



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): Olsen Agricultural Enterprises, LLC

Mailing Address: c/o Roger Olsen, P.O. Box 549

Monmouth Oregon 97361
City State Zip

Phone: _____
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): VFO Independence, LLC

Mailing Address: c/o Jason Bradford, 8930 Suver Road

Monmouth Oregon 97361
City State Zip

Phone: _____
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Polk Township: 9 South Range: 4 West Section: 15, 16, 21, 22

Tax Lot Number(s): 094150000400; 094220000100; 094220000500; 094220000804; 094220000100P1

Street address of water right property: 10760 Oak Hill Road, Independence, Oregon 97351
and Buena Vista Road (Tax Lot 094220000804)

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

Application #: S-73594 Permit #: S-52679 Certificate or Page #: 86806

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

Name of individual completing this form: Janet Neuman, Attorney for Phone: 503-802-5722

Signature: Janet E. Neuman VFO Independence, LLC Date: June 19, 2015

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

RECORD AND RETURN TO:

Polsinelli PC
900 W. 48th Place, Suite 900
Kansas City, Missouri 64112
ATTN: Scott Herpich

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

VFO Independence, LLC
c/o Vital Farmland Holdings, LLC
One Market, Spear Tower, Ste 3600
San Francisco, CA 94105

RECORDED IN POLK COUNTY Valerie Unger, County Clerk	2015-005975 06/17/2015 12:57:16 PM
REC-WD Cnt=1 Stn=11 K. WILLIAMS \$40.00 \$11.00 \$10.00 \$5.00 \$20.00	\$86.00

NCS-70350-ORI
FATCO. NO.

STATUTORY WARRANTY DEED

OLSEN AGRICULTURAL ENTERPRISES LLC, an Oregon limited liability company, as successor by merger to Olsen Vineyard Company, LLC, an Oregon limited liability company, Grantor, conveys and warrants to VFO INDEPENDENCE, LLC, a Delaware limited liability company, Grantee, the real property located in Polk County, Oregon, described as set forth on Exhibit A attached hereto and made a part hereof, free of encumbrances, except as specifically set forth on Exhibit B attached hereto and made a part hereof, to have and to hold the same, together with all rights and appurtenances, including without limitation all water rights, to the same belonging unto Grantee, and to the successors and assigns of such party forever.

The true consideration for this conveyance includes other property or other value given or promised that represents either the whole or part of consideration.

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.

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Dated this 17 day of June, 2015.

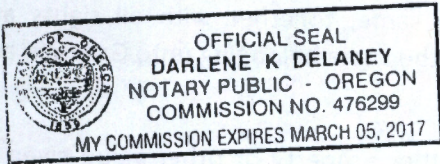
GRANTOR:

OLSEN AGRICULTURAL ENTERPRISES LLC, an Oregon limited liability company, as successor by merger to Olsen Vineyard Company, LLC, an Oregon limited liability company

By: Rog Olsen
Name: Roger Olsen
Title: Authorized Manager

STATE OF Oregon)
) ss.
County of Marion)

On this 16th day of June, 2015, appeared Roger Olsen, personally known or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the foregoing instrument.



Darlene K. Delaney
NOTARY PUBLIC FOR Oregon
My Commission Expires: 3-5-17

Signature Page

Statutory Warranty Deed - Olsen Vineyard Company, LLC Property (Polk County)

EXHIBIT A

Legal Description

Parcel 1

BEGINNING AT A POINT 12.93 CHAINS WEST FROM THE SOUTHEAST CORNER OF SECTION 16 IN TOWNSHIP 9 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON, AND RUNNING THENCE NORTH 35.39 CHAINS; THENCE EAST 42.04 CHAINS; THENCE SOUTH 69.32 CHAINS; THENCE WEST 48.63 CHAINS; THENCE NORTH 33.98 CHAINS AND THENCE EAST 6.77 CHAINS TO THE PLACE OF BEGINNING.

ALSO, BEGINNING AT A 12.93 CHAINS WEST AND 35.38 CHAINS NORTH FROM THE SOUTHEAST CORNER OF SECTION 16 IN TOWNSHIP 9 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON AND RUNNING THENCE NORTH 24 CHAINS; THENCE EAST 42.04 CHAINS; THENCE SOUTH 24 CHAINS AND THENCE WEST 42.04 CHAINS TO THE PLACE OF BEGINNING.

