



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): Boardman Tree Farm, LLC c/o Greenwood Resources, Inc.
First Last
 Mailing Address: 1500 SW First Ave., Suite 1150
Portland OR 97201
City State Zip
 Phone: 541-667-9220
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Farmland Reserve, Inc.
First Last
 Mailing Address: 79 South Main Street, Suite 1000
Salt Lake City Utah 84111
City State Zip
 Phone: 801-715-9100
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Morrow Township: 3 North Range: 26 East W.M. Section: 5, 6
4 North 26 East W.M. 15-17, 20-29, 32-36
 Tax Lot Number(s): 510 (03N26E); 3414 (04N26E)

Street address of water right property: None

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

Application #: S 50771 Permit #: S36940 Certificate or Page #: 83592

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

Name of individual completing this form: Shonee D. Langford Phone: 503-540-4261

Signature: *Shonee D. Langford* Date: 2/8/16 RECEIVED BY OWRD

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

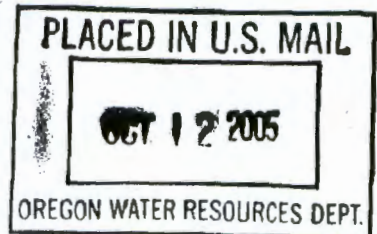
OCT

This is a final order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080 you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

STATE OF OREGON

COUNTY OF MORROW

CERTIFICATE OF WATER RIGHT



THIS CERTIFICATE ISSUED TO

POTLATCH CORPORATION
PO BOX 38
BOARDMAN, OREGON 97818

confirms the right to use the waters of the COLUMBIA RIVER, a tributary of the PACIFIC OCEAN, for IRRIGATION OF 1431.03 ACRES.

This right was perfected under Permit 36940. The date of priority is JUNE 29, 1973. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 35.35 CUBIC FEET PER SECOND if available at the original point of diversion: LOT 7 (NE¼ NW¼), SECTION 2, T 4 N, R 25 E, WM; SOUTH 86 DEGREES 22 MINUTES 46 SECONDS WEST, 2811 FEET FROM THE NE CORNER, SECTION 2, or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

LOT 7 (NE NW), SECTION 2, T 4 N, R 25 E, WM; SOUTH 86 DEGREES 22 MINUTES 46 SECONDS WEST, 2829 FEET FROM THE NE CORNER, SECTION 2

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to ONE-FORTIETH 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 4 ½ acre-feet for each acre irrigated during the irrigation season of each year.

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

RECEIVED BY OWRD

FEB 09 2016

A description of the place of use to which this right is appurtenant is as follows:

SW¹/₄ SW¹/₄ 0.01 ACRES

SECTION 15

NE¹/₄ SW¹/₄ 0.55 ACRES
 NW¹/₄ SW¹/₄ 2.58 ACRES
 SW¹/₄ SW¹/₄ 7.77 ACRES
 SE¹/₄ SW¹/₄ 7.70 ACRES
 SW¹/₄ SE¹/₄ 6.24 ACRES
 SE¹/₄ SE¹/₄ 3.91 ACRES

SECTION 16

NE¹/₄ SE¹/₄ 4.51 ACRES
 NW¹/₄ SE¹/₄ 4.88 ACRES
 SW¹/₄ SE¹/₄ 6.17 ACRES
 SE¹/₄ SE¹/₄ 7.41 ACRES

SECTION 17

NE¹/₄ NE¹/₄ 7.56 ACRES
 NW¹/₄ NE¹/₄ 6.22 ACRES
 SW¹/₄ NE¹/₄ 6.33 ACRES
 SE¹/₄ NE¹/₄ 7.24 ACRES
 NE¹/₄ SE¹/₄ 7.61 ACRES
 NW¹/₄ SE¹/₄ 6.42 ACRES
 SW¹/₄ SE¹/₄ 6.50 ACRES
 SE¹/₄ SE¹/₄ 7.61 ACRES

SECTION 20

NE¹/₄ NE¹/₄ 7.66 ACRES
 NW¹/₄ NE¹/₄ 5.51 ACRES
 SW¹/₄ NE¹/₄ 7.45 ACRES
 SE¹/₄ NE¹/₄ 7.72 ACRES
 NE¹/₄ NW¹/₄ 6.75 ACRES
 NW¹/₄ NW¹/₄ 7.93 ACRES
 SW¹/₄ NW¹/₄ 7.93 ACRES
 SE¹/₄ NW¹/₄ 7.67 ACRES
 NE¹/₄ SW¹/₄ 8.01 ACRES
 NW¹/₄ SW¹/₄ 7.92 ACRES
 SW¹/₄ SW¹/₄ 7.95 ACRES
 SE¹/₄ SW¹/₄ 8.01 ACRES
 NE¹/₄ SE¹/₄ 7.69 ACRES
 NW¹/₄ SE¹/₄ 7.98 ACRES
 SW¹/₄ SE¹/₄ 7.96 ACRES

SE¹/₄ SE¹/₄ 7.16 ACRES

SECTION 21

NE¹/₄ NE¹/₄ 4.60 ACRES
 NW¹/₄ NE¹/₄ 6.45 ACRES
 SW¹/₄ NE¹/₄ 7.92 ACRES
 SE¹/₄ NE¹/₄ 7.50 ACRES
 NE¹/₄ NW¹/₄ 7.41 ACRES
 NW¹/₄ NW¹/₄ 7.44 ACRES
 SW¹/₄ NW¹/₄ 7.95 ACRES
 SE¹/₄ NW¹/₄ 7.97 ACRES
 NE¹/₄ SW¹/₄ 7.92 ACRES
 NW¹/₄ SW¹/₄ 7.92 ACRES
 SW¹/₄ SW¹/₄ 7.65 ACRES
 SE¹/₄ SW¹/₄ 7.85 ACRES
 NE¹/₄ SE¹/₄ 7.37 ACRES
 NW¹/₄ SE¹/₄ 7.51 ACRES
 SW¹/₄ SE¹/₄ 7.86 ACRES
 SE¹/₄ SE¹/₄ 7.34 ACRES

SECTION 22

NW¹/₄ NE¹/₄ 0.09 ACRES
 SW¹/₄ NE¹/₄ 7.14 ACRES
 SE¹/₄ NE¹/₄ 5.37 ACRES
 NE¹/₄ NW¹/₄ 1.61 ACRES
 NW¹/₄ NW¹/₄ 3.08 ACRES
 SW¹/₄ NW¹/₄ 7.56 ACRES
 SE¹/₄ NW¹/₄ 7.84 ACRES
 NE¹/₄ SW¹/₄ 7.49 ACRES
 NW¹/₄ SW¹/₄ 7.35 ACRES
 SW¹/₄ SW¹/₄ 7.69 ACRES
 SE¹/₄ SW¹/₄ 7.81 ACRES
 NE¹/₄ SE¹/₄ 7.95 ACRES
 NW¹/₄ SE¹/₄ 7.48 ACRES
 SW¹/₄ SE¹/₄ 7.56 ACRES
 SE¹/₄ SE¹/₄ 7.82 ACRES

SECTION 23

SW¹/₄ NE¹/₄ 0.28 ACRES

 SW¹/₄ NW¹/₄ 3.46 ACRES
 SE¹/₄ NW¹/₄ 1.82 ACRES
 NE¹/₄ SW¹/₄ 7.76 ACRES
 NW¹/₄ SW¹/₄ 7.91 ACRES
 SW¹/₄ SW¹/₄ 7.76 ACRES
 SE¹/₄ SW¹/₄ 7.68 ACRES
 NE¹/₄ SE¹/₄ 6.32 ACRES

