

February 23, 2015



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

RE: Certificate of Water Right Ownership Update – Columbia State Bank
Our File No: 20799

Dear OWRD staff member:

This office represents Columbia State Bank. Enclosed please find an original Certificate of Water Right Ownership Update form to update your records relating to OWRD Certificate No. 85995. I have also enclosed the last deed of record to the subject property.

Please feel free to contact me if you have any questions or need any further information in order to process the Water Right Ownership Update.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan M. Sorem".

ALAN M. SOREM
asorem@sglaw.com
Voice Message #303

AMS:jm
Enclosures
cc: Client
H:\Docs\20500-20999\20799\REO Due Dilligence\Water Issues\Letter to OWRD.docx

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SALEM, OR

Park Place, Suite 200
250 Church Street SE
Salem, Oregon 97301

Post Office Box 470
Salem, Oregon 97308

tel 503.399.1070
fax 503.371.2927

www.sglaw.com



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): Michael Batlan, as Bankruptcy Trustee for the Estate of Remington Ranch, LLC

Mailing Address: PO Box 3729

Salem Oregon 97302

(503) 588-9192 (503) 559-0306

Phone: Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Al Jeck, Vice President of Columbia State Bank

Mailing Address: 17800 SE Mill Plain Blvd., Suite 100

Vancouver WA 98683

(360) 823-4582 ajeck@columbiabank.com

Phone: Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Crook Township: 14 South Range: 14 East Section: 33 and 34

Tax Lot Number(s): 1801 and 1802

Street address of water right property: 16800 NW O'Neil Hwy., Powell Butte

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

Application #: G-14365 Permit #: G-13237 Certificate or Page #: 85995

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

Name of individual completing this form: ALLISTER M. JECK Phone: 360-823-4582

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

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

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I, Cheryl Seely, County Clerk for Crook County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Cheryl Seely - County Clerk



MAIL TAX STATEMENTS TO:
Columbia State Bank
Attn: Michael Bennett
17800 SE Mill Plain Blvd, Ste 100
Vancouver, WA 98683

AFTER RECORDING RETURN TO:
Erich M. Paetsch
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308

TRUSTEE'S DEED

Michael B. Batlan, as duly-appointed chapter 7 trustee for the Bankruptcy Estate of Remington Ranch, LLC, in the United States Bankruptcy Court for the District of Oregon Case No. 10-30406-elp7 (hereinafter "**Grantor**"), conveys to **Columbia State Bank**, successor in interest to the FDIC as Receiver for Columbia River Bank, a Washington state chartered bank (hereinafter "**Grantee**"), all of Grantor's interest in the real property described in **Exhibit "A"**, which is attached hereto and incorporated herein by this reference, including all water rights and rights appurtenant (hereinafter the "**Property**").

This Trustee's Deed (hereinafter the "**Deed**") is executed pursuant to the Order Authorizing Sale of Property and Assignment of BLM Contract Free and Clear of Liens and Interest entered on January 7, 2015 in the above referenced Bankruptcy Case (hereinafter the "**Order**").

Pursuant to the Order, Grantor's transfer of the Property to Grantee constitutes a legal, valid, and effective transfer of the Property and shall vest Grantee with all of Grantor's right, title, and interest in and to the Property free and clear of all liens, claims, and encumbrances other than that certain Deed of Trust dated June 13, 2007 and recorded on June 25, 2007 in the real property records of Crook County, Oregon as Microfilm No. 2007-222191, together with real property taxes and easements. It is the intention of the parties to the Deed to give full effect to the Order and that the terms of this Deed are subject to and incorporate the provisions of the Order. The Property shall be transferred in its existing condition on an "as is, where is" basis and without any warranties express or implied, except as otherwise set forth in the Order. Grantee's recording of this Deed indicates Grantee's acceptance of this conveyance upon that basis.

The true and actual consideration for this conveyance is Sixty Thousand Dollars and No/100 (\$60,000) in cash, plus a credit bid of Grantee's debt as further provided in the Order in the amount of Two Million Four Hundred Forty Thousand Dollars and No/100 (\$2,440,000.00).

AMERITITLE
A7755AM-AH

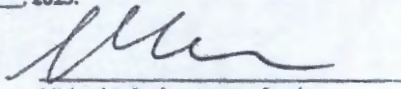
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The following is the notice as required by Oregon law: "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 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 16 day of January, 2015.

