

# Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

## Include this checklist with the application

Check that each of the following items is included. The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

- SECTION 1: applicant information and signature
- SECTION 2: property ownership
- SECTION 3: source of water requested
- SECTION 4: water use
- SECTION 5: water management
- SECTION 6: resource protection
- SECTION 7: project schedule
- SECTION 8: within a district
- SECTION 9: remarks

### Attachments:

- Land Use Information Form with approval and signature (*must be an original*) or signed receipt
- Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- Fees - Amount enclosed: \$ **8,750.00**  
See the Department's Fee Schedule at [www.oregon.gov/owrd](http://www.oregon.gov/owrd) or call (503) 986-0900.

### Provide a map and check that each of the following items is included:

- Permanent quality and drawn in ink
- Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
- North Directional Symbol
- Township, Range, Section, Quarter/Quarter, Tax Lots
- Reference corner on map
- Location of each well, and/or dam if applicable, by reference to a recognized public land survey corner (distances north/south and east/west)
- Indicate the area of use by Quarter/Quarter and tax lot clearly identified
- Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
- Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)
- Other:

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SALEM, OR

# Application for a Permit to Use Surface Water



**Oregon Water Resources Department**  
725 Summer Street NE, Suite A  
Salem Oregon 97301-1266  
(503) 986-0900  
www.wrd.state.or.us

## SECTION 1: APPLICANT INFORMATION AND SIGNATURE

### Applicant Information

|  |                               |                     |   |
|--|-------------------------------|---------------------|---|
| NAME<br><b>HAWMAN FARMS, ROYALE COLUMBIA FARMS, JB LAND, LLC, AND COLD SPRINGS CANYON, LLC (C/O GREG JUUL)</b> |                               |                     | PHONE (HM)                                |
| PHONE (WK)<br><b>(541) 567-8263</b>  | CELL<br><b>(541) 571-1043</b> | FAX                 |   |
| ADDRESS<br><b>31056 E. WALLS ROAD</b>  |                               |                     |   |
| CITY<br><b>HERMISTON</b>   | STATE<br><b>OR.</b>           | ZIP<br><b>97838</b> | E-MAIL *<br><b>GENERATION2@EOTNET.NET</b> |

**Agent Information** – The agent is authorized to represent the applicant in all matters relating to this application.

|  |                     |                     |                                       |                              |
|--|---------------------|---------------------|---------------------------------------|------------------------------|
| AGENT / BUSINESS NAME<br><b>WILLIAM I. PORFILY</b> |                     |                     | PHONE<br><b>(541) 449-1327</b>        | FAX<br><b>(541) 449-1327</b> |
| ADDRESS<br><b>P.O. BOX 643</b>                     |                     |                     | CELL<br><b>(541) 561-7259</b>         |                              |
| CITY<br><b>STANFIELD</b>                           | STATE<br><b>OR.</b> | ZIP<br><b>97875</b> | E-MAIL *<br><b>WPORFILY@GMAIL.COM</b> | <b>RECEIVED BY OWRD</b>      |

By my signature below I confirm that I understand:

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- We are asking to use water specifically as described in this application. SALEM, OR
- Evaluation of this application will be based on information provided in the application packet.
- We cannot legally use water until the Water Resources Department issues a permit to us.
- The Department encourages all applicants to wait for a permit to be issued before beginning construction of any proposed diversion. Acceptance of this application does not guarantee a permit will be issued.
- If we begin construction prior to the issuance of a permit, we assume all risks associated with my actions.
- If we get a permit, we must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land use plans.
- Even if the Department issues a permit, we may have to stop using water to allow senior water right holders to get water to which they are entitled.

**I (we) affirm that the information contained in this application is true and accurate.**

Mike P Hawman Pres.      Mike P Hawman      7-28-2015

Applicant Signature      Print Name and title if applicable      Date  
Paul Bracher, Member      Paul Bracher, Member      7-28-2015

Applicant Signature      Print Name and title if applicable      Date  
Greg W. Juul Pres      Greg W. Juul      7-28-2015

Applicant Signature      Print Name and title if applicable      Date  
Greg W. Juul member      Greg W. Juul member      7-28-2015

|                         |  |            |
|-------------------------|--|------------|
| App. No. <u>S-88116</u> | For Department Use<br>Permit No. _____ | Date _____ |
|-------------------------|--|------------|

**SECTION 2: PROPERTY OWNERSHIP**

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- Yes
  - There are no encumbrances.
  - This land is encumbered by easements, rights of way, roads or other encumbrances.
- No **We own all of the land to be irrigated.**
  - We have a recorded easement or written authorization permitting access.
  - I do not currently have written authorization or easement permitting access.
  - Written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
  - Water is to be diverted, conveyed, and/or used only on federal lands.

List the names and mailing addresses of all affected landowners (*attach additional sheets if necessary*).

**All affected landowners are the applicants, (listed above).**

*You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.*

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**SECTION 3: SOURCE OF WATER**

**A. Proposed Source of Water**

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Provide the commonly used name of the water body from which water will be diverted, and the stream or lake it flows into. If unnamed, say so: **SALEM, OR**

Source 1: **Columbia River** Tributary to: **Pacific Ocean**

If any source listed above is stored water that is authorized under a water right permit, certificate, or decree, attach a copy of the document or list the document number (for decrees, list the volume, page and/or decree name).

**B. Applications to Use Stored Water N/A**

**SECTION 4: WATER USE**

Provide the amount of water you propose to use from each source, for each use, in cubic feet-per-second (cfs) or gallons-per-minute (gpm). If the proposed use is from storage, provide the amount in acre-feet (af):

*(1 cfs equals 448.8 gpm. 1 acre-foot equals 325,851 gallons or 43,560 cubic feet)*

| SOURCE         | USE        | PERIOD OF USE            | AMOUNT  |
|----------------|------------|--------------------------|---|
| Columbia River | Irrigation | November 1 – February 29 | 23.0 <input checked="" type="checkbox"/> cfs <input type="checkbox"/> gpm <input type="checkbox"/> af |

**Hawman Farms**

**Purpose or Use: Primary irrigation of 1,486.1 acres, ( for a total of 2,972.2 acre-feet), from the Columbia River during the period November 1 through February 29 (which includes raising the soil moisture to field capacity to be utilized by plants in the subsequent growing season).**

**Royale Columbia Farms**

**Purpose or Use: Primary irrigation of 3,699.5 acres, ( for a total of 7,399.0 acre-feet), from the Columbia River during the period November 1 through February 29 (which includes raising the soil moisture to field capacity to be utilized by plants in the subsequent growing season).**

**JB Land, LLC**

**Purpose or Use: Primary irrigation of 989.8 acres, ( for a total of 1,979.6 acre-feet), from the Columbia River during the period November 1 through February 29 (which includes raising the soil moisture to field capacity to be utilized by plants in the subsequent growing season).**

**Cold Springs Canyon, LLC**

**Purpose or Use: Primary irrigation of 1,177.1 acres, ( for a total of 2,354.2 acre-feet), from the Columbia River during the period November 1 through February 29 (which includes raising the soil moisture to field capacity to be utilized by plants in the subsequent growing season).**

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: \_\_\_\_\_
- If the use is **mining**, describe what is being mined and the method(s) of extraction:  
\_\_\_\_\_

**SECTION 5: WATER MANAGEMENT**

**A. Diversion and Conveyance**

What equipment will you use to pump water from your source?

Pump (give horsepower and type): Please see below

Other means (describe): \_\_\_\_\_

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Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water.

S-8816

Delivery Systems for Winter Water-Hawman Farms, Royale Columbia, JB Lands, LLC, Cold Spring Canyon, LLC

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## Hawman Farms Delivery System

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The delivery system consists of a pumping station on the south bank of the Columbia River. The pumping station has 1 - 250 hp and 6 - 500 hp pumps. From the river pumping station the water will be pumped through a buried 30" diameter steel mainline in a southeasterly direction approximately 4800 feet to the northerly boundary of the farm. From this point the 30" pipeline continues southeasterly approximately 700 feet where a 20" pipeline branches off to the southwest. The 30" pipeline continues on for another 1150 feet where it bifurcates into two 16" branch pipelines. One of the 16" branch pipelines extends in a southwesterly direction. The other 16" branch pipeline extends in a southeasterly direction. There is a booster pumping station consisting of 2 - 75 h.p. pumps on the southeasterly branch pipeline. The branch pipelines transport the water to a buried pipe distribution system consisting of 16" - 4" pipe. The pipe distribution system delivers water to 26 circle irrigation machines. There is one 15 h.p. circle booster pump for one of the circles on the southwesterly 16" branch pipeline. The irregular shaped parcels are irrigated with hand lines, wheel lines, and solid sets.

## Royale Columbia Delivery System

The Royale Columbia Farms existing point of diversion is located in SW1/4 NW1/4, Section 8, T 5 N, R 30 E. W.M. Water for irrigation will be withdrawn at the point of diversion from the south bank of the Columbia River with a four pumps totaling 2800 hp. From the river pumping station a 30" mainline extends in a south direction 13,570 ft. +/- to a point near the NE corner of Section 30 where it crosses onto the main farm. Approximately 3070 ft. from the river station along the 30" mainline there is a 2800 hp inline main booster pumping station. It is located in the NE corner of the NE1/4 NE1/4 of Section 18. From the main booster pumping station the 30" mainline continues south 5350 ft +/- to a point where it crosses an 18" Hawman Farm mainline just north of Hwy 37 near the SE corner of Section 18, T5N, R30E, W.M. At this point there is 14" pipeline from the Hawman Farms mainline that connects to the Royale Columbia Farms 30" mainline. From the cross tie connection point between the Royale Columbia Farms and Hawman Farm distribution systems the Royale Columbia Farms 30" mainline continues in a south direction 5080 ft +/- to a connection point, CL-A, near the NE corner of Section 30 where the 30" pipeline bends to the southwest. At this point parallel 20" and 16" pipelines connect and extend in a southeast direction. The 30" pipeline then extends southwest 3780 ft +/- to a cluster point, CL-1, (a point where there is a common pipe manifold from which several lateral pipelines extend to the pivots of circular irrigation machines). At this point a 24" pipeline from the JB Land project connects to the end of the Royale Columbia Farms 30" pipeline. At CL-A near the NE corner of Section 30, where the parallel 20" and 16" pipelines connect to the Royale Columbia Farms 30" mainline, the 20" and 16" parallel pipelines extend in a southeast direction 3690 ft. +/- to cluster CL-4 and the location of a booster pumping station which is the start of the Cold Springs Canyon Farm system.

## JB Land delivery systems

The distribution system consists of a river pumping station located on the south bank of the Columbia River. There are three river pumps, 1-250 hp, 1-500 hp, and 1-900 hp pump. From the river pumping station water is pumped southerly approximately 6100 feet through a 24" penstock to the northeasterly boundary line of the farm. From this point the buried main pipe distribution system continues in a southwesterly direction approximately 14,000 feet. Mainline pipe sizes vary from 24" to 12". There are 10", 8", 6", and 4" buried lateral (branch) pipelines. The lateral pipelines are connected to the main distribution pipeline. They deliver water to circle irrigation machines and irregular shaped parcels between circles. The irregular shaped parcels are irrigated with hand lines, wheel lines, and solid sets.

Cold Springs Canyon, LLC System

The Cold Spring Canyon Farm system starts at CL-4, the location of a booster pumping station. This booster pumping station consists of three pumps totaling 350 hp and is referred to as the Cluster 4 Booster Station. This pumping station boost the pressure and pumps water through a 20" pipeline that extends in a southeast 15340 ft. +/- to another booster pumping station. This booster station consists of four pumps totaling 660 hp and is referred to as the Bracher Booster Station. Two pipelines extend from the Bracher Booster pumping station. One is a 20" pipeline that extends in the southeast direction 1045 ft. +/- to a point where it bends to the south and extends another 2880 ft. +/- to a point where it reduces to 16". The 16" pipeline continues south 1335 ft. +/- where it bends to the southeast and extends 850 ft. +/- to a cluster point CL B 3. From cluster CL B 3 the 16" pipeline continues southeast 2900 ft. +/- to cluster CL B 4. At this cluster point there is a 20 hp booster pump that boosts pressure and pumps water through a 10" pipeline that extends in a southeast direction 2400 ft. +/- to the pivot point of circle, C 311. There is also a 15 hp booster pump located at CL B4 that boosts pressure and pumps water through a 10" pipeline that extends in a northeast direction 2450 ft. +/- to the pivot point of circle, C 312. And there is also a 6" pipeline that extends from CL B4 in an easterly direction 700 ft. +/- to the pivot point of circle, C 113. Circles C 311, C 312, and C 313 all irrigate ground associated with this application.

**B. Application Method**

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler)

Primarily sprinklers from pivots. A few wheel lines, hand lines, and solid sets are used.

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**C. Conservation**

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to public uses of affected surface waters.

**We plan to apply enough water to raise the soil moisture to field capacity to be utilized by plants in the subsequent growing season.**

**SECTION 6: RESOURCE PROTECTION**

In granting permission to use water from a stream or lake, the state encourages, and in some instances requires, careful control of activities that may affect the waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

- Diversions are screened to prevent uptake of fish and other aquatic life.  
Describe planned actions: The pumping stations are already screened.
- Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.  
Describe planned actions: The systems already exist and we anticipate no excavation.
- Operating equipment in a water body will be managed and timed to prevent damage to aquatic life.  
Describe: We anticipate no activity in any water body as the water delivery systems already exist.
- Water quality will be protected by preventing erosion and run-off of waste or chemical products.  
Describe: Because the irrigation systems already exist, water quality will not be affected.