NW¹/₄ SE¹/₄ 7.33 ACRES
SW¹/₄ SE¹/₄ 7.58 ACRES
SE¹/₄ SE¹/₄ 7.66 ACRES

SECTION 24

NE¹/₄ NE¹/₄ 5.07 ACRES
NW¹/₄ NE¹/₄ 5.26 ACRES
NE¹/₄ NW¹/₄ 5.64 ACRES
NW¹/₄ NW¹/₄ 5.76 ACRES
NE¹/₄ SW¹/₄ 4.52 ACRES
NW¹/₄ SW¹/₄ 4.44 ACRES
SW¹/₄ SW¹/₄ 8.00 ACRES
SE¹/₄ SW¹/₄ 7.93 ACRES
NE¹/₄ SE¹/₄ 4.61 ACRES
NW¹/₄ SE¹/₄ 4.51 ACRES
SW¹/₄ SE¹/₄ 7.47 ACRES
SE¹/₄ SE¹/₄ 7.64 ACRES

SECTION 25

NE¹/₄ NE¹/₄ 5.76 ACRES
NW¹/₄ NE¹/₄ 5.45 ACRES
NE¹/₄ NW¹/₄ 5.40 ACRES
NW¹/₄ NW¹/₄ 5.04 ACRES
NE¹/₄ SW¹/₄ 4.71 ACRES
NW¹/₄ SW¹/₄ 4.70 ACRES
SW¹/₄ SW¹/₄ 7.67 ACRES
SE¹/₄ SW¹/₄ 7.82 ACRES
NE¹/₄ SE¹/₄ 4.46 ACRES
NW¹/₄ SE¹/₄ 4.43 ACRES
SW¹/₄ SE¹/₄ 7.66 ACRES
SE¹/₄ SE¹/₄ 8.01 ACRES

SECTION 26

NE¹/₄ NE¹/₄ 7.15 ACRES
NW¹/₄ NE¹/₄ 7.76 ACRES
SW¹/₄ NE¹/₄ 7.84 ACRES
SE¹/₄ NE¹/₄ 7.21 ACRES
NE¹/₄ NW¹/₄ 7.85 ACRES

Page 3

NW¹/₄ NW¹/₄ 7.80 ACRES
SW¹/₄ NW¹/₄ 7.90 ACRES
SE¹/₄ NW¹/₄ 7.90 ACRES
NE¹/₄ SW¹/₄ 7.89 ACRES
NW¹/₄ SW¹/₄ 7.91 ACRES

SW¹/₄ SW¹/₄ 7.92 ACRES

T-8753.RA

Page 3

SE¹/₄ SW¹/₄ 7.89 ACRES
NE¹/₄ SE¹/₄ 7.13 ACRES
NW¹/₄ SE¹/₄ 7.82 ACRES
SW¹/₄ SE¹/₄ 7.89 ACRES
SE¹/₄ SE¹/₄ 7.24 ACRES

SECTION 27

NE¹/₄ NE¹/₄ 7.17 ACRES
NW¹/₄ NE¹/₄ 7.80 ACRES
SW¹/₄ NE¹/₄ 7.77 ACRES
SE¹/₄ NE¹/₄ 7.63 ACRES
NE¹/₄ NW¹/₄ 7.85 ACRES
NW¹/₄ NW¹/₄ 7.90 ACRES
SW¹/₄ NW¹/₄ 7.86 ACRES
SE¹/₄ NW¹/₄ 7.83 ACRES
NE¹/₄ SW¹/₄ 7.87 ACRES
NW¹/₄ SW¹/₄ 7.84 ACRES
SW¹/₄ SW¹/₄ 7.82 ACRES
SE¹/₄ SW¹/₄ 7.83 ACRES
NE¹/₄ SE¹/₄ 7.56 ACRES
NW¹/₄ SE¹/₄ 7.85 ACRES
SW¹/₄ SE¹/₄ 7.84 ACRES
SE¹/₄ SE¹/₄ 7.41 ACRES

SECTION 28

NE¹/₄ NE¹/₄ 7.60 ACRES
NW¹/₄ NE¹/₄ 6.54 ACRES
SW¹/₄ NE¹/₄ 6.51 ACRES
SE¹/₄ NE¹/₄ 7.60 ACRES
NE¹/₄ SE¹/₄ 7.57 ACRES
NW¹/₄ SE¹/₄ 6.48 ACRES
SW¹/₄ SE¹/₄ 6.42 ACRES
SE¹/₄ SE¹/₄ 7.56 ACRES

SECTION 29

NE¹/₄ NE¹/₄ 7.53 ACRES
NW¹/₄ NE¹/₄ 6.51 ACRES
SW¹/₄ NE¹/₄ 6.71 ACRES
SE¹/₄ NE¹/₄ 7.58 ACRES
NE¹/₄ SE¹/₄ 7.51 ACRES

NW¹/₄ SE¹/₄ 6.84 ACRES
SW¹/₄ SE¹/₄ 6.90 ACRES
SE¹/₄ SE¹/₄ 7.46 ACRES

SECTION 32

Certificate Number 83592

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

NE¹/₄ NE¹/₄ 7.32 ACRES
 NW¹/₄ NE¹/₄ 7.82 ACRES
 SW¹/₄ NE¹/₄ 7.84 ACRES
 SE¹/₄ NE¹/₄ 7.65 ACRES
 NE¹/₄ NW¹/₄ 7.81 ACRES
 NW¹/₄ NW¹/₄ 7.80 ACRES
 SW¹/₄ NW¹/₄ 7.77 ACRES
 SE¹/₄ NW¹/₄ 7.79 ACRES
 NE¹/₄ SW¹/₄ 7.66 ACRES
 NW¹/₄ SW¹/₄ 7.64 ACRES
 SW¹/₄ SW¹/₄ 0.27 ACRES
 SE¹/₄ SW¹/₄ 2.59 ACRES
 NE¹/₄ SE¹/₄ 7.59 ACRES
 NW¹/₄ SE¹/₄ 7.83 ACRES
 SW¹/₄ SE¹/₄ 7.75 ACRES
 SE¹/₄ SE¹/₄ 7.40 ACRES

SECTION 33

NE¹/₄ NE¹/₄ 7.31 ACRES
 NW¹/₄ NE¹/₄ 7.59 ACRES
 SW¹/₄ NE¹/₄ 7.88 ACRES
 SE¹/₄ NE¹/₄ 7.31 ACRES
 NE¹/₄ NW¹/₄ 7.87 ACRES
 NW¹/₄ NW¹/₄ 7.88 ACRES
 SW¹/₄ NW¹/₄ 7.89 ACRES
 SE¹/₄ NW¹/₄ 7.88 ACRES
 NE¹/₄ SW¹/₄ 7.86 ACRES
 NW¹/₄ SW¹/₄ 7.87 ACRES
 SW¹/₄ SW¹/₄ 7.89 ACRES
 SE¹/₄ SW¹/₄ 7.85 ACRES
 NE¹/₄ SE¹/₄ 6.67 ACRES
 NW¹/₄ SE¹/₄ 7.70 ACRES
 SW¹/₄ SE¹/₄ 7.09 ACRES

SECTION 34

NE¹/₄ NE¹/₄ 1.23 ACRES
 NW¹/₄ NE¹/₄ 1.08 ACRES
 NE¹/₄ NW¹/₄ 1.00 ACRES
 NW¹/₄ NW¹/₄ 0.86 ACRES

Section 35

NE¹/₄ NE¹/₄ 0.95 ACRES
 NW¹/₄ NE¹/₄ 1.04 ACRES
 NE¹/₄ NW¹/₄ 1.17 ACRES
 NW¹/₄ NW¹/₄ 1.25 ACRES

SECTION 36

TOWNSHIP 4 NORTH, RANGE 26
 EAST, W.M.

