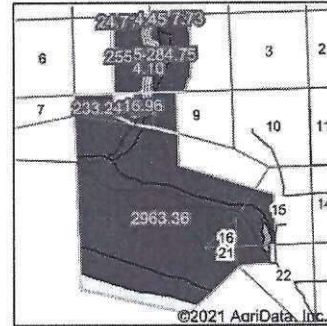
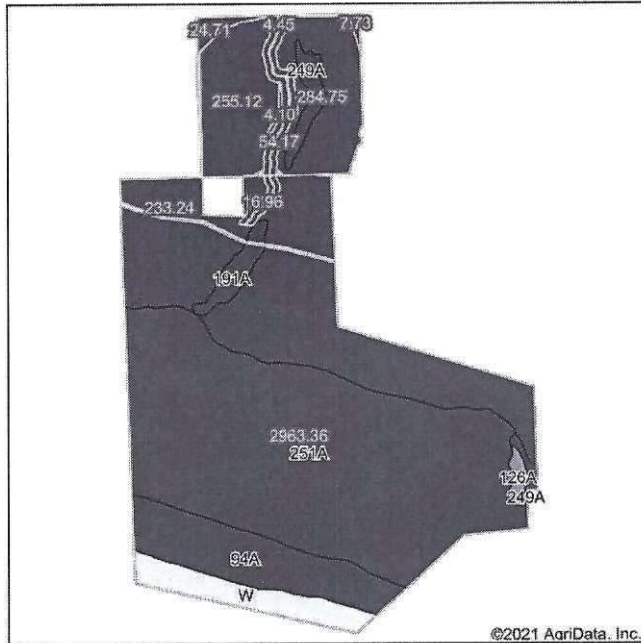


Soils Map

Soils Map



State: **Oregon**
 County: **Lake**
 Location: **42° 6' 15.63, -120° 22' 49.4**
 Township: **Lakeview**
 Acres: **3849.62**
 Date: **3/23/2021**

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgrDataInc.com



Area Symbol: OR636, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Pasture Irrigated	Pasture	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
251A	Tandy loamy fine sand, 0 to 1 percent slopes	1659.89	43.1%		Vlw		1094			2	1	1	2
252A	Thunderegg fine sandy loam, 0 to 1 percent slopes	1585.14	41.2%		Vlw		2300			1	0	0	1
94A	Fluvaquents, 0 to 2 percent slopes	318.57	8.3%		Vlw		940			0	0	0	0
W	Water	154.00	4.0%				0						
249A	Stockdrive fine sandy loam, 0 to 1 percent slopes	61.07	1.6%		Vls		1605			1	0	0	1
191A	Ozamis loam, 0 to 1 percent slopes	51.43	1.3%		Vw		89	11	4	3	0	3	1
126A	Lakeview silty clay loam, sodic, 0 to 2 percent slopes	19.52	0.5%		Illw	Illw	1386	6		19	9	5	19
Weighted Average								1530.2	0.2	0.1	*n 1.4	*n 0.5	*n 0.5

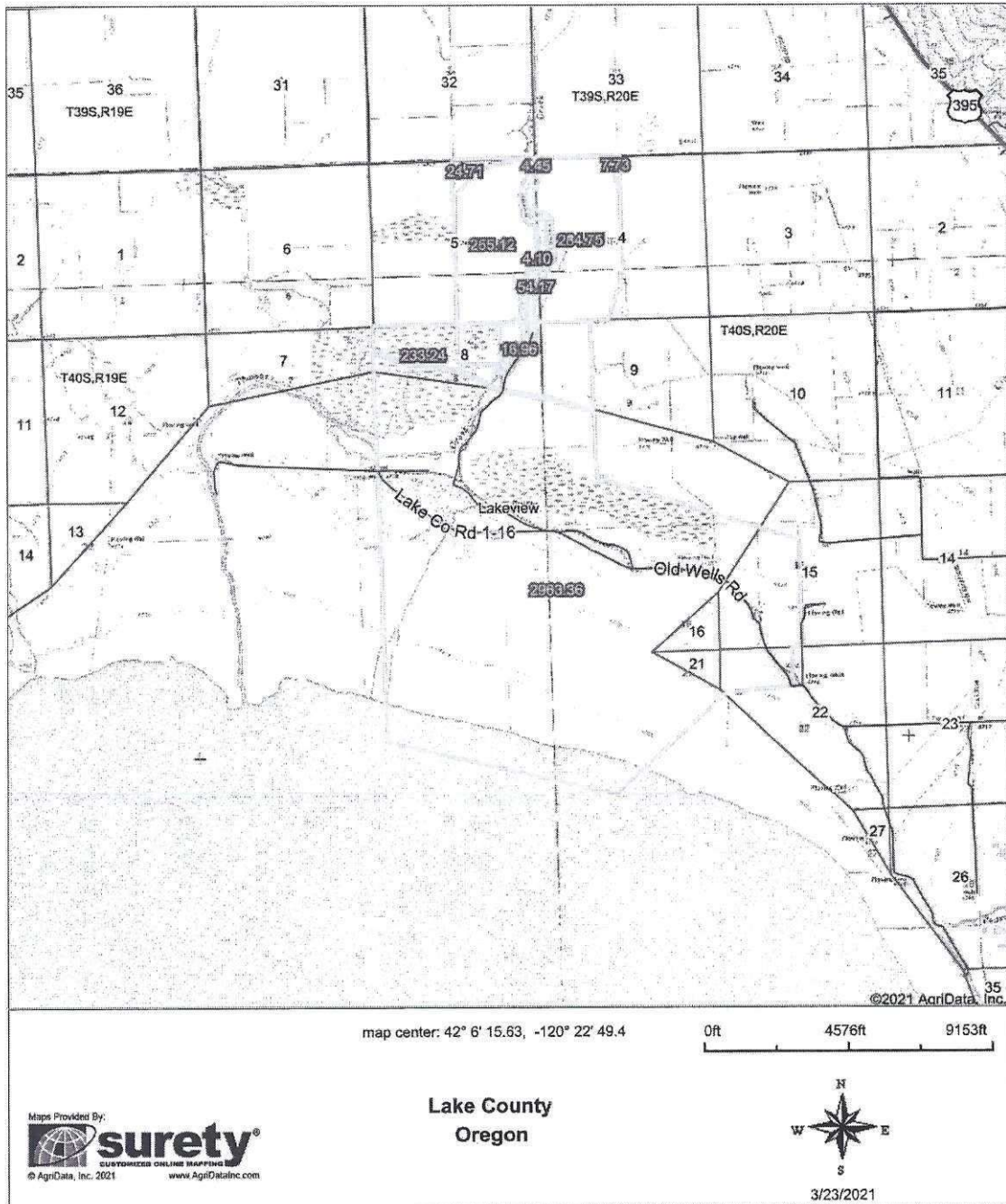
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map