**SECTION 7: PROJECT SCHEDULE**

Date construction will begin: **Within one year of permit being issued**

Date construction will be completed: **5 + years**

Date beneficial water use will begin: **Within 2 years of receipt of the permit**

**SECTION 8: WITHIN A DISTRICT**

Check here if the point of diversion or place of use are located within or served by an irrigation or other water district.

|                          |         |     |
|--------------------------|---------|-----|
| Irrigation District Name | Address |     |
| City                     | State   | Zip |

**SECTION 9: REMARKS**

Use this space to clarify any information you have provided in the application.

\_\_\_\_\_

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# Land Use Information Form



Oregon Water Resources Department  
 725 Summer Street NE, Suite A  
 Salem, Oregon 97301-1266  
 (503) 986-0900  
 www.wrd.state.or.us

Applicant: HAWMAN FARMS, ROYALE COLUMBIA FARMS, JB LAND, LLC, AND COLD SPRINGS CANYON, LLC

(C/O GREG JUUL)

Mailing Address: 31056 E. WALLS ROAD

Hermiston, OR. 97838 Daytime Phone: 541) 571-1043

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SALEM, OR

## A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

| Township | Range     | Section                         | Tax Lot # | Plan Designation (e.g., Rural Residential/RR-5) | Water to be:  | Proposed Land Use: |
|----------|-----------|---------------------------------|-----------|---|---|--------------------|
| 4N & 5N  | 29E & 30E | 16,17,18, 19, & 20              |           | EFU   | <input checked="" type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used | Irrig.             |
| 4N & 5N  | 29E & 30E | 23,24,25,26,& 35                |           | EFU   | <input checked="" type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used | Irrig.             |
| 4N & 5N  | 29E & 30E | 1,6, 18,19,25, 29,30,31,32,& 36 |           | EFU   | <input checked="" type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used | Irrig.             |
| 4N & 5N  | 29E & 30E | 1,2,11,35, & 36                 |           | EFU   | <input checked="" type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used | Irrig.             |

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Umatilla County

## B. Description of Proposed Use

Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water    Water Right Transfer    Permit Amendment or Ground Water Registration Modification  
 Limited Water Use License    Allocation of Conserved Water    Exchange of Water

Source of water:    Reservoir/Pond    Ground Water    Surface Water (name) Columbia River

Estimated quantity of water needed: 23    cubic feet per second    gallons per minute    acre-feet

Intended use of water:    Irrigation    Commercial    Industrial    Domestic for \_\_\_\_\_ household(s)  
 Municipal    Quasi-Municipal    Instream    Other \_\_\_\_\_

Briefly describe:

We propose to irrigate from the Columbia River during the period November 1-February 29.

**Note to applicant:** If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.   **See bottom of Page 3.** →





# For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

**Please check the appropriate box below and provide the requested information**

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): UCDC 152.056(A).
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

| Type of Land-Use Approval Needed<br>(e.g., plan amendments, rezones, conditional-use permits, etc.) | Cite Most Significant, Applicable Plan Policies & Ordinance Section References | Land-Use Approval:   |  |
|---|--|--|--|
|   |  | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
|   |  | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
|   |  | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
|   |  | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
|   |  | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |

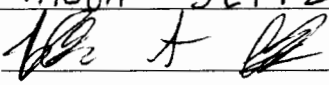
Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

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**AUG 03 2015**

**SALEM, OR**

Name: Brandon Seitz Title: Assistant Planner

Signature:  Phone: 541-278-6252 Date: 7/22/15

Government Entity: Umatilla County

**Note to local government representative:** Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.



**Receipt for Request for Land Use Information**

Applicant name: \_\_\_\_\_

City or County: \_\_\_\_\_ Staff contact: \_\_\_\_\_

Signature: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_

2004 4600311  
SR  
EIV

2009 5580646

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UMATILLA COUNTY RECORDS



2009-5580646 1 of 5

CORRECTIVE  
BARGAIN AND SALE DEED

State of Oregon )  
County of Umatilla )

This instrument was received and recorded on

04-13-04 at 12:00

in the record of instrument code type DE-B&S

Instrument Number 2004-4600311  
Fee 41.00

Office of County Records

*Jean Hemphill*  
Records Officer

Until a change is requested, all Tax statements should be sent to:

After recording return to:

Hawman Properties, LLC  
84197 Highway 37  
Hermiston, OR 97838

Dunn, Toole & Carter, LLP  
112 West Fourth Street  
The Dalles, Oregon 97058

(Deed being re-recorded to correct legal description in Bargain and Sale Deed dated 4-7-04, recorded 4-13-04 as Instrument No. 2004-4600311, Umatilla County Deed Records)

The true consideration for this transfer stated in terms of dollars is NONE, however other valuable consideration has been promised or given. This transfer is a contribution of property to a partnership under IRC Section 721.

PHILLIP A. HAWMAN and GRACE A. HAWMAN, husband and wife, Grantors, convey to HAWMAN PROPERTIES, LLC, an Oregon limited liability company, Grantee, the following described real property in the County of Umatilla, State of Oregon:

TOWNSHIP 5 NORTH, RANGE 30, E. W. M.

SECTION 16: All

SECTION 17: All

SECTION 18: A parcel of land situated in the Southeast Half of Section 18, Township 5 North, Range 30 E. W. M., Umatilla County, Oregon, being more particularly described as follows:

The Northeast corner of said Section 18 being the True Point of Beginning; thence South along the East line of said Section to the Southeast corner thereof; thence West along the South line of said Section 18 to the Southwest corner thereof; thence Northeasterly in a straight line to the True Point of Beginning.

EXCEPT that portion lying Northerly and Easterly of Highway No. 395 as recorded by Deed recorded in Book 337, Page 538, Deed Records.

ALSO EXCEPT that portion lying Northerly and Westerly of the following described line beginning at the Southwest corner of said Section 18; thence North 89° 08' 02" East along the South line of said Section 18 a distance of 2540.61 feet to the True Point of Beginning; thence North 41° 33' 40" East to Highway No. 395 and Terminus of This Line.

SECTION 19: All, EXCEPT that portion described in Partition Plat No. 1995-04 as Parcel 2, recorded on 1-17-95 as Instrument No. 1995-202588, Umatilla County Deed Records.

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UMATILLA COUNTY RECORDS

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SALEM, OR

DUNN, TOOLE & CARTER, LLP  
ATTORNEYS AT LAW  
112 West Fourth Street  
THE DALLES, OREGON 97058  
(541) 296-5424

P-88116



1 ALSO EXCEPT a portion of Section 19, Township 5 North, Range 30 E. W. M.,  
2 Umatilla County, Oregon, lying Northerly and Westerly of the following  
3 described line.

4 Beginning at the Northwest corner of said Section 19; thence North 89° 08'  
5 02" East along the North line of said Section a distance of 2540.61 feet to the  
6 True Point of Beginning; thence South 41° 33' 40" West a distance of  
7 1789.68 feet to the Southeast corner of the Northwest quarter of Northwest  
8 quarter of said Section 19; thence South 55° 25' 50" West a distance of  
9 1400.46 feet; thence South 28° 29' 06" West a distance of 317.86 feet to the  
10 West line of Section 19 and Terminus of This Line. ASLO excepting that  
11 portion of said Section 19 lying Southerly and Westerly of the following  
12 described lines:

13 Beginning at Southwest corner of said Section 19; thence North 01° 09' 48"  
14 West along West line of said Section 19, a distance of 1755.76 feet to the true  
15 point of beginning; thence South 50° 45' 25" East a distance of 795.37 feet;  
16 thence South 01° 09' 48" East, parallel with West line of said Section 19 a  
17 distance of 783 feet, more or less, to Northwesterly margin of County Road  
18 and terminus of this line;

19 ALSO EXCEPTING THEREFROM that tract of land conveyed by Leonard  
20 Aldrich, Lyle Robertson and Jack Zabransky, dba ARZ to Ervin H. Lincoln  
21 and Annie E. Lincoln, husband and wife, by Deed recorded May 21, 1981,  
22 Microfilm R-80, Page 492, Deed Records, and described as follows:

23 Commencing at Northeast corner of said Section 19; thence South 00° 16'  
24 43" East along East boundary of said Section 19, a distance of 544.39 feet to  
25 the true point of beginning; thence South 0° 16' 43" East along East boundary  
26 of said Section 19, a distance of 568.41 feet; thence South 57° 23' 30" West a  
distance of 232.05 feet; thence North 11° 32' 33" West a distance of 542.38  
feet; thence North 61° 43' 27" East a distance of 342.06 feet to the true point  
of beginning;

ALSO including an easement for ingress, egress and utilities over the  
following described tract to be used in common with others:

Commencing at Northeast corner of said Section 19; thence South 00° 16'  
East a distance of 544.39 feet to the true point of beginning; thence South  
61° 43' 27" West a distance of 342.06 feet; thence North 11° 32' 33" West a  
distance of 10 feet to Southeasterly right of way boundary of County Road  
No. 661; thence following along Southeasterly boundary of said County Road  
No. 661 to the point of intersection with East boundary of said Section 19, the  
center line of said County Road No. 661 being described by a 10° curve  
concave to Northwest; thence South 00° 16' 43" East along East boundary of  
said Section 19 to the true point of beginning.

SECTION 20: All that portion thereof, lying and being North of Northerly  
right of way line of U. S. Highway No. 395, now known as Oregon State  
Highway No. 37;

DUNN, TOOLE & CARTER, LLP  
ATTORNEYS AT LAW  
112 West Fourth Street  
THE DALLES, OREGON 97058  
(541) 296-5424

RECEIVED BY OWRD

AUG 03 2015

SALEM, OR



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EXCEPTING THEREFROM, beginning at a point on East line of said Section 20 which lies South 0° 05' 12" East 1948.74 feet from Northeast corner of said Section 20; thence continuing South 0° 05' 12" East along said

East line 1551.32 feet to the Northerly right of way line of Oregon State Highway No. 37; thence North 58° 39' 44" West along said Northerly right of way line, 1478.14 feet; thence North 58° 09' 34" East 1483.38 feet to the point of beginning;

SECTION 21: Beginning at Northwest corner of said Section 21; thence South 89° 16' 17" East along North line of said Section 21 a distance of 637.90 feet; thence South 40° 48' 15" West 974.35 feet to a point on West line of said Section 21; thence North 0° 05' 12" West along West line 745.64 feet to the point of beginning;

TOWNSHIP 5 NORTH, RANGE 29, E. W. M.

SECTION 24: A portion of Section 24, described as beginning at Northeast corner of said Section 24; thence South 01° 09' 48" East along East line of said Section 24, a distance of 2375.21 feet to the true point of beginning; thence South 28° 29' 06" West a distance of 310.59 feet; thence South 01° 09' 48" East, parallel with East line of said Section 24 a distance of 749.55 feet; thence South 50° 45' 25" East a distance of 201.77 feet to a point on East line of said Section 24; thence North 01° 09' 48" West along East line of said Section 24 a distance of 1154.28 feet to the true point of beginning;

EXCEPTING any and all water rights of way and roads appearing on said premises;

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

TOGETHER WITH:

1. Easement for right-of-way (pipeline) No. DACW-68-2-68-66 dated January 4, 1968, recorded December 18, 1968, in Book 297, Page 603, Deed Records; together with Department of the Army permit dated February 25, 1966; for the construction and maintenance of pumping facilities at the northern terminus of said pipeline easement.
2. Oregon State Highway Commission road approach permit No. 17282, dated August 30, 1968, (effective date October 11, 1968), recorded December 18, 1968, in Book 297, Page 607, Deed Records.
3. Oregon State Highway Commission permit no. 12428 (permit to occupy or perform operations upon a state highway), dated May 1, 1968, (effective date June 11, 1968) for pipeline crossing of Columbia River Highway No. 2, recorded December 23, 1968, in Book 297, Page 661, Deed Records.
4. Agreement dated October 31, 1967, between Oregon-Washington Railroad and Navigation Company, an Oregon corporation, et al, and for crossing of railroad right-of-way recorded June 10, 1968, in Book 294, Page 303, Deed Records.

DUNN, TOOLE & CARTER, LLP  
ATTORNEYS AT LAW  
112 West Fourth Street  
THE DALLES, OREGON 97058  
(541) 296-5424



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- 5. Oregon State Highway Commission permit no. 13288 (permit to occupy and perform operations upon state highway), dated August 15, 1969 (effective date July 27, 1969), for a pipeline crossing of Highway No. 36 recorded September 9, 1969, Book 302, Page 477, Deed Records.
- 6. All rights under easement for irrigation pipelines purposes as granted by Warranty Deed dated August 7, 1964, from Ralph Waldo Richmond, a widower, to Ervin R. Edmunds and LaPriel Edmunds, husband and wife, which Deed was recorded August 11, 1964, in Book 276, Page 646, Deed Records, and as supplemented by Declaration of location of said Easement dated August 5, 1965, recorded August 6, 1965, in Book 281, Page 74, Deed Records.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 7 day of April, 2004.

*Phillip A. Hawman*  
 PHILLIP A. HAWMAN

Grantor

*Grace A. Hawman*  
 GRACE A. HAWMAN

Grantor

STATE OF OREGON            )  
   ) ss.  
 County of Wasco            )

The foregoing instrument was acknowledged before me this 7 day of April, 2004, by PHILLIP A. HAWMAN and GRACE A. HAWMAN, husband and wife.



*Marjory J. Drury*  
 Notary Public for Oregon  
 My Commission Expires: 3/8/06

DUNN, TOOLE & CARTER, LLP  
 ATTORNEYS AT LAW  
 112 West Fourth Street  
 THE DALLES, OREGON 97058  
 (541) 296-5424

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AUG 03 2015

SALEM, OR

State of Oregon )  
County of Umatilla )

This instrument was received  
and recorded on

11-09-09 at 4:20

in the record of instrument  
code type DE-CORR

Instrument Number 2009-5580646  
Fee 61.00

Office of County Records

  
Records Officer



2009-5580646 5 of 5

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DUNN, TOOLE, & CARTER, LLP  
ATTORNEYS AT LAW  
112 West Fourth Street  
THE DALLES, OREGON 97058  
(541) 296-5424

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AUG 03 2015

SALEM, OR

BARGAIN AND SALE DEED

Until a change is requested, all tax statements should be sent to: After recording return to:

Mr. and Mrs. Michael P. Hawman Hermiston, Oregon 97838
Dunn, Toole, Coats & Carter 112 West 4th Street The Dalles, Oregon 97058

The true consideration for this transfer is \$1.00 and other valuable consideration promised or given.

