



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
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

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Washington Township: 2 South Range: 1 West Section: 18
 Tax Lot Number(s): 251180001501, 251180001502
 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 #: G-5501 Permit #: G-5476 Certificate or Page #: 51171
 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: [Signature] Date: 10/16/15

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

SHERWOOD MAIN WELL

880-10-10 7/78

DP-35874-880

STATE OF OREGON

COUNTY OF

WASHINGTON

CERTIFICATE OF WATER RIGHT

This Is to Certify, That PORTER WALTON CO, INC.

of Route 4, Box 407, Sherwood, State of Oregon 97140, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of a well

a tributary of Tualatin River for the purpose of irrigation of 54.6 acres

under Permit No. G-5476 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from May 5, 1971

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.34 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the well. The well is located in the SE 1/4 NE 1/4 as projected within Hicklins DLC 42, Section 18, T2S, R1W, WM; 1,020 feet North and 480 feet West from E 1/4 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-eighth 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 1/2 acre-feet per acre for each acre irrigated during the irrigation season of each year and is subject to all terms and conditions of an order of the State Engineer entered May 17, 1974, including its consideration as Item 81 and added to paragraph 9 of the order

and 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 hereby confirmed, and to which such right is appurtenant, is as follows:

37.6 acres SE 1/4 NE 1/4 as projecteo within Hicklins DLC 42
17.0 acres NE 1/4 SE 1/4
Section 18
Township 2 South, Range 1 West, WM

This certificate is issued so as to correctly describe the date of priority and supersedes Certificate of Water Right recorded at page 50548, Volume 44, State Record of Water Right Certificates.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the Water Resources Director, affixed

this date. July 19, 1982

James E. Moran
Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 45, page 51171

Basin 2 Vol. 19A
Appl. # G 5501
8316A

G-5476
5-5-71

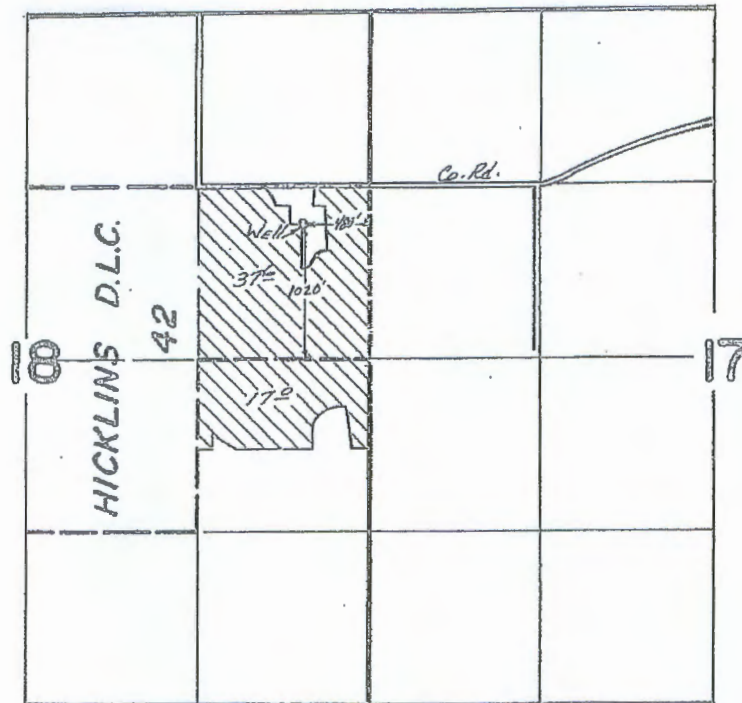
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SALEM, OR

Certificate 51171

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



FINAL PROOF SURVEY
UNDER

Application No. G-5501. Permit No. G-5476
IN NAME OF

Parter Walton Co., Inc.

