



748 SW 5th St. Madras, OR 97741 (541) 475-4885 FAX (541) 475-4348

August 25, 2015

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

RE: Escrow # 53649AM
Property: 67271 Highway 205, Burns, OR 97720
Parties: Donald and Katherine Doverspike and Joel Richard and Diana L. Davis
Blue Mountain Cattle Inc.

We are enclosing documents and/or funds for the property referenced above.

Certificate of Water Right Ownership Update
Copy of recorded Warranty Deed #2015-0994

Please feel free to contact us with any questions.

Sincerely,

Keli Pollock
Escrow Officer

Enclosures

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AUG 28 2015

SALEM, OR



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

Certificate of Water Right Ownership Update

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. *If for multiple rights, a separate form for each right will be required.*

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.

PROPERTY SELLER INFORMATION

Applicant(s): Blue Mountain Cattle, Inc. Tom Pettyjohn, President
First Last
 Mailing Address: 69650 Highway 205
Burns Oregon 97720
City State Zip
 Phone: (541) 589-0775
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Donald Doverspike
First Last
 Mailing Address: 32706 N. Steens View Lane
Burns Oregon 97720
City State Zip
 Phone: (541) 589-1044 (541) 377-6298
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Harney Township: 24S Range: 31E Section: 9
 Tax Lot Number(s): 600

Street address of water right property: 67271 Highway 205, Burns, Oregon 97720 **SALEM, OR**

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

Application #: S-38643 Permit #: _____ Certificate or Page #: 44696

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

Name of individual completing this form: Tom Pettyjohn Phone: (541) 589-0775

Signature: [Signature] Date: 8 6 2015

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

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 Mailing Address: 69650 Highway 205
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 Mailing Address: 32706 N. Steens View Lane
Burns Oregon 97720
City State Zip
 Phone: (541) 589-1044 (541) 377-6298
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Harney Township: 24S Range: 31E Section: 4

Tax Lot Number(s): 600. That portion of Sec.4 lying S of RR rightofway RECEIVED BY OWF

Street address of water right property: 67271 Highway 205, Burns, Oregon 97720
 Water Right Information (attach copy of water right permit or certificate & final proof map): AUG 28 2015

Application #: _____ Permit #: _____ Certificate or Page #: _____ SALEM, OR

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

Name of individual completing this form: Tom Pettyjohn Phone: (541) 589-0775

Signature: [Signature] Date: 8 6 2015

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

HARNEY COUNTY, OR 2015-0994
DEEDWD 08/10/2015 11:49 AM
Total:\$56.00



00010622201500009940040045

I, Derrin Robinson, County Clerk for Harney County, Oregon certify that the instrument identified herein was recorded in the Co. Clerk's records.

Derrin Robinson

Derrin E. Robinson, Harney County Clerk



Until a change is requested, all tax statements shall be sent to:
Donald Doverspike
327056 N. Steens View Lane
Burns, Oregon 97720

After recording return to:
AmeriTitle – Burns
111 W. Washington Street
Burns, Oregon 97720

WARRANTY DEED

Blue Mountain Cattle, Inc., an Oregon corporation, aka Blue Mountain Cattle Co., Inc., Grantor, conveys and warrants to Donald and Katherine Doverspike, husband and wife, as to an undivided fifty-percent tenant in common interest, and Joel Richard and Diana L. Davis, husband and wife, as to an undivided fifty-percent tenant in common interest, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto and by this reference incorporated herewith

SUBJECT TO AND TOGETHER WITH THE FOLLOWING EXCEPTIONS DESCRIBED ON EXHIBIT B:

See Exhibit B attached hereto and by this reference incorporated herein

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 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 \$992,000.00.

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SALEM, OR

Dated this 6 day Aug, 2015.

Blue Mountain Cattle, Inc., an Oregon corporation,
aka Blue Mountain Cattle Co., Inc.

By: [Signature] Pres.
Tom Pettyjohn, President

By: [Signature] Sec.
Karen Pettyjohn, Secretary

State of Oregon)
County of Harney) ss.

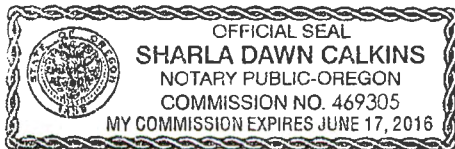
The foregoing instrument was acknowledged before me this 6 day of August, 2015,
by Tom Pettyjohn as President of Blue Mountain Cattle, Inc., an Oregon corporation, aka Blue
Mountain Cattle Co., Inc.



[Signature]
Notary Public for
My commission expires: June 17, 2016

State of Oregon)
County of Harney) ss.

The foregoing instrument was acknowledged before me this 6 day of August, 2015,
by Karen Pettyjohn as Secretary of Blue Mountain Cattle, Inc., an Oregon corporation, aka Blue
Mountain Cattle Co., Inc.



[Signature]
Notary Public for
My commission expires: June 17, 2016

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EXHIBIT "A"
LEGAL DESCRIPTION

In Twp. 24 S., R. 31 E., W.M.:

Sec. 4: All that portion of the SW1/4NW1/4, SW1/4, W1/2SE1/4 and SE1/4SE1/4 lying Southerly of the railroad right of way, as the same is located and described in deed recorded in Book 31, Page 534, Deed Records, EXCEPTING THEREFROM the following two parcels:

Parcel No. 1: Road right of way over the W1/2W1/2 reserved in deed recorded in Book 38, Page 448, Deed Records.

Parcel No. 2: That portion conveyed to the State of Oregon, by and through its Department of Transportation by deed recorded July 15, 1996, Instrument No. 961468, Harney County, Deed Records.

Sec. 9: All, EXCEPTING THEREFROM the following two parcels:

Parcel No. 1: That portion conveyed to the State of Oregon, by and through its Department of Transportation, in Deed recorded July 15, 1996, Instrument No. 961468, Harney County, Deed Records.

Parcel No. 2: That portion conveyed to the State of Oregon, by and through its Department of Transportation, by deed recorded July 14, 1997, Instrument No. 971414, Harney County Deed Records.

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**EXHIBIT "B"
EXCEPTIONS**

1. Property taxes which are a lien but not yet payable.
2. Zoning ordinances, building and use restrictions.
3. Reservations in federal patents.
4. Easements of record which affect the property, covenants, conditions and restrictions of record.
5. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land.
6. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: California-Pacific Utilities Company, a corporation
Recorded: January 3, 1949
Book: 50, Page: 169
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: California-Pacific Utilities Company, a corporation
Recorded: November 10, 1965
Book: 78, Page: 508

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