NE¹/₄ NE¹/₄ 7.59 ACRES
 NW¹/₄ NE¹/₄ 7.85 ACRES
 SW¹/₄ NE¹/₄ 7.81 ACRES
 SE¹/₄ NE¹/₄ 7.64 ACRES
 NE¹/₄ NW¹/₄ 8.08 ACRES
 NW¹/₄ NW¹/₄ 7.49 ACRES
 SW¹/₄ NW¹/₄ 7.50 ACRES
 SE¹/₄ NW¹/₄ 7.97 ACRES
 NE¹/₄ SW¹/₄ 7.79 ACRES
 NW¹/₄ SW¹/₄ 7.31 ACRES
 SW¹/₄ SW¹/₄ 7.08 ACRES
 SE¹/₄ SW¹/₄ 7.73 ACRES
 NE¹/₄ SE¹/₄ 0.04 ACRES
 NW¹/₄ SE¹/₄ 0.06 ACRES

SECTION 5

NE¹/₄ NW¹/₄ 7.63 ACRES
 NW¹/₄ NW¹/₄ 8.78 ACRES
 SW¹/₄ NW¹/₄ 8.95 ACRES
 SE¹/₄ NW¹/₄ 7.48 ACRES
 NE¹/₄ SW¹/₄ 7.82 ACRES
 NW¹/₄ SW¹/₄ 8.91 ACRES
 SW¹/₄ SW¹/₄ 9.06 ACRES
 SE¹/₄ SW¹/₄ 7.79 ACRES
 NE¹/₄ SE¹/₄ 7.44 ACRES
 NW¹/₄ SE¹/₄ 7.81 ACRES
 SW¹/₄ SE¹/₄ 7.69 ACRES
 SE¹/₄ SE¹/₄ 7.29 ACRES

SECTION 6

TOWNSHIP 3 NORTH, RANGE 26
 EAST, W.M.

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

The location of the place of use is in the irrigation of 2 foot wide strips, in between the 8 foot wide strip/tree rows, which are currently being irrigated.

The water user shall install and maintain headgates, in-line flow meters, weirs, or other suitable devices for controlling, measuring, and recording the quantity of water diverted. The type and plans of the headgates and measuring devices must be approved by the Department prior to beginning construction and shall be installed under the general supervision of the Department.

The water user shall install and maintain a soil moisture monitoring program. The monitoring shall include the Gro-Point Sensor data (or other monitoring data of similar or superior accuracy) at 1, 3, and 5 foot depths, at a minimum of weekly intervals, beginning one week prior to the irrigation season and continuing one week past the end of the irrigation season. The monitoring program and the location of the monitoring sites shall be approved by the Watermaster. Review of the monitoring program can occur at any time with a formal request from the water user or the Watermaster. Modification to the monitoring program could occur if approved by the Watermaster.

Monitoring shall include one paired data sampling site with access tubes between adjacent tree rows for every 1000 acres of each major soil type in each age class. Each paired site shall consist of a pair of access tubes located on the outer edge of the irrigated strip between the tree rows such that the outer edge of the sphere of influence is at the edge of the dry zone. (In this description, outer means area farthest away from the tree). Major soil types with less than 1000 acres in a given age class will have one paired site. Monitoring shall include one access tube for each soil type located outside the planted area to be used as a control for each major soil type. Soil types are as identified in the soil classification map dated 12/2/2000. This data will be supplemented with other ongoing monitoring data from tubes in the tree rows as normally required by Potlatch for accurate irrigation scheduling and as reasonably approved by the Watermaster.

Monitoring sites, monitoring data and flow data, including access to real time data on an internal web site, shall be available to the Watermaster promptly upon request.

The water user shall supply, to the Watermaster, bi-annual reports of water use and monitoring data. The first report will cover the period through June of each year and the second report will cover the remainder of the growing season. Monitoring equipment, monitoring sites and monitoring data, in a reasonable summary format as approved by the Watermaster shall be available to the Watermaster promptly upon request. The water user shall promptly inform the Watermaster of encroachment events into any areas without water rights including the areas between tree rows and inform the Watermaster of the course of action to correct the problem.

If water use under the irrigation system delivers water to areas without water rights, including the area between the tree rows, the Watermaster may regulate the water use until the soil moisture and flow data demonstrate that the areas without water rights are no longer receiving water.

The quantity of water diverted at the new point of diversion shall not exceed the quantity of water lawfully available at the original point of diversion.

The former place of use shall no longer be irrigated as a part of this right.

This certificate is issued to confirm a change in PLACE OF USE and POINT OF DIVERSION approved by an order of the Water Resources Department entered August 11, 2004, and together with Certificates 83589, 83590, and 83591 supersedes Certificate 74193, State Record of Water Right Certificates.

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 use confirmed herein may be made only at times when sufficient water is available to satisfy all prior rights, including rights for maintaining instream flows.

Issued

Oct 9, 2007

Phillip C. Ward
Phillip C. Ward, Director
Water Resources Department

Recorded in State Record of Water Right Certificates Number 83592

T-8753.RA

Certificate Number 83592 RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

MCTC 9453

AFTER RECORDING RETURN TO:

Kirton McConkie
50 East South Temple
Salt Lake City, UT 84111
Attention: Tyler Buswell

C/O MID COLUMBIA TITLE CO.
P.O. BOX 290
BOARDMAN OR 97818

MORROW COUNTY, OREGON **2016-37526**
D-WD
Cnt=1 Str=23 TG **02/02/2016 11:41:36 AM**
\$105.00 \$11.00 \$20.00 \$10.00 **\$146.00**

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO:**

Farmland Reserve, Inc.
79 South Main Street, Suite 1000
Salt Lake City, UT 84111
Attention: Rex Burgener



I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Bobbi Childers - County Clerk



SPECIAL WARRANTY DEED

BOARDMAN TREE FARM, LLC, a Delaware limited liability company ("**Grantor**"), with an address at c/o Green Wood Resources, Inc., 1500 SW First Avenue, Suite 1150, Portland, Oregon 97201, conveys and specially warrants to **FARMLAND RESERVE, INC.** a Utah nonprofit corporation ("**Grantee**"), with an address at 79 South Main Street, Suite 1000, Salt Lake City, Utah 84111, the real property described on Exhibit A attached hereto (the "**Property**"), free of liens and encumbrances created or suffered by Grantor.

The Property is conveyed by Grantor and accepted by Grantee subject to those matters described on Exhibit B attached hereto.

The true consideration for this conveyance is \$129,957,200.00.

TOGETHER WITH (i) all buildings located on the Property, (ii) all roads, bridges and other improvements located on the Property, (iii) all water rights and other rights to the use of water owned by Grantor appurtenant to or used in connection with the Property, (iv) surface and subsurface rights of the Property owned by Grantor, including, without limitation, all appurtenant mineral, gas, oil, and geothermal rights, and (v) all other privileges, appurtenances, easements in respect thereof and other rights appertaining to the Property.

