



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

FEB 02 2015

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): RESERVOIR LAND COMPANY OF OREGON, INC

Mailing Address: 1050 SANSOME ST., SUITE 300

SAN FRANCISCO CA 94111
City State Zip

Phone: _____
Home Work Other

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PROPERTY BUYER INFORMATION

Applicant(s): WILKS RANCH OREGON, LTD

Mailing Address: P.O. BOX 111

CISCO TX 76437
City State Zip

Phone: _____
Home Work Other

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PROPERTY DESCRIPTION (attach additional pages if necessary):

County: MALHEUR Township: 14S Range: 39E Section: 14

Tax Lot Number(s): 800

Street address of water right property: N/A

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

Application #: G-12590 Permit #: G-11713 Certificate or Page #: 76983

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

Name of individual completing this form: KAREN WILLIAMSON Phone: 817-850-3616

Signature: Karen Williamson Date: 2/5/2015

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

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RECORDER'S INFORMATION:

MALHEUR COUNTY, OR 2011-4459

D ST WD 12/14/2011 03:02 PM

Cnt=1 Pgs=10

Total: \$87.00



00007326201100044590100103

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

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

Wilks Ranch
PO Box 111
Cisco TX 76437

After recording return to:

Wilks Ranch
Attn: Jessica Sullivan
PO Box 111
Cisco TX 76437

STATUTORY WARRANTY DEED

QJMO 6298

Ironside Associates Limited Partnership, an Oregon Limited Partnership, Grantor, conveys and warrants to Wilks Ranch Oregon, Ltd., a Texas Domestic Limited Partnership, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibits A-1 and A-2 attached hereto and by
this reference incorporated herein.

SUBJECT TO AND TOGETHER WITH:

See Exhibit B attached hereto and by
this reference incorporated herein.

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 2009. 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 2009.

The true consideration for this conveyance is: Other value or property is part of or the whole consideration.

Dated this 14th day of December, 2011.

Ironside Associates Limited Partnership

CRB Corporation, General Partner

By: _____

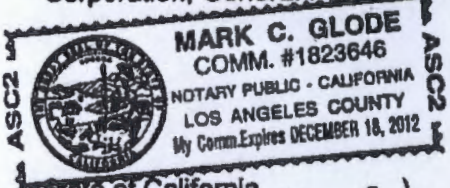
Catharine B. Gilson, Director
Designated Signatory

Reservoir Land Company of Oregon, Inc., General and Limited Partner

By: [Signature]
Its: Catharine B. Gilson, Director
Designated Signatory

State of California
County of Los Angeles ss

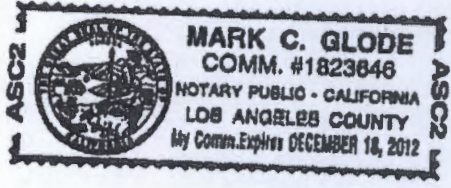
Dec. The foregoing instrument was acknowledged before me this 9th day of December, 2011, by Catharine B. Gilson, Director and designated signatory for CRB Corporation, General Partner.



[Signature]
Notary Public for California
My Commission Expires: Dec. 18, 2012

State of California
County of Los Angeles ss

Dec. The foregoing instrument was acknowledged before me this 9th day of December, 2011, by Catharine B. Gilson, Director and designated signatory for Reservoir Land Company of Oregon, Inc., General and Limited Partner.



[Signature]
Notary Public for California
My Commission Expires: Dec. 18, 2012

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Exhibit A-1

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Land in Malheur County, Oregon, as follows:

In Twp. 13 S., R. 39 E., W.M.:

- Sec. 13: N1/2
- Sec. 14: All.
- Sec. 15: All.
- Sec. 16: S1/2, S1/2 NE1/4, NE1/4 NE1/4.
- Sec. 17: SE1/4, N1/2 SW1/4.
- Sec. 20: E1/2, E1/2 SW1/4, NE1/4 NW1/4.
- Sec. 21: All.
- Sec. 22: All.
- Sec. 23: All.
- Sec. 24: S1/2 NW1/4, S1/2 SE1/4, SW1/4.
- Sec. 25: All.
- Sec. 26: All.
- Sec. 27: All.
- Sec. 28: E1/2, NW1/4, N1/2 SW1/4.
- Sec. 29: NE1/4, N1/2 SE1/4, E1/2 NW1/4, NE1/4 SW1/4.
- Sec. 34: All.
- Sec. 35: All.
- Sec. 36: All.

