

After recording return to:
Malheur County Title Company, Inc.
81 South Oregon Street
Ontario, OR 97914

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

Henry Nighthengale
694 ROAD 59
SUB LETTB, KS 67877

File No.: 30143 E
Date: October 24, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

MALHEUR COUNTY, OR 2013-4652
DST WD 10/29/2013 3:28:33 PM
Cnt=1 Pgs=4 Total:\$82.00



00020411201300046520040041

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 *[Signature]*

STATUTORY WARRANTY DEED

AUBRI J. KEMP, Grantor, conveys and warrants to, HENRY NIGHTENGAL, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Account No. 06428 Code No.: 12 Map No.: 164736 Tax lot No.: 400

FML4
164736
9300

This property is free from liens and encumbrances, EXCEPT:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is \$630,000.00 Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of October, 2013.

[Signature]
Aubri J. Kemp

STATE OF Arizona County of Maricopass

On October 28th, 2013, personally appeared before me Aubri J. Kemp who acknowledged to me that she executed the same as her voluntary act and deed.

[Signature]
Notary Public for Arizona

My commission expires: March 31, 2017



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MAR 17 2014

SALEM, OR

EXHIBIT 'A'

(Tax Lot 400)

Land in Malheur County, Oregon, as follows:
In Twp. 16 S., R. 47 E., W.M.:
Sec. 36: Govt. Lot 1 and the NW1/4 NW1/4.

ALSO, all of Govt. 2 and the East 660 feet of the SW1/4 NW1/4.

AND that portion of the NW1/4 SW1/4 described as follows:

Commencing at the West quarter corner of said Sec. 36;
thence East, coincident with the East-West centerline thereof, 660 feet to the Point of Beginning;
thence South, parallel with the West boundary of Sec. 36, 924 feet;
thence East 660 feet;
thence North 924 feet to the said East-West centerline;
thence West, coincident with said centerline, 660 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of the NW1/4 NW1/4 described as follows: (Tax Lot 9301)

Commencing at the Northwest corner of said NW1/4 NW1/4;
thence South, coincident with the West boundary thereof, 711 feet
to the Point of Beginning;
thence East 180 feet;
thence South 193 feet;
thence West 180 feet;
thence North 193 feet to the Point of Beginning.
Subject to County road right of way off the West side.

ALSO EXCEPTING a parcel of land in Government Lot 1 described as follows:
(Tax Lot 200)

Commencing at the Northwest corner of said Lot 1;
thence South 89° 26' 25" East, coincident with the North boundary of Lot 1, 736.52 feet
to the Point of Beginning;
thence South 89° 26' 25" East, coincident with the North boundary, 577.03 feet to the
Southwest corner of Govt. Lot 2, in Sec. 25, Twp. 16 S., R. 47 E., W.M.;
thence South 25 feet;
thence South 89° 26' 25" East, 132.04 feet to the mean high-water line of the Snake River;
thence along said high-water line, the following courses and distances, to-wit:
South 51° 10' 58" West, 51.78 feet;
South 62° 43' 41" West, 72.67 feet;
South 63° 45' 51" West, 292.05 feet;
South 57° 13' 49" West, 177.15 feet to the extended center line of the drain ditch;
thence North 35° 37' 25" West, coincident with said extended center line, 97.24 feet;
thence North 35° 37' 25" West, coincident with the center line, 265.21 feet;
thence North 29° 30' 59" West, coincident with the center line, 46.40 feet;
thence North 13° 10' 33" West, coincident with the center line, 68.52 feet
to the Point of Beginning.

AND EXCEPTING a parcel of land in Government Lot 1 described as follows:
(Tax Lot 300)

Commencing at the Northwest corner of said Lot 1;
thence South, coincident with the West boundary thereof, 900 feet;
thence Northeasterly, coincident with the top of the bluff and in a straight line, to a
point being 1197 feet East of the Point of Beginning;
thence West, coincident with the North boundary of Govt. Lot 1, 1197 feet
to the Point of Beginning.

FURTHER EXCEPTING that portion lying East of the center of a drain ditch and
being approximately 2 acres, as conveyed by Deed recorded Oct. 8, 1951, Book 87,
Instrument No. 16945, records of Malheur County, Oregon.

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MALHEUR COUNTY, OREGON

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SUBJECT TO:

The assessment roll and the tax roll disclose that the within described premises were specially 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.

Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Snake River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

Governmental rights in connection with flood control and propagation of anadromous fish and public rights of fishing and recreational navigation in and to the water, bed and shoreline of the Snake River.

Ownership of the State of Oregon in and to that portion of the premises herein described lying below the high water mark of the Snake River as it now exists or at any time has existed.