RESERVING UNTO GRANTOR and its successors, assigns, permittees, invitees, and contractors all right, title and interest in and to and the exclusive right to cut, remove and appropriate all trees and timber of all sizes, species and grades, standing and down, live and dead, merchantable and unmerchantable, located upon the portion of the Property described and depicted in attached Exhibit C until March 1, 2024. The reservation contained herein is subject to the terms and conditions of that certain Agricultural Lease beginning of even date herewith by and between Grantee, as lessor, and Grantor, as lessee, and will continue, if not earlier terminated, until March 1, 2024. In addition, that portion of the Property subject to the reservation contained herein is subject to the terms and conditions of that certain Water Delivery

1 - SPECIAL WARRANTY DEED
FDX\122945203446\MA\17267033.3

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

Agreement of even date herewith by and between Grantee and Grantor running concurrent with the Agricultural Lease described above.

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.

DATED effective as of February 2, 2016.

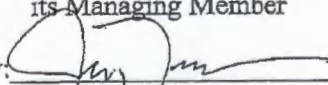
GRANTOR:

BOARDMAN TREE FARM, LLC,
a Delaware limited liability company

By: GreenWood Tree Farm Fund, LP,
a Delaware limited partnership,
its Sole Member

By: GTFF GP, LLC,
a Delaware limited liability company,
its General Partner

By: GreenWood Resources, Inc.
a Delaware corporation,
its Managing Member

By: 
Name: Jeff Nuss
Title: President and CEO

[notary acknowledgment appears on the following page]

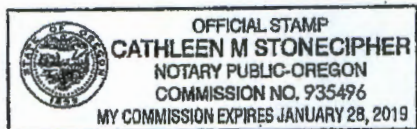
STATE OF OREGON.

)
)
)

COUNTY OF MULTNOMAH

This instrument was acknowledged before me this 29th day of January, 2016, by Jeff Nuss, the President and CEO of GreenWood Resources, Inc., a Delaware corporation, on behalf of such company, in its capacity as Sole Member of GTFF GP, LLC, a Delaware limited liability company, in its capacity as General Partner of GreenWood Tree Farm Fund, LP, a Delaware limited partnership, in its capacity as Managing Member of Boardman Tree Farm, LLC, a Delaware limited liability company, as its voluntary act and deed.

WITNESS my hand and official seal hereto affixed the day and year first above written.



C. Stonecipher
Print Name: Cathleen Stonecipher
NOTARY PUBLIC for the State of Oregon
My Commission Expires: 1-28-19

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

EXHIBIT A

Legal Description of the Property

Real property in the City of Boardman, County of Morrow, State of Oregon, described as follows:

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON; THENCE SOUTH 80 DEGREES 23' 31" WEST A DISTANCE OF 2,454.17 FEET; THENCE NORTH 60 DEGREES 13' 53" WEST 150 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 46' 07" EAST A DISTANCE OF 85 FEET; THENCE SOUTH 60 DEGREES 13' 53" EAST A DISTANCE OF 50 FEET; THENCE NORTH 29 DEGREES 46' 07" EAST A DISTANCE OF 65 FEET; THENCE NORTH A DISTANCE OF 229.76 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 2 TO A POINT ON THE ORDINARY HIGH WATER LINE OF THE COLUMBIA RIVER AS SAID ORDINARY HIGH WATER LINE EXISTED ON NOVEMBER 3, 1967; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID ORDINARY HIGH WATER LINE A DISTANCE OF 186 FEET, MORE OR LESS, TO A POINT WHICH LIES NORTH 60 DEGREES 13' 53" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 13' 53" EAST TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

PARCEL I OF PARTITION PLAT 2005-3, IN THE COUNTY OF MORROW AND STATE OF OREGON.

PARCEL 3:

ALL THAT PORTION OF SECTIONS 16 AND 17 IN TOWNSHIP 4 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON LYING NORTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY.

EXCEPTING THEREFROM ALL OF PARTITION PLAT 1996-1, IN THE COUNTY OF MORROW AND STATE OF OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PATERSON FERRY ROAD.

PARCEL 4:

PARCEL 2 OF PARTITION PLAT 2006-5, IN THE COUNTY OF MORROW AND STATE OF OREGON.

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE EAST LINE OF SAID SOUTHEAST QUARTER 583.30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE WEST A DISTANCE OF 600.00 FEET; THENCE NORTH A DISTANCE OF 400.00 FEET; THENCE EAST A DISTANCE OF 341.09 FEET; THENCE NORTH 31°17'08" EAST A DISTANCE OF 157.48 FEET; THENCE NORTH 89°52'12" EAST A DISTANCE OF 177.13 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE; THENCE SOUTH A DISTANCE OF 534.98 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A PERPETUAL IRRIGATION SYSTEM AND PIPELINE EASEMENT AS RESERVED IN STATUTORY SPECIAL WARRANTY DEED RECORDED NOVEMBER 15, 2002, AS MICROFILM NO. 2002-6026, MORROW COUNTY MICROFILM RECORDS.

PARCEL 5:

PARCEL I OF PARTITION PLAT 1994-6, IN THE COUNTY OF MORROW AND STATE OF OREGON.

TOGETHER WITH A PARCEL OF LAND LOCATED IN TOWNSHIP 3 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

SECTION 4: THE SOUTHWEST QUARTER.

SECTION 5: THE SOUTH HALF.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 5 A DISTANCE OF 933.39 FEET; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID SECTION 5, SAID POINT BEING 933.39 FEET SOUTH, MEASURED ALONG SAID EAST LINE FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 933.39 FEET TO THE POINT OF BEGINNING.

SECTION 6: ALL.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: A 33.00 FOOT RIGHT-OF-WAY ALONG AND ACROSS THE EAST END OF THE NORTH HALF OF SECTION 6, WHICH IS RESERVED BY THE HELLBERG'S.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00°23' EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 2,707.32, MORE OR LESS TO THE EAST QUARTER CORNER; THENCE SOUTH 88°52' WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION A DISTANCE OF 200.00 FEET; THENCE NORTH 00°23' WEST PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 2,705.92 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE NORTH 88°28' EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 88°28" WEST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°23" EAST PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 600.00 FEET; THENCE NORTH 45°57'30" WEST A DISTANCE OF 939.97 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE NORTH 88°28' EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 600.00 FEET TO THE TRUE POINT OF BEGINNING.

SECTION 7: ALL.

SECTION 8: THE SOUTH HALF.

SECTION 9: THE SOUTH HALF AND THE NORTHWEST QUARTER.

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

PARCEL 6:

EASEMENTS FOR PIPELINE TO COLUMBIA RIVER:

EASEMENT FOR WATER PIPELINES, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, AS CONVEYED BY THE PORT OF MORROW TO EASTERN OREGON FARMING CO., BY INSTRUMENT RECORDED NOVEMBER 20, 1973 AS M-6240, MORROW COUNTY MICROFILM RECORDS.

EASEMENT FOR WATER PIPELINES, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, AS CONVEYED BY MORROW COUNTY TO EASTERN OREGON FARMING CO., BY INSTRUMENT RECORDED OCTOBER 5, 1973 AS M-6086, MORROW COUNTY MICROFILM RECORDS.

EASEMENT FOR WATER PIPELINES, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, AS CONVEYED BY DESERT MAGIC INC. TO EASTERN OREGON FARMING CO., BY INSTRUMENT RECORDED DECEMBER 24, 1973 AS M-6320, MORROW COUNTY MICROFILM RECORDS.

RIGHT OF WAY AGREEMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF EXECUTED BY THE UNITED STATES OF AMERICA, IN FAVOR OF EASTERN OREGON FARMING COMPANY, RECORDED NOVEMBER 14, 1975 AS M-8808, MORROW COUNTY DEED RECORDS.

EASEMENTS FOR PIPELINES AND PUMPING STATION, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEEDS FROM EASTERN OREGON FARMING CO., TO PAUL T. JASA, RECORDED MAY 17, 1974 AS M-6832 AND M-6833, MORROW COUNTY MICROFILM RECORDS.