In Twp. 13 S., R. 40 E., W.M.:

- Sec. 18: Govt Lots 1, 2 and 3, E1/2 NW1/4, NE1/4 SW1/4.
- Sec. 23: SE1/4, S1/2 NE1/4.
- Sec. 24: S1/2, SW1/4 NE1/4, SE1/4 NW1/4.
- Sec. 25: Govt Lots 1, 2, 3 and 5, W1/2, N1/2 NE1/4, SW1/4 SE1/4 and that part of Mineral Entry No. 24, Lot 95 located within the East 1/2 of said Sec. 25.
- Sec. 26: E1/2, SE1/4 SW1/4.
- Sec. 30: Govt Lots 1, 2, 3 and 4, E1/2 W1/2.
- Sec. 31: All.
- Sec. 32: W1/2, SE1/4.
- Sec. 33: SW1/4.
- Sec. 34: E1/2 NE1/4.
- Sec. 35: E1/2, NW1/4.
- Sec. 36: All,

EXCEPTING that portion of the SE1/4 SE1/4 lying South and East of the County Road right of way.

In Twp. 13 S., R. 41 E., W.M.:

- Sec. 19: Govt Lots 3 and 4, E1/2 SW1/4, W1/2 SE1/4,
EXCEPTING that portion of the SW1/4 SE1/4 lying East of the County Road right of way.
- Sec. 30: Govt Lots 1, 2, 3 and 5, E1/2 NW1/4.
- Sec. 31: Govt Lots 1 thru 4, E1/2 SW1/4, SW1/4 SE1/4.

In Twp. 14 S., R. 39 E., W.M.:

- Sec. 1: W 1/2, SE1/4 SE1/4, W1/2 SE1/4, W1/2 NE1/4.
- Sec. 2: All.
- Sec. 3: Govt Lots 1 thru 4, S1/2 NE1/4, E1/2 SE1/4.
- Sec. 11: All.
- Sec. 12: NW 1/4, S1/2, SW1/4 NE1/4.
- Sec. 13: All.
- Sec. 14: All.
- Sec. 23: N1/2NE1/4, N1/2NE1/4 NW1/4, NW1/2 SW1/4 NE1/4.
- Sec. 24: NE1/4, N1/2 NW1/4, SE1/4 NW1/4, SE 1/4, E1/2 SW1/4, SW1/4 SW1/4, SE1/2 NW 1/4 SW1/4.

In Twp. 14 S., R. 40 E., W.M.:

- Sec. 4: Govt Lots 3 and 4, S1/2 NW1/4, N1/2 SW1/4.
- Sec. 5: Govt Lots 1 thru 4, S1/2 NE1/4, W1/2 SE1/4, NE1/4 SE1/4, S1/2 NW1/4, NE1/4 SW1/4.
- Sec. 6: Govt Lot 1.
- Sec. 9: SW1/4 SW1/4, E1/2 SW1/4, SE1/4, S1/2 NE1/4.
- Sec. 10: W1/2.

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- Sec. 14: W1/2 E1/2, W1/2.
 Sec. 15: All.
 Sec. 16: All.
 Sec. 17: NE1/4 NE1/4.
 Sec. 19: Govt Lots 1 thru 4, NE 1/4 NW1/4, E1/2 SW1/4.
 Sec. 21: All.
 Sec. 22: All.
 Sec. 23: SW1/4.
 Sec. 26: W1/2 W1/2, NE1/4 NW1/4, N1/2 SE1/4 NW1/4.
 Sec. 27: All.
 Sec. 28: All.
 Sec. 29: All.
 Sec. 30: W1/2.
 Sec. 32: All that portion lying North of the John Day Highway right of way.
 Sec. 33: All that portion lying North of the John Day Highway right of way.
 EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by Deed Recorded July 6, 1928, Book 30, Page 60, Deeds, for right of way gravel pit.
 Sec. 34: All.
 Sec. 35: W1/2 W1/2.

