

STATE OF OREGON

COUNTY OF MARION

CERTIFICATE OF WATER RIGHT

This Is to Certify, That O. G. LESTER, JR.

of Route 1, Box 326, Aurora, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Senecal Creek a tributary of Deer Creek for the purpose of irrigation under Permit No. 18969 of the State Engineer, 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 September 8, 1949

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 0.17 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NE 1/4 SE 1/4, as projected within Larrison DLC #58, Section 30, Township 4 South, Range 1 West, W. M.

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 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year.

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:

- 8.6 acres in the SW 1/4 NW 1/4
2.4 acres in the NW 1/4 SW 1/4
Section 29
2.0 acres in the NE 1/4 SE 1/4
0.4 acres in the SE 1/4 NE 1/4
Section 30

Township 4 South, Range 1 West, W. M. all as projected within J.Larrison DLC #58

Land on which water is to be used is part of that described as follows: Part of Tracts 15, 16, 17, & 18 Wise Acres Subdivision

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

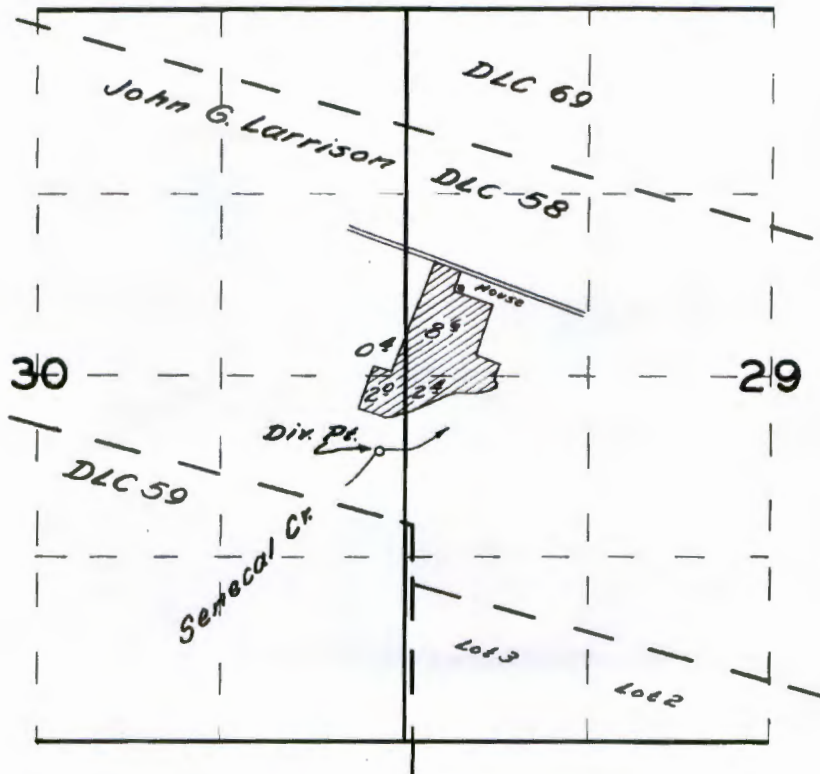
WITNESS the signature of the State Engineer, affixed

this 12th day of June, 1949

LEWIS A. STANLEY State Engineer

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MAR 14 2016
SALEM, OR

T. 4 S. R. 1 W.W.M.



FINAL PROOF SURVEY
UNDER

Application No. 24082 Permit No. 18960
IN NAME OF

O. C. LESTER JR.

Surveyed Sept. 24, 1956, by M. Bisk

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SALEM, OR

DFW-20-211

C.B.

RECORDING REQUESTED BY:

GRANTOR:
Elaine A. Meadors
10604 Wiseacre Lane NE
Aurora, OR 97002

GRANTEE:
Crosby Land Co.
8648 Crosby Road NE
Woodburn, OR 97071

SEND TAX STATEMENTS TO:
Crosby Land Co.
8648 Crosby Road NE
Woodburn, OR 97071

AFTER RECORDING RETURN TO:
Crosby Land Co.
8648 Crosby Road NE
Woodburn, OR 97071

Escrow No: 471814032395-TTMIDWIL20

R64831,R64832,R64833
R64834,R64835,R64836
Various tax lots
Woodburn, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Elaine A. Meadors

Grantor, conveys and specially warrants to

Crosby Land Co., LLC an Oregon Limited Liability Company

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is \$475,000.00.

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.

471814032395-TTMIDWIL20
Deed (Special Warranty – Statutory Form)

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DATED: 10-22-14

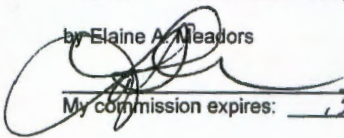

Elaine A. Meadors

State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on October 27, 2014

by Elaine A. Meadors

 Notary Public - State of Oregon
My commission expires: 3-13-17



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EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1:

Lots 1, 2 and 3 in Tract 16, WISEACRES, Marion County, Oregon, as said Lots are shown and designated on the plat of Subdivision of Lots 13, 14, 15, 16, 17 and 18, WISEACRES, now on file and of record in the office of the Recorder of Conveyances for Marion County, Oregon.

SAVE AND EXCEPT: A parcel of land lying in Section 29, Township 4 South, Range 1 West, Willamette Meridian, Marion County, Oregon, and being a portion of that property deeded to Christian D. Erb and Fannie Erb by deed recorded in Volume 156, Page 587 and Volume 158, Page 138 of the Deed Records for Marion County, Oregon, the said parcel being that portion of said property included in a strip of land 60 feet in width, 30 feet on each side as measured at right angles and contiguous to the following described centerline:

Beginning at an iron pipe on the centerline of Market Road No. 65 which is 1362.9 feet South 74° 54' East and 604.42 feet South 29° 41' West of the Northwest corner of the John G. Larrison Donation Land Claim No. 58 and situated in Section 30, Township 4 South, Range 1 West, Willamette Meridian, in Marion County, Oregon; thence South 70° 46' East between the Lots 1, 4, 5, 8, 9, 12 and 13 on the North and Lots 2, 3, 6, 7, 10, 11 and 14 on the South of WISEACRES, a subdivision recorded in Volume 5, Page 25, Record of Town Plats for Marion County, 3694.32 feet to a 1 1/2 inch iron pipe over an iron rod; said point being North 19° 15' East 20.0 feet and South 70° 46' East 20.0 feet from the Northeast corner of Lot 14 of said WISEACRES; thence South 70° 47' 20" East, between the Lots 17 and 18 on the North and Lot 16 on the on the South, 2129.02 feet to an iron pipe and terminus on the West bank of Seneschal Creek.

Parcel 2:

Lots 4 and 5, Tract 15; Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Tract 16, of the SUBDIVISION OF LOTS 13, 14, 15, 16, 17 and 18 WISEACRES Marion County, Oregon. (See Volume 8, Page 110, Record of Town Plats for said County and State.

Subject to and excepting:

The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways

Any adverse claim based upon the assertion that:

a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created. b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Semeschal Creek or has been formed by accretion to any such portion

Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Semeschal Creek.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: transmission line
Recording Date: October 10, 1956
Recording No: Volume 493, Page 253
Affects: Parcels 1 and 2

471814032395-TTMDWIL20
Deed (Warranty-Statutory)

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SALEM, OR