PHILLIP A. HAWMAN and GRACE ARDELE HAWMAN, husband and wife, Grantors, convey to MICHAEL PHILLIP HAWMAN and DIANE M. HAWMAN, husband and wife, Grantees, the following described real property in the County of Umatilla, State of Oregon:

Parcel 2 of Partition Plat No. 1995-04 lying in Section 19, Township 5 North, Range 30 East, W.M., Umatilla County, Oregon as recorded in Partition Plat Book 1995, Page 04.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 21st day of December, 1995.

Phillip A. Hawman
PHILLIP A. HAWMAN
Grace Ardele Hawman
GRACE ARDELE HAWMAN
GRANTORS

1 - BARGAIN AND SALE DEED

Page

DUNN, TOOLE, COATS & CARTER
ATTORNEYS AT LAW
112 West Fourth Street
THE DALLES, OREGON 97008
(503) 286-5424

RECEIVED
OFFICE OF COUNTY RECORDS
UMATILLA COUNTY
DEC 21 P 1:11

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SALEM, OR

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Page

STATE OF OREGON )  
County of Umatilla ) ss

The foregoing instrument was acknowledged before me this  
21st day of December, 1995, by PHILLIP A.  
HAWMAN and GRACE ARDELE HAWMAN, husband and wife.

Jean Hemphill  
Notary Public for Oregon  
My Commission Expires: 09-05-98



State of Oregon )  
County of Umatilla)  
This instrument was received and recorded on  
12-21-95 at 1:11  
in the record of document code type DE-B&S

Location R282-8682  
Document number 95-213526  
fee 40.00

2 - BARGAIN AND SALE DEED

Office of County Records  
Received by Jean Hemphill  
Records Officer

RECEIVED BY OWRD

AUG 03 2015

SALEM, OR



State of Oregon )  
County of Umatilla )  
This instrument was received  
and recorded on  
04-13-04 at 12:00  
in the record of instrument  
code type DE-B&S

RECEIVED  
APR 13 2004  
UMATILLA COUNTY  
RECORDS

2004-4600310 1 of 2

Instrument Number 2004-4600310  
Fee 31.00  
Office of County Records

BARGAIN AND SALE DEED

Until a change is requested, all  
Tax statements should be sent to:

After recording return  
to:

*Debra Hemphill*  
Records Officer

Hawman Farms, Inc.  
84197 Highway 37  
Hermiston, OR 97838

Dunn, Toole & Carter, LLP  
112 West Fourth Street  
The Dalles, Oregon 97058

The true and actual consideration for this conveyance stated in terms of dollars is \$0.00. This transaction is an IRC Section 1031 exchange and the whole consideration is the exchange property received.

PHILLIP A. HAWMAN and GRACE A. HAWMAN, husband and wife, Grantors, convey to HAWMAN FARMS, INC., an Oregon corporation, Grantee, the following described real property in the County of Umatilla, State of Oregon:

A tract of land located in Northeast Quarter of Section 19, Township 5 North, Range 30, East of the Willamette Meridian, and described as follows:

Commencing at Northeast corner of said Section 19; thence South 00° 16' 43" East along East boundary of said Section 19, a distance of 544.39 feet to the true point of beginning; thence South 0° 16' 43" East along East boundary of said Section 19, a distance of 568.41 feet; thence South 57° 23' 30" West a distance of 232.05 feet; thence North 11° 32' 33" West a distance of 542.38 feet; thence North 61° 43' 27" East a distance of 342.06 feet to the true point of beginning.

Together with an easement for ingress, egress and utilities over the following described tract to be used in common with others:

Commencing at Northeast corner of said Section 19; thence South 00° 16' 43"; East a distance of 544.39 feet to the true point of beginning; thence South 61° 43' 27" West a distance of 342.06 feet; thence North 11° 32' 33" West a distance of 10 feet to the Southeasterly right of way boundary of County Road No. 661; thence following along Southeasterly boundary of said County Road No. 661 to the point of intersection with East boundary of said Section 19, the centerline of said County Road No. 661 being described by a 10° curve concave to the Northwest; thence South 00° 16' 43" East along East boundary of said Section 19, to the true point of beginning;

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

\* \* \* \*

DUNN, TOOLE & CARTER, LLP  
ATTORNEYS AT LAW  
112 West Fourth Street  
THE DALLES, OREGON 97058  
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SALEM, OR



2004-4600310 2 of 2

1 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY  
2 DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE  
3 LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS  
4 INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
5 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING  
6 DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS  
7 ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS  
8 30.930.

9 Dated this 7 day of April, 2004.

10 Phillip A. Hawman  
11 PHILLIP A. HAWMAN

12 Grantor

13 Grace A. Hawman  
14 GRACE A. HAWMAN

15 Grantor

16 STATE OF OREGON )  
17 County of Wasco ) ss.

18 The foregoing instrument was acknowledged before me this 7 day of April, 2003,  
19 by PHILLIP A. HAWMAN and GRACE A. HAWMAN, husband and wife.

20 Marjory J. Drury

21 Notary Public for Oregon  
22 My Commission Expires:

23 3/8/06

24 DUNN, TOOLE & CARTER, LLP  
25 ATTORNEYS AT LAW  
26 112 West Fourth Street  
THE DALLES, OREGON 97038  
(541) 296-3424



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AUG 03 2015

SALEM, OR

745 PROPERTY INVESTMENTS, a Massachusetts business trust ("Grantor"), acting by and through its Attorney in Fact, GORDON K. BISCHOFF, conveys and specially warrants to ROYALE COLUMBIA FARMS, INC., an Oregon corporation ("Grantee"), all of its 65.68% interest in and to the following described real property in Umatilla County, Oregon:

See Exhibit "A" attached.

Together with all of Grantor's right title and interest in an to those items set forth in Exhibit "B" attached hereto.

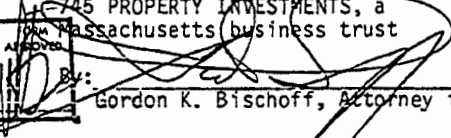
Subject to all encumbrances set forth on Exhibit "C".

THIS INSTRUMENT WILL 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 APPROVED USES. (O.R.S. 93.040)

The true consideration for this conveyance is as follows:

- 1. Land; 3,616 acres at \$200 per acre \$480,132
- 2. Shop and storage building 24,354
- 3. Fuel tanks, grainery, and auger 20,430

Dated: October 11, 1988

745 PROPERTY INVESTMENTS, a  
 Massachusetts business trust  
 Approved  
 By:   
 Gordon K. Bischoff, Attorney in Fact

P-42575

7-27-15  
 Royale Col.  
 Farms, Inc.  
 deed

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AUG 03 2015

SALEM, OR

STATE OF CALIFORNIA )  
                          ) ss.  
COUNTY OF SACRAMENTO )

On this 11<sup>th</sup> day of October, 1988, before me, a Notary Public in and for the County of Sacramento, State of California, personally appeared Gordon K. Bischoff known to me or proved to me on the basis of satisfactory evidence to be the Attorney in Fact for 745 Property Investments and that he executed the foregoing instrument for the purposes and consideration therein expressed and in the capacity herein stated.



*Al Diane Sutton*  
Notary

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AUG 03 2015

SALEM, OR

PARCEL I:

TOWNSHIP 4 NORTH, RANGE 30, E. W. M.

Section 6: East Half.

TOWNSHIP 5 NORTH, RANGE 30, E. W. M.

Section 29: All.

Section 30: All.

Section 31: North Half,  
Southeast Quarter,  
South Half of Southwest Quarter.

Section 32: South Half of Northwest Quarter,  
North Half of Southwest Quarter,  
Southwest Quarter of Southwest Quarter.

TOWNSHIP 5 NORTH, RANGE 29, E. W. M.

Section 25: Beginning at Southeast corner of said Section 25;  
thence North along East line thereof, to Northeast  
corner; thence Southwesterly to Southwest corner of  
said Section 25; thence East along South line thereof,  
to the point of beginning;

EXCEPTING THEREFROM, beginning at Northeast corner of  
said Section 25, said corner being marked by a brass  
disc and the true point of beginning of this description;  
thence South 1° 07' 44" East along the section line  
between Sections 25, Township 5 North, Range 29 and  
Section 30, Township 5 North, Range 30, 182.34 feet;  
thence South 43° 23' 10" West 7174.57 feet; thence South  
88° 46' 03" West 249.90 feet to intersection with Section  
line between said Sections 25 and 26; thence North 43° 46'  
09" East 7480.28 feet to the point of beginning of this  
description;

Section 36: North Half of North Half.  
Southeast Quarter of Northeast Quarter.

EXCEPTING any and all water rights of way and roads appearing on the  
premises;

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

EXHIBIT "A"

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AUG 03 2015

SALEM, OR

PARCEL II:

TOWNSHIP 4 NORTH, RANGE 29, E. W. M.

Section 1: Northeast Quarter of Northeast Quarter,  
South Half of Northeast Quarter,  
Southeast Quarter of Northwest Quarter,  
North Half of Southeast Quarter,  
Southeast Quarter of Southeast Quarter,

EXCEPTING THEREFROM any portin lying within that tract of land conveyed to United States of America, for the Cold Springs Reservoir Site, as described in Deed recorded May 17, 1907 in Book 54, Page 218, Deed Records.

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

EXCEPTING any and all water rights of way and roads - appearing on the premises.

PARCEL III

TOWNSHIP 5 NORTH, RANGE 30, E. W. M.

Section 18: All that portion of said Section 18, lying Southerly and Easterly of the following described line:

Beginning at Northeast corner of said Section 18;  
thence Southwesterly in a straight line to Southwest corner of said Section 18;

EXCEPTING THEREFROM that portion lying Southerly and Southwesterly of State Highway No. 37;

SUBJECT to any and all water rights of way, pipelines, roads and highways;

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

EXHIBIT "A"

RECEIVED BY OWRD

AUG 03 2015

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"CLERKS NOTE"  
" THIS INSTRUMENT WAS RECEIVED ILLEGIBLE"

R172 PAGE 464

TOWNSHIP 5 NORTH, RANGE 30, E. W. N.

- Section 7 & 8: All rights of Mel Goodin, Lucile Powell Goodin and Donna Goodin Bruce, dba Powell-Goodin Farms, under Easement and right of way (pipeline) from the Department of the Army on McNary Lock and Dam Project (Lake Wallula) No. DACW 68-2-74-55, dated February 15, 1974, recorded July 5, 1974 in Book 338, Page 533, Deed Records.
- Section 8: All rights of Powell-Goodwin Farms under Permit No. 16228 from the Oregon State Highway Commission, dated September 14, 1973, recorded July 5, 1974 in Book 338, Page 548, Deed Records.
- Section 9: All rights of Licensee under Agreement between Oregon-Washington Railroad & Navigation Company, an Oregon corporation, and its lessee, Union Pacific Railroad Company, a Utah corporation, and Powell-Goodin Farms, a partnership consisting of Mel Goodin, Lucile P. Goodin and Donna Goodin Bruce, partners, Licensee, dated January 11, 1974, recorded July 15, 1974 in Book 339, Page 120, Deed Records.
- Section 17 & 20: All rights of Powell-Goodin Farms, under Easement from Juniper Limited Partnership to Tom Kosmos, Cold Springs Ranches, Inc., an Oregon corporation, dated September 6, 1973, recorded September 10, 1973 in Book 331, Page 271, Deed Records.
- Section 17: All rights of Mel Goodin and Lucille Goodin, husband and wife, and Donna Goodin Bruce, dba Powell-Goodin Farms, under Easement from Juniper Limited Partnership, dated December 4, 1973, recorded December 6, 1973 in Book 333, page 345, Deed Records.
- Section 19: All interest of Mel Goodin and Lucille Goodin, husband and wife, and Donna Goodin Bruce, co-partners, dba Powell-Goodin Farms, under Easement from Juniper Limited Partnership, dated February 9, 1970, recorded February 10, 1970 in Book 304, Page 581, Deed Records.
- An undivided one-half interest in and to said easement was assigned to Cold Springs Ranches, Inc., an Oregon corporation, by Assignment dated August 27, 1973, recorded August 28, 1973 in Book 331, Page 109, Deed Records.
- Section 19: All rights of Powell-Goodin Farms under Permit No. 16229 from the Oregon State Highway Commission, dated October 1, 1973, recorded July 5, 1974 in Book 338, Page 553, Deed Records.

EXHIBIT

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AUG 03 2015

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"CLERKS NOTE"  
" THIS INSTRUMENT WAS RECEIVED ILLEGIBLE"

R 172 PAGE 465

TOWNSHIP 5 NORTH, RANGE 30, E. W. M. (continued)

Sections 7 & 8: All rights of Mel Goodin under Permit MPW No. 071-OYC-1-000211-74-2, from the Department of the Army, Corps of Engineers, dated March 8, 1974, recorded July 5, 1974 in Book 338, Page 544, Deed Records, Umatilla County, Oregon.

TOWNSHIP 5 NORTH, RANGE 30, E. W. M.

Section 19: All rights of Powell-Goodin Farms, a co-partnership consisting of Mel Goodin, Lucile P. Goodin and Donna Goodin Bruce, under easement from Roberta Cueva and Jack W. Hale, Joint Trustee under that express Trust Agreement dated November 26, 1974, Leonard Aldrich, Lyle Robertson and Jack Zabransky, dba ARZ, dated August 22, 1975, recorded August 27, 1975, Book 349, Page 331, Deed Records.