Right of way in favor of Snow-Moody Development Co. recorded Oct. 23, 1911, Book 2, Page 5, L&A records

An easement in favor of Idaho Power Company for power lines created by instrument, including the terms and provisions thereof, recorded Dec. 1947, in Book 72, Page 413, Deed Records of Malheur County, Oregon

Oil and Gas Lease, including the terms and provisions thereof,

Dated: March 29, 2007

Recorded: April 10, 2007, as Instrument No. 2007-2686, official records of Malheur County, Oregon

Lessor: Jeffrey I. Irwin and Eileen F. Irwin, husband and wife

Lessee: Energy West Corporation, P.O. Box 1441, Denver, Co 80201-1441

By Instrument recorded February 19, 2008, as Instrument No. 2008-979, official records of Malheur County, Oregon, the terms and provisions of the above lease were amended.

Ratification and Extension of Oil and Gas Lease, recorded February, 19, 2008, as Instrument No. 2008-979, records of Malheur County, Oregon.

Assignment of Oil and Gas Lease, including the terms and provisions thereof,

Recorded: August 26, 2010, Instrument No. 2010-5490 records of Malheur County, Oregon.

From: Energy West Corporation

To: Bridge Energy Inc., an undivided fifty percent (50%) interest,
and Paramax Energy, Inc., an undivided fifty percent (50%) interest.

Assignment of Overriding Royalty interest in Oil and Gas Lease, including the terms and provisions thereof,

Recorded: February 13, 2011, Instrument No. 2011-0422, records of Malheur County, Oregon.

From: Bridge Energy, Inc. and Paramax Energy, Inc.

To: Thomasson Partner Associates, Inc., an overriding royalty
in the amount equal to five percent of eight-eighths (5.00% of 8/8ths)

Assignment of Oil and Gas Lease and Bill of Sale, including the terms and provisions thereof,

Recorded: March 5, 2012, Instrument No. 2012-0671, records of Malheur County, Oregon.

From: Paramax Energy, Inc.

To: Bridge Energy, Inc.

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Financing Statement, including a security agreement,
Recorded: June 30, 2010, as Instrument No. 2010-3985, records of Malheur County, Oregon.
Debtor: Bridge Energy, Inc.
Secured Party: The Royal Bank of Scotland

Line of Credit Deed of Trust, Security Agreement, Assignment of Production, Financing Statement for
As-Extracted Collateral and Fixture Filing, including the terms and provisions thereof,
Recorded: July 2, 2010, as Instrument No. 2010-4048, records of Malheur County, Oregon.
Grantor: Bridge Energy, Inc. and Energy West Corporation
Trustee: Daniel J. Drazan
Beneficiary: The Royal Bank of Scotland, PLC

Release of Energy West Corporation from the above Deed of Trust by Instrument,
recorded December 2, 2011, Instrument No. 2011-4304, records of Malheur County, Oregon.

Memorandum of Assignment of Lessor's interest in Lease, Instrument No. 2007-2686,
including the terms and provisions thereof,

Dated: April 24, 2012
Recorded: April 26, 2012, as Instrument No. 2012-1475, records of Malheur County, Oregon
Assignor: Jeff L. Irwin and Eileen F. Irwin
Assignee: Aubri J. Kemp

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STATE OF OREGON

WATER DIVISION NO. 2 COUNTY OF MALHEUR

CERTIFICATE OF WATER RIGHT

(For rights perfected under original, enlargement or secondary permits)

This is to Certify, That JESSE H. NEWTON

of Fayette, State of Idaho, has made proof to the satisfaction of the STATE WATER BOARD of Oregon, of a right to the use of the waters of Draws in N3SW1/4 Sec. 35 and W1NW1/4 Sec. 36, T 16 S.R. 47 E.W.M.,

for the purpose of the irrigation of 74 acres of land

under Permit No. 2945 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon and duly confirmed by order of the STATE WATER BOARD of Oregon, made and entered

of record in the Record of Proceedings of said Board, at Salem, in Volume 1

at page 320- on the 15th day of May, 1919 ; that the priority of

the right hereby confirmed dates from May 29, 1916 ; 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 0.93 cubic feet per second, or its equivalent in case of rotation. The use hereunder shall conform to any reasonable rotation system ordered by the proper State Officer.

A description of the lands 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: 11 acres in the Northeast quarter of Northwest quarter; 28 acres in the Southeast quarter of Northwest quarter; 12 acres in the Southwest quarter of Northwest quarter and 23 acres in the Northwest quarter of Southwest quarter of Section Thirty-six, Township Sixteen South, Range Forty-seven East of Willamette Meridian, in Malheur County, Oregon.

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

Rights to the use of water for power purposes are limited to a period of forty years from the date of priority of the right, as herein set forth, subject to a preference right of renewal under the laws existing at the date of the expiration of the right for power purposes, as hereby confirmed and limited.

Witness the seal and signature of the STATE

WATER BOARD affixed this 4th day

of June, 1919.

STATE WATER BOARD

(SEAL OF STATE WATER BOARD)

By PERCY A. CUPPER State Engineer, President

Attest: R. W. POTTER Secretary

Recorded in State Record of Water Right Certificates, Volume 3, Page 2334