In Twp. 14 S., R. 40 E., W.M.:

- Sec. 11: SE1/4 SW1/4, SW1/4 SE1/4.

In Twp. 14 S., R. 40 E., W.M.:

- Sec. 11: NE1/4 SW1/4, N1/2 SE1/4, SE1/4 SE1/4.
 Sec. 12: SW1/4, W1/2 SE1/4.
 Sec. 13: All.
 Sec. 14: E1/2 E1/2.
 Sec. 23: SE1/4, N1/2.
 Sec. 24: All.
 Sec. 25: All.
 Sec. 26: E1/2, E1/2 SW1/4, S1/2 SE1/4 NW1/4.
 Sec. 35: E1/2, E1/2 W1/2.
 Sec. 36: All.

In Twp. 14 S., R. 41 E., W.M.:

- Sec. 5: SW1/4 NW1/4, NW1/4 SW1/4, S1/2 SW1/4.
 Sec. 8: NW1/4, S1/2.
 Sec. 9: SW1/4, W1/2 SE1/4.
 Sec. 15: W1/2, S1/2 SE1/4.
 Sec. 17: NW1/4, NW1/4 SW1/4, E1/2 SW1/4, E1/2.
 Sec. 18: All.
 Sec. 19: All.
 Sec. 20: NW1/4 NW1/4, S1/2 NW1/4, SW1/4, SW1/4 SE1/4.
 Sec. 21: S1/2.
 Sec. 22: W1/2, W1/2 E1/2, E1/2 NE1/4.
 Sec. 28: All.
 Sec. 29: All.
 Sec. 30: All.
 Sec. 31: All.
 Sec. 32: All.
 Sec. 33: All.
 Sec. 34: N1/2 NW1/4, SW1/4, E1/2.

In Twp. 14S., R. 41 E., W.M.:

- Sec. 6: N1/2.

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In Twp. 15 S., R. 40 E., W. M.:

Sec. 1: All that portion lying North of the John Day Highway right of way.
EXCEPTING THEREFROM, a parcel of land located in that portion of Sections 1 and 2,
Twp. 15 S., R. 40 E., W.M, North of the Highway more particularly described as follows:
Commencing at a point 583.9 ft South and 51.7 ft West of the NW corner of said Sec. 1;
Thence South 74 degrees 40' E, 2841.5 feet;
Thence North 15 degrees 20' E, 250 ft;
Thence South 74 degrees 40' E, 1501.8 feet;
Thence South 8 degrees 06' W, 1928.1 ft;
Thence North 78 degrees 32' W, 4093.5 ft;
Thence North 0 degrees 43' E, 2052.8 ft to the point of beginning.
EXCEPTING THEREFROM a parcel as conveyed to Idaho Power Co. by Deed
recorded August 21, 1952, Book 90, Page 342, Deed Records.

In Twp. 15 S., R 40 E., W.M.:

Sec. 2: All that portion of the W1/2 NW1/4 lying North of the John Day Highway right of way.
Sec. 3: All that portion of the North 1/2 lying North of the John Day Highway right of way.
Sec. 4: All that portion of the Govt Lots 1 and 2 lying North and East of the John Day Highway
right of way.

In Twp. 15 S., R. 41 E., W.M.:

Sec. 6: N1/2, N1/2 S1/2.

TOGETHER WITH one hundred percent (100%) of the mineral, wind, air, timber and water
interests owned by Grantor and one hundred percent (100%) of the Executive Rights owned by
Grantor.