ALSO, LOT NUMBERED FOUR (4) AND FIVE (5) OF SECTION 16, TOWNSHIP 9 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, OREGON.

SAVE AND EXCEPT THE FOLLOWING PROPERTY SOLD TO WILLIE A. HOFFMAN AND NORA LEE HOFFMAN BY DEED RECORDED IN BOOK 84, PAGE 467, POLK COUNTY RECORDS; BEGINNING AT A POINT WHICH IS ON THE WEST LINE OF AND SOUTH 0°20'29" WEST A DISTANCE OF 1284.96 FEET FROM THE NORTHWEST CORNER OF THE JOHN B. BOUNDS DONATION LAND CLAIM NO. 70 IN TOWNSHIP 9 SOUTH AND RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; AND RUNNING THENCE NORTH 89°57'07" WEST, A DISTANCE OF 470.66 FEET; THENCE SOUTH 0°06'25" WEST 267.57 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 949; THENCE SOUTH 67°33'35" EAST 32.48 FEET; THENCE SOUTH 0°06'25" WEST 330.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°57'07" EAST 439.91 FEET TO THE WESTERLY LINE OF SAID D.L.C. 70; THENCE NORTH 0°20'29" EAST ALONG SAID LINE 609.94 FEET TO THE TRUE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACTS OF LAND LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS.

Parcel 2

TRACT I:

BEGINNING AT A POINT IN THE CENTER OF A COUNTY ROAD, SAID POINT BEING 17.189 CHAINS NORTH 0°12' WEST 3.134 CHAINS NORTH 89°48' WEST FROM THE SOUTHEAST CORNER OF THE ALEXANDER MCCARTY DONATION LAND CLAIM NO. 64 IN TOWNSHIP 9 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE NORTH 89°48' WEST 55.327 CHAINS TO A POINT ON THE WEST LINE OF SAID CLAIM, SAID POINT BEING 17.180 CHAINS NORTH OF THE SOUTHWEST CORNER OF SAID CLAIM; THENCE SOUTH 17.180 CHAINS TO THE SOUTHWEST CORNER OF SAID CLAIM; THENCE SOUTH 89°48' EAST ALONG THE SOUTH LINE OF SAID CLAIM 24.320 CHAINS TO THE NORTHEAST CORNER OF TRACT NO. 1 OF A TRACT OF LAND CONVEYED TO LELAND

PRATHER BY DEED RECORDED IN VOLUME 168, PAGE 258, DEED RECORDS FOR SAID COUNTY AND STATE; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT OF LAND 24.523 CHAINS TO THE NORTH LINE OF TRACT NO. 2 OF SAID VOLUME 168, PAGE 258, THENCE NORTH 89°54' EAST ALONG THE NORTH LINE OF SAID TRACT NO. 2, 13.75 CHAINS; THENCE NORTH 1°08' WEST 12.675 CHAINS; THENCE NORTH 87°41' EAST 0.818 CHAINS; THENCE NORTH 0°49' WEST 11.985 CHAINS TO A POINT 0.240 CHAINS NORTH 0°49' WEST OF THE SOUTH LINE OF SAID MCCARTY CLAIM; THENCE SOUTH 87°53' EAST 7.140 CHAINS TO A POINT IN THE CENTER OF SAID COUNTY ROAD, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID CLAIM; THENCE ALONG THE CENTER OF SAID COUNTY ROAD AS FOLLOWS; NORTH 10°45' EAST 7.747 CHAINS; THENCE NORTH 31°33' EAST 5.640 CHAINS; THENCE NORTH 48°26' EAST 7.127 CHAINS TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT: BEGINNING AT A POINT WHICH IS 12 CHAINS SOUTH FROM THE NORTHEAST CORNER OF SECTION 22 IN TOWNSHIP 9 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, POLK COUNTY, OREGON, RUNNING THENCE EAST TO THE EAST BOUNDARY OF THE HIGHWAY LEADING FROM INDEPENDENCE TO BUENA VISTA; THENCE IN A SOUTHWESTERLY DIRECTION FOLLOWING THE EAST BOUNDARY OF THE HIGHWAY 4.00 CHAINS TO A POINT INTERSECTING THE SECTION LINE; THENCE NORTH TO THE PLACE OF BEGINNING.