TOWNSHIP 4 NORTH, RANGE 30, E. W. M.

Section 6: West Half.

All rights of Powell-Goodin Farms, a co-partnership, consisting of Mel Goodin, Lucile P. Goodin and Donna Goodin Bruce, under easement from Randolph Dorrان and Marjorie Dorrان, husband and wife, dated August 6, 1975, recorded August 27, 1975, Book 349, Page 333, Deed Records;

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

TOWNSHIP 5 NORTH, RANGE 30, E. W. M.

Section 17: All rights in consent from Bonneville Power Administration, to Powell-Goodin Farms, dated October 31, 1973, Contract No. 14-03-49643, Tract No. LM-JD-R-256, Line; Lower Monumental, John Day No. 1, for crossing BPA easement area with underground irrigation pipeline, recorded in Book 338, Page 558, Deed Records.

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

EXHIBIT "B"

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R 172 PAGE 466

1. 1988-89 taxes, which are a lien, but not yet due and payable.
2. 1988 personal property taxes, which are a lien, but not yet due and payable. (Code 5-4; Account No. 709308-120579) Assessed to Royale Columbia Farms, Inc.
3. As disclosed by the tax rolls the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use said property will be subject to additional taxes and interest.
4. Reservations, including the terms and provisions thereof, contained in U. S. Patent to Powell-Goodin Farms, recorded June 21, 1965, Book 280, Page 386, Deed Records. Affects E-1/2 of Sec. 6-4N-30.
5. Reservations, including the terms and provisions thereof, contained in U. S. Patent to Northern Pacific Railway Company, recorded January 14, 1897, Book 24, Page 235, Deed Records. Affects Sec. 29-5N-30 & Sec. 25-5N-29, Sec. 1-4N-29)
6. Reservations, including the terms and provisions thereof, contained in Deed from Northern Pacific Railway Company to Oregon Land and Construction, recorded March 2, 1901, Book 36, Page 133, Deed Records, and amended in Book 169, Page 376, Deed Records. Affects Sec. 29-5N-30, Sec. 25-5N-39 & Sec. 1-4N-29.
7. Pipeline Easement, including the terms and provisions thereof, granted by United States of America to Pacific Gas Transmission Company, as evidenced by Memorandum recorded June 5, 1961, Book 263, Page 410, Deed Records. Affects Sec. 6-4N-30.
8. Easement, including the terms and provisions thereof, granted by R. L. Brock, et ux, to Umatilla Electric Cooperative Association, recorded February 13, 1953, Book 209, Page 374, Deed Records. Affects SE-1/4 Sec. 25, N-1/2 of Sec. 36-5N-29 & all Sec. 30 & NW-1/4 of Sec. 31-5N-30.
9. Pipeline Easement, including the terms and provisions thereof, granted by R. L. Brock, et ux, to Pacific Gas Transmission Company, recorded January 18, 1960, Book 257, Page 180, Deed Records, and notice of location recorded in Book 265, Page 450, Deed Records, and in Microfilm R-44, Page 1324, Deed Records. Affects SE-1/4 of Sec. 29, S-1/2 NW-1/4, N-1/2 SW-1/4, SE-1/4 SW-1/4 of Sec. 32-5N-30.
10. Easement, including the terms and provisions thereof, granted by Powell-Goodin Farms to Umatilla Electric Cooperative Association, recorded August 31, 1973, Book 331, Page 144, Deed Records. Affects all Sec. 29 and portion of Sec. 31-5N-30.

EXHIBIT "C"

RECEIVED BY OWRD

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"CLERKS NOTE"  
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R172 PAGE 467

11. Easement, including the terms and provisions thereof, granted by Mel Goodin, et al, to Umatilla Electric Cooperative Association, recorded February 22, 1974, Book 335, Page 324, Deed Records. Affects SE-1/4 Sec. 31, SW-1/4 SW-1/4 of Sec. 32-5N-30.

12. Pipeline Easement, including the terms and provisions thereof, granted by Mel Goodin, et al, to Cold Springs Ranches, Inc., recorded August 28, 1973, Book 331, Page 107, Deed Records. Affects East 16 feet of Sec. 30 & 31, and SW-1/4 SW-1/4 of Sec. 32-5N-30.

13. Easement, including the terms and provisions thereof, granted by Ralph Waldo Richmond to Pacific Power & Light Company, recorded February 26, 1969, Book 298, Page 482, Deed Records. Affects Sec. 18 5N-30.

14. Terms and provisions thereof, including the terms and provisions thereof, contained in Easement and right of way from Department of Army on McNary Lock & Dam Project, recorded February 15, 1974, Book 338, Page 533, Deed Records. (Copy attached)

15. Terms and provisions thereof, including the terms and provisions thereof, contained in Agreement from Oregon State Highway Commission, recorded July 5, 1974, Book 338, Page 548, Deed Records. (Copy attached)

16. Terms and provisions thereof, including the terms and provisions thereof, contained in Agreement from Oregon-Washington Railroad & Navigation Company, et al, recorded July 15, 1974, Book 339, Page 120, Deed Records. (Copy attached)

17. Terms and provisions thereof, including the terms and provisions thereof, contained in Easement from Juniper Limited partnership, recorded September 10, 1973, Book 331, Page 271, Deed Records. (Copy attached)

18. Terms and provisions thereof, including the terms and provisions thereof, contained in Easement from Juniper Limited Partnership, recorded December 6, 1973, Book 333, Page 345, Deed Records. (Copy attached)

19. Terms and provisions thereof, including the terms and provisions thereof, contained in Easement from Juniper Limited Partnership, recorded February 10, 1970, Book 304, Page 581, Deed Records.

20. Terms and provisions thereof, including the terms and provisions thereof, contained in Permit No. 16229, from Oregon State Highway Commission, recorded July 5, 1974, Book 338, Page 553, Deed Records. (Copy attached)

EXHIBIT "C"

RECEIVED BY OWRD

AUG 03 2015

SALEM, OR

"CLERKS NOTE"  
" THIS INSTRUMENT WAS RECEIVED ILLEGIBLE"

R 172 PAGE 468

21. Pipeline Easement, including the terms and provisions thereof, granted by Powell-Goodin Farms, a co-partnership to Pacific Gas Transmission Co., recorded December 11, 1975, Book 353, Page 37, Deed Records, and in Microfilm R-20, Page 1625, Deed Records. Affects SE-1/4 SE-1/4 NE-1/4 of Sec. 6-4N-30.

22. Reservations, including the terms and provisions thereof, contained in U. S. Patent to Cold Springs Ranches, Inc., recorded July 7, 1965, Book 280, Page 563, Deed Records. Affects W-1/2 Sec. 6-4N-30.

23. Easement, including the terms and provisions thereof, granted by Cold Springs Ranches, Inc., to Umatilla Electric Cooperative Association, recorded April 12, 1967, Book 288, Page 613, Deed Records. Affects W-1/2 Sec. 6-4N-30.

24. Easement, including the terms and provisions thereof, granted by Randolph Doran, et ux, to Powell Goodin Farms, a co-partnership, recorded August 27, 1975, Book 349, Page 333, Deed Records. Affects W-1/2 Sec. 6-4N-30.

25. Lease, including the terms and provisions thereof, between Cold Spring Ranches, Inc., Lessor and Mel Goodin, et al, Lessees, recorded February 10, 1981, Microfilm R-76, Page 715, Deed Records.

The Lessees interest was assigned to Royale Columbia Associates, an Oregon partnership, by Assignment recorded February 17, 1981, Microfilm R-76, Page 1246, Deed Records. Affects W-1/2 Sec. 6-4N-30.

26. Easement, including the terms and provisions thereof, contained in Deed from Ralph Waldo Richmond to Ervin R. Edmunds, et ux, recorded August 11, 1964, Book 276, Page 646, Deed Records. Affects South 30 feet of Sec. 18-5N-30.

The interest of David Garth Edmunds, et ux, was conveyed by Deed to David Garth Edmunds, et ux, recorded August 11, 1964, Book 276, Page 647, Deed Records.

27. Transmission Line Easement, including the terms and provisions thereof, granted by W. J. Richmond to USA, Bonneville Power Administration, recorded February 29, 1968, Book 293, Page 668, Deed Records. Affects Sec. 18-5N-30.

28. Terms and provisions thereof, including the terms and provisions thereof, contained in Permit from Department of Army, Corps of Engineers, recorded July 5, 1974, Book 338, Page 544, Deed Records. (Copy attached)

EXHIBIT "C"

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SALEM, OR

"CLERKS NOTE"  
" THIS INSTRUMENT WAS RECIEVED ILLEGIBLE"

R 172 PAGE 469

29. Terms and provisions thereof, including the terms and provisions contained in Easement from Roberto Cueva, Trustee, et al, recorded August 27, 1975, Book 349, Page 331, Deed Records. (Copy attached)

30. Terms and provisions thereof, including the terms and provisions thereof, contained in Easement from Randolph Dorrان, et ux, recorded August 27, 1975, Book 349, Page 333, Deed Records. (Copy attached)

31. Terms and provisions thereof, including the terms and provisions thereof, contained in Easement from USA, Bonneville Power Administration, recorded July 5, 1974, Book 338, Page 558, Deed Records. (Copy attached)

32. Mortgage, including the terms and provisions thereof, given to secure a note for \$1,474,000.00, with interest thereon,  
From : Powell-Goodin Farms, a co-partnership, consisting of  
Mel Goodin, Lucile Powell Goodin & Donna Goodin Bruce  
To : Connecticut General Life Insurance Company of Bloomfield,  
a corporation of Connecticut,  
Dated : August 26, 1975,  
Recorded: August 27, 1975, Book 271, Page 1, Mortgage Records.  
Affects TRACTS I, II & III.

33. Lease, including the terms and provisions thereof, between Mel Goodin, et al, Lessors and John Walchli, et ux, Lessees, recorded February 10, 1981, Microfilm R-76, Page 712, Deed Records, and re-recorded February 25, 1981, Microfilm R-77, Page 77, Deed Records. Affects Sec. 6-4N-30 & Sec. 1-4N-29.

EXHIBIT "C"

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SALEM, OR

P-4675-4

FILED  
J. DEAN FOUQUETTE, SR.  
COUNTY CLERK

1988 OCT 24 P 1:36

~~RECORDED~~  
~~INDEXED~~

R172 PAGE 470

STATE OF OREGON. }  
COUNTY OF UMATILLA. } 33

I, J. Dean Fouquette, Sr., County Clerk,  
certify that this instrument was received and  
recorded

ON OCT. 24, 1988

at 1:36 o'clock P. M. in the record  
of DEEDS of said County in

Book Page  
R172 460

J. DEAN FOUQUETTE, SR.  
County Clerk

By Beth Johnson Deputy

Fees \$ 60.00 No. 141335

PIONEER TITLE CO.  
126 S. E. COURT ST.  
PENDLETON, OR 97801

(20)

RECEIVED BY OWRD

AUG 03 2015

SALEM, OR

2012 5910067



2012-5910067 1 of 9

State of Oregon }  
County of Umatilla }

This instrument was received  
and recorded on

04-23-12 at 1:00

in the record of instrument  
code type DE-B&S

AFTER RECORDING, RETURN TO:

Timothy P. O'Rourke  
P.O. Box 218  
Pendleton, Oregon 97801-0218

Instrument Number 2012-5910067  
Fee 81.00

Office of County Records

UNTIL A CHANGE IS REQUESTED, **RECEIVED**

ALL TAX STATEMENTS TO:

JPD Land Company  
81891 Highway 37  
Pendleton, OR 97801-9240

APR 23 2012

UMATILLA COUNTY  
RECORDS

Records Officer

**STATUTORY BARGAIN AND SALE DEED**

JPD LAND COMPANY, LLC, an Oregon limited liability company, Grantor, conveys to JPD LAND COMPANY, LLC, an Oregon limited liability company, Grantee, the following described real property in the County of Umatilla, State of Oregon, with reference to that Boundary Line Adjustment #LD-4N-950-12, Umatilla County Planning Department, recorded as Instrument #2012-5890647 on March 23, 2012:

See Exhibit "A" attached hereto and incorporated herein by this reference.

After the Adjustment, the revised legal descriptions are as described at Exhibit "B" attached hereto and incorporated herein by this reference.

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.

The true consideration for this conveyance is NONE; this is a transfer to accomplish a boundary line adjustment.

Dated this 23 day of April, 2012. JPD LAND COMPANY, LLC

By   
Clifford Bracher, its Authorized Member

1 - Statutory Bargain and Sale Deed (300, 400, 800, 1315)

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AUG 03 2015

SALEM, OR

5-88116



2012-5910067 2 of 9

STATE OF OREGON )  
 ) ss.  
County of Umatilla )

On April 23<sup>rd</sup>, 2012, personally appeared before me the above named Clifford Bracher and acknowledged that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



Paula M. Hancock  
Notary Public for Oregon  
My commission expires: May 19, 2012

7-27-15  
Cold Springs  
Canyon, LLC  
deed

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AUG 03 2015

SALEM, OR

2012 5910067



2012-5910067 1 of 9

State of Oregon }  
County of Umatilla }

This instrument was received  
and recorded on

04-23-12 at 1:00

in the record of instrument  
code type DE-S&S

Instrument Number 2012-5910067  
Fee 81.00

Office of County Records

*Debra Hemphill*  
Records Officer

AFTER RECORDING, RETURN TO:  
Timothy P. O'Rourke  
P.O. Box 218  
Pendleton, Oregon 97801-0218

UNTIL A CHANGE IS REQUESTED, **RECEIVED**  
ALL TAX STATEMENTS TO:  
JPD Land Company  
81891 Highway 37  
Pendleton, OR 97801-9240

APR 23 2012  
UMATILLA COUNTY  
RECORDS

**STATUTORY BARGAIN AND SALE DEED**

JPD LAND COMPANY, LLC, an Oregon limited liability company, Grantor, conveys to JPD LAND COMPANY, LLC, an Oregon limited liability company, Grantee, the following described real property in the County of Umatilla, State of Oregon, with reference to that Boundary Line Adjustment #LD-4N-950-12, Umatilla County Planning Department, recorded as Instrument #2012-5890647 on March 23, 2012:

See Exhibit "A" attached hereto and incorporated herein by this reference.