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MALHEUR COUNTY, OREGON

Exhibit A-2

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Land in Malheur County, Oregon, as follows:

In Twp. 13 S., R. 39 E., W.M.:

Sec. 17: S1/2 SW1/4.

Sec. 19: NE1/4 NE1/4.

Sec. 20: W1/2 NW1/4 and SE1/4 NW1/4.

Sec. 28: SE1/4 SW1/4 and SW1/4 SW1/4.

Sec. 29: S1/2 SE1/4 and SE1/4 SW1/4.

Sec. 31: S1/2 NE1/4, SE1/4 NW1/4, E1/2 SW1/4 and SE1/4.

Sec. 32: ALL.

Sec. 33: NE1/4, NE1/4 NW1/4, N1/2 SE1/4, NW1/4 NW1/4, SW1/4 NW1/4 and W1/2 SW1/4.

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In Twp. 14 S., R. 39 E., W.M.:

Sec. 3: SW1/4, S1/2 NW1/4, W1/2 SE1/4.

Sec. 4: Govt. Lot 4, S1/2 NW1/4, SW1/4, S1/2 NE1/4 and SE1/4.

Sec. 5: Govt. Lots 1, 2, 3 and 4, S1/2 NE1/4, SW1/4 NW1/4, N1/2 SW1/4, NW1/4 SE1/4 and E1/2 SE1/4.

Sec. 6: NE1/4, N1/2 SE1/4.

Sec. 8: N1/2 NE1/4.

Sec. 9: SW1/4 NE1/4, W1/2, NW1/4 SE1/4, N1/2 NE1/4, SE1/4 NE1/4, NE1/4 SE1/4 and S1/2 SE1/4.

Sec. 10: ALL.

Sec. 15: N1/2 N1/2, SE1/4 NW1/4 and S1/2 NE1/4.

Sec. 16: NE1/4 NE1/4 and the following parcels:

Beginning at the Northwest corner of the NW1/4 NE1/4;

Thence South 710 feet;

Thence S. 54 degrees E., 1036.54 feet;

Thence East 481.73 feet;

Thence North 1320 feet;

Thence West 1320 feet to the Point of Beginning.

ALSO beginning at Northeast corner of the SW1/4 NE1/4;

Thence West 481.73 feet;

Thence S. 54 degrees E., 595.46 feet;

Thence North 350 feet to the Point of Beginning.

TOGETHER WITH one hundred percent (100%) of the mineral, wind, air, timber and water interests owned by Grantor and one hundred percent (100%) of the Executive Rights owned by Grantor.