TRACT II:

BEGINNING AT THE NORTHWEST CORNER OF THE REASON B. HALL AND WIFE DONATION LAND CLAIM, CLAIM NO. 66, NOTIFICATION NO. 1621, IN TOWNSHIP 9 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, OREGON; THENCE EAST 10.14 CHAINS; THENCE SOUTH 24.648 CHAINS; THENCE WEST 10.14 CHAINS; THENCE NORTH 24.74 CHAINS TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACTS OF LAND LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS.

Parcel 3

A PART OF THE DONATION LAND CLAIM OF REASON B. HALL AND WIFE , NOTIFICATION NO. 1621, CLAIM NO. 66 IN TOWNSHIP 9 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN POLK COUNTY, OREGON; BEGINNING AT A POINT 34.20 CHAINS WEST OF THE SOUTHEAST CORNER OF ALEX B. MCCARTY AND WIFE D.L.C. NOTIFICATION NO. 1588, CLAIM NO. 64 AND RUNNING THENCE SOUTH 24.59 CHAINS; THENCE WEST 14.18 CHAINS; THENCE NORTH 24.65 CHAINS TO THE NORTH LINE OF THE SAID HALL D.L.C.; THENCE EAST 14.18 CHAINS TO THE PLACE OF BEGINNING.

Parcel 4

BEGINNING AT THE NORTHWEST CORNER OF THE CARTER T. DAVIDSON DONATION LAND CLAIM NO. 50 IN TOWNSHIP 9 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON, AND RUNNING THENCE SOUTH A DISTANCE OF 46 1/2 RODS; THENCE EAST A DISTANCE OF 39.91 CHAINS TO THE EAST BOUNDARY LINE OF SAID CLAIM; THENCE NORTH A DISTANCE OF 46 1/2 RODS TO THE NORTHEAST CORNER OF SAID CLAIM; THENCE WEST A DISTANCE OF 7.73 CHAINS TO THE SOUTHEAST CORNER OF THE THOMAS L. BOUNDS DONATION LAND CLAIM NO. 51 IN SAID TOWNSHIP AND RANGE; THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID BOUNDS CLAIM, A DISTANCE OF 15.66 CHAINS; THENCE WEST A DISTANCE OF 31.93 CHAINS; THENCE SOUTH A

Exhibit A to Statutory Warranty Deed – Olsen Vineyard Company, LLC Property (Polk County)

DWT 26190651v7 0100159-000001

DISTANCE OF 15.66 CHAINS TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT ANY PORTION OF THE ABOVE TRACT OF LAND LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS

Parcel 5

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 27 IN TOWNSHIP 9 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON AND RUNNING THENCE EAST 9.16 CHAINS; THENCE NORTH 60 CHAINS TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION; THENCE WEST 20.375 CHAINS; THENCE SOUTH 60 CHAINS TO THE SOUTH LINE OF SAID SECTION; THENCE EAST 11.215 CHAINS TO THE PLACE OF BEGINNING.

Parcel 6

BEING IN THE DONATION LAND CLAIM OF REASON B. HALL NO. 66 IN SECTIONS 22, 23, 26 AND 27 IN TOWNSHIP 9 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; COMMENCING AT A POINT 2.00 CHAINS WEST OF THE CORNER OF SECTIONS 22, 23, 26 AND 27; THENCE WEST 28.84 CHAINS; THENCE SOUTH 30.00 CHAINS TO THE SOUTH BOUNDARY OF THE DONATION LAND CLAIM; THENCE EAST 47.84 CHAINS TO THE BANK OF THE WILLAMETTE RIVER; THENCE DOWN ALONG THE BANK OF SAID RIVER 6.25 CHAINS TO THE SOUTH LINE OF THE TOWN OF BUENA VISTA; THENCE WEST 3.15 CHAINS TO THE WEST LINE OF ALLEY IN 5TH BLOCK SOUTH OF MAIN STREET AND 3RD BLOCK EAST OF MERIDIAN STREET; THENCE NORTH 11.17 CHAINS; THENCE WEST 2.41 CHAINS; THENCE NORTH 6.24 CHAINS; THENCE WEST 13.44 CHAINS; THENCE NORTH TO THE PLACE OF BEGINNING 6.35 CHAINS.