After the Adjustment, the revised legal descriptions are as described at Exhibit "B" attached hereto and incorporated herein by this reference.

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.

The true consideration for this conveyance is NONE; this is a transfer to accomplish a boundary line adjustment.

Dated this 23 day of April, 2012. JPD LAND COMPANY, LLC

By *Clifford Bracher*  
Clifford Bracher, its Authorized Member  
*Member*

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1. Statutory Bargain and Sale Deed (300, 400, 800, 1315)  
AUG 03 2015

SALEM, OR





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02/06/12

Description of area to be removed from Tax Lot 400, Umatilla County Assessor Map No. 4N30, and attached to Tax Lot 1315, Umatilla County Assessor Map No. 5N30.

A tract of land located in the Northwest Quarter of Section 1, and the North Half of Section 2, Township 4 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

Commencing at the Northwest corner of the Northwest Quarter Section 2; thence North 89°01'28" East along the North line of said Northwest Quarter a distance of 872.14 feet to the POINT OF BEGINNING for this description; thence along the arc of a 1162.00 foot radius curve to the left a distance of 2571.67 feet, (Long Chord bears South 87°25'16" East a distance of 2078.05 feet); thence South 83°26'23" East a distance of 50.60 feet; thence along the arc of a 1162.00 foot radius curve to the left a distance of 3044.47 feet, (Long Chord bears South 84°00'02" East a distance of 2245.42 feet); thence South 83°26'23" East a distance of 50.85 feet; thence South 17°03'07" East a distance of 158.88 feet more or less, to a point on the West line of the Northwest Quarter of the Northwest Quarter of said Section 1; thence South 00°51'23" East along the West line of said Northwest Quarter of the Northwest Quarter a distance of 319.05 feet more or less to the Southwest Corner of said Northwest Quarter of the Northwest Quarter; thence North 90°00'00" East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 163.86 feet more or less, to point of curvature of a non-tangent curve; thence along the arc of a 1380.50 foot radius non-tangent curve to the left a distance of 3174.65 feet more or less, (Long Chord bears North 78°45'01" East a distance of 2519.94 feet, more or less), to the East line of the Northwest Quarter of Section 1; thence North 00°48' West along said East line a distance of 405 feet, more or less, to the Northeast Corner of said Northwest Quarter; thence South 89°46'14" West along the North line of said Northwest Quarter a distance of 2642.94 feet to the Northwest corner of said Northwest Quarter; thence South 89°00'52" West along the North line of the Northeast Quarter of said Section 2 a distance of 2660.37 feet to the Northwest Corner of said Northeast Quarter; thence South 89°01'28" West along the North line of the Northwest Quarter of said Section 2 a distance of 1788.23 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, public road rights-of-way.

Bearings and distances used in description are based on the Oregon State Plane Coordinate System, North Zone.

Tract contains 146.06 acres, more or less.

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AUG 03 2015

SALEM, OR



2012-5910067 4 of 9

02/06/12

Description for revised Tax Lot 1315, Umatilla County Assessor Map No. 4N30, and No. 5N30.

A tract of land located in the Southeast Quarter of Section 34, and the West Half of Section 35, Township 5 North, Range 30 East W.M., and the Northwest Quarter of Section 1, and the North Half of Section 2, Township 4 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

Township 5 North, Range 30 East, W.M., Umatilla County, Oregon:

Section 34:

That portion of the South Half of the South Half of the South Half of Section 34, described as follows: BEGINNING at the Southeast corner of said Section 34; thence North 00°46'17" West along the East line of said Section 34 a distance of 658.99 feet to the Northeast Corner said South Half of South Half of South Half; thence South 89°02'53" West along the North line of the South Half of the South Half of the South Half a distance of 848.44 feet; thence South 36°04'20" East a distance of 119.08 feet; thence South 48°35'50" East a distance of 145.99 feet; thence South 51°28'20" East a distance of 270.17 feet; thence South 47°30'40" East a distance of 128.91 feet; thence South 39°34'38" East a distance of 64.45 feet; thence South 28°59'33" East a distance of 127.82 feet; thence North 62°14'51" East a distance of 17.00 feet; thence South 28°16'27" East a distance of 53.32 feet to a point on the South line of said Section 34; thence North 89°01'49" East along the South line of said Section 34 a distance of 227.86 feet to the POINT OF BEGINNING.

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Section 35:

W1/2 of the W1/2.

AUG 03 2015

Township 4 North, Range 30 East, W.M., Umatilla County, Oregon:

SALEM, OR

That portion of the North Half of Section 2, and the Northwest Quarter of Section 1, Township 4 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

Commencing at the Northwest corner of the Northwest Quarter Section 2; thence North 89°01'28" East along the North line of said Northwest Quarter a distance of 872.14 feet to the POINT OF BEGINNING for this description; thence along the arc of a 1162.00 foot radius curve to the left a distance of 2571.67 feet, (Long Chord bears South 87°25'16" East a distance of 2078.05 feet); thence South 83°26'23" East a distance of 50.60 feet; thence along the arc of a 1162.00 foot radius curve to the left a distance of 3044.47 feet, (Long Chord bears South 84°00'02" East a distance of 2245.42 feet); thence South 83°26'23" East a distance of 50.85 feet; thence South 17°03'07" East a distance of 158.88 feet more or less, to a point on the West line of the Northwest Quarter of the Northwest Quarter of said Section 1; thence South 00°51'23" East along the West line of said Northwest Quarter of the Northwest Quarter a distance of 319.05 feet more or less to the Southwest Corner of said Northwest Quarter of the Northwest Quarter; thence



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02/06/12

Description of area to be removed from Tax Lot 400, Umatilla County Assessor Map No. 4N30, and attached to Tax Lot 1315, Umatilla County Assessor Map No. 5N30.

A tract of land located in the Northwest Quarter of Section 1, and the North Half of Section 2, Township 4 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

Commencing at the Northwest corner of the Northwest Quarter Section 2; thence North  $89^{\circ}01'28''$  East along the North line of said Northwest Quarter a distance of 872.14 feet to the POINT OF BEGINNING for this description; thence along the arc of a 1162.00 foot radius curve to the left a distance of 2571.67 feet, (Long Chord bears South  $87^{\circ}25'16''$  East a distance of 2078.05 feet); thence South  $83^{\circ}26'23''$  East a distance of 50.60 feet; thence along the arc of a 1162.00 foot radius curve to the left a distance of 3044.47 feet, (Long Chord bears South  $84^{\circ}00'02''$  East a distance of 2245.42 feet); thence South  $83^{\circ}26'23''$  East a distance of 50.85 feet; thence South  $17^{\circ}03'07''$  East a distance of 158.88 feet more or less, to a point on the West line of the Northwest Quarter of the Northwest Quarter of said Section 1; thence South  $00^{\circ}51'23''$  East along the West line of said Northwest Quarter of the Northwest Quarter a distance of 319.05 feet more or less to the Southwest Corner of said Northwest Quarter of the Northwest Quarter; thence North  $90^{\circ}00'00''$  East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 163.86 feet more or less, to point of curvature of a non-tangent curve; thence along the arc of a 1380.50 foot radius non-tangent curve to the left a distance of 3174.65 feet more or less, (Long Chord bears North  $78^{\circ}45'01''$  East a distance of 2519.94 feet, more or less), to the East line of the Northwest Quarter of Section 1; thence North  $00^{\circ}48'$  West along said East line a distance of 405 feet, more or less, to the Northeast Corner of said Northwest Quarter; thence South  $89^{\circ}46'14''$  West along the North line of said Northwest Quarter a distance of 2642.94 feet to the Northwest corner of said Northwest Quarter; thence South  $89^{\circ}00'52''$  West along the North line of the Northeast Quarter of said Section 2 a distance of 2660.37 feet to the Northwest Corner of said Northeast Quarter; thence South  $89^{\circ}01'28''$  West along the North line of the Northwest Quarter of said Section 2 a distance of 1788.23 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, public road rights-of-way.

Bearings and distances used in description are based on the Oregon State Plane Coordinate System, North Zone.

Tract contains 146.06 acres, more or less.

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SALEM, OR



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North 90°00'00" East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 163.86 feet more or less, to point of curvature of a non-tangent curve; thence along the arc of a 1380.50 foot radius non-tangent curve to the left a distance of 3174.65 feet more or less, (Long Chord bears North 78°45'01" East a distance of 2519.94 feet, more or less), to the East line of the Northwest Quarter of Section 1; thence North 00°48' West along said East line a distance of 405 feet, more or less, to the Northeast Corner of said Northwest Quarter; thence South 89°46'14" West along the North line of said Northwest Quarter a distance of 2642.94 feet to the Northwest corner of said Northwest Quarter; thence South 89°00'52" West along the North line of the Northeast Quarter of said Section 2 a distance of 2660.37 feet to the Northwest Corner of said Northeast Quarter; thence South 89°01'28" West along the North line of the Northwest Quarter of said Section 2 a distance of 1788.23 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, public road rights-of-way.

Bearings and distances used in descriptions are based on the Oregon State Plane Coordinate System, North Zone.

Tract contains 310.78 acres, more or less.

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SALEM, OR



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02/06/12

Description of area to be removed from Tax Lot 400, Umatilla County Assessor Map No. 4N30, and attached to Tax Lot 800, Umatilla County Assessor Map No. 4N30.

A tract of land located in the South Half of Section 2, Township 4 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

BEGINNING at the Southwest Corner of the Southwest Quarter of said Section 2, thence North  $00^{\circ}35'40''$  West along the West line of said Southwest Quarter a distance of 1317.30 feet; thence along the arc of a 1061.00 foot radius curve to the right a distance of 2800.00 feet, (Long Chord bears South  $86^{\circ}58'33''$  East a distance of 2055.35 feet); thence South  $83^{\circ}26'23''$  East a distance of 50.73 feet; thence along the arc of a 748.00 foot radius curve to the right a distance of 2923.52 feet, (Long Chord bears South  $34^{\circ}42'21''$  East a distance of 1387.37 feet), to a point on the South line of the Southeast Quarter of said Section 2; thence South  $88^{\circ}45'26''$  West along said South line a distance of 208.18 feet to the Southwest Corner of said Southeast Quarter; thence South  $88^{\circ}45'26''$  West along the South line of the Southwest Quarter of said Section 2 a distance of 2671.64 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, public road rights-of-way.

Bearings and distances used in description are based on the Oregon State Plane Coordinate System, North Zone.

Tract contains 127.54 acres more or less.

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SALEM, OR



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North 90°00'00" East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 163.86 feet more or less, to point of curvature of a non-tangent curve; thence along the arc of a 1380.50 foot radius non-tangent curve to the left a distance of 3174.65 feet more or less, (Long Chord bears North 78°45'01" East a distance of 2519.94 feet, more or less), to the East line of the Northwest Quarter of Section 1; thence North 00°48' West along said East line a distance of 405 feet, more or less, to the Northeast Corner of said Northwest Quarter; thence South 89°46'14" West along the North line of said Northwest Quarter a distance of 2642.94 feet to the Northwest corner of said Northwest Quarter; thence South 89°00'52" West along the North line of the Northeast Quarter of said Section 2 a distance of 2660.37 feet to the Northwest Corner of said Northeast Quarter; thence South 89°01'28" West along the North line of the Northwest Quarter of said Section 2 a distance of 1788.23 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, public road rights-of-way.

Bearings and distances used in descriptions are based on the Oregon State Plane Coordinate System, North Zone.

Tract contains 310.78 acres, more or less.

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SALEM, OR

02/06/12

  
2012-5910067 7 of 9

Description of revised Tax Lot 800, Umatilla County Assessor Map No. 4N30.

A tract of land located in the South Half of Section 2, and the Northwest Quarter of Section 11, Township 4 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

The Northwest Quarter of Section 11.

That portion of the South Half of Section 2 described as:

BEGINNING at the Southwest Corner of the Southwest Quarter of said Section 2, thence North  $00^{\circ}35'40''$  West along the West line of said Southwest Quarter a distance of 1317.30 feet; thence along the arc of a 1061.00 foot radius curve to the right a distance of 2800.00 feet, (Long Chord bears South  $86^{\circ}58'33''$  East a distance of 2055.35 feet); thence South  $83^{\circ}26'23''$  East a distance of 50.73 feet; thence along the arc of a 748.00 foot radius curve to the right a distance of 2923.52 feet, (Long Chord bears South  $34^{\circ}42'21''$  East a distance of 1387.37 feet), to a point on the South line of the Southeast Quarter of said Section 2; thence South  $88^{\circ}45'26''$  West along said South line a distance of 208.18 feet to the Southwest Corner of said Southeast Quarter; thence South  $88^{\circ}45'26''$  West along the South line of the Southwest Quarter of said Section 2 a distance of 2671.64 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, public road rights-of-way.

Bearings and distances used in description are based on the Oregon State Plane Coordinate System, North Zone.

Tract contains 290.67 acres, more or less.

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AUG 03 2015

SALEM, OR



2012-5910067 8 of 9

02/24/12

Description of revised Tax Lot 400, Umatilla County Assessor Map No. 4N30.

A tract of land located in the Sections 1 and 2, Township 4 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

Section 1:

- S1/2 of SW1/4 of NE1/4.
- W1/2 of SE1/4.
- S1/2 of SE1/4 of SE1/4.
- NW1/4.
- W1/2 of SW1/4.
- NE1/4 of SW1/4.