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Exhibit B

Exhibit A-1 Exceptions

1. Facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
3. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
4. Unpatented mining claims whether or not shown by the public records.
5. Taxes for the fiscal year 2011-2012, following 12-14-11 (date of closing) and thereafter.
6. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
7. Rights to the Public in and to existing County Road rights-of-way.
8. Certificate of Reservoir Location, including the terms and provisions thereof, in favor of Orchards Water Company, recorded August 20, 1927, book F Page 95, Water rights, as to Reservoir No. 3, in Secs. 5, 8, 9 and 16, Twp. 14 S., R. 41 E., W.M.
9. Reservations in Deeds from State of Oregon, Book N, Page 302; Book 15, Page 80; Book 18, Page 15; Book 23, Pages 577, 578 and 579; Book 91, Instrument No. 27830; reserving right of way for ditches, canals, and reservoir sites for irrigation purposes, constructed or which may be constructed by authority of the United States or otherwise. (Pertains to S $\frac{1}{2}$, E $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 16, Twp. 13 S., R. 39 E., W.M.; Lot 2 in Sec. 31, Twp. 13 S., R. 41 E., W.M.; W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 16, Twp. 14 S., R. 40 E., W.M.)
10. Pole Line Easements, including the terms and provisions thereof, in favor of Idaho Power Company, a corporation, as follows:
 - (a) Recorded August 15, 1952, Instrument No. 24531, Book 90, Deeds, over and across Sections 32 and 33, Twp. 14 S., R. 40 E., W.M.
 - (b) Recorded August 15, 1952, Book 90, Page 284, Deeds, over and across the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 2, and over and across Section 3, Twp. 15 S., R. 40 E., W.M.
 - (c) Recorded May 2, 1967, Book 135, Page 441, Deeds, over and across the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 9, Twp. 14 S., R. 40 E., W.M.
11. Right of Way Grant, including the terms and provisions thereof, in favor of Malheur County, a political subdivision dated December 18, 1959, recorded May 3, 1960, Book 115, Page 536, Deeds, for road right of way 60 feet in width over and across lands located in Twp. 13 S., R. 40 E., W.M., Malheur County, Oregon.
12. Minerals Reserved, including the terms and provisions thereof, by Eastern Oregon Land Company, a corporation, as to a full interest therein in Deed recorded August 2, 1944, Book 60, Page 622, and all rights of the said Eastern Oregon Land Company, a corporation, and their successors interest as owners thereof. (Pertains to that portion of Sec. 3, Twp. 15 S., R. 40 E., W.M., lying North of the John Day Highway.)
13. Minerals Reserved, including the terms and provisions thereof, by Eastern Oregon Land Company, as to a full interest therein, in Deed recorded December 31, 1945, Book 64, Page 640, Deed Records, and all rights of the said party and their successors in interest as owners thereof. (Covers Sec. 25 and 36, Twp. 14 S., R. 40 E., W.M.; part of Sec. 1, Twp. 15 S., R. 40 E., W.M.; and Sec. 31, Twp. 14 S., R. 41 E., W.M.)

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14. Minerals as Conveyed to Roderick A. Stamey, as to an undivided 1/8th interest therein, in Deed recorded April 4, 1955, Book 99, Page 522, Deeds, and all rights of the said Roderick A. Stamey, and his successors in interest as owners thereof, covering a portion of the lands under consideration containing 12,925.29 acres, more or less.
15. Sale of Oil and Gas Royalty, including the terms and provisions thereof, in Book 100, Instrument Number 19864, Deed Records.
16. Mineral Deed, including the terms and provisions thereof, recorded October 31, 1957, in Book 108, Page 82, Deed Records.
17. Quitclaim Mineral Deed, including the terms and provisions thereof, recorded February 20, 1987 Instrument Number 87-8903, Deed Records.
18. Quitclaim Mineral Deed, including the terms and provisions thereof, recorded February 20, 1987, as Instrument Number 87-8904, Deed Records.
19. Mineral and Royalty Deed and Act of Sale, including the terms and provisions thereof, recorded May 10, 1988, Instrument Number 88-17992, Deed Records.
Assignment, Bill of Sale and Conveyance, recorded November 10, 1988, Instrument Number 88-22978, Deed Records.
Conveyance of Net Profit Production Payment, recorded November 10, 1988, Instrument Number 88-22981.
Assignment, Bill of Sale and Conveyance, recorded July 6, 1989, Instrument Number 89-35489, Deed Records.
Conveyance of Net Profits overriding Royalty Interest, recorded July 6, 1989, Instrument Number 89-35490, Deed Records.
Conveyance of Net Profits overriding Royalty Interest, recorded July 6, 1989, Instrument Number 89-35491, Deed Records.
Conveyance of Net Profits overriding Royalty Interest, recorded July 6, 1989, Instrument Number 89-35492, Deed Records.
Assignment, Bill of Sale and Conveyance, recorded March 9, 1990, Instrument Number 90-1705, Deed Records.
20. Mineral Deed, including the terms and provisions thereof, recorded March 29, 1989, Instrument Number 89-29282, Deed Records.
21. Conveyance of Net Profits overriding Royalty Interest, including the terms and provisions thereof, recorded February 21, 1991, Instrument Number 91-987, Deed Records.
Assignment, including the terms and provisions thereof, recorded October 25, 1994, Instrument Number 94-7350, Deed Records.
Assignment, including the terms and provisions thereof, recorded April 24, 1995, Instrument Number 95-2765, Deed Records.
Assignment, including the terms and provisions thereof, recorded May 8, 1995, Instrument Number 95-3110, Deed Records.
Assignment, Bill of Sale and Conveyance, including the terms and provisions thereof, recorded May 23, 1995, Instrument Number 95-3412, Deed Records.
Assignment, Bill of Sale and Conveyance, including the terms and provisions thereof, recorded May 23, 1995, Instrument Number 95-3413, Deed Records.
Conveyance and Assignment, including the terms and provisions thereof, recorded November 25, 1996, Instrument Number 96-8571, Deed Records.
22. Mineral Deed, including the terms and provisions thereof, recorded November 18, 1996, Instrument Number 96-8418, Deed Records.
23. Mineral Deed, including the terms and provisions thereof, recorded March 17, 1997, Instrument Number 97-1944, Deed Records.
24. Mineral Deed, including the terms and provisions thereof, recorded December 15, 1997, Instrument Number 97-9764, Deed Records.
25. Quitclaim Mineral Deed, including the terms and provisions thereof, recorded June 29, 1998, Instrument Number 98-4963, Deed Records.