TOGETHER WITH THOSE PORTIONS WHICH INURE BY LAW OF TWO SOUTH STREET AND MERIDIAN STREET VACATED BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, OREGON VIA ORDER VACATING STREETS RECORDED NOVEMBER 7, 1969 AS DV 220-657.

SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND CONVEYED TO THE FOLLOWING DEEDS: WARRANTY DEED TO CLIFFORD CLARK AND JUDITH M. CLARK, HUSBAND AND WIFE, EXECUTED ON AUGUST 26, 1971, RECORDED AT VOLUME 21, PAGE 353, BOOK OF RECORDS, POLK COUNTY, OREGON ON SEPTEMBER 1, 1971 AS CORRECTED BY DEED RERECORDED TO CORRECT GRANTEE'S NAME AT VOLUME 51, PAGE 462, BOOK OF RECORDS, POLK COUNTY, OREGON ON NOVEMBER 21, 1973; BARGAIN AND SALE DEED TO LEO DRASDOFF AND MAY DRASDOFF, HUSBAND AND WIFE, EXECUTED ON AUGUST 26, 1971 RECORDED AT VOLUME 21, PAGE 354, BOOK OF RECORDS, POLK COUNTY, OREGON ON SEPTEMBER 1, 1971, WARRANTY DEED TO CLIFFORD CLARK AND JUDITH M. CLARK, HUSBAND AND WIFE, EXECUTED ON AUGUST 26, 1971, RECORDED AT VOLUME 21, PAGE 355, BOOK OF RECORDS, POLK COUNTY, OREGON ON SEPTEMBER 1, 1971.

SAVE AND EXCEPT THAT PORTION DEEDED TO RAYMOND G. HALL AND HELEN E. HALL BY BARGAIN AND SALE DEED RECORDED MARCH 21, 1977 AT VOLUME 102, PAGE 2961, POLK COUNTY, OREGON.

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Parcel 7

LOT NUMBERED FIVE (5), SIX (6), SEVEN (7), BLOCK NUMBERED FOUR (4), SOUTH OF MAIN STREET AND THREE (3) EAST OF MERIDIAN STREET IN BUENA VISTA, POLK COUNTY, OREGON, LOT NUMBERED TWO (2), THREE (3), AND FOUR (4) IN BLOCK NUMBERED FOUR (4), SOUTH OF MAIN STREET AND FOUR (4) EAST OF MERIDIAN STREET IN BUENA VISTA, POLK COUNTY, OREGON. LOT NUMBERED FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED FIVE (5), SOUTH OF MAIN STREET AND THREE (3) EAST OF MERIDIAN STREET IN BUENA VISTA, POLK COUNTY, OREGON. THE WEST ONE-HALF (W 1/2) OF BLOCK NUMBERED FIVE (5), SOUTH OF MAIN STREET AND FOUR (4) EAST OF MERIDIAN STREET IN BUENA VISTA, POLK COUNTY, OREGON.

ALSO: THAT PORTION OF THREE (3) EAST STREET AND THREE (3) SOUTH STREET VACATED WHICH PASSED TO THE OWNERSHIP OF THE ABOVE DESCRIBED LOTS AND BLOCKS BY OPERATION OF LAW. SAVE AND EXCEPT: THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND CONVEYED BY THE FOLLOWING DEEDS; WARRANTY DEED TO CLIFFORD CLARK AND JUDITH M. CLARK, HUSBAND AND WIFE, EXECUTED ON AUGUST 26, 1971, RECORDED AT VOLUME 21, PAGE 353, BOOK OF RECORDS, POLK COUNTY, OREGON, ON SEPTEMBER 1, 1971, AS CORRECTED BY DEED RE-RECORDED TO CORRECT GRANTEE'S NAME AT VOLUME 51, PAGE 462, BOOK OF RECORDS, POLK COUNTY, OREGON, ON NOVEMBER 21, 1973; BARGAIN AND SALE DEED TO LEO DRASDOFF AND MAY DRASDOFF, HUSBAND AND WIFE, EXECUTED ON AUGUST 26, 1971, RECORDED AT VOLUME 21, PAGE 354, BOOK OF RECORDS, POLK COUNTY, OREGON, ON SEPTEMBER 1, 1971, WARRANTY DEED TO CLIFFORD CLARK AND JUDITH M. CLARK, HUSBAND AND WIFE, EXECUTED ON AUGUST 26, 1971, RECORDED AT VOLUME 21, PAGE 355, BOOK OF RECORDS, POLK COUNTY, OREGON ON SEPTEMBER 1, 1971.

