SE 1/4 NE 1/4
Section 30
Township 6 North, Range 35 East, W.M.

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NOV 17 2014

SALEM, OR

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 State Engineer, affixed

this date. MAY 27 1960

LEWIS A. STANLEY
State Engineer

Recorded in State Record of Water Right Certificates, Volume 19, page 20000