EASEMENT FOR PIPELINE, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED FROM POTLATCH CORPORATION TO THE PORT OF MORROW, RECORDED NOVEMBER 17, 1997 AS MICROFILM NO. M-52738, MORROW COUNTY MICROFILM RECORDS.

END OF EXHIBIT A

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

EXHIBIT B

Title Exceptions

1. Unpatented mining claims whether or not shown by the Public Records.
2. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
3. The rights of the public in County Roads, State and U.S. Highways.
4. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm Use Land. If the land has become disqualified for the special assessment under the statute, an additional tax, interest and penalties thereon may be levied for the years in which the land was subject to the special land use assessment.
5. The premises are within the boundaries of the Columbia Improvement District, and are subject to the levies, assessments and easements thereof, if any.
6. The premises are within the boundaries of the West Extension Irrigation District, and are subject to the levies, assessments and easements thereof, if any.
7. Rights of the public and governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Columbia River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
8. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Columbia River or has been formed by the process of accretion or has been created by artificial means or has accreted to such portion so created.
9. Mineral Reservations, including the terms and provisions thereof, as reserved in Patent from United States of America, to Northern Pacific Railroad Lands, recorded January 12, 1897, in Book L, Page 77, Morrow County Deed Records. (Affects 4N 25, Section 2 and Partition Plat 2005-3)
10. Reservations, including the terms and provisions thereof, as reserved in Deed from the Northern Pacific Railroad Company, to Oregon Land & Water Company, in Books, Page 342, Morrow County Deed Records. (Affects 4N 26, Sections 17, 21, 25, 27 and 33)
11. Mineral Reservations, including the terms and provisions thereof, as reserved in deed from Northern Pacific Railway Company, to Malcomb S. Corrigan, recorded December 16, 1906, in Book U, Page 1, Morrow County Deed Records. (Affects 3N 26, Section 13)
12. Mineral Reservations, including the terms and provisions thereof, as reserved in Deed from Northern Pacific Railway Company, to John Kilkenny, recorded December 20, 1906, in Book U, Page 25, Morrow County Deed Records. (Affects 3N 27, Sections 5 and 9)

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

13. Rights of Ways for Ditches, Canals and Reservoir Site for irrigation purposes, including the terms and provisions thereof, as set forth in Deed from the State Land Board to M.D. Clerk, recorded March 11, 1908 in Book U, Page 516, Morrow County Deed Records. (Affects 4N 26, Section 16)
14. Rights of way for Ditches, Canals and Reservoir Site for irrigation purposes, including the terms and provisions thereof, as set forth in Deed from the State Land Board to Effie J. Gilliam, recorded May 4, 1911 in Book Y, Page 359, Morrow County Deed Records. (4N 26, Section 16)
15. Right of Way, including the terms and provisions thereof, in favor of Pacific Telephone & Telegraph Company, recorded May 12, 1942, in Book 47, Page 379, Morrow County Deed Records. (Affects 4N 26, Sections 29 and 33)
16. Right of Way, including the terms and provisions thereof, in favor of Pacific Telephone & Telegraph Company, recorded June 23, 1942, in Book 47, Page 415, Morrow County Deed Records. (Affects 4N 26, Section 19)
17. Conditions, Restrictions and Reservations, including the terms and provisions thereof, as disclosed in Deed recorded October 29, 1953 in Book 57, Page 397, Morrow County Deed Records. By and between Northern Pacific Railway, as Grantor and A. C. and Rosella Lindsay, as Grantees. (Affects 3N 26, Section 11 and 3N 27, Section 7)
18. Right of Way, including the terms and provisions thereof, in favor of Pacific Telephone & Telegraph Company, recorded January 14, 1954, in Book 57, Page 594, Morrow County Deed Records. (Affects 4N 26, Section 27)
19. Conditions, Restrictions and Reservations, including the terms and provisions thereof, as disclosed in Deed recorded January 29, 1954 in Book 58, Page 30, Morrow County Deed Records. By and between Northern Pacific Railway Company, as Grantor and Patrick Carty, as Grantee. (Affects 3N 26, Sections 3 and 7)
20. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded September 18, 1961, in Book 66, Page 483, Morrow County Deed Records. (Affects 4N 26, Sections 17, 19, and 29)
21. Right of Way for Electric Transmission and Distributing lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association recorded September 18, 1961 in Book 66, Page 484, Morrow County Microfilm Records (Affects 4N 26, Sections 17, 19 and 29)
22. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded May 3, 1962, in Book 67, Page 572, Morrow County Deed Records. (Affects 4N 26, Sections 23)
23. Reservations in Patent, including the terms and provisions thereof, recorded May 27, 1963 in Book 69, Page 230, Morrow County Deed Records. By and between the United States of America, as Grantor and the State of Oregon, as Grantee. (Affects 3N 26, Sections 2, 6, 8 and 12, and 3N 27, Sections 4, 6 and 8)
24. Easements and Reservations, including the terms and provisions thereof, recorded July 10, 1963 in Book 69, Page 302, Morrow County Deed Records. By and between the State of Oregon, as

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

Grantor and Lawrence D. Lindsay and Rosella Lindsay. (Affects 3N 26, Sections 2 and 9 and 3N 27, Sections 6 and 8)

25. Easement for Right-of-Way, including the terms and provisions thereof, in favor of Morrow County, recorded December 20, 1960, in Book 70, Page 121, Morrow County Deed Records. (Affects 3N 26, Sections 1 and 11 and 3N 27, Sections 6 and 7)
26. Easement for Right-of-Way, including the terms and provisions thereof, in favor of Morrow County, recorded December 27, 1963, in Book 70, Page 159, Morrow County Deed Records. (Affects 3N 26, Section 12)
27. Easement for Right-of Way, including the terms and provisions thereof, in favor of Morrow County, recorded January 29, 1964, in Book 70, Page 284, Morrow County Deed Records. (Affects 3N 27, Section 4)
28. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded August 27, 1964, as in Book 71, Page 162, Morrow County Deed Records. (Affects 3N 26, Section 3)
29. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded August 27, 1964, as in Book 71, Page 163, Morrow County Deed Records. (Affects 3N 27, Section 6)
30. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded August 27, 1964, as in Book 71, Page 164, Morrow County Deed Records. (Affects 3N 27, Section 5)
31. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded August 27, 1964, as in Book 71, Page 165, Morrow County Deed Records. (Affects 3N 27, Section 5)
32. Access Restrictions, including the terms and provisions thereof, as conveyed to the State of Oregon by and through its State Highway Commission, by Deed recorded October 26, 1965 in Book 72, Page 440, Morrow County Deed Records. (Affects 4N 26, Section 16)
33. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded August 27, 1964, as in Book 73, Page 44, Morrow County Deed Records. (Affects 3N 26, Section 3)
34. Access Restrictions, including the terms and provisions thereof, as conveyed to the State of Oregon by and through its State Highway Commission, by Deed recorded April 13, 1966 in Book 73, Page 297, Morrow County Deed Records. (Affects 4N 26, Section 17)
35. Covenants, Conditions, Restrictions and Flowage Easement, including the terms and provisions thereof, as contained in Deed from the United States of America to the Port of Morrow, Oregon, recorded November 3, 1967 as M-229, Morrow County Microfilm Records. (Affects 4N 25 2)
36. Reservations of mineral deposits, and rights of way for ditches and canals, as contained in Patent from the United States of America to Oscar E. Peterson, recorded December 18, 1967 as M-303, Morrow County Microfilm Records. (Affects 4N 26, Section 20)