Section 2:

All.

EXCEPTING THEREFROM, that portion of Sections 1 and 2 described as:

Commencing at the Northwest corner of the Northwest Quarter Section 2; thence North 89°01'28" East along the North line of said Northwest Quarter a distance of 872.14 feet to the POINT OF BEGINNING for this description; thence along the arc of a 1162.00 foot radius curve to the left a distance of 2571.67 feet, (Long Chord bears South 87°25'16" East a distance of 2078.05 feet); thence South 83°26'23" East a distance of 50.60 feet; thence along the arc of a 1162.00 foot radius curve to the left a distance of 3044.47 feet, (Long Chord bears South 84°00'02" East a distance of 2245.42 feet); thence South 83°26'23" East a distance of 50.85 feet; thence South 17°03'07" East a distance of 158.88 feet more or less, to a point on the West line of the Northwest Quarter of the Northwest Quarter of said Section 1; thence South 00°51'23" East along the West line of said Northwest Quarter of the Northwest Quarter a distance of 319.05 feet more or less to the Southwest Corner of said Northwest Quarter of the Northwest Quarter; thence North 90°00'00" East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 163.86 feet more or less, to point of curvature of a non-tangent curve; thence along the arc of a 1380.50 foot radius non-tangent curve to the left a distance of 3174.65 feet more or less, (Long Chord bears North 78°45'01" East a distance of 2519.94 feet, more or less), to the East line of the Northwest Quarter of Section 1; thence North 00°48' West along said East line a distance of 405 feet, more or less, to the Northeast Corner of said Northwest Quarter; thence South 89°46'14" West along the North line of said Northwest Quarter a distance of 2642.94 feet to the Northwest corner of said Northwest Quarter; thence South 89°00'52" West along the North line of the Northeast Quarter of said Section 2 a distance of 2660.37 feet to the Northwest Corner of said Northeast Quarter; thence South 89°01'28" West along the North line of the Northwest Quarter of said Section 2 a distance of 1788.23 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, that portion of Section 2 described as:

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AUG 03 2015

SALEM, OR



02/06/12

  
2012-5910067 7 of 9

Description of revised Tax Lot 800, Umatilla County Assessor Map No. 4N30.

A tract of land located in the South Half of Section 2, and the Northwest Quarter of Section 11, Township 4 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

The Northwest Quarter of Section 11.

That portion of the South Half of Section 2 described as:

BEGINNING at the Southwest Corner of the Southwest Quarter of said Section 2, thence North  $00^{\circ}35'40''$  West along the West line of said Southwest Quarter a distance of 1317.30 feet; thence along the arc of a 1061.00 foot radius curve to the right a distance of 2800.00 feet, (Long Chord bears South  $86^{\circ}58'33''$  East a distance of 2055.35 feet); thence South  $83^{\circ}26'23''$  East a distance of 50.73 feet; thence along the arc of a 748.00 foot radius curve to the right a distance of 2923.52 feet, (Long Chord bears South  $34^{\circ}42'21''$  East a distance of 1387.37 feet), to a point on the South line of the Southeast Quarter of said Section 2; thence South  $88^{\circ}45'26''$  West along said South line a distance of 208.18 feet to the Southwest Corner of said Southeast Quarter; thence South  $88^{\circ}45'26''$  West along the South line of the Southwest Quarter of said Section 2 a distance of 2671.64 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, public road rights-of-way.

Bearings and distances used in description are based on the Oregon State Plane Coordinate System, North Zone.

Tract contains 290.67 acres, more or less.

\\Bracher42012.doc

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SALEM, OR



2012-5910067 9 of 9

BEGINNING at the Southwest Corner of the Southwest Quarter of said Section 2, thence North  $00^{\circ}35'40''$  West along the West line of said Southwest Quarter a distance of 1317.30 feet; thence along the arc of a 1061.00 foot radius curve to the right a distance of 2800.00 feet, (Long Chord bears South  $86^{\circ}58'33''$  East a distance of 2055.35 feet); thence South  $83^{\circ}26'23''$  East a distance of 50.73 feet; thence along the arc of a 748.00 foot radius curve to the right a distance of 2923.52 feet, (Long Chord bears South  $34^{\circ}42'21''$  East a distance of 1387.37 feet), to a point on the South line of the Southeast Quarter of said Section 2; thence South  $88^{\circ}45'26''$  West along said South line a distance of 208.18 feet to the Southwest Corner of said Southeast Quarter; thence South  $88^{\circ}45'26''$  West along the South line of the Southwest Quarter of said Section 2 a distance of 2671.64 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, public road rights-of-way.

Bearings and distances used in description are based on the Oregon State Plane Coordinate System, North Zone.

Tract contains 657.71 acres, more or less.

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2012 5950099



2012-5950099 1 of 5

State of Oregon )  
County of Umatilla )

This instrument was received  
and recorded on  
08-15-12 at 9:00  
in the record of instrument  
code type DE-B&S

AFTER RECORDING, RETURN TO:  
Corey, Byler, Rew, Lorenzen & Hojem, LLP  
P.O. Box 218  
Pendleton, Oregon 97801-0218

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS TO:  
Cold Springs Canyon, LLC  
81891 Hwy. 37  
Pendleton, Oregon 97801-9240

Instrument Number 2012-5950099  
Fee 59.00  
Office of County Records

RECEIVED

AUG 15 2012

UMATILLA COUNTY  
RECORDS

*John Hemphill*  
Records Officer

**STATUTORY BARGAIN AND SALE DEED**

JPD Land Company, LLC, an Oregon limited liability company, Grantor, conveys to Cold Springs Canyon, LLC, an Oregon limited liability company, Grantee, the following described real property in the County of Umatilla, State of Oregon:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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.

The true consideration for this conveyance is the receipt of ownership interests in Grantee.

Dated this 10 day of August, 2012.

JPD LAND COMPANY, LLC

By *Clifford Bracher*  
Clifford Bracher, its Authorized Member

///

1 - Statutory Bargain and Sale Deed

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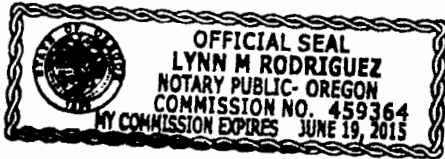
2012-5950099 2 of 5

STATE OF OREGON )  
 )ss  
County of Umatilla )

On August 10, 2012, personally appeared before me the above named Clifford Bracher, on behalf of JPD Land Company, LLC, and acknowledged that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted executed the instrument.

*Lynn M. Rodriguez*

Notary Public for Oregon  
My commission expires: 6/19/2015



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EXHIBIT A

**TRACT 1:** (Tax Lot 1315, Umatilla County Assessor Map Nos. 4N30 and 5N30)

A tract of land located in the Southeast Quarter of Section 34, the South Half of the South Half of Section 26, Section 35, the South Half of the Southwest Quarter of Section 36, Township 5 North, Range 30 East W.M., and the Northwest Quarter of Section 1, and the North Half of Section 2, Township 4 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

Township 5 North, Range 30 East W.M., Umatilla County, Oregon:

Section 34:

That portion of the South Half of the South Half of the South Half of Section 34, described as follows: BEGINNING at the Southeast corner of said Section 34; thence North 00°46'17" West along the East line of said Section 34 a distance of 658.99 feet to the Northeast Corner said South Half of South Half of South Half; thence South 89°02'53" West along the North line of the South Half of the South Half of the South Half a distance of 848.44 feet; thence South 36°04'20" East a distance of 119.08 feet; thence South 48°35'50" East a distance of 145.99 feet; thence South 51°28'20" East a distance of 270.17 feet; thence South 47°30'40" East a distance of 128.91 feet; thence South 39°34'38" East a distance of 64.45 feet; thence South 28°59'33" East a distance of 127.82 feet; thence North 62°14'51" East a distance of 17.00 feet; thence South 28°16'27" East a distance of 53.32 feet to a point on the South line of said Section 34; thence North 89°01'49" East along the South line of said Section 34 a distance of 227.86 feet to the POINT OF BEGINNING.

Section 35:

W1/2 of the W1/2

A tract of land located in the South Half of Section 26, Section 35, and the South Half of the Southwest Quarter of Section 36, Township 5 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

COMMENCING at the Southwest Corner of the Southwest Quarter of said Section 35, thence North 89°01'28" East along the South line of said Southwest Quarter a distance of 1330.18 feet to the Southwest Corner of the East Half of the Southwest Quarter the POINT OF BEGINNING for this description; thence North 00°38'28" West along the West line of the East Half of the Southwest Quarter a distance of 2628.92 feet to the Northwest Corner of said East Half of the Southwest Quarter; thence North 00°38'31" West along the West line of the East Half of the Northwest Quarter of said Section 35 a distance of 2315.26 feet; thence South 71°24'23" East a distance of 191.31 feet; thence North 68°08'31" East a distance of 563.31 feet; thence along the arc of a 1060.50 foot radius curve to the right a distance of 2584.74 feet (long chord bears South 83°43'11" East a distance of 1990.84 feet).

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to a point on the East line of the West Half of the Northeast Quarter of said Section 35; thence South  $00^{\circ}23'00''$  East along said East line a distance of 2214.90 feet to the Southeast Corner of the West Half of the Northeast Quarter of said Section 35; thence North  $89^{\circ}19'51''$  East along the South line of the East Half of the Northeast Quarter of said Section 35 a distance of 1336.05 feet to the Southeast Corner of said East Half of Northeast Quarter; thence South  $00^{\circ}15'11''$  East along the East line of the Southeast Quarter of said Section 35 a distance of 1303.59 feet, more or less, to the Northwest corner of the South Half of the Southwest Quarter of said Section 36; thence North  $89^{\circ}31'$  East along the North line of said South Half of the Southwest Quarter a distance of 2633.02 feet, more or less, to the Northeast Corner of said South Half of the Southwest Quarter; thence South  $00^{\circ}41'$  East along the East line of said South Half of the Southwest Quarter a distance of 1314.75 feet, more or less, to the Southeast corner of said South Half of the Southwest Quarter; thence South  $89^{\circ}46'14''$  West along the South line of said South Half of the Southwest Quarter a distance of 2642.94 feet to the Southeast Corner of the Southeast Quarter of said Section 35; thence South  $89^{\circ}00'52''$  West along the South line of said Southeast Quarter a distance of 2660.37 feet to the Southwest Corner of said Southeast Quarter; thence South  $89^{\circ}01'28''$  West along the South line of the Southwest Quarter of said Section 35 a distance of 1330.19 feet to the POINT OF BEGINNING.

Township 4 North, Range 30 East, W.M., Umatilla County, Oregon:

Commencing at the Northwest corner of the Northwest Quarter Section 2; thence North  $89^{\circ}01'28''$  East along the North line of said Northwest Quarter a distance of 872.14 feet to the POINT OF BEGINNING for this description; thence along the arc of a 1162.00 foot radius curve to the left a distance of 2571.67 feet, (Long Chord bears South  $87^{\circ}25'16''$  East a distance of 2078.05 feet); thence South  $83^{\circ}26'23''$  East a distance of 50.60 feet; thence along the arc of a 1162.00 foot radius curve to the left a distance of 3044.47 feet, (Long Chord bears South  $84^{\circ}00'02''$  East a distance of 2245.42 feet); thence South  $83^{\circ}26'23''$  East a distance of 50.85 feet; thence South  $17^{\circ}03'07''$  East a distance of 158.88 feet more or less, to a point on the West line of the Northwest Quarter of the Northwest Quarter of said Section 1; thence South  $00^{\circ}51'23''$  East along the West line of said Northwest Quarter of the Northwest Quarter a distance of 319.05 feet more or less to the Southwest Corner of said Northwest Quarter of the Northwest Quarter; thence North  $90^{\circ}00'00''$  East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 163.86 feet more or less, to point of curvature of a non-tangent curve; thence along the arc of a 1380.50 foot radius non-tangent curve to the left a distance of 3174.65 feet more or less, (Long Chord bears North  $78^{\circ}45'01''$  East a distance of 2519.94 feet, more or less), to the East line of the Northwest Quarter of Section 1; thence North  $00^{\circ}48'$  West along said East line a distance of 405 feet, more or less, to the Northeast Corner of said Northwest Quarter; thence South  $89^{\circ}46'14''$  West along the North line of said Northwest Quarter a distance of 2642.94 feet to the Northwest corner of said Northwest Quarter; thence South  $89^{\circ}00'52''$  West along the North line of the Northeast Quarter of said Section 2 a distance of 2660.37 feet to the Northwest Corner of said Northeast Quarter; thence South  $89^{\circ}01'28''$  West along the North line of the Northwest Quarter of said Section 2 a distance of 1788.23 feet to the POINT OF BEGINNING.

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EXCEPTING THEREFROM, public road rights-of-way.

Bearings and distances used in descriptions are based on the Oregon State Plane Coordinate System, North Zone.

Tract contains 792.08 acres, more or less.

**TRACT 2:** (Tax Lot 800, Umatilla County Assessor Map No. 4N30)

A tract of land located in the South Half of Section 2, and the Northwest Quarter of Section 11, Township 4 North, Range 30 East, W.M., Umatilla County, Oregon described as follows:

The Northwest Quarter of Section 11.

That portion of the South Half of Section 2 described as:

BEGINNING at the Southwest Corner of the Southwest Quarter of said Section 2, thence North 00°35'40" West along the West line of said Southwest Quarter a distance of 1317.30 feet; thence along the arc of a 1061.00 foot radius curve to the right a distance of 2800.00 feet, (Long Chord bears South 86°58'33" East a distance of 2055.35 feet); thence South 83°26'23" East a distance of 50.73 feet; thence along the arc of a 748.00 foot radius curve to the right a distance of 2923.52 feet, (Long Chord bears South 34°42'21" East a distance of 1387.37 feet), to a point on the South line of the Southeast Quarter of said Section 2; thence South 88°45'26" West along said South line a distance of 208.18 feet to the Southwest Corner of said Southeast Quarter; thence South 88°45'26" West along the South line of the Southwest Quarter of said Section 2 a distance of 2671.64 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, public road rights-of-way.