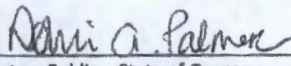


Michael B. Batlan, trustee for the
Bankruptcy Estate of Remington
Ranch, LLC in the United
States Bankruptcy Court for the District
of Oregon Case No. 10-30406-elp7

State of Oregon)
County of Marion) ss.

On this 16th day of January, 2015, personally appeared Michael B. Batlan, trustee for the Bankruptcy Estate of Remington Ranch, LLC in the United States Bankruptcy Court for the District of Oregon Case No. 10-30406-elp7, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:


Notary Public - State of Oregon

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EXHIBIT "A"

Located in Crook County, Oregon:

TRACT I

Parcels One (1) and Three (3) of Partition Plat No. 1999-31 Recorded December 17, 1999, in Partitions Microfilm No. 152743, Records of Crook County, Oregon, Located in a portion of the NW1/4 and the SW1/4 of Section 4, Government Lot 1, the SE1/4NE1/4 and the E1/2SE1/4 of Section 5 and the NW 1/4 of Section 9, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon.

EXCEPTING THEREFROM THE ABOVE TRACTS:

A parcel of land located in the Northwest 1/4 of Section 9, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows:

Beginning at a point lying North 48°01'25" East, a distance of 1542.23 feet, from the 1/4 corner common to Sections 8 & 9, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon, marked by an iron rod with a 2" diameter aluminum cap stamped CROOK COUNTY SURVEYOR; S8/S9 T15S R14E//S2/S3 T15S; LS 1026; 1994; Thence, North 73°37'53" East, a distance of 340.67 feet, to a point; Thence, North 32°08'11" West, a distance of 195.52 feet, to a point;

Thence, South 65°40'32" West, a distance of 334.07 feet, to a point; Thence, South 35°26'19" East, a distance of 53.74 feet, to a point of tangency with a curve to the right, having a radius of 825.00 feet;

Thence, along said curve through a central angle of 6°34'49", an arc distance of 94.75 feet (the long chord of which bears South 32°08'55" East, a distance of 94.70 feet), to the Point of Beginning.

A parcel of land located in the Northwest 1/4 of Section 9, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows:

Beginning at a point lying North 48°01'25" East, a distance of 1542.23 feet, from the 1/4 corner common to Sections 8 & 9, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon, marked by an iron rod with a 2" diameter aluminum cap stamped CROOK COUNTY SURVEYOR; S8/S9 T15S R14E // S2/S3; T15S; LS 1026; 1994; Thence, North 73°37'53" East, a distance of 340.67 feet, to a point; Thence, South 35°51'42" East, a distance of 24.38 feet, to a point;

Thence, South 6°20'37" East, a distance of 156.14 feet, to a point; Thence, South 73°37'53" West, a distance of 297.61 feet, to a point; Thence, North 22°27'16" West, a distance of 86.27 feet, to a point of tangency with a curve to the left, having a radius of 825.00 feet; Thence, along said curve through a central angle of 6°24'14", an arc distance of 92.21 feet (the long chord of which bears North 25°39'23" West, a distance of 92.16 feet), to the Point of Beginning.

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TRACT II

Parcel One (1) and Two (2) of Partition Plat No. 2000-22, Recorded June 30, 2000 in Partitions Microfilm No. 156385, Records of Crook County, Oregon, Located in the W1/2W1/2 of Section 3, in Section 4, and in the NE1/4 of Section 9, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon.

TRACT III

Parcel One (1) and Two (2) of Partition Plat No. 2001-21, Recorded June 29, 2001 in Partitions Microfilm No. 163559, Records of Crook County, Oregon, Located in the SW1/4 of Section 4 and in the E1/2SE1/4 of Section 5, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon.

TRACT IV

Parcels One (1) and Two (2) of Partition Plat No. 2001-23, Recorded June 29, 2001 in Partitions Microfilm No. 163587, Records of Crook County, Oregon, Located in Section 4, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon.

TRACT V

Parcel Three (3) of Partition Plat No. 2001-23, Recorded June 29, 2001 in Partitions MF No. 163587, Records of Crook County, Oregon, Located in the W1/2W1/2 of Section 3, in Section 4, in the NE1/4 of Section 9 and in the SW1/4NW1/4 of Section 10, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon.