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

37. Reservations of mineral deposits, and rights of way for ditches and canals, and right of way in favor of Pacific Telephone and Telegraph Company, as contained in Patent from the United States of America to Paul C. Cimmiyotti et ux., recorded December 22, 1967 as M-315, Morrow County Microfilm Records. (Affects 4N 26, Section 28)
38. Reservations of mineral deposits, and rights of way for ditches and canals, and right of way for Federal Aid Highway, as contained in Patent from the United States of America to Clark G. Key, recorded March 14, 1968 as M-462, Morrow County Microfilm Records. (Affects 4N 26, Section 22)
39. Reservations of mineral deposits, and rights of way for ditches and canals, and right of way in favor of Pacific Telephone and Telegraph Company, as contained in Patent from the United States of America to Joe Andrews, recorded March 29, 1968 as M-487, Morrow County Microfilm Records. (Affects 4N 26, Section 34)
40. Reservations of mineral deposits, and rights of way for ditches and canals, right of Union Pacific Railroad (successor to Oregon Railroad and Navigation Company, and right of way for a Federal Aid Highway, as contained in Patent from the United States of America to Joe Andrews, recorded March 29, 1968 as M-488, Morrow County Microfilm Records. (Affects 4N 26, Section 24)
41. Reservations of mineral deposits, and rights of way for ditches and canals, and right of way in favor of Pacific Telephone and Telegraph Company, as contained in Patent from the United States of America to Joe Andrews, recorded March 29, 1968 as M-489, Morrow County Microfilm Records. (Affects 4N 26, Section 26)
42. Reservations of mineral deposits, and rights of way for ditches and canals, as contained in Patent from the United States of America to Yakima-Boardman Land Co, recorded April 12, 1968 as M-524, Morrow County Microfilm Records. (Affects 4N 26, Section 32)
43. Covenants relating to an irrigation system, including the terms and provisions thereof, as contained in Deed from Joe Andrews et al., to Farm Chemicals Inc., recorded February 21, 1969 as M-1141, and as contained in Deed from Joe Andrews to Farm Chemicals Inc., recorded February 21, 1967 as M-1142, Morrow County Microfilm Records, as amended by Water Agreement recorded June 26, 1975 as M-8246. (Affects 4N 26, Sections 16, 17, 19, 21, 23, 25, 27, 29, 33, 35, and 36)

Said covenants have been amended by a Memorandum of Water Delivery Agreement, including the terms and provisions thereof, recorded January 19, 2007 as Microfilm No. 2007-18554. By and between Potlatch Forest Holdings, Inc. and Judy R. Andrews (as guardian for Katherine Marie Andrews-Pulver), Judy R. Andrews (as guardian for Sara Rae Andrews), and Judy R. Andrews, ("Andrews")
44. Easements and Conditions, including the terms and provisions thereof, as disclosed in Deed recorded April 3, 1969 as Microfilm No. M-1204, Morrow County Microfilm Records. (Affects 4N 26, Section 32)
45. Easements, Conditions and Restrictions, including the terms and provisions thereof, as disclosed in Deed recorded April 11, 1969 as Microfilm No. M-1230, Morrow County Microfilm Records. (Affects 4N 26, Section 33)

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

46. Easement for private roadway, including the terms and provisions thereof, as contained in Deed to Paul C. Cimmiyotti et ux., recorded April 11, 1969 as M-1232, Morrow County Microfilm Records. (Affects 4N 26, Section 35)
47. Easement for erosion control fences, including the terms and provisions thereof, in favor of Oregon-Washington Railroad & Navigation Company and Union Pacific Railroad Company, recorded April 20, 1972 as M-4656, Morrow County Microfilm Records. (Affects 4N 26, Sections 16 and 23)
48. Easement for Right-of-Way, including the terms and provisions thereof, in favor of Morrow County, recorded February 19, 1974, as Microfilm No. M-6519, Morrow County Microfilm Records. (Affects 3N 26, Section 13)
49. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla County Electric Cooperative Association, recorded March 25, 1974, as Microfilm No. M 6643, Morrow County Microfilm Records. (4N 26, Section 19)
50. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded March 25, 1974, as Microfilm No. M-6644, Morrow County Microfilm Records. (4N 26, Sections 20, 21, 22, 27, 28, 32, 33 and 34)
51. Easement for pipeline, including the terms and provisions thereof, in favor of Sabre Farms Inc., recorded April 15, 1974 as M-6706, Morrow County Microfilm Records. (Affects 4N 26, Section 19)
52. Easement for pipeline, including the terms and provisions thereof, in favor of Sabre Farms Inc., recorded April 15, 1974 as M-6707, Morrow County Microfilm Records. (Affects a portion of the appurtenant easement recorded as M-6833 in 3N 26, Section 7)
53. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded April 16, 1974, as Microfilm No. 6712, Morrow County Microfilm Records. (Affects 3N 26, Sections 7 and 13)
54. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded April 16, 1974, as Microfilm No. 6713, Morrow County Microfilm Records. (Affects 3N 27, Sections 7 and 8)
55. Easement for Right-of-Way, including the terms and provisions thereof, in favor of Morrow County, recorded May 1, 1974, as Microfilm No. M-6771, Morrow County Microfilm Records. (Affects 3N 27, Sections 7 and 8)
56. Easement for Water Canal Maintenance, including the terms and provisions thereof, in favor of Sabre Farms, Inc., recorded July 3, 1974, as Microfilm No. M-6989, Morrow County Microfilm Records. (Affects 3N 26, Section 12)
57. Covenants Relating to Water Delivery, including the terms and provisions thereof, recorded July 3, 1974 as Microfilm No. M-6990, Morrow County Microfilm Records. By and between Frank Warren and Iva Warren, as Grantors and Sabre Farms, Inc., as Grantee. Provided however that no exception is made for instruments recorded In Morrow County Deed Records in Book 67, Page

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

- 676; Book 68, Page 450; Book 69, Page 33; Book 69, Page 374; Book 69, Page 391; and Book 69, Page 469, which are of no further effect. (Affects 3N 26, Section 13)
58. Avigation Easements, in favor of the United States of America, including the terms and provisions thereof, recorded September 10, 1974 as Microfilm No. M-7239, Morrow County Microfilm Records. (Affects 3N 26, Section 13)
 59. Avigation Easements, in favor of the United States of America, including the terms and provisions thereof, recorded September 10, 1974 as Microfilm No. M-7240, Morrow County Microfilm Records. (Affects 3N 26, Sections 11 and 13 and 3N 27, Sections 7 and 8)
 60. Avigation Easements, in favor of the United States of America, including the terms and provisions thereof, recorded September 10, 1974 as Microfilm No. M-7241, Morrow County Microfilm Records. (Affects 3N 26, Section 13)
 61. Avigation Easements, in favor of the United States of America, including the terms and provisions thereof, recorded September 10, 1974 as Microfilm No. M-7242, Morrow County Microfilm Records. (Affects 3N 26, Section 12)
 62. Water Delivery Agreement, including the terms and provisions thereof, recorded October 18, 1974 as Microfilm No. M-7354, Morrow County Microfilm Records. By and between Porter-Perginer, Inc., as Grantor and Sabre Farms, Inc. as Grantee. Provided however that no exception is made for the instruments recorded in Morrow County Deed Records in Book 68, Page 420; Book 68, Page 232; Book 68, Page 425; Book 69, Page 369; Book 69, Page 371, Book 68, Page 384 and Book 69, page 469 which are of no further effect. (Affects 3N 26, Section 13)
 63. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded February 10, 1975, as Microfilm No. 7697, Morrow County Microfilm Records. (Affects 3N 26, Section 6)
 64. Water Agreement, including the terms and provisions thereof, between Eastern Oregon Farming Co., and Oscar E. Peterson et al., recorded June 26, 1975 as M-8246, Morrow County Microfilm Records. (Affects 4N 26, Sections 16 and 36)
 65. Covenants contained in Land Exchange Agreement, including the terms and provisions thereof, between Oscar E. Peterson et al, recorded June 26, 1975 as M-8247, Morrow County Microfilm Records. (Affects 4N 26, Sections 33 and 36)
 66. Perpetual non-exclusive easement for ingress and egress over the South 20 feet of the North half of Sections 35 and 36, including the terms and provisions thereof, as contained in Deed to Oscar E. Peterson et. al., recorded June 26, 1975 as M-8248, Morrow County Microfilm Records. (Affects 4N 26, Sections 35 and 36)
 67. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded April 20, 1976, as Microfilm No. M-9459, Morrow County Microfilm Records. (Affects 4N 26, Sections 23, 24, 25, 26, 35 and 36)