Parcel 8

PARCEL 2 PARTITION PLAT NO. 1998-0020, POLK COUNTY, OREGON. SAVE AND EXCEPT THAT PORTION LYING IN BENTON COUNTY.

Parcel 9

COMMENCING AT THE NORTHEAST CORNER OF THE DONATION LAND CLAIM OF AMON PYBURN AND WIFE, NOTIFICATION NO. 1722, CLAIM NO. 67 IN TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE WEST 57.93 CHAINS, THENCE SOUTH 1° 9' EAST 20.78 CHAINS, THENCE EAST 57.58 CHAINS, THENCE 20.78 CHAINS TO THE PLACE OF BEGINNING. ALSO, BEGINNING 37 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID PYBURN AND WIFE DONATION LAND CLAIM, THENCE WEST 32.80 CHAINS, THENCE SOUTH 25.54 CHAINS TO THE CENTER OF SOAP CREEK, THENCE UP THE CENTER OF SOAP CREEK TO THE SOUTH LINE OF JOHN WOLVERTON'S LAND (THIS WOLVERTON'S LAND BEING A PORTION OF THE DONATION LAND CLAIM OF MRS A. PYBURN); THENCE EAST 10.80 CHAINS, THENCE NORTH 9.80 CHAINS, THENCE EAST 57.30 CHAINS, THENCE SOUTH 25.00 CHAINS TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF POLK, STATE OF OREGON.

EXHIBIT B
Permitted Exceptions

1. 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.
2. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
3. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
4. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
5. Unrecorded leases or periodic tenancies.
6. Taxes for the year 2014-2015. None now due and payable.
Code No.: 1305
Map & Tax Lot Nos.: 094150000400; 094220000100; 094220000804; 094220000500;
094210000600; 094270000400; 094270000100; 094230006300; 094230006400;
104060000501; 105010000601; 104040000200
Property ID Nos.: 212274; 212795; 567341; 212977; 212836; 212782; 567342; 213664;
213635; 213565; 213581; 214830; 223317; 214690
7. The county tax roll discloses mobile homes on the herein described premises which is not included in title insurance coverage. Subject to requirements and provisions of O.R.S. 311.280 pertaining to mobile home taxes becoming liens on real property.
8. Restrictive Covenant, including terms and provisions thereof.
Recorded: July 02, 2004 as Document No. 2004-010849, Book of Records
9. Easement, including terms and provisions contained therein:
Recording Information: July 22, 2004 as Document No. 2004-011889, Book of Records
In Favor of: PacifiCorp, an Oregon Corporation, its successors and assigns
10. Restrictive Covenant, including terms and provisions thereof.
Recorded: July 02, 2004 as Document No. 2004-010848, Book of Records
11. Easement, including terms and provisions contained therein:
Recording Information: Book 142 and Page 42, Book of Records
In Favor of: Mountain State Power Company

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12. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the ordinary high water mark of Willamette River including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water mark of Willamette River.
13. All claims arising from the shifting in the course of the Willamette River, including but not limited to an assertion that some portion of said land has been removed from or brought within the boundaries thereof by avulsion, accretion, erosion, reliction or by artificial means, including fill.
14. Reservations and Conditions and Restrictions, including terms and provisions thereof.
Recorded: November 18, 1947 Book 131 and Page 396, in Deed Records
15. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the ordinary high water mark of Soap Creek including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water mark of Soap Creek.
16. All claims arising from the shifting in the course of Soap Creek, including but not limited to an assertion that some portion of said land has been removed from or brought within the boundaries thereof by avulsion, accretion, erosion, reliction or by artificial means, including fill.
17. Easement, including terms and provisions contained therein:
Recording Information: June 15, 2015 as Document No. 2015-005835, in Book of Records
In Favor of: Joe T. and Lynne Rainwater
18. Easement, including terms and provisions contained therein:
Recording Information: June 15, 2015 as Document No. 2015-005836, in Book of Records
In Favor of: Joe T. and Lynne Rainwater