26. Power Line Easement, including the terms and provisions thereof, in favor of Idaho Power Company, a corporation, recorded June 14, 1999, Instrument Number 99-4508, Deed Records.
27. Mineral Deed, Conveyance, and Assignment, including the terms and provisions thereof, recorded July 2, 1999, Instrument Number 99-5039, Deed Records.
28. Statement of Claim, including the terms and provisions thereof, recorded September 2, 1999, Instrument Number 99-6969, Deed Records.
29. Warranty Deed, including the terms and provisions thereof, recorded November 22, 1999, Instrument Number 99-8891, Deed Records. (Mineral Interest)
30. Right of Way Easement, including the terms and provisions thereof, in favor of Oregon Telephone Corporation recorded March 12, 2003, Instrument Number 2003-1859, Deed Records.
31. Quitclaim Deed, including the terms and provisions thereof, by and between International Paper Company, Sustainable Forests, LLC, International Paper Realty Corporation, Blue Sky Timber Properties LLC, SP Forests, LLC, IP Petroleum Company, Inc., GCO Minerals, LLC, IP Pacific Timberlands, Inc., IP Timberlands Operating Company, LTD., Champion Realty Corporation, Translates Properties Incorporated, The Long-Bell Petroleum Company, Inc., as Grantors and BRP LLC as Grantee recorded August 9, 2010, Instrument No. 2010-4819, Malheur County Deed Records. (Mineral Deed)
Memorandum of Option Agreement, including the terms and provisions thereof, recorded November 9, 2010, Instrument Number 2010-8653, Malheur County Deed Records (does not pertain to this transaction).

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Exhibit A-2 Exceptions

1. Facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
3. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
4. Unpatented mining claims whether or not shown by the public records.
5. Taxes for the fiscal year 2011-2012, following 12-14-11 (date of closing) and thereafter.
6. The rights to the Public in and to that portion of the Premises herein lying within streets, roads, and highways.
7. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
8. An easement for powerlines in favor of Idaho Power Company created by Instrument, including the terms and provisions thereof, recorded March 28, 1955, in book 99, Instrument No. 16304, 16305, 16306, Deed Records, recorded February 5, 1974, Instrument No. 154063 Deed Records, recorded May 24, 1999, Instrument No. 99-3850, Deed Records.
9. Conveyance, including the terms and provisions thereof, recorded January 12, 1984, Instrument No. 84-119150, Deed Records.
10. Conveyance, including the terms and provisions thereof, recorded January 23, 1984, Instrument No. 84-119320, Deed Records.
11. Conveyance, including the terms and provisions thereof, recorded February 3, 1984, Instrument No. 84-119530, Deed Records.
12. Easement, including the terms and conditions from Roy L. Coneen to John M. Molthan, et ux, recorded September 29, 2003, Instrument No. 2003-7831, Deed Records.

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