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

68. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded October 3, 1976, as Microfilm No. 10214, Morrow County Microfilm Records. (Affects 3N 27, Sections 6 and 7)
69. Easement for ingress and egress, including the terms and provisions thereof, in favor of George S. Bulow, recorded May 31, 1978 as Microfilm No. M-13424. (Affects 3N 26, Section 3)
70. Conveyance and Easement, including the terms and provisions thereof, recorded June 28, 1978 Microfilm No. M-13581, And Assignment of Permits and Easements, recorded June 28, 1978 as Microfilm No. M-13583, Morrow County Microfilm Records. By and between Sabre Farms, Inc., as Grantor and Columbia Improvement District, as Grantee. (Affects all parcels)
71. Right of Way Easement and Agreement, including the terms and provisions thereof, in favor of Telephone Utilities of Eastern Oregon Inc., an Oregon corporation, recorded August 21, 1991 as M-37190, Morrow County Microfilm Records. (Affects portion in 4N 26, Sections 16, 17 and 18)
72. Water Well and Access Easement Agreement, including the terms and provisions thereof, recorded December 31, 1992 as Microfilm No. M-39718, Morrow County Microfilm Records. By and between Potlatch Corporation, as Grantor and Pacific Northwest Farming Company, as Grantee.
73. Assignment of Water Rights, including the terms and provisions thereof, recorded December 31, 1992 as Microfilm No. M-39721, Morrow County Microfilm Records. Assigned and conveyed to Potlatch Corporation.
74. Assignment and Assumption of Water Delivery Contract, including the terms and provisions thereof, recorded December 31, 1992 as Microfilm No. M-39722, Morrow County Microfilm Records. Assigned to Potlatch Corporation.
75. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded January 28, 1994, as Microfilm No. M-42089, Morrow County Microfilm Records. (Affects 3N 27, Sections 4, 5, 6, 7, 8 and 9)
76. Telephone Line Right of Way Easement, including the terms and provisions thereof, in favor of Telephone Utilities of Eastern Oregon, Inc., dba PTI Communications, recorded May 16, 1994 as Microfilm No. M-42734, Morrow County Microfilm Records. (Affects a portion of 4N 26, Sections 16 and 22)
77. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded September 26, 1994, as Microfilm No. M-43655, Morrow County Microfilm Records. (Affects 3N 27, Sections 4, 5, 6, 7, 8 and 9)
78. Memorandum of Lease, including the terms and provisions thereof, recorded July 13, 2000 as Microfilm No. 2000-1530, Morrow County Microfilm Records, by and between Potlatch Corporation, as Landlord and American Tower, L.P., as Tenant. (Affects 4N 26, Section 27)

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

79. Road Easement Agreement, including the terms and provisions thereof, recorded May 15, 2002 as Microfilm No. 2002-4248, Morrow County Microfilm Records. (Affects 3N 36, Sections 7 and 8 and 3N 27, Section 16)
80. Easements and Reservations, including the terms and provisions thereof, recorded November 15, 2002 as Microfilm No. 2002-6026, Morrow County Microfilm Records. By and between, Potlatch Corporation, as Grantor and American Onion, Inc., as Grantee.
81. Memorandum of Water Delivery Agreement (West Farm), including the terms and provisions thereof, recorded November 15, 2002 as Microfilm No. 2002-6027, by and between Potlatch Corporation and American Onion, Inc. (Affects 4N 26, Sections 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35 and 36)
82. Memorandum of Water Delivery Agreement (East Farm), including the terms and provisions thereof, recorded November 15, 2002 as Microfilm No. 2002-6028, by and between Potlatch Corporation and American Onion, Inc. (Affects 4N 26, Sections 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35 and 36)
83. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded February 21, 2003, as Microfilm No. 2003-6927, and rerecorded April 23, 2003 as Microfilm No. 2003-7415, Morrow County Microfilm Records. (Affects 4N 26, Section 17)
84. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded August 24, 2004, as Microfilm No. 2004-11941, Morrow County Microfilm Records. (Affects 4N 26, Section 34)
85. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded September 13, 2004, as Microfilm No. 2004-12090, Morrow County Microfilm Records. (Affects 4N 26, Section 34)
86. Limitations in the validity of the Right of Way Agreement recorded as M-8808, on Exhibit "B". Prior to insuring any right to cross the Irrigation Canal, we should be furnished with consent to an assignment of the rights. Said consent needs to be executed by the United State of America by and through the Department of the Interior, Bureau of Reclamation, and should include a statement that the Right-of-Way agreement is in effect as of the date of the policy to be issued.
87. Memorandum of Water Delivery Agreement, including the terms and provisions thereof, recorded January 16, 2007 as Microfilm No. 2007-18533, Morrow County Microfilm Records. By and between Potlatch Forest Holdings, Inc. and Ann R. Cimmiyotti.
88. Assignment of Water Rights, including the terms and provisions thereof, recorded May 15, 2007 as Microfilm No. 2007-19339, Morrow County Microfilm Records. By and between Potlatch Forest Holdings, Inc., as Assignor and Greenwood Tree Farm Fund, LP, as Assignee.
89. Memorandum of Assignment of Licenses and Permits, including the terms and provision thereof, recorded May 15, 2007 as Microfilm No. 2007-19342, Morrow County Microfilm Records.
90. Easement Exchange, including the terms and provisions thereof, by and between, Boardman Tree Farm, LLC, a Delaware Limited Liability Company, Sage Hollow Ranch, LLC, an Oregon

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

Limited Liability Company and Galactic Orchards, LLC, a Washington Limited Liability Company, recorded March 12, 2008 as Microfilm 2008-21387, Morrow County Microfilm Records.

91. Avigation Easement, including the terms and provisions thereof, between Boardman Tree Farm, LLC, in favor of The United States of America, acting by and through the Department of the Navy, Naval Facilities Engineering Command- Northwest (NAVFAC-NW), dated November 05, 2012 and recorded November 05, 2012, as Microfilm No. 2012-31146, Morrow County Microfilm Records. (Affects 3N 26, Sec. 6 & 7)
92. Water Delivery Agreement Amendment, between Homestead Farms, Inc. and Boardman Tree Farm, LLC, including the terms and provisions thereof, recorded December 23, 2014, as Microfilm No. 2014-35297, Morrow County Microfilm Records.