Bearings and distances used in description are based on the Oregon State Plane Coordinate System, North Zone.

Tract contains 290.67 acres, more or less.

**TRACT 3:** (Tax Lot 1100, Umatilla County Assessor Map No. 4N30)

Township 4 North, Range 30, E.W.M., Umatilla County, Oregon:  
Section 11: Southwest Quarter.

**TRACT 4:** (Tax Lot 1200, Umatilla County Assessor Map No. 4N30)

Township 4 North, Range 30, E.W.M., Umatilla County, Oregon:  
Section 11: Southeast Quarter.

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54  
1

After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

2015-6290631 1 of 1

State of Oregon  
County of Umatilla



Instrument received  
and recorded on  
5/18/2015 3:46:53 PM

in the record of instrument  
code type DE

Instrument number 2015-6290631  
Fee \$54.00

GRANTEE'S NAME AND ADDRESS:  
COLD SPRINGS CANYON, LLC  
81897 HWY 37  
PENDLETON, OR 97801

GRANTOR'S NAME AND ADDRESS:  
JPD LAND COMPANY, LLC  
81891 HWY 37  
PENDLETON, OR 97801

Umatilla County  
Received: 5/18/2015

1029597

Office of County Records  
*Steve Churchill*  
Records Officer  
1029597 P1

### WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

JPD LAND COMPANY, LLC Grantor, conveys and warrants to: COLD SPRINGS  
CANYON, LLC, Grantee, the following described real property free of encumbrances except  
as specifically set forth herein:

The Northeast Quarter of Section 11, Township 4 North, Range 30, East of the Willamette  
Meridian, Umatilla County, Oregon.

Encumbrances: OF RECORD

The true consideration for this conveyance is \$67,122.00. However, if the actual consideration  
consists of or includes other property or other value given or promised, such other property or  
value is the whole of the 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.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 18<sup>th</sup> day of MAY, 2015.

GRANTOR(S):

JPD LAND COMPANY, LLC  
BY: Paul W. Bracher, Member  
PAUL W. BRACHER, AUTHORIZED MEMBER

State of Oregon  
County of Umatilla

This instrument was acknowledged before me on MAY 18<sup>th</sup>, 2015 by Paul W. Bracher, authorized  
member of JPD LAND COMPANY, LLC.

Genna Marie Banica  
(Notary Public for Oregon)



My commission expires 6/22/18

PIONEER TITLE CO. 93153  
126 SE COURT, PEND. OR 97801-00

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SALEM, OR

7



NS 2004 4720669

2004-4720669 1 of 7

Superior Farms, Inc.
1477 Drew Avenue, Suite 101
Davis, CA 9616

Grantor's Name and Address
JB Land, LLC
P.O. Box 130
Hermiston, OR 97838

After recording, return to (Name, Address, Zip):
Pioneer Title Company
126 S. E. Court Avenue
Pendleton, OR 97801

Until requested otherwise, send all tax statements to (Name, Address, Zip):
JB Land, LLC
P. O. Box 130
Hermiston, OR 97838

State of Oregon
County of Umatilla

This instrument was received and recorded on 11-22-04 at 11:00

in the record of instrument code type DE-LD

SPACE RESERVED FOR RECORDER'S USE

Instrument Number 2004-4720669 Fee 55.00

Office of County Records

By [Signature] Records Officer

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SUPERIOR FARMS, INC., a Washington corporation

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JB LAND, LLC, an Oregon limited liability company

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Umatilla County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

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NOV 22 2004

UMATILLA COUNTY RECORDS

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): AS SET FORTH ON ATTACHED EXHIBIT "B"

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,931,000.00. This transfer is for and in consideration of an IRC 1031 exchange on behalf of the Grantor.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 17th day of NOVEMBER, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

SUPERIOR FARMS, INC.
BY [Signature] Les Oesterreich, President

State of California, County of Yolo ss.

This instrument was acknowledged before me on November 17, 2004 by Karen O'Brine, Notary Public.

This instrument was acknowledged before me on November 2004 by Les Oesterreich

as President of Superior Farms, Inc.

[Signature] Karen O'Brine
Notary Public for California
My commission expires March 26, 2006



TRACT I:Township 5 North, Range 29, E.W.M.

Section 23: All that portion of the following described lands lying within the Southeast Quarter of said Section 23:

Beginning at the Southeast corner of said Section 23; thence South  $43^{\circ}51'58''$  West along a line to the center of Section 26, a distance of 311.88 feet to a point on a curve; thence Northeasterly along a curve to the right having a delta of  $32^{\circ}55'15''$ , a radius of 1,120 feet and a chord bearing of North  $19^{\circ}24'34''$  East, an arc distance of 643.53 feet to a point on the East line of said Section 23; thence South  $00^{\circ}47'47''$  East along said East line, 373.83 feet to the point of beginning.

Section 24: Beginning at the Northeast corner of said Section 24; thence South along the East line thereof to the Southeast corner thereof; thence West along the South line of said Section 24 to the Southwest corner thereof; thence Northeasterly in a straight line to the Northeast corner of said Section 24 and the point of beginning.

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 Excepting therefrom, beginning at the Northeast corner of said Section 24; thence South  $01^{\circ}09'48''$  East along the East line of said Section 24, a distance of 2,375.21 feet to the True Point of Beginning for this description; thence South  $28^{\circ}29'06''$  West, 310.59 feet; thence South  $01^{\circ}09'48''$  East, parallel with the East line of said Section 24, a distance of 749.55 feet; thence South  $50^{\circ}45'25''$  East, 201.77 feet to a point on the East line of said Section 24; thence North  $01^{\circ}09'48''$  West, along the East line of said Section 24, a distance of 1,154.28 feet to the point of beginning.

Also Excepting therefrom that tract of land conveyed to the United States of America by deed recorded in Microfilm R-257, Page 449, Office of Umatilla County Records.

Section 25: Beginning at the Southwest corner of said Section 25; thence North along the West line thereof to the Northwest corner of said Section 25; thence East along the North line thereof to the Northeast corner of said Section 25; thence Southwesterly in a straight line to the Southwest corner of said Section 25 and the point of beginning.

2800  
 Excepting therefrom that tract of land conveyed to the United States of America by deed recorded in Microfilm R-257, Page 449, Office of Umatilla County Records.

Section 25: Beginning at the Northeast corner of said Section 25; thence South  $1^{\circ}07'44''$  East, along the East line of said Section 25, a distance of 182.34 feet; thence South  $43^{\circ}23'10''$  West, 7,174.87 feet; thence South  $88^{\circ}46'03''$  West, 249.90 feet to the intersection with the Section line between Sections 25 and 26; thence North  $43^{\circ}46'09''$  East, 7,480.28 feet to the point of beginning.

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Page 1 of 5

AUG 03 2015

SALEM, OR

TRACT I: (continued)Township 5 North, Range 29, E.W.M.

Section 26: Southeast Quarter.  
East Half of the East Half of the Southwest Quarter.

Also beginning at the Northeast corner of said Section 26; thence South along the East line thereof to the Southeast corner of the Northeast Quarter of said Section 26; thence West along the South line thereof to the Southwest corner of the Northeast Quarter of said Section 26; thence Northeasterly in a straight line to the Northeast corner of said Section 26 and the point of beginning.

Excepting therefrom that tract of land conveyed to the United States of America by deed recorded in Microfilm R-257, Page 449, Office of Umatilla County Records.

Section 26: A parcel of land located in the Southwest Quarter of said Section 26, described as beginning at the center of said Section 26; thence South  $88^{\circ}41'24''$  West, along the East-West centerline of said Section, a distance of 660.47 feet to a point on the West line of the East Half of the East Half of the Southwest Quarter of said Section; thence South  $00^{\circ}48'55''$  East along said West line, 484.85 feet to a point on a curve and the True Point of Beginning for this description; thence along a curve to the left, having a delta of  $48^{\circ}07'40''$  a radius of 1,135 feet and a chord bearing of South  $00^{\circ}48'55''$  East, an arc distance of 953.39 feet to a point on said West line; thence North  $00^{\circ}48'55''$  West along said West line, 925.60 feet to the point of beginning.

Section 26: A parcel of land located in the Northeast Quarter of said Section 26, described as beginning at the center of said Section 26; thence South  $88^{\circ}41'24''$  West along the East-West center line of said Section, 243.23 feet to a point on a curve and the True Point of Beginning for this description; thence Northeasterly along a curve to the right having a delta of  $22^{\circ}02'14''$ , a radius of 1,135 feet and a chord bearing of North  $67^{\circ}08'41''$  East, an arc distance of 436.55 feet to a point on a line between said center of said Section 26 and the Northeast corner of said Section 26; thence South  $43^{\circ}51'58''$  West along said line, 226.02 feet to the point of beginning.

Section 26: A tract of land located in the Northeast Quarter of said Section 26, described as beginning at the Northeast corner of said Section 26; thence South  $43^{\circ}51'58''$  West, along a line to the center of said Section 26, a distance of 1,105.25 feet to a point on a curve and the True Point of Beginning for this description; thence Southwesterly along a curve to the left, having a delta of  $79^{\circ}04'40''$ , a radius of 1,120 feet and a chord bearing South  $43^{\circ}51'58''$  West, an arc distance of 1,545.79 feet to a point on a line between the center of said Section 26 and the Northeast corner of said Section 26; thence North  $43^{\circ}51'58''$  East along said line, 1,425.99 feet to the point of beginning.

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SALEM, OR

TRACT I: (continued)Township 5 North, Range 29, E.W.M.

Section 26: All that portion of the following described lands lying within the Northeast Quarter of said Section 26:

Beginning at the Northeast corner of said Section 26; thence South 43°51'58" West along a line to the center of Section 26, a distance of 311.88 feet to a point on a curve; thence Northeasterly along a curve to the right having a delta of 32°55'15", a radius of 1,120 feet and a chord bearing of North 19°24'34" East, an arc distance of 643.53 feet to a point on the East line of Section 23; thence South 00°47'47" East along said East line, 373.83 feet to the point of beginning.

Section 35: Northwest Quarter.  
North Half of the Northeast Quarter.  
Southwest Quarter of the Northeast Quarter.

Excepting therefrom, beginning at the Northeast corner of said Section 35; thence South 00°07'48" East, along the East line of said Section 35, a distance of 88.61 feet to a point on the approximate South right-of-way line of East Walls Road; thence along said approximate right-of-way line, South 89°28'23" West, 942.59 feet to the True Point of Beginning for this description; thence South 05°59'05" West, 93.83 feet; thence South 31°18'35" West, 649.09 feet; thence South 89°28'23" West, 256.28 feet; thence North 31°08'48" West, 749.11 feet to a point on said approximate right-of-way line; thence North 89°28'23" East, along said right-of-way line, 990.87 feet to the point of beginning.

Also Excepting therefrom, beginning at the Northwest corner of said Section 35; thence East along the North line of said Section 35, a distance of 275 feet; thence South, 400 feet; thence West 275 feet to a point on the East line of said Section 35; thence North 400 feet along the East line of said Section 35 to the point of beginning.

Also Excepting therefrom that tract of land conveyed to the United States of America by deed recorded in Microfilm R-257, Page 449, Office of Umatilla County Records.

Township 5 North, Range 30, E.W.M.

Section 18: Beginning at the Northeast corner of said Section 18 and the True Point of Beginning for this description; thence South along the East line of said Section 18 to the Southeast corner thereof; thence West along the South line of said Section 18 to the Southwest corner thereof; thence Northeasterly in a straight line to the point of beginning.

Excepting therefrom that portion lying Northerly and Easterly of Highway No. 395 as described in deed to Mel Goodwin in Book 337, Page 538, Deed Records.

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TRACT I: (continued)Township 5 North, Range 30, E.W.M.

Section 18: Also Excepting that portion lying Southerly and Easterly of a line described as beginning at the Southwest corner of said Section 18; thence North  $89^{\circ}08'02''$  East along the South line of said Section 18, a distance of 2,540.61 feet to the True Point of Beginning for this line description; thence North  $41^{\circ}33'40''$  East, to Highway No. 395 (State Highway No. 37) and the point of terminus of this line description.

Section 19: All that portion of said Section 19, lying Northerly and Westerly of a line described as beginning at the Northwest corner of said Section 19; thence North  $89^{\circ}08'02''$  East, along the North line of said Section 19, a distance of 2,540.61 feet to the True Point of Beginning for this line description; thence South  $41^{\circ}33'40''$  West, 1,789.68 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 19; thence South  $55^{\circ}25'50''$  West, 1,400.46 feet; thence South  $28^{\circ}29'06''$  West, 317.86 feet to the West line of said Section 19 and the point of terminus of this line description;

Section 19: All that portion of said Section 19, lying Southerly and Westerly of a line described as beginning at the Southwest corner of said Section 19; thence North  $01^{\circ}09'48''$  West, along the West line of said Section 19, a distance of 1,755.76 feet to the True Point of Beginning for this line description; thence South  $50^{\circ}45'25''$  East, 795.37 feet; thence South  $01^{\circ}09'48''$  East, parallel with the West line of said Section 19, a distance of 783 feet, more or less to the Northwesterly right-of-way line of County Road No. 1258 (East Walls Road) and the point of terminus for this line description.

Excepting from all the lands described any portion lying within the County Road and Highway right-of-ways.