Surveyed July 24, 1978, by R.G. Mucken

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SALEM, OR

DBS-111-215 RDR

S. IRWOOD MAIN WELL

NOTICE TO WATER WELL CONTRACTOR
The original and filed copy
of this report are to be
filed with the

RECEIVED
JUN 24 1969
STATE ENGINEER
SALEM, OREGON

WATER WELL REPORT
STATE OF OREGON
(Please type or print)
(Do not write above this line)

WASH

011873

State Well No. 2/1W-18 adb
State Permit No.

(1) OWNER: Porter Walton Co. Inc. Nursing Ppt. 1258
Name Yoshio & Sachiko Hasuiko
Address 15685 S.W. 150th Ave. Tigard, Ore. 97223

(11) LOCATION OF WELL:
County Washington Driller's well number
1/4 Section 18 T. 2S. R. 1W W.M.
Bearing and distance from section or subdivision corner

(2) TYPE OF WORK (check):
New Well Deepening Reconditioning Abandon
If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL: (4) PROPOSED USE (check):
Rotary Driven Domestic Industrial Municipal
Cable Jetted Irrigation Test Well Other
Dug Bored

(12) WELL LOG: Diameter of well below casing 12"
Depth drilled 392 ft. Depth of completed well 392 ft.
Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level as drilling proceeds. Note drilling rates.

CASING INSTALLED:
12" Diam. from 0 ft. to 52 ft. Gage 250
Threaded Welded

MATERIAL	From	To	SWL
Top soil	0	3	
Clay, yellow	3	7	
Rock, broken	7	8	
Clay w/embedded rock	8	10	
Sand, yellow	10	12	27
Clay, yellow sandy	12	18	
Clay w/embedded rock	18	50	
Rock, brown solid	50	118	
Clay, brown	118	126	
Rock, red lava soft,			
water bearing	126	159	
Rock, black	159	197	
Clay, yellow	197	198	
Rock, black	198	358	
Rock, gray, mdm. hard	358	370	
Rock, brown, soft, w. brng.	370	389	60
Rock, black, hard	389	392	

(6) PERFORATIONS: Perforated? Yes No.
Type of perforator used
Size of perforations in. by in.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

(7) SCREENS: Well screen installed? Yes No
Manufacturer's Name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

(8) WATER LEVEL: Completed well.
Static level 60 ft. below land surface Date 6/18/69
Well pressure lbs. per square inch Date

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes No If yes, by whom? Haakon Bottner
Yield: 260 gal./min. with 50 ft. drawdown after 7 hrs.
414 " " 79 " " 2 "

Work started April 1 1969 Completed June 12 1969
Date well drilling machine moved off of well June 20 1969

Baller test gal./min. with ft. drawdown after hrs.
Artesian flow g.p.m. Date
Temperature of water 54 Was a chemical analysis made? Yes No

Drilling Machine Operator's Certification:
This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.
[Signed] John W. Bryant Date 6/30 1969
(Drilling Machine Operator)

(10) CONSTRUCTION:
Well seal—Material used Cement & sand
Depth of seal 28 ft.
Diameter of well bore to bottom of seal 16 in.
Were any loose strata cemented off? Yes No Depth
Was a drive shoe used? Yes No
Did any strata contain unusable water? Yes No
Type of water? Sandy depth of strata 40' to 42'
Method of sealing strata off cased
Was well gravel packed? Yes No Size of gravel:
Gravel placed from ft. to ft.

Drilling Machine Operator's License No. 216-131

Water Well Contractor's Certification:
This well was drilled under my jurisdiction and this report is true to my knowledge and belief.
NAME HAAKON BOTTNER DRILLING COMPANY
(Person, firm or corporation) (Type or print)
Address 3424 S.E. 17th th. AVE. PORTLAND, ORE.
[Signed] Haakon Bottner
(Water Well Contractor)
Contractor's License No. 109 Date 6/20 1969

(USE ADDITIONAL SHEETS IF NECESSARY)

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SALEM, OR

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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