END OF EXHIBIT B

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

EXHIBIT C

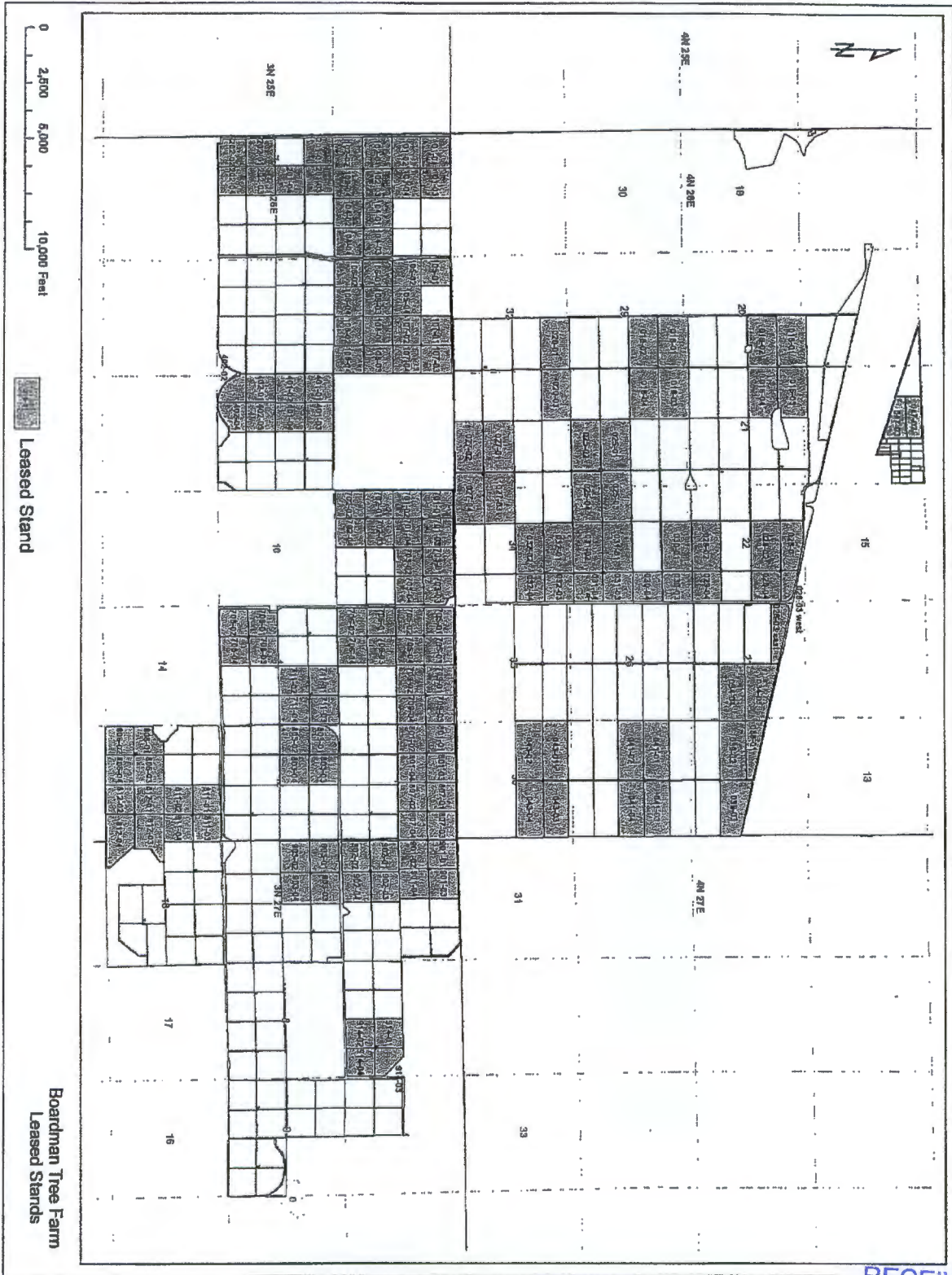
Description of Leased Premises

(See attached)

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR



RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

Row Labels	Acres
1	274.41
016-01	69.73
016-02	68.57
016-03	68.57
016-04	67.53
2	279.25
018-01	70.20
018-02	69.88
018-03	69.73
018-04	69.44
3	139.54
020-01	69.98
020-03	69.56
4	279.95
027-01	69.39
027-02	69.81
027-03	69.39
027-04	71.36
5	176.40
028-01	48.31
028-02	68.99
028-04	41.24
028-03 west	17.86
6	966.85
025-01	69.93
025-02	69.26
025-03	69.76
025-04	69.51
029-02	68.42
029-04	40.67
030-01	68.82
030-03	40.77
030-04	39.93
031-01	68.82
031-02	68.47
031-03	39.39
031-04	38.18
032-01	68.82
032-02	68.99
032-03	38.23
032-04	38.87
7	344.67
034-03	71.02
034-04	66.10

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

039-01	36.70
039-02	69.34
039-03	66.17
028-03 east	35.34
8	268.28
041-01	69.09
041-02	69.07
041-03	64.84
041-04	65.29
9	288.92
043-01	68.89
043-02	78.48
043-03	65.68
043-04	75.86
10	292.62
401-01	38.18
401-02	38.62
401-03	38.55
401-04	38.87
402-01	37.29
402-02	28.27
402-03	40.01
402-04	32.84
11	460.53
701-01	39.34
701-02	37.12
701-03	40.77
701-04	38.77
702-01	36.50
702-02	36.84
702-03	38.42
702-04	38.72
703-01	40.50
703-02	38.62
703-03	36.65
703-04	38.28
12	1262.39
705-01	38.05
705-02	37.49
705-03	40.01
705-04	39.46
706-01	37.96
706-02	38.25
706-03	40.18
706-04	40.18
709-01	39.93
709-02	39.69

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

709-03	37.68
709-04	38.45
801-01	37.58
801-02	38.77
801-03	38.45
801-04	39.51
807-01	38.33
807-02	39.64
807-03	37.14
807-04	38.97
901-01	36.65
901-02	38.80
901-03	39.59
901-04	41.49
902-01	41.27
902-02	40.03
902-03	40.55
902-04	38.89
903-01	42.63
903-02	42.23
903-03	42.92
903-04	41.64
13	141.20
914-01	39.19
914-02	38.03
914-03	28.54
914-04	35.43
14	151.82
708-01	35.26
708-02	37.36
708-03	39.41
708-04	39.78
15	489.27
806-01	33.01
806-02	36.99
806-03	40.92
806-04	39.12
811-01	38.67
811-02	38.97
811-03	36.57
811-04	36.42
812-01	39.96
812-02	38.82
812-03	52.14
812-04	57.67
16	1328.36
101-01	42.65

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR

101-02	42.35
101-03	40.38
101-04	40.13
102-01	43.10
102-02	42.58
102-03	39.59
102-04	39.44
104-01	39.56
104-02	39.29
104-03	38.82
104-04	38.72
105-01	36.97
105-02	36.74
105-04	40.48
106-01	36.42
106-02	34.40
106-03	40.08
106-04	38.84
107-01	40.45
107-02	39.66
107-03	40.06
107-04	38.25
108-01	39.93
108-02	39.73
108-03	37.46
108-04	38.30
201-01	37.04
201-03	39.49
201-04	39.02
202-01	36.50
202-02	34.67
202-03	38.89
202-04	38.38
17	316.02
711-01	40.13
711-02	40.92
711-03	39.04
711-04	38.92
803-01	36.13
803-02	38.84
803-03	41.61
803-04	40.43
18	59.60
047-02	28.66
047-03	30.94

Grand Total 7520.09

RECEIVED BY OWRD

FEB 09 2016

SALEM, OR