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

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Page 4 of 5



TRACT II:

- Parcel A: Pipeline Easement No. DACW-68-2-73-94, together with the terms and provisions thereof  
Grantor : Dept. of the Army  
Grantee : Ervin Edmunds  
Recorded : August 27, 1973 in Book 331, Page 72, Deed Records.
- Parcel B: Pipeline Easement, together with the terms and provisions thereof  
Grantor : Oregon-Washington Railroad & Navigation Company  
Union Pacific Railroad Company  
Grantee : Teuscher-Edmunds, a partnership  
Recorded : September 17, 1973 in Book 331, Page 396, Deed Records.
- Parcel C: Pipeline Easement, together with the terms and provisions thereof  
Grantor : Ralph Waldo Richmond  
Grantee : LaVerne E. Pearson, et ux  
Recorded : May 13, 1963 in Book 271, Page 653, Deed Records.

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## SUBJECT TO:

1. 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.
2. The premises herein described are within the boundaries of the Hermiston Irrigation District and this property is therefore subject to all easements, levies and assessments thereof.
3. Easement, including the terms and provisions thereof  
Grantee : United States of America, BPA  
Recorded : September 15, 1967 in Book 290, Page 592, Deed Records.  
(Affects lands in Sec. 19, 5N-30)
4. Easement, including the terms and provisions thereof  
Grantee : Umatilla Electric Cooperative Association  
Recorded : May 21, 1969 in Book 299, Page 638, Deed Records.  
(Affects lands in Sec. 19, 5N-30 and Secs. 25 and 35, 5N-29)
5. Easement, including the terms and provisions thereof  
Grantee : United States of America, BPA  
Recorded : April 29, 1968 in Book 293, Page 668, Deed Records.  
(Affects lands in Sec. 24, 5N-29)
6. Easement, including the terms and provisions thereof  
Grantee : Pacific Power & Light Company  
Recorded : February 26, 1969 in Book 298, Page 482, Deed Records.  
(Affects lands in Sec. 24, 5N-29)
7. Easement, including the terms and provisions thereof  
Grantee : Pacific Power & Light Company  
Recorded : March 31, 1969 in Book 299, Page 81, Deed Records.  
(Affects lands in Sec. 24, 5N-29)
8. Easement, including the terms and provisions thereof  
Grantee : Pacific Power & Light Company  
Recorded : February 26, 1969 in Book 298, Page 479, Deed Records.  
(Affects lands in Sec. 23, 5N-29)
9. Easement, including the terms and provisions thereof  
Grantee : Umatilla Electric Cooperative Association  
Recorded : July 25, 1973 in Book 330, Page 251, Deed Records.
10. Easement, including the terms and provisions thereof  
Grantee : Umatilla Electric Cooperative  
Recorded : January 24, 2003 in Instrument No. 2003-4290033, Office of Umatilla County Records. (Affects lands in Sec. 26, 5N-29)
11. Terms and provisions contained under  
Pipeline Easement No. 1 DACW-68-2-73-94  
Grantor : Dept. of the Army  
Grantee : Ervin Edmunds  
Recorded : August 27, 1973 in Book 331, Page 72, Deed Records.  
(Affects Tract II, Parcel A)
12. Terms and provisions contained under  
Pipeline Easement  
Grantor : Oregon-Washington Railroad & Navigation Company  
Union Pacific Railroad Company  
Grantee : Teuscher-Edmunds, a partnership  
Recorded : September 17, 1973 in Book 331, Page 396, Deed Records.  
(Affects Tract II, Parcel B)
13. Terms and provisions contained under  
Pipeline Easement  
Grantor : Ralph Waldo Richmond  
Grantee : LaVerne E. Pearson, etux  
Recorded : May 13, 1963 in Book 271, Page 653, Deed Records.  
(Affects Tract II, Parcel B)
14. Lease, including the terms and provisions thereof, between  
Lessor : Superior Farms, Inc., an Oregon corporation  
Lessee : Silverdale Farms  
Dated : March 13, 1999  
(Said lease is unrecorded)

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SALEM, OR

**From:** [PIERCEALL Jeffrey D](mailto:PIERCEALL.Jeffrey.D)  
**To:** [Dale VanSchoiack](mailto:Dale.VanSchoiack)  
**Subject:** RE: New Surface Water Irrig permit Map Variance Reqst  
**Date:** Wednesday, July 15, 2015 8:14:13 AM  
**Attachments:** [scan\\_20150715\\_081151.pdf](#)

---

Dale,  
The 1"=2000' scale is acceptable

Jeffrey D. Pierceall Customer Service Group  
Oregon Water Resources Department  
503-986-0801

**From:** Dale VanSchoiack [<mailto:dalevconsulting@gmail.com>]  
**Sent:** Wednesday, July 15, 2015 5:38 AM  
**To:** PIERCEALL Jeffrey D  
**Subject:** RE: New Surface Water Irrig permit Map Variance Reqst

Jeffrey,  
I added a note below the bar scale that indicates the scale is 1 Inch = 2000 Feet.  
See attached update map.

Will this be acceptable to allow the variance for Sheet 4 of 5?  
Dale

DGV Consulting, PLLC  
Dale G. VanSchoiack, PE, CWRE  
2141 S. Lyle St. Kennewick, WA 99337  
Phone: 509-627-8717 Fax: 509-585-2832  
[dalevconsulting@gmail.com](mailto:dalevconsulting@gmail.com)

**From:** PIERCEALL Jeffrey D [<mailto:Jeffrey.D.Pierceall@wrdd.state.or.us>]  
**Sent:** Tuesday, July 14, 2015 4:49 PM  
**To:** Dale VanSchoiack  
**Subject:** RE: New Surface Water Irrig permit Map Variance Reqst

Dale,  
The overview map wouldn't require a waiver since you will be illustrating the different farms on more detailed maps. The map on page 4 of 5 would be ok for a waiver if the scale indicated on the map were updated to either show the scale bar at 1" or to state the scale is 1"=2000'. Currently the scale bar measures about 21/31" =1320' which would not be an even scale according to the rules. So if you can alter the scale and resubmit the map for the scale waiver, I will make sure it gets done.

Jeffrey D. Pierceall Customer Service Group  
Oregon Water Resources Department

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SALEM, OR



503-986-0801

**From:** Dale VanSchoiack [<mailto:dalevconsulting@gmail.com>]  
**Sent:** Tuesday, July 14, 2015 4:36 PM  
**To:** PIERCEALL Jeffrey D  
**Subject:** RE: New Surface Water Irrig permit Map Variance Reqst

The maps that we need the variance for are Sheets 1 of 5, and Sheet 4 of 5.

DGV Consulting, PLLC  
Dale G. VanSchoiack, PE, CWRE  
2141 S. Lyle St. Kennewick, WA 99337  
Phone: 509-627-8717 Fax: 509-585-2832  
[dalevconsulting@gmail.com](mailto:dalevconsulting@gmail.com)

**From:** PIERCEALL Jeffrey D [<mailto:Jeffrey.D.Pierceall@wrd.state.or.us>]  
**Sent:** Tuesday, July 14, 2015 4:31 PM  
**To:** Dale VanSchoiack  
**Subject:** RE: New Surface Water Irrig permit Map Variance Reqst

Dale,

Could you please indicate which map you would like the waiver on. It appears that they are all at a 1320 scale according to the scale bar. Additionally, could you indicate the scale textually, (1"=1320" or 1"=2000')

Jeffrey D. Pierceall Customer Service Group  
Oregon Water Resources Department  
503-986-0801

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**From:** Dale VanSchoiack [<mailto:dalevconsulting@gmail.com>]  
**Sent:** Tuesday, July 14, 2015 3:38 PM  
**To:** PIERCEALL Jeffrey D  
**Cc:** Bill Porfily  
**Subject:** New Surface Water Irrig permit Map Variance Reqst

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Hi Jeffrey,

I am assisting in the preparation of maps to accompany and new winter water permit application from the Columbia River. The application is being made in the name of Hawman Farms, Royale Columbia Farms, JB Land, LLC, and Cold Springs Canyon Farm.

The area involved in the application is large. I have developed a set of maps, Sheet 1 of 5 through Sheet 5 of 5, that can be plotted on 11x17 sheets which show the proposed points of diversion, distribution, system and quarter quarter acreage values proposed as the place of use. I have been able to plot three of the maps on 11 x 17 sheets at the 1" = 1320 feet scale. The overall map (Sheet 1 of 5) is created at a scale of 1" = 4000 feet and one of the maps (Sheet 4 of 5) showing the quarter quarter acreage values is at a scale of 1" = 2000 feet. Draft copies of the maps are attached to this email.

I believe the maps are clear and would like consideration for a variance from the standard map scale of 1" = 1320 feet for this permit application.

Thank you for your consideration.

Dale

DGV Consulting, PLLC  
Dale G. VanSchoiack, PE, CWRE  
2141 S. Lyle St. Kennewick, WA 99337  
Phone: 509-627-8717 Fax: 509-585-2832  
[daleyconsulting@gmail.com](mailto:daleyconsulting@gmail.com)

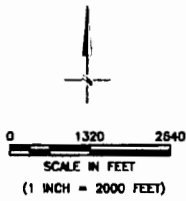
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PERMIT APPLICATION MAP  
 IN THE NAME OF HAWMAN FARMS, ROYALE COLUMBIA FARMS,  
 JB LAND, LLC, & COLD SPRINGS CANYON FARM  
 T4N & T5N, R29E & R30E, W.M., UMATILLA COUNTY  
 SHEET 4 OF 5

ROYALE COLUMBIA FARMS  
 T4N & T5N, R29E & R30E, W.M.



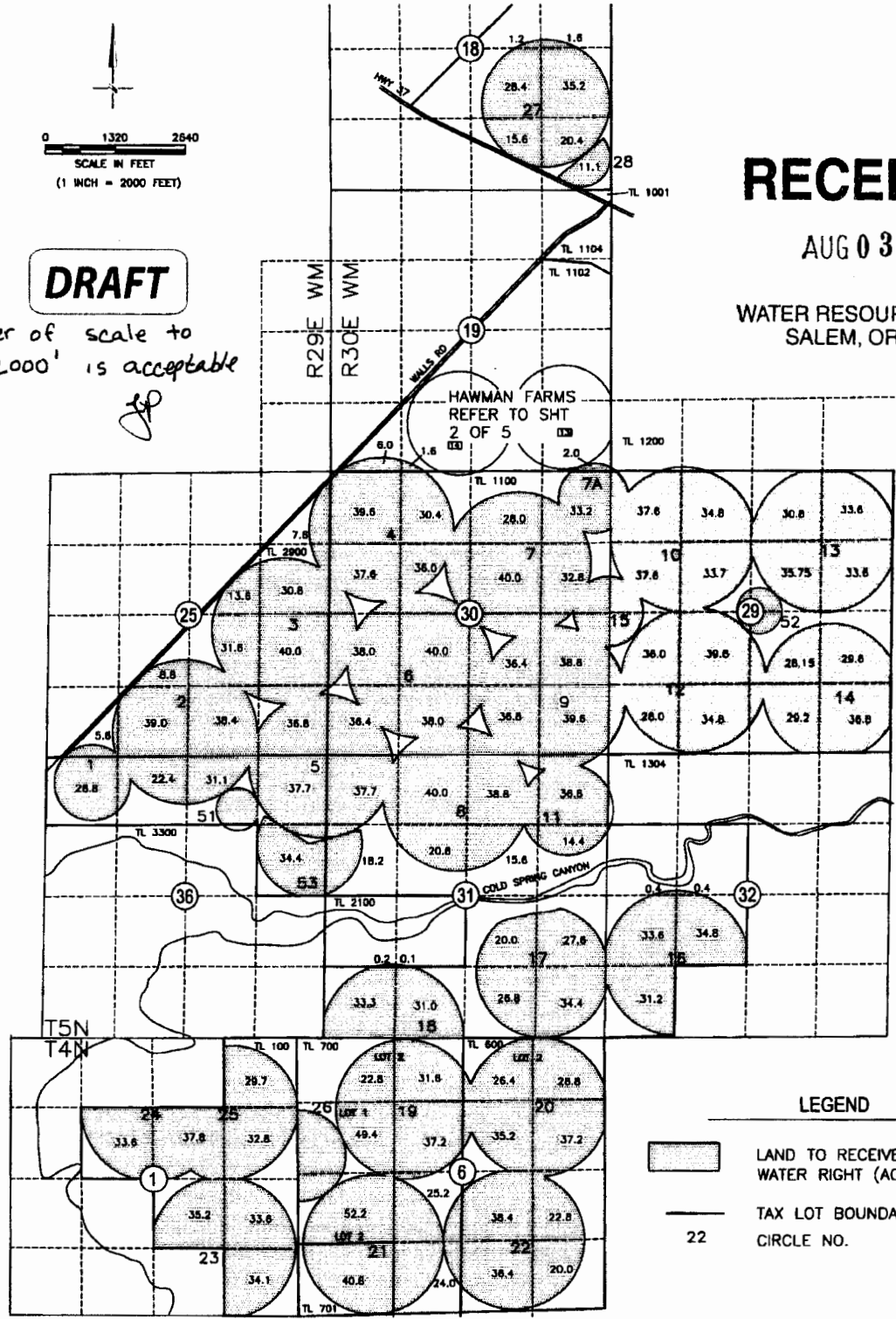
**DRAFT**

Waiver of scale to  
 1"=2000' is acceptable  
*JP*




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WATER RESOURCES DEPT  
 SALEM, OREGON



LEGEND

-  LAND TO RECEIVE IRRG WATER RIGHT (ACRES)
-  TAX LOT BOUNDARY
-  CIRCLE NO.

NOTE:  
 THE PURPOSE OF THIS MAP IS TO IDENTIFY THE APPROXIMATE LOCATION  
 OF THE WATER RIGHT. IT IS NOT INTENDED TO PROVIDE INFORMATION  
 RELATIVE TO THE LOCATION OF PROPERTY OWNERSHIP BOUNDARY LINES.