



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): Fisher Farms LLC
First Last
 Mailing Address: 9650 SW Hardebeck Rd.
Gaston OR 97119
City State Zip
 Phone: _____ 503.985.3288 _____
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): MF Beef Bend LLC
First Last
 Mailing Address: 17933 NW Evergreen Pkwy., Suite 300
Beaverton OR 97006
City State Zip
 Phone: _____ 503.597.7100 _____
Home Work Other

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PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Washington Township: 2 South Range: 1 West Section: 18

Tax Lot Number(s): 2S1180001501, 2S1180001502

Street address of water right property: 16282 SW Beef Bend Rd. Sherwood, OR 97140

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

Application #: R-59928 Permit #: R-45854 Certificate or Page #: 58499

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

Name of individual completing this form: Chris Merz Phone: 971.221.2631

Signature: *Chris Merz* Date: 10/16/15

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

Per 58499

STATE OF OREGON
COUNTY OF WASHINGTON
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO
PORTER-WALTON CO., INC.
ROUTE 4, BOX 407
SHERWOOD, OREGON 97113

confirms the right to use the waters of AN UNNAMED STREAM AND RESERVOIR CONSTRUCTED UNDER PERMIT R-8279, a tributary of TUALATIN RIVER, for the purpose of SUPPLEMENTAL IRRIGATION OF 54.6 ACRES.

The right has been perfected under Permit 45854. The date of priority is APRIL 1, 1980. The right is limited to not more than 0.55 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

NE 1/4 SE 1/4, SECTION 18, T 2 S, R 1 W, W.M.;
2270 FEET NORTH & 200 FEET WEST FROM THE SE CORNER SECTION 18.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year. THE DIVERSION OF WATER DURING THE PERIOD FROM JULY 31 TO SEPTEMBER 15 SHALL BE FROM STORED WATER ONLY.

The right shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

SE 1/4 NE 1/4 37.6 ACRES
AS PROJECTED WITHIN DLC 42
NE 1/4 SE 1/4 17.0 ACRES
SECTION 18
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.

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The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

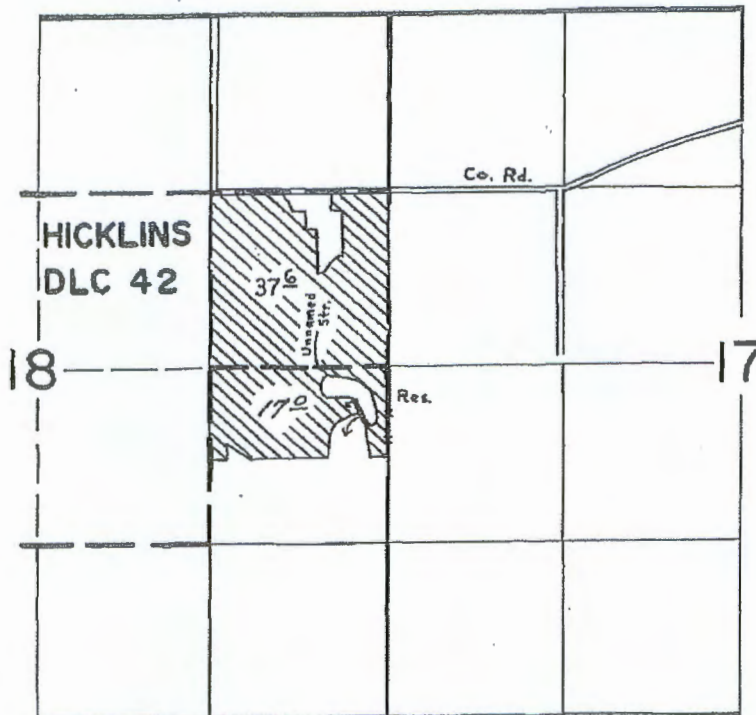
WITNESS the signature of the Water Resources Director, affixed this date NOVEMBER 28, 1988.

/s/ WILLIAM H. YOUNG
Water Resources Director

Recorded in State Record of Water Right Certificates numbered 50499

Certificates 58457 & 58499

T. 2S., R. 1W., W.M.



Dam Loc: 2270' N. & 200' W. fr. S.E. Cor. Sec. 18

SCALE: 1" = 1320'

FINAL PROOF SURVEY
UNDER

R-59927 R-8279
Application No. 59928 Permit No. 45854

IN NAME OF

PORTER-WALTON CO., INC.

Surveyed NOV. 17, 1983, by L. TOLL

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Exhibit "A"

Real property in the County of Washington, State of Oregon, described as follows:

A TRACT OF LAND IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 80 RODS SOUTH OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN; AND RUNNING THENCE WEST 80 RODS; THENCE SOUTH 120 RODS; THENCE EAST 80 RODS TO SECTION LINE; THENCE NORTH 120 RODS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A STRIP OF LAND IN THE NORTHEASTERLY CORNER OF SAID TRACT, WHICH STRIP MEASURES 363 FEET FROM THE SAID NORTHEASTERLY CORNER IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID TRACT, AND MEASURES 30 FEET IN WIDTH, THE WESTERLY LINE OF SAID STRIP BEING PARALLEL TO THE EASTERLY LINE OF SAID TRACT AND THE SOUTHERLY LINE OF SAID STRIP BEING PARALLEL TO THE NORTHERLY LINE OF SAID TRACT.

ALSO EXCEPTING THEREFROM THAT PORTION LEASED TO AGC PROPERTIES, LLC, AN OREGON LIMITED LAIBILITY COMPANY AS SET FORTH IN MEMORANDUM OF GROUND LEASE RECORDED APRIL 20, 2004 AS FEE NO. 2004-041849, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL BEING A PART OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED APRIL 29, 1996 AS FEE NO. 96037618, WASHINGTON COUNTY DEED RECORDS, BEING LOCATED IN THE EAST ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 89°57'51" WEST A DISTANCE OF 571.57 FEET TO A POINT; THENCE SOUTH 00°02'09" WEST A DISTANCE OF 102.01 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 89°57'51" WEST A DISTANCE OF 750.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID FEE NO. 96037618 TRACT; THENCE NORTH 00°02'12" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 87.00 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 00°02'09" EAST A DISTANCE OF 522.84 FEET TO A POINT; THENCE SOUTH 89°57'51" EAST, A DISTANCE OF 750.00 FEET TO A POINT; THENCE SOUTH 00°02'09" WEST A DISTANCE OF 609.83 FEET TO THE TRUE POINT OF BEIGNNING OF THE PARCEL HEREIN DESCRIBED.

FURTHER EXCEPTING THEREFROM THAT PORTION DEDICATED TO WASHINGTON COUNTY BY INSTRUMENT RECORDED NOVEMBER 02, 1999 AS FEE NO. 99123635.

TOGETHER WITH AN EASEMENT FOR IRRIGATION PURPOSES AS DESCRIBED IN INSTRUMENT RECORDED FEBRUARY 10, 1989 AS RECORDER'S FEE NO. 89-06294, RECORDS OF WASHINGTON COUNTY, OREGON.

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