Topography Map



County Assessor Map 40S20

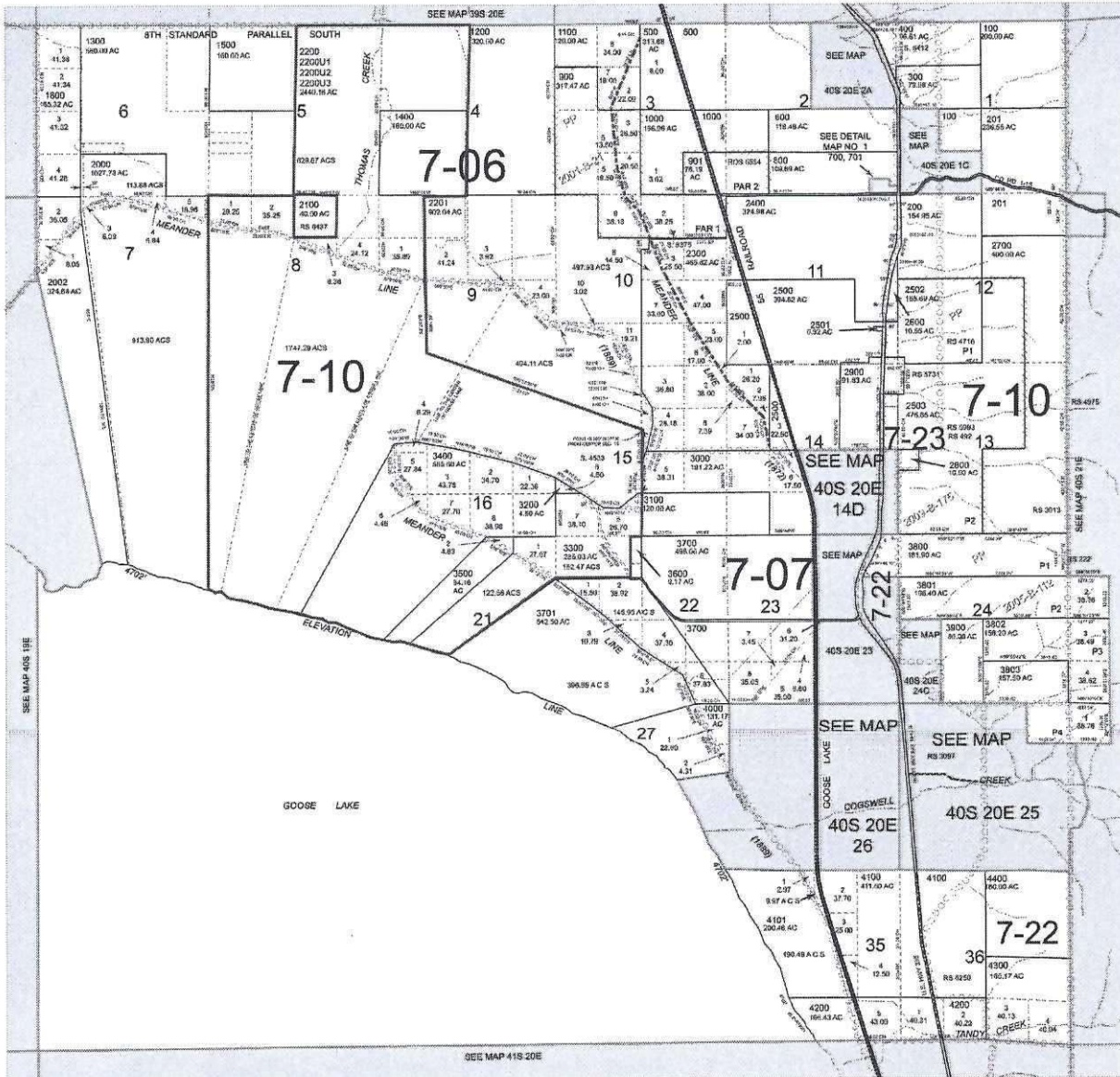
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

T.40S. R.20E. W.M.
LAKE COUNTY
1" = 2000'

40S20E

4/17/2019

CANCELLED
1301
1301
3601
4500
1700
1900
1901
1800
2001



40S20E

Legal Description

Map	Tax Lot	Ref	Acres
40S20	1400	15813	160
40S20	2200	15829	692.87
40S20	2200	19248	1747.29
40S20	3200	15847	4.5
40S20	3300	15849	162.47
40S20	3300	19251	122.56
40S20	3400	15850	246.06
40S20	3400	19252	339.54
40S20	3500	15853	4.83
40S20	3500	19253	79.33
			3,559.45

Irrigation Water Rights Summary

Private Water Rights								
Basis	WR #	Volume/Rate (cfs)	Priority Date	Use	Primary Irr. Acres	Supplemental Irr. Acres	Source	Note
Certificate	5205	0.995	12/31/1880	Irrigation	39.8		Cottonwood Creek	
Certificate	5270	1/40 per Acre	12/31/1903	Irrigation	160		Thomas Creek	
Certificate	33180	9.77	3/31/1961	Irrigation	237.2		Thomas Creek	
Certificate	37004	3.35	10/31/1960	Irrigation	13.8		Thomas Creek	
Certificate	45668	2.9	6/3/1965	Irrigation	536.4	39.8	Thomas Creek	
Permit	G 17524	0.995	7/23/2012	Irrigation	430		Well Crane Creek Basin	Extended Completion Date 10/1/2025
Application	G 19032	5.94	9/28/2020	Irrigation	45.5	430	Well Goose Lake	From Transfer 12042
				Total	1,417.20	39.8		

Above information is reflective of the Oregon Water Resources Department website as of March 19, 2021

Certificate #5205

Form - 2011-208-7-21

STATE OF OREGON

COUNTY OF LAKE

CERTIFICATE OF WATER RIGHT

This is to Certify, That LEHMAN & BISHOP

of Lakeview, State of Oregon has a right to the use of
the waters of Cottonwood Creek;
for the purpose of the irrigation of 39.8 acres;

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for
Lake County, and the said decree entered of record at Salem, in the Order
Record of the STATE ENGINEER, in Volume 7, at page 233; that the priority
of the right thereby confirmed dates from 1880;

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an
amount actually beneficially used for said purposes, and shall not exceed three-fourths acre foot per
acre during any 30-day period prior to June 1st, and one-half acre foot per acre during
any 30-day period after June 1st, of each year; and two and one-half acre feet per acre
during any irrigation season; to be diverted under a head of not to exceed one-
fortieth of a second foot per acre.

A description of the lands irrigated under such right, and to which the water is appurtenant
(or, if for other purposes, the place where such water is put to beneficial use), is as follows:

35.5 acres in SW $\frac{1}{4}$ SE $\frac{1}{4}$, 4.3 acres in SE $\frac{1}{4}$ SW $\frac{1}{4}$,
Section 5, Township 40 South Range 20
East of Willamette Meridian.

And said right shall be subject to all other conditions and
limitations contained in said decree.

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

WITNESS the signature of the State Engineer,

affixed this 14th day

of October, 1924.

EMMA LUPES,

State Engineer.

Recorded in State Record of Water Right Certificates, Volume 6, page 5205.

Certificate #5270

Form-21511-200-7-22

STATE OF OREGON

COUNTY OF LAKE

CERTIFICATE OF WATER RIGHT

This is to Certify, That W. LAIR THOMPSON, Northwestern Bank Bldg.,

of Portland, State of Oregon has a right to the use of

the waters of Thomas Creek, and tributaries;

for the purpose of Irrigation of 160 acres and stock use;

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for
 Lake County, and the said decree entered of record at Salem, in the Order
 Record of the STATE ENGINEER, in Volume 7, at page 233; that the priority
 of the right thereby confirmed dates from 1903;

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an
 amount actually beneficially used for said purposes, and shall not exceed Three-fourths acre foot per
 acre during any 30-day period prior to June 1st, and one-half acre foot per acre during
 any 30-day period after June 1st, of each year; and two and one-half acre feet per acre
 during any irrigation season; to be diverted under a head of not to exceed one-tenth
 of a second foot per acre.

A description of the lands irrigated under such right, and to which the water is appurtenant
 (or, if for other purposes, the place where such water is put to beneficial use), is as follows:

40 acres in NE 1/4, 40 acres in NW 1/4,
 40 acres in SW 1/4, 40 acres in SE 1/4
 Section 4, Township 40 South Range 20
 East of Willamette Meridian.

And said right shall be subject to all other conditions and
 limitations contained in said decree.

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

WITNESS the signature of the State Engineer,

affixed this 30th day

of October, 1924.

BREA LUPIN,

State Engineer.

Recorded in State Record of Water Right Certificates, Volume 6, page 5270.

Certificate #33180

Permit A-46-5-44

SP-12967-113

STATE OF OREGON
COUNTY OF LAKE

CERTIFICATE OF WATER RIGHT

ESTATE OF
This Is to Certify, That A. E. GARRETT

of Route 6, Box 100, Lakeview, 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 Thomas Creek

a tributary of Goose Lake for the purpose of irrigation of 390.8 acres

under Permit No. 27392 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 March 31, 1961

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 9.77 cubic feet 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 NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 4, T. 40 S., R. 20 E., W. M. Diversion point located 30 feet South and 30 feet East from NW Corner, Section 4.

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-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 2 $\frac{1}{2}$ 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:

18.9 acres Lot 5 (NE $\frac{1}{4}$ NE $\frac{1}{4}$)
6.8 acres Lot 4 (NW $\frac{1}{4}$ NE $\frac{1}{4}$)
Section 7
2.3 acres Lot 3 (SW $\frac{1}{4}$ NE $\frac{1}{4}$)
34.4 acres Lot 2 (NE $\frac{1}{4}$ NW $\frac{1}{4}$)
29.2 acres Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$)
0.8 acre Lot 2 (SE $\frac{1}{4}$ NW $\frac{1}{4}$)
Section 8
T. 40 S., R. 20 E., W. M.