TRACT VI

Parcel Three (3) of Partition Plat No. 2001-39, Recorded December 11, 2001 in Partitions MF No. 167111, Records of Crook County, Oregon, Located in Section 33 and a portion of Section 34, Township 14 South, Range 14 East of the Willamette Meridian, Crook County, Oregon.

TRACT VII

In Township 14 South, Range 14 East of the Willamette Meridian, Crook County, Oregon:
Section 34: The SW1/4 of the NW1/4 of the NW1/4.

TRACT VIII

A parcel of land located in the Northwest 1/4 of Section 9, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows:

Beginning at a point lying North 48°01'25" East, a distance of 1542.23 feet, from the 1/4 corner common to Sections 8 & 9, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon, marked by an iron rod with a 2" diameter aluminum cap stamped CROOK COUNTY SURVEYOR; S8/S9 T15S R14E//S2/S3 T15S; LS 1026; 1994; Thence, North 73°37'53" East, a distance of 340.67 feet, to a point; Thence, North 32°08'11" West, a distance of 195.52 feet, to a point;

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Thence, South 65°40'32" West, a distance of 334.07 feet, to a point; Thence, South 35°26'19" East, a distance of 53.74 feet, to a point of tangency with a curve to the right, having a radius of 825.00 feet;

Thence, along said curve through a central angle of 6°34'49", an arc distance of 94.75 feet (the long chord of which bears South 32°08'55" East, a distance of 94.70 feet), to the Point of Beginning.

TRACT IX

A parcel of land located in the Northwest 1/4 of Section 9, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows:

Beginning at a point lying North 48°01'25" East, a distance of 1542.23 feet, from the 1/4 corner common to Sections 8 & 9, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon, marked by an iron rod with a 2" diameter aluminum cap stamped CROOK COUNTY SURVEYOR; S8/S9 T15S R14E // S2/S3; T15S; LS 1026; 1994; Thence, North 73°37'53" East, a distance of 340.67 feet, to a point; Thence, South 35°51'42" East, a distance of 24.38 feet, to a point;

Thence, South 6°20'37" East, a distance of 156.14 feet, to a point; Thence, South 73°37'53" West, a distance of 297.61 feet, to a point; Thence, North 22°27'16" West, a distance of 86.27 feet, to a point of tangency with a curve to the left, having a radius of 825.00 feet; Thence, along said curve through a central angle of 6°24'14", an arc distance of 92.21 feet (the long chord of which bears North 25°39'23" West, a distance of 92.16 feet), to the Point of Beginning.

TRACT X

A portion of Section 3, 4, 9, and 10, Township 15 South, Range 14 East of the Willamette Meridian, Crook County, Oregon, being described as follows: Beginning at the Northwest corner of said Section 4, begin a 2 1/2" brass cap mounted on a 2 1/2" x 30" galvanized iron pipe; thence North 89°59'39" East along the North line of said Section 4, a distance of 2652.66 feet to the North one-quarter corner of said section, being a 2 1/2" brass cap on a 2 1/2" iron pipe; thence South 89°38'49" East along said section line a distance of 2645.22 feet to the Northeast corner of said Section 4, being a 2 1/2" brass cap on a 2 1/2" iron pipe, thence North 89°59'08" East along the North line of said Section 3, a distance of 1251.42 feet to a 5/8" iron rod on the westerly boundary of the plat of Twin Lakes Ranch according to the official plat thereof on file and of record in the office of the County Clerk for Crook County, Oregon thence leaving said section line along said westerly plat boundary along the following courses, South 14°14'16" West 4216 feet to a 5/8" iron rod, thence South 37°46'17" East 784.06 feet to a 5/8" iron rod, thence South 17°33'10" West 156.97 feet to the true point of beginning, as marked by a 1/2" iron rod, thence continue South 17°33'10" West 629.68 feet to a 5/8" iron rod thence North 89°57'54" West 600.18 feet to a 5/8" iron rod, thence North 600.00 feet to a 1/2" iron rod, thence Easterly 790.08 feet to the true point of beginning, together with an easement 50 feet in width for ingress and egress and utilities from the Northwest corner of the above described parcel, thence South 00°00'38" East 2189.83 feet to a 5/8" iron rod, thence Easterly 32.37 feet to a 5/8" iron rod.

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