The following by projection within unsurveyed area

21.1 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$
27.5 acres NW $\frac{1}{4}$ NE $\frac{1}{4}$
Section 7

25.9 acres SW $\frac{1}{4}$ NE $\frac{1}{4}$
40.0 acres SE $\frac{1}{4}$ NE $\frac{1}{4}$
12.1 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$
1.3 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 7
8.0 acres SW $\frac{1}{4}$ NE $\frac{1}{4}$
2.6 acres NE $\frac{1}{4}$ NW $\frac{1}{4}$
10.8 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$
40.0 acres SW $\frac{1}{4}$ NW $\frac{1}{4}$
39.2 acres SE $\frac{1}{4}$ NW $\frac{1}{4}$
30.1 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$
37.1 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$
1.7 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
1.0 acre SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 8

T. 40 S., R. 20 E., W. M.

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 date. July 18, 1966

CHRIS L. WHEELER

State Engineer

Recorded in State Record of Water Right Certificates, Volume 25, page 33180

Certificate #37004

Permit A-3-106-2-53

STATE OF OREGON
COUNTY OF LAKE
CERTIFICATE OF WATER RIGHT

This Is To Certify, That JAMES SNIDER

of Route 2, Box 17, Lakeview, 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 Thomas Creek and Thomas Creek-Goose Lake Reservoir, constructed under Application No. R-36505, Permit No. R-2571, a tributary of Goose Lake for the purpose of irrigation of 267.88 acres, supplemental irrigation of 432.1 acres and stock under Permit No. 27100 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 October 31, 1960

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 17.55 cubic feet per second; being 17.50 c.f.s. for irrigation and supplemental irrigation and 0.05 c.f.s. for stock

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the Creek - NW¼ NW¼, Section 4; Reservoir - NW¼ NW¼, Section 15, T. 40 S., R. 20 E., W. M. Diversion points located: 60 feet South and 40 feet East from NW Corner, Section 4; 2590 feet South and 6060 feet East from NW Corner; SW¼ SW¼, Section 9.

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-fortieth of one cubic foot per second per acre, or its equivalent for each acre irrigated from direct flow and shall be further limited to a diversion of not to exceed 2½ acre feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir constructed under Permit No. R-2571; provided further that no water in addition to that diverted for irrigation is to be diverted for stock use during the irrigation season;

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:

THOMAS CREEK

	Primary	Supplemental	
	4.08 acres	4.8 acres	SW¼ NW¼ Section 10 T. 40 S., R. 20 E., W. M.

THOMAS CREEK and
THOMAS CREEK-GOOSE LAKE RESERVOIR

	Primary	Supplemental	
Stock	17.8 acres		SW¼ NE¼
Stock	1.0 acre	21.2 acres	SE¼ NE¼
	26.8 acres		Lot 2 (SE¼ NW¼)
	0.7 acre		Lot 2 (NE¼ SW¼)
	30.0 acres		NE¼ SW¼
	13.8 acres		SW¼ SW¼
	31.4 acres		SE¼ SW¼
		22.6 acres	Lot 4 (NE¼ SE¼)
		17.4 acres	NE¼ SE¼
	36.1 acres		NW¼ SE¼
	3.9 acres		Lot 3 (NW¼ SE¼)
	39.2 acres		SW¼ SE¼
		0.4 acre	Lot 4 (SE¼ SE¼)
		39.6 acres	SE¼ SE¼
			Section 9 T. 40 S., R. 20 E., W. M.

Certificate #37004 Continued

THOMAS CREEK and
THOMAS CREEK-GOOSE LAKE RESERVOIR

Stock	Primary	Supplemental	
	10.5 acres	23.8 acres	SW $\frac{1}{4}$ NW $\frac{1}{4}$
	18.0 acres		SE $\frac{1}{4}$ NW $\frac{1}{4}$
		11.8 acres	NE $\frac{1}{4}$ SW $\frac{1}{4}$
		40.0 acres	NW $\frac{1}{4}$ SW $\frac{1}{4}$
		3.0 acres	Lot 10 (SW $\frac{1}{4}$ SW $\frac{1}{4}$)
		37.0 acres	SW $\frac{1}{4}$ SW $\frac{1}{4}$
		18.9 acres	Lot 11 (SE $\frac{1}{4}$ SW $\frac{1}{4}$)
		20.8 acres	SE $\frac{1}{4}$ SW $\frac{1}{4}$
	1.0 acre		Lot 7 (NW $\frac{1}{4}$ SE $\frac{1}{4}$)
	8.6 acres	16.4 acres	SW $\frac{1}{4}$ SE $\frac{1}{4}$
		1.2 acres	Lot 5 (SE $\frac{1}{4}$ SE $\frac{1}{4}$)
		13.8 acres	Lot 6 (SE $\frac{1}{4}$ SE $\frac{1}{4}$)
			Section 10
		0.9 acres	Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$)
		19.6 acres	Lot 2 (NE $\frac{1}{4}$ NE $\frac{1}{4}$)
		36.0 acres	Lot 3 (NW $\frac{1}{4}$ NE $\frac{1}{4}$)
		4.0 acres	NW $\frac{1}{4}$ NE $\frac{1}{4}$
		2.6 acres	Lot 4 (SW $\frac{1}{4}$ NE $\frac{1}{4}$)
		0.3 acres	SW $\frac{1}{4}$ NE $\frac{1}{4}$
		0.8 acres	Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$)
		39.2 acres	NE $\frac{1}{4}$ NW $\frac{1}{4}$
		36.0 acres	NW $\frac{1}{4}$ NW $\frac{1}{4}$
			Section 15
	21.4 acres		NE $\frac{1}{4}$ NE $\frac{1}{4}$
	3.6 acres		NW $\frac{1}{4}$ NE $\frac{1}{4}$
			Section 16
			T. 40 S., R. 20 E., W. M.

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 21st day of October, 1970.

CHRIS L. WHEELER

State Engineer

Recorded in State Record of Water Right Certificates, Volume 29, page 37004

Certificate #45668

40959

Permit A-2-284-1-76

SP-12351-200

STATE OF OREGON

COUNTY OF

LAKE

CERTIFICATE OF WATER RIGHT

This Is to Certify, That LYLE W. GARRETT & FRANKIE GARRETT

of Route 6, Lakeview, State of Oregon, 97630, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Thomas Creek

a tributary of Goose Lake for the purpose of irrigation of 897.9 acres and supplemental irrigation of 209.8 acres

under Permit No. 30713 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 June 3, 1965

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 29.0 cubic feet 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 1-NE $\frac{1}{4}$ NE $\frac{1}{4}$, 2-SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 5, 3-NE $\frac{1}{4}$ NE $\frac{1}{4}$, 4-SW $\frac{1}{4}$ NE $\frac{1}{4}$, 5-NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 8, T. 40 S., R. 20 E., W. M., 1-50 feet South and 30 feet West, 2-4700 feet South and 560 feet West, 3-6300 feet South and 900 feet West, 4-7600 feet South and 1680 feet West, 5-8890 feet South and 2700 feet West from the NE Corner, Section 5.

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-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 2 $\frac{1}{2}$ 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:

SEE NEXT PAGE

Certificate #45668 Continued

40959

<u>Primary</u>	<u>Supplemental</u>
39.5 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$	35.5 acres SW $\frac{1}{4}$ SE $\frac{1}{4}$
34.7 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$	4.3 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$
39.5 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$	Section 5
39.6 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$	
Section 4	
32.5 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$	40.0 acres NW $\frac{1}{4}$ NE $\frac{1}{4}$
23.3 acres NW $\frac{1}{4}$ NE $\frac{1}{4}$	40.0 acres SW $\frac{1}{4}$ NE $\frac{1}{4}$
43.4 acres SW $\frac{1}{4}$ NE $\frac{1}{4}$	40.0 acres NE $\frac{1}{4}$ NW $\frac{1}{4}$
36.7 acres SE $\frac{1}{4}$ NE $\frac{1}{4}$	40.0 acres SE $\frac{1}{4}$ NW $\frac{1}{4}$
40.3 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$	10.0 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$
20.2 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$	Section 6
40.0 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$	T. 40 S., R. 20 E., W. M.
40.1 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$	
38.7 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$	
41.1 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$	
5.6 acres SW $\frac{1}{4}$ SE $\frac{1}{4}$	
31.5 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$	
Section 5	
41.7 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$	
40.0 acres SE $\frac{1}{4}$ NE $\frac{1}{4}$	
30.5 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$	
29.2 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$	
40.5 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$	
33.2 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$	
Section 6	
34.3 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$	
34.3 acres Lot 4 (SE $\frac{1}{4}$ NE $\frac{1}{4}$)	
Section 8	
40.1 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$	
33.1 acres Lot 1 (SW $\frac{1}{4}$ NW $\frac{1}{4}$)	
Section 9	
T. 40 S., R. 20 E., W. M.	

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described, and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date. May 19, 1978


Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 38 , page 45668

Permit G 17524

STATE OF OREGON

COUNTY OF LAKE

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

DENNIS AND PAMELA AMSBAUGH
PO BOX 768
LAKEVIEW, OR 97630

This superseding permit is issued to describe an amendment for an additional point of appropriation proposed under Permit Amendment Application T-12042 approved by Special Order Vol. 98, Pages 450-451, entered December 9, 2015. This permit supersedes Permit G-17315.

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-17572

SOURCE OF WATER: A WELL (LAKE 2851) AND WELL 2 IN CRANE CREEK BASIN

PURPOSE OR USE: IRRIGATION OF 430.0 ACRES

MAXIMUM RATE/VOLUME: 1.99 CUBIC FEET PER SECOND

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: JULY 23, 2012

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
40 S	20 E	WM	15	SE SW	WELL 1 (LAKE 2851): 130 FEET NORTH AND 67 FEET EAST FROM THE SW CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 15
40 S	20 E	WM	16	SE SW	WELL 2: 601 FEET NORTH AND 3938 FEET WEST FROM THE SE CORNER OF SECTION 16

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 3.0 acre-feet for each acre irrigated during the irrigation season of each year.

Application G-17572.T-12042.khc

Water Resources Department

PERMIT G-17524

Permit G 17524 Continued

Page 2

THE PLACE OF USE IS LOCATED AS FOLLOWS:

Irrigation					
Twp	Rng	Mer	Sec	Q-Q	Acres
40 S	20 E	WM	15	NW SW	40.00
40 S	20 E	WM	15	SW SW	40.00
40 S	20 E	WM	15	SE SW	40.00
40 S	20 E	WM	16	NE SW	40.00
40 S	20 E	WM	16	SE SW	40.00
40 S	20 E	WM	16	NE SE	40.00
40 S	20 E	WM	16	NW SE	40.00
40 S	20 E	WM	16	SW SE	40.00
40 S	20 E	WM	16	SE SE	40.00
40 S	20 E	WM	22	NE NW	30.00
40 S	20 E	WM	22	NW NW	40.00

Permit Amendment T-12042 Conditions:

1. The combined quantity of water diverted at the new point of appropriation, together with that diverted at the old point of appropriation, shall not exceed the quantity of water lawfully available at the original point of appropriation.
2. Water use measurement conditions:
 - a. Before water use may begin under this order, the water user shall install a totalizing and instantaneous flow meter, or, with prior approval of the Director, another suitable measuring device at each new point of appropriation.
 - b. The water user shall maintain the meter or measuring device in good working order.
 - c. The water user shall allow the Watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the Watermaster shall request access upon reasonable notice.
3. Water shall be acquired from the same aquifer as the original point of appropriation.

Original Permit Conditions:

Measurement devices, and recording/reporting of annual water use conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing and instantaneous flow meter at each point of appropriation. The permittee shall maintain the device in good working order.
- B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.

Permit G 17524 Continued

Page 3

- C. The permittee shall keep a complete record of the volume of water diverted each month, and shall submit a report which includes water-use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

The Department requires the water user to obtain, from a qualified individual (see below), and report annual static water levels for each well on the permit. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

The permittee shall report an initial March static water-level measurement once well construction is complete and annual measurements thereafter. Annual measurements are required whether or not the well is used. The first annual measurement will establish a reference level against which future measurements will be compared. However, the Director may establish the reference level based on an analysis of other water-level data. The Director may require the user to obtain and report additional water levels each year if more data are needed to evaluate the aquifer system.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board. Measurements shall be submitted on forms provided by, or specified by, the Department. Measurements shall be made with equipment that is accurate to at least the standards specified in OAR 690-217-0045. The Department requires the individual performing the measurement to:

- A. Associate each measurement with an owner's well name or number and a Department well log ID; and
- B. Report water levels to at least the nearest tenth of a foot as depth-to-water below ground surface; and
- C. Specify the method of measurement; and
- D. Certify the accuracy of all measurements and calculations reported to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if any of the following events occur:

- A. Annual water-level measurements reveal an average water-level decline of three or more feet per year for five consecutive years; or
- B. Annual water-level measurements reveal a water-level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water-level measurements reveal a water-level decline of 25 or more feet; or
- D. Hydraulic interference leads to a decline of 25 or more feet in any neighboring well with senior priority.

The period of restricted use shall continue until the water level rises above the decline level which triggered the action or the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without

Application G-17572.T-12042.khc

Water Resources Department

PERMIT G-17524

Permit G 17524 Continued

adversely impacting the resource or causing substantial interference with senior water rights. The water user shall not allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

Dedicated Measuring Tube: Wells with pumps shall be equipped with a minimum 3/4-inch diameter, unobstructed, dedicated measuring tube pursuant to figure 200-5 in OAR 690-200. If a pump has been installed prior to the issuance of this permit, and if static water levels and pumping levels can be measured using an electrical tape, then the installation of the measuring tube can be delayed until such time that water levels cannot be measured or the pump is repaired or replaced.

Prior to using water from any well listed on this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level, or pump test data.

STANDARD CONDITIONS

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may be subject to cancellation, unless the Department authorizes the change in writing.

If substantial interference with surface water or a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The well(s) shall be constructed and maintained in accordance with the General Standards for the Construction and Maintenance of Water Supply Wells in Oregon. The works shall be equipped with a usable access port adequate to determine water-level elevation in the well at all times.

If the riparian area is disturbed in the process of developing a point of appropriation, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.

The use may be restricted if the quality of downstream waters decreases to the point that those waters no longer meet state or federal water quality standards due to reduced flows.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation

Permit G 17524 Continued

system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

Prior to receiving a certificate of water right, the permit holder shall submit to the Water Resources Department the results of a pump test meeting the Department's standards for each point of appropriation (well), unless an exemption has been obtained in writing under OAR 690-217. The Director may require water-level or pump-test data every ten years thereafter.

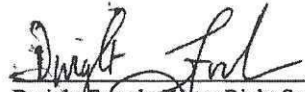
This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

Completion of construction and application of the water shall be made by November 21, 2019. If beneficial use of permitted water has not been made before this date, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.

Within one year after making beneficial use of water, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued December 9, 2015



Dwight French, Water Right Services Administrator, for
Thomas M. Byler, Director
Water Resources Department

Application G-17572.T-12042.khc
Basin 13

Water Resources Department
Volume 1 GOOSE L & MISC

PERMIT G-17524
12

Well Log #2851

WATER WELL REPORT
STATE OF OREGONLAKE 2851
2851

RECEIVED

SEP 11 1981

State Well No. 405/20E-15cc

WATER RESOURCES DEPT
SALEM, OREGON

State Permit No.

(1) OWNER:

Name Lyle Garrett

Address

City Lakeview

State Oregon

(2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary Air ☐ Driven ☐
Rotary Mud ☒ Dug ☐
Cable ☐ Bored ☐

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☐
Irrigation ☒ Test Well ☐ Other ☐
Thermal ☐ Withdrawal ☐ ReInjection ☐

(5) CASING INSTALLED:

Steel ☒ Plastic ☐
Threaded ☐ Welded ☐
24" Diam. from +1 ft. to 19 ft. Gauge 250

(6) LINER INSTALLED:

425 .250
14" Diam. from -400 ft. to 500 ft. Gauge 250

(6) PERFORATIONS:

Type of perforator used Factory Perforated? ☒ Yes ☐ No

Size of perforations 3/16 in. by 3 in.

17920 perforations from 145 ft. to 425 ft.

2730 perforations from 400 ft. to 500 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) WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☒ Yes ☐ No If yes, by whom? Ag Center

Rate 1000 gal/min. with ft. drawdown after hrs.

Air test gal/min. with drill stem at ft. hrs.

Bailer test gal/min. with ft. drawdown after hrs.

Artesian flow g.p.m.

Temperature of water Depth artesian flow encountered ft.

(9) CONSTRUCTION: Special standards: Yes ☐ No ☒

Well seal—Material used Neat cement

Well sealed from land surface to 19 ft.

Diameter of well bore to bottom of seal 28 in.

Diameter of well bore below seal 23 in.

Number of sacks of cement used in well seal 30 sacks

How was cement grout placed? Pumped

Was pump installed? NO Type HP Depth ft.

Was a drive shoe used? ☐ Yes ☒ No Plugs Size: location ft.Did any strata contain unusable water? ☐ Yes ☒ No

Type of Water? depth of strata

Method of sealing strata off

Was well gravel packed? ☒ Yes ☐ No Size of gravel: 1/4 in.

Gravel placed from 0 ft. to 2 ft.

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report are to be filed with theWATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date of well completion.

SP-12658-690

(10) LOCATION OF WELL:

County Lake Driller's well number

SW 1/4 SW 1/4 Section 15 T.405 R. 20E W.M.

Tax Lot # Lot Blk Subdivision

Address at well location:

(11) WATER LEVEL: Completed well.

Depth at which water was first found 73 ft.

Static level 15 ft. below land surface. Date

Artesian pressure lbs. per square inch. Date

(12) WELL LOG: Diameter of well below casing 23

Depth drilled 500 ft. Depth of completed well 500 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 and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Sand & gravel	0	12	
Brown clay	12	28	
Brwn clay & sand fine	28	60	
Gray clay soft	60	73	
Fine gravel & coarse sand	73	77	
Tan clay soft	77	90	
Gray clay soft & fine			
gravel	90	160	
Gray & brown clay	160	166	
Gravel fine to med	166	172	
Gray clay & gravel fine	172	187	
Gray silt	187	194	
Tan clay	194	225	
Gray sandy silt & fine			
gravel	225	235	
Gray clay soft	235	239	
Gray silt & gravel layers	239	374	
Gray clay	374	396	
Gray silt & gravel fine	396	431	
Gray silt	431	436	
Gray clay	436	500	

Work started 19 Completed 19

Date well drilling machine moved off of well 7-20 & 9-9 19 81

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] *Sandy Wilson* Date 9-10, 1981

(Drilling Machine Operator)

Drilling Machine Operator's License No. 1366

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name *W. Aqua Irrigation Drilling, Inc.*

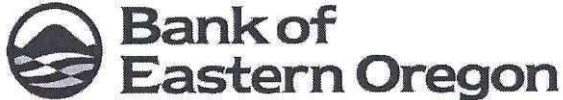
(Person, firm or corporation) (Type or print)

Address P. O. Box 1310, Lakeview, Or.

[Signed] *W. D. Williams*

(Water Well Contractor)

Contractor's License No. 665 Date 9-10 19 81

Signed Engagement Letter

February 23, 2021

Lesley Miller, ARA
Agri-Access
1087 W River St. Suite 100
Boise, ID 83702

RE: 96195 Old Wells Lane Lakeview, Oregon 97630

Dear Lesley,

This engagement letter will serve as your authorization to perform an appraisal made in conformity with, and subject to, the requirements of regulated institutions under the Financial Institutions Reform Recovery and Enforcement Act ("FIRREA") and the Uniform Standards of Professional Appraisal Practice ("USPAP"), along with all amendments and revisions thereto. The appraisal shall comply with the Appraisal Standards for Federally Related Transactions adopted by the Federal Deposit Insurance Corporation. The appraisal shall be used by the Bank of Eastern Oregon in supporting the value of the subject property, typically involving lending activities.

The purpose of your appraisal is to estimate the As-Is Market Value of the fee simple interest in the above property. The effective date of the appraisal is to be defined and shall be the date of the physical inspection, except in cases where you are instructed to estimate future values based on stabilization or completion.

The property to be appraised is commonly known as; 96195 Old Wells Lane, and more specifically identified as Please see attached...

We ask that you provide the completed report by email, and that you mail one original copy of your appraisal report in Summary format. Please deliver the reports and invoice to Laura Georges, lgeorges@beobank.com, and if by mail to; Bank of Eastern Oregon, Ed Rollins PO Box 39 Heppner, OR 97836.

The fee for the appraisal is \$ 8,500, and the reports are due in our office by March 22, 2021. The fee for these services will be paid when the report receives satisfactory review for compliance with the standards identified above.

Your execution and return of the enclosed form confirms your agreement with the terms and conditions of this engagement letter. Please return the executed form by email to

Heppner Branch
279 N Main St. • P.O. Box 39 • Heppner, Oregon 97836
Phone (541) 676-9125 • Fax (541) 676-5501

Member FDIC

www.beobank.com



Signed Engagement Letter

**Bank of
Eastern Oregon**

(erollins@beobank.com or jqualls@beobank.com) or fax to 541-676-0226. Thank you,
and if you have any questions please contact me at 541-676-0201 or via the email address
listed above.

Sincerely,

Laura Georges
Loan Officer

Enclosures(if any-legal/sales contract/lease contracts/etc.)

I have read and agree to the terms and conditions outlined above by Bank of Eastern
Oregon regarding the appraisal of the property located at (address).

Desiree D. Miller, ARA

3/1/21

Appraiser Name and Company Agri-Access

Date

Heppner Branch
279 N Main St. • P.O. Box 39 • Heppner, Oregon 97836
Phone (541) 676-9125 • Fax (541) 676-5501

Member FDIC

www.beobank.com



Sales **Information**

Index #	OR03718.001	Database #	630	Sale #	18001	Improved Sale	
Grantor		Sales Price	1,450,000	Property Type	Grazing		
Grantee		Other Contrib.		Primary Land Use	Grazing		
Deeded Acres	1,284.23	Net Sale Price	1,450,000	Sale Method	Private		
Sale Date/DOM	03/12/18 /	\$/Deeded Acre	1,129.08	Condition	Avg		
Prior Sale Date		Financing	Conventional	Zoning	A-2		
Prior CEV Price		% Fin. Adj.		Shape	Non-Contiguous		
Analysis Code	Miller, Lesley T19	CEV Price	1,450,000	Topography	Sloping		
Source	Appraiser	SCA Unit Type	Acres	Listing Time			
Motivation	Expansion	Eff. Unit Size	1,284.23	Soils			
Highest & Best Use	Agriculture	SCA \$/Unit	1,129.08	Irr Type	Pivot		
Address	26277 Plush-Adel Rd	Multiplier Unit		Irr Source	Private		
City	Plush	Multiplier No.		Influences			
County	Lake	Legal Access	YES				
State/Zip	OR / 97630	Physical Access	Paved	Year Verified	2018		
Region/Area/Zone	/ /	View	Average	Tax ID/Recording			
Location	2 mi S of Plush	Utilities	Rural	Sec/Twp/Rge	various / 37S / 24E		
Legal Description: Map: 37S24E00 Tax Lots: 1300, 1400, 1500, 1501, 1600, 1900, 2600, 2700; Map 37S14E15 Tax Lots 300, 500, 600, 700, 800							

Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	%	5.50	Ac. 2,800.00		X \$	= \$	15,400
Irrigated Cropland	%	190.00	Ac. 2,800.00		X \$	= \$	532,000
Meadow	%		Ac. 2,100.00		X \$	= \$	
Dry Cropland	%		Ac. 840.00		X \$	= \$	
Pasture	%	200.00	Ac. 1,400.00		X \$	= \$	280,000
Rangeland	%	888.73	Ac. 330.00		X \$	= \$	293,281
Other	%		Ac.		X \$	= \$	
Lease BLM	%		Ac. 1,538.00	AUM	X \$ 100.00	= \$	153,800
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
Totals		1,284.23	Ac. 872.65	1,538.00	X \$ 100.00	= \$	1,274,481
CEV Price \$	1,450,000	- Land Contribution \$	1,274,481	= Improvement Contribution \$			175,519

Income Analysis

Income Analysis

Income Estimate Basis:			<input checked="" type="checkbox"/>	Cash	<input type="checkbox"/>	Share	<input type="checkbox"/>	Owner/Operator	
Income Source				Unit	Stabilized	Total Production		Cash/Share/Owner Income	
<input type="checkbox"/>	Actual	<input checked="" type="checkbox"/>	Estimated	Units	Measure	Yield	Stabilized \$/Unit	Gross Income	Share % Income \$
Cropland Irrig				190.00	Acre		150.00	28,500	100 28,500
Grazing				420.00	AUM		18.00	7,560	100 7,560
State Lease - Pasture				1,538.00	AUM		18.00	27,684	100 27,684
Improvements		<input type="checkbox"/>	Improvements Included in Land Rent	850.00		/mo	10,200	/yr	10,200
Stabilized Gross Income = \$									73,944
Expense Items:		Expenses (cont.):		Expenses (cont.):					
Real Estate Tax	\$	2,619	BLM Lease	\$	9,859		\$		
Insurance	\$	1,432	Pump Cost	\$	3,500		\$		
Maintenance	\$	716		\$			\$		
Management	\$	3,697		\$			\$		
Total Expenses	21,823	/	Stabilized G.I.	73,944	=	Expense Ratio	29.51	%	Total Expenses = \$ 21,823
Net Income	52,121	/	CEV Price	1,450,000	=	Cap Rate	3.59	%	Net Income = \$ 52,121

Index # OR02518.002

Database # 632

Sale # 18002

Improvement Analysis

Replacement Cost

Item:	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
Type										
Size										
Unit										
Utility										
Condition										
Age										
Remaining Life										
RCN/Unit										
RCN										
% Physical Depreciation										
RCN Remainder After Phys. Depr.										
% Functional Obsolescence										
RCN Rem. After Phys./Funct. Depr.										
% External Obsolescence										
Total Impt. Contribution										
Contribution \$/Unit										

Physical Depreciation _____% Functional Obsolescence _____% External Obsolescence _____% Total Depreciation _____%
 Total RCN \$ _____ Total Improvement Contribution: \$ _____ Improvement As % of Price _____%

This property was sold by a retiring operator looking to secure some retirement money. The seller inquired with a local area realtor about listing the property. The realtor had a pocket buyer, who was his brother, and never exposed the property to the open market. The buyer is a local area rancher that is expanding. The properties original asking prices was \$2.1 mil. Multiple realtors indicated that there were multiple buyers interested at this sales prices. The property has meadow lands that can be utilized for hay, with the remaining of the acreage being considered as pasture. There is a total of 1,552 acres of water rights that with the majority having priority dates of 1887. The priority dates range from 1887 to 1903. Irrigation water is diverted from the Silvies River and is flooded onto the property. The meadow acreage receives flood waters on an annual basis. The pasture acreage benefits from flood irrigation water on flood years as well as has some sub irrigation. There are some areas with sagebrush present, though the majority of the property is open and undulating in terrain. The property is perimeter fenced and there is some cross fencing.

Irr Water rights are 1887 for 1037 acres, 1888 for 60 acres, 1898 for 150 acres, 1900 for 260 acres, and 1903 for 45 acres.

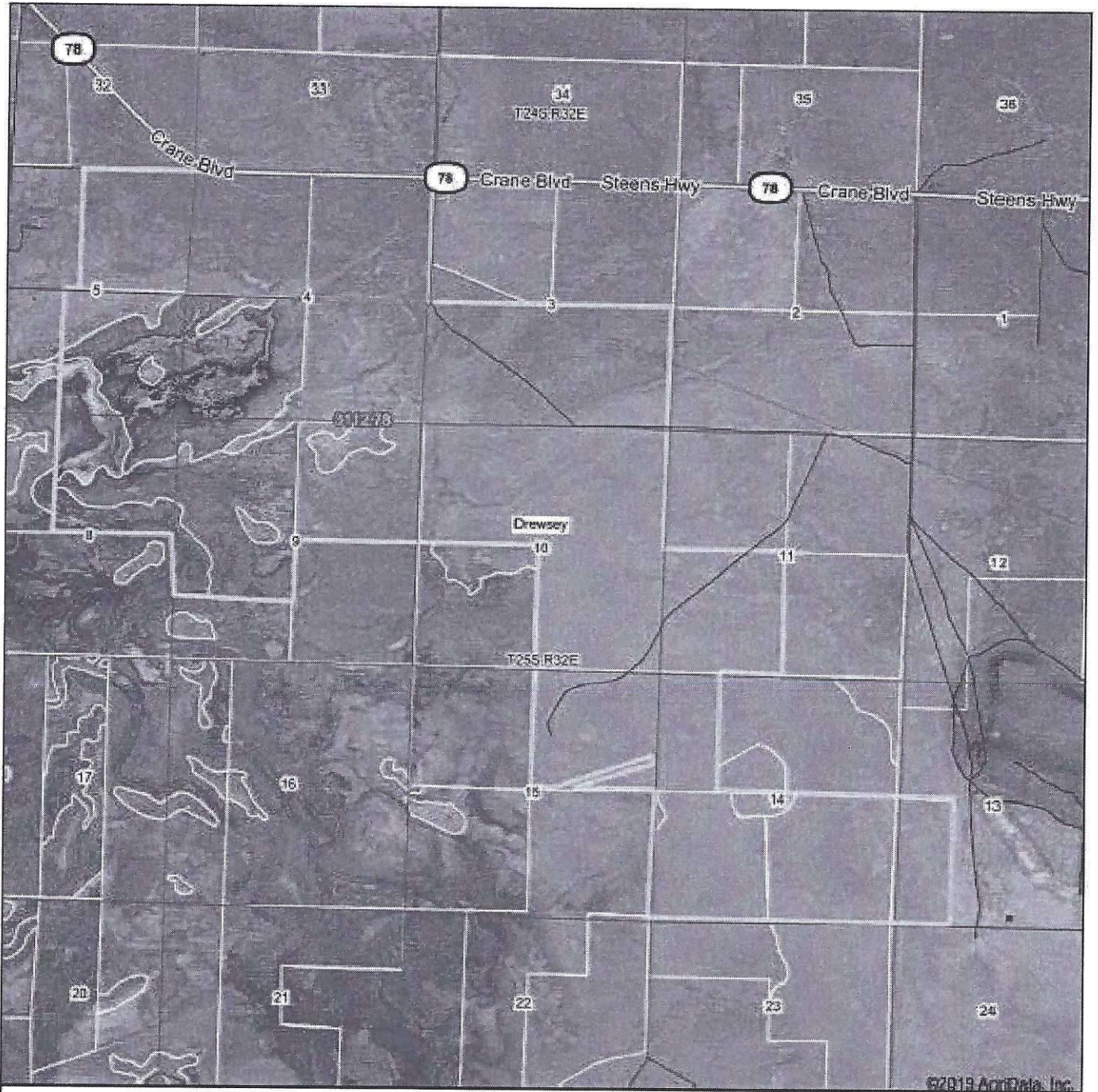
Comments

Index # OR02518.002

Database # 632

Sale # 18002

Aerial



Index #	OR02519.003	Database #	636	Sale #	19003	Improved Sale
Grantor		Sales Price	1,650,000	Property Type	Ranch	
Grantee		Other Contrib.		Primary Land Use	Pasture	
Deeded Acres	2,080.00	Net Sale Price	1,650,000	Sale Method	Private	
Sale Date/DOM	08/29/19 /	\$/Deeded Acre	793.27	Zoning	EFRU - 1	
Prior Sale Date		Financing	Conventional	Shape	Contiguous	
Prior CEV Price		% Fin. Adj.		Topography	Undulating	
Analysis Code	Ward, Ben S67	CEV Price	1,650,000	Listing Time	Not Listed	
Source	Seller	SCA Unit Type	Acres	Soils	IVe	
Motivation	Expansion	Eff. Unit Size	2,080.00	Irrigation Type	WL	
Highest & Best Use	Agriculture	SCA \$/Unit	793.27	Irr Source	Well	
Address	45259 Crane Venator	Multiplier Unit				
City	Burns	Multiplier No.		Source	Realtor CB/ Seller	
County	Harney	Legal Access	YES	Location	4 SE Crane	
State/Zip	OR /	Physical Access	Gravel	Year Verified	2019	
Region/Area/Zone	/ /	View	Y	Tax ID/Recording		
Location	Other	Utilities	Y	Sec/Twp/Rge	mult / 25S / 34E	
Legal Description: Portions of Map 25S34E TL 900 and 1300. Ref #10695 and 10696						

Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	%	10.00	Ac. 3,200.00		X \$	= \$	32,000
Irrigated Cropland	%	77.00	Ac. 3,200.00		X \$	= \$	246,400
Meadow	%	60.00	Ac. 1,800.00		X \$	= \$	108,000
Dry Cropland	%		Ac. 900.00		X \$	= \$	
Pasture	%		Ac. 1,800.00		X \$	= \$	
Range	%	1,933.00	Ac. 454.00		X \$	= \$	877,582
Other	%		Ac.		X \$	= \$	
Public Leases	%		Ac.		X \$	= \$	
	%		Ac.	276.00	aums	X \$ 150.00	= \$ 41,400
	%		Ac.		X \$	= \$	
Totals		2,080.00	Ac. 607.68	276.00	X \$ 150.00	= \$	1,305,382
CEV Price \$	1,650,000	- Land Contribution \$	1,305,382	= Improvement Contribution \$			344,618

Income Analysis

Income Analysis

Income Estimate Basis:		<input checked="" type="checkbox"/>	Cash	<input type="checkbox"/>	Share	<input type="checkbox"/>	Owner/Operator	
Income Source			Unit	Stabilized	Total Production		Cash/Share/Owner Income	
<input type="checkbox"/> Actual	<input checked="" type="checkbox"/> Estimated	Units	Measure	Yield	Stabilized \$/Unit	Gross Income	Share %	Income \$
Cropland		770.00	AUM		30.00	23,100	100	23,100
Pasture		841.00	AUM		30.00	25,230	100	25,230
Leases - Other		276.00	AUM		30.00	8,280	100	8,280
Improvements	<input type="checkbox"/>	Improvements Included in Land Rent			1,000.00 /mo	12,000 /yr	100	12,000
Stabilized Gross Income = \$								68,610
Expense Items:		Expenses (cont.):		Expenses (cont.):				
Real Estate Tax	\$ 9,360	Irrigation	\$ 2,300		\$			
Insurance	\$ 2,616	BLM	\$ 1,846		\$			
Maintenance	\$ 1,308		\$		\$			
Management	\$ 3,430		\$		\$			
Total Expenses	20,860	/ Stabilized G.I.	68,610	= Expense Ratio	30.40 %	Total Expenses = \$	20,860	
Net Income	47,750	/ CEV Price	1,650,000	= Cap Rate	2.89 %	Net Income = \$	47,750	

Index # OR02519.003 Database # 636 Sale # 19003

Improvement Analysis

Replacement Cost

Item:	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
Type	House	Garage	GP Building	Mach Shed	Mach Shed	Hay Shed	Barn	Other		
Size	2,200	1,472	960	2,496	2,236	3,456	1,900	1		
Unit	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Foot			
Utility	G	G	G	F	F	G	F			
Condition	G	G	G	F	F	G	F			
Age	21	21	18	24	24	18	32			
Remaining Life	39	39	32	16	16	22	8			
RCN/Unit	125.00	35.00	30.00	18.00	18.00	12.00	18.00	50,000.00		
RCN	275,000	51,520	28,800	44,928	40,248	41,472	34,200	50,000		
% Physical Depreciation	35	35	35	60	60	45	80			
RCN Remainder After Phys. Depr.	178,750	33,488	18,720	17,971	16,099	22,810	6,840	50,000		
% Functional Obsolescence										
RCN Rem. After Phys./Funct. Depr.	178,750	33,488	18,720	17,971	16,099	22,810	6,840	50,000		
% External Obsolescence										
Total Impt. Contribution	178,750	33,488	18,720	17,971	16,099	22,810	6,840	50,000		
Contribution \$/Unit	81.25	22.75	19.50	7.20	7.20	6.60	3.60	50,000.00		

Physical Depreciation 39 % Functional Obsolescence % External Obsolescence % Total Depreciation 39 %
 Total RCN \$ 566,168 Total Improvement Contribution: \$ 344,678 Improvement As % of Price 21 %

Comments

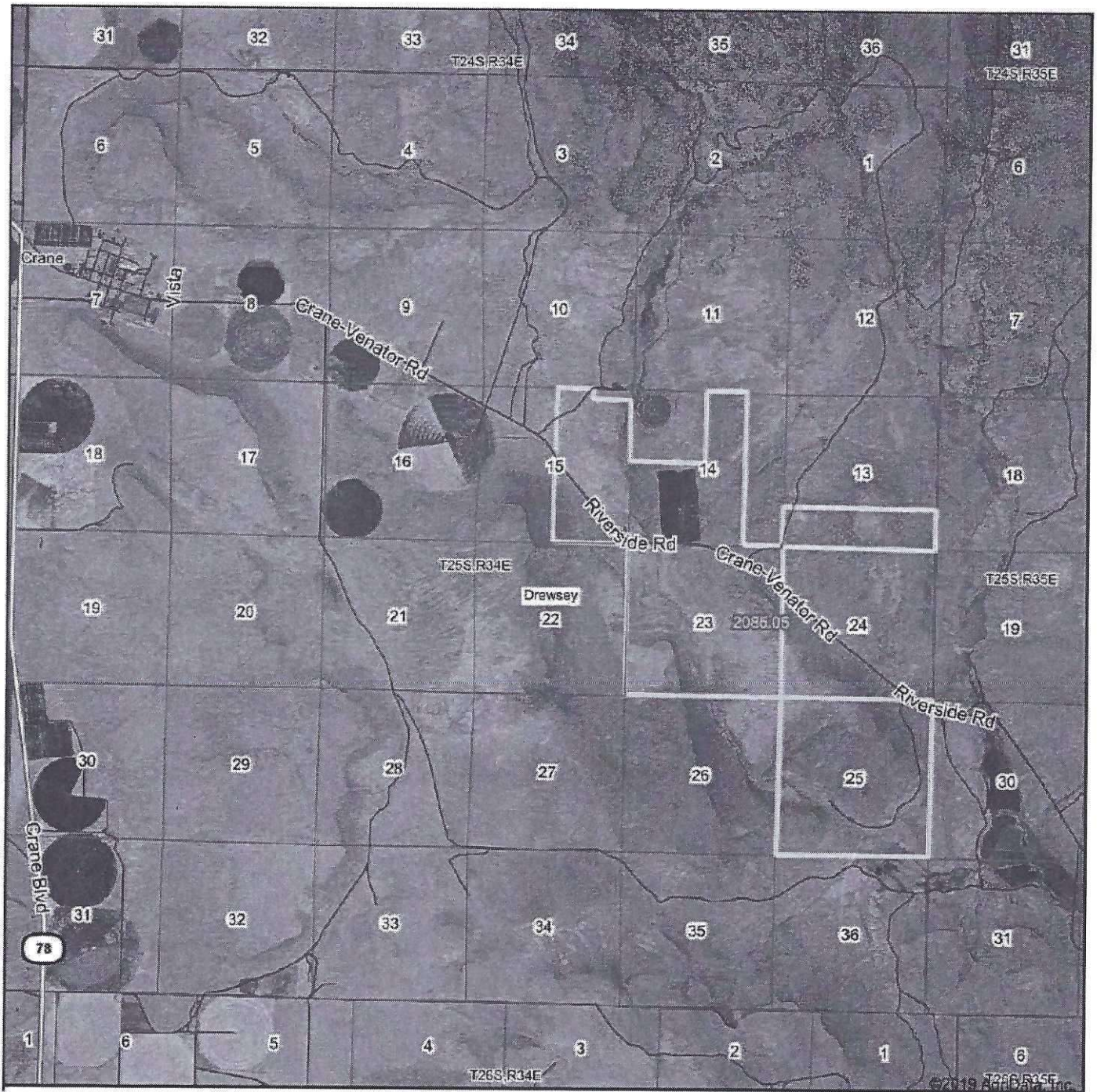
This property is located near Crane. The seller is completing a lot line adjustment and selling a portion of his land as he is purchasing a different neighboring farm. The property was not formally listed and was marketed by word of mouth in a small community. The seller was asking \$1,900,000 for the ranch. Many area operators were interested in the property but it was too high of an asking price. There was one offer made at the \$1.9 and during the course of financing the appraisal was very short of the purchase price and the seller would not accept the lower price. The buyer entered into negotiations with the seller and the same situation occurred where the appraisal for financing came back very short of the listing price. The buyer was very motivated to purchase the property and creatively the seller took a \$225,000 2nd mortgage behind the sales price of \$1,425,000. The property possesses quality ranch improvements with a updates, new furnishings, a quality GP building and hay shed. There is an 77 acre wheel line irrigated field that produces hay crops. The south end of the property contains some quality meadow lands for livestock grazing. The remainder of the subject is native range lands. There is juniper tree cover, sage brush, undulating and rolling terrain with livestock and wildlife habitat. The subject includes 276 aum's of public leased grazing. There are two allotments included with the subject. The leases are provided by the BLM and is: #OR05596 Emmerson Allotment for 260 total aum's allowing 86 head with grazing from 5/1 to 7/31; and #OR05218 Bennett FFR Allotment for 18 aum's allowing 3 head with grazing from 4/1 to 9/30. This is a private allotment that adjoins the subject's deeded lands.

Index # OR02519.003

Database # 636

Sale # 19003

Aerial



Index #	OR02520.003	Database #	629	Sale #	20003	Improved Sale
Grantor		Sales Price	2,650,000	Property Type	Ranch	
Grantee		Other Contrib.		Primary Land Use	Irrigated Cropland	
Deeded Acres	1,626.72	Net Sale Price	2,650,000	Sale Method	Private	
Sale Date/DOM	07/01/20 /	\$/Deeded Acre	1,629.04	Condition	A	
Prior Sale Date		Financing	Cash	Zoning	EFU	
Prior CEV Price		% Fin. Adj.		Shape	Blocked	
Analysis Code	Ward, Ben S67	CEV Price	2,650,000	Topography	Undulating	
Source	Buyer	SCA Unit Type	Acres	Marketing Time	Not Listed	
Motivation	Expansion	Eff. Unit Size	1,636.72	Soils	VIe	
Highest & Best Use	Ranch	SCA \$/Unit	1,619.09	Irr Type	Pivot	
Address	53233 Best Lane	Multiplier Unit		Irr Source	Well/ Surface	
City	Riley	Multiplier No.		Location	15 W Riley	
County	Harney	Legal Access	Yes	Source	DD Buyer	
State/Zip	OR / 97758	Physical Access	Gravel	\$/AU	8833	
Region/Area/Zone	Ranches / /	View	Yes	Tax ID/Recording		
Location	Other	Utilities	Yes	Sec/Twp/Rge	10 / 23S / 25E	

Legal Description: Map 23S 25E tax lots 101, 102, 103, 400, 402, 404, 405, 1000 & 110

Account #'s: 16237, 16286, 16285, 16044, 16246, 16287, 16288, 16071, 16069.

Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	100 %	7.00	Ac. 4,125.00		X \$	= \$	28,875
Irrigated Cropland	%	277.50	Ac. 4,125.00		X \$	= \$	1,144,688
Meadow	%	114.50	Ac. 1,494.00		X \$	= \$	171,063
Dry Cropland	%		Ac. 1,200.00		X \$	= \$	
Pasture	%	625.00	Ac. 800.00		X \$	= \$	500,000
Range	%	602.72	Ac. 400.00		X \$	= \$	241,088
Other	%		Ac.		X \$	= \$	
Public Leases	%		Ac.	1,709.00	aums X \$ 160.00	= \$	273,440
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
Totals		1,626.72	Ac. 1,282.16	1,709.00	X \$ 160.00	= \$	2,359,154
CEV Price \$	2,650,000	- Land Contribution \$	2,359,154	= Improvement Contribution \$			290,846

Income Analysis

Income Analysis

Income Estimate Basis:			<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Share	<input type="checkbox"/> Owner/Operator			
Income Source			Unit	Stabilized	Total Production		Cash/Share/Owner Income	
<input type="checkbox"/> Actual	<input checked="" type="checkbox"/> Estimated	Units	Measure	Yield	Stabilized \$/Unit	Gross Income	Share %	Income \$
Cropland		2,775.00	AUM		25.00	69,375	100	69,375
Cropland		430.00	AUM		25.00	10,750	100	10,750
Grazing		700.00	AUM		25.00	17,500	100	17,500
BLM		1,709.00	AUM		25.00	42,725	100	42,725
Improvements	<input type="checkbox"/>	Improvements Included in Land Rent			1,000.00 /mo	12,000 /yr	100	12,000
Stabilized Gross Income = \$								152,350
Expense Items:		Expenses (cont.):		Expenses (cont.):				
Real Estate Tax	\$ 3,155	BLM	\$ 2,307		\$			
Insurance	\$ 1,676	Pumping Cost	\$ 15,000		\$			
Maintenance	\$ 838		\$		\$			
Management	\$ 7,618		\$		\$			
Total Expenses	30,594	/ Stabilized G.I.	152,350	= Expense Ratio	20.08 %	Total Expenses = \$	30,594	
Net Income	121,756	/ CEV Price	2,650,000	= Cap Rate	4.59 %	Net Income = \$	121,756	

Index # OR02520.003

Database # 629

Sale # 20003

Improvement Analysis

Replacement Cost

Item:	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
Type	Manf House	Garage	Hay Shed	GP Building	Other					
Size	2,010	1,024	3,600	500	1					
Unit	Sq Ft	Sq Ft	Sq Ft	Sq Ft						
Utility	G	G	G	G						
Condition	G	G	G	G						
Age	9	9	6	4						
Remaining Life	51	51	34	36						
RCN/Unit	100.00	40.00	12.00	30.00	35,000.00					
RCN	201,000	40,960	43,200	15,000	35,000					
% Physical Depreciation	15	15	15	10						
RCN Remainder After Phys. Depr.	170,850	34,816	36,720	13,500	35,000					
% Functional Obsolescence										
RCN Rem. After Phys./Funct. Depr.	170,850	34,816	36,720	13,500	35,000					
% External Obsolescence										
Total Impt. Contribution	170,850	34,816	36,720	13,500	35,000					
Contribution \$/Unit	85.00	34.00	10.20	27.00	35,000.00					

Physical Depreciation 13 % Functional Obsolescence _____ % External Obsolescence _____ % Total Depreciation 13 %
 Total RCN \$ 335,160 Total Improvement Contribution: \$ 290,886 Improvement As % of Price 11 %

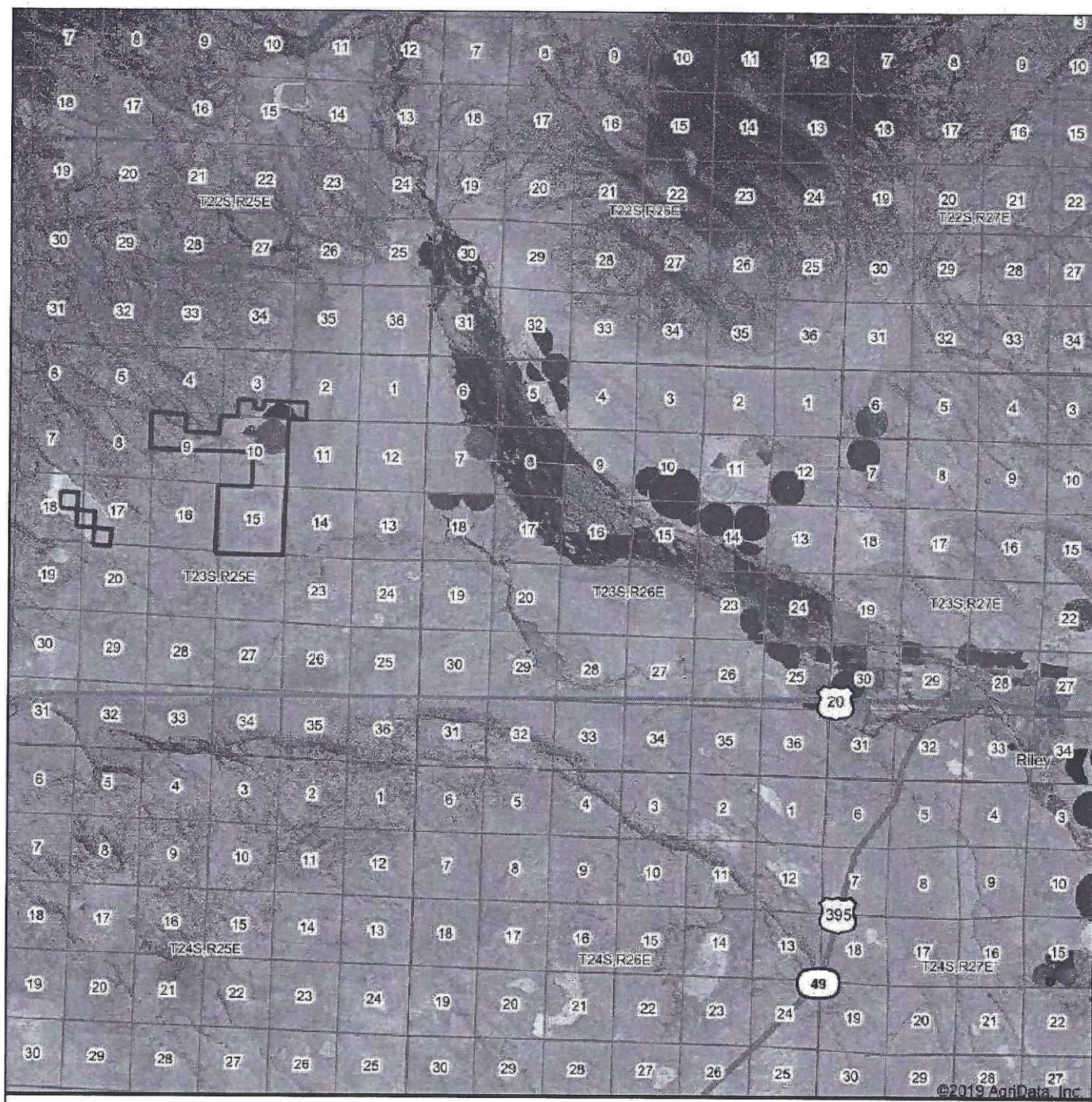
Sale of an area ranch property estimated to have a carrying capacity of 300 head, and ability to produce excess hay. This was a private sale between area operators. The seller was selling out and moving his operation to Nebraska. The buyers are part of a large scale family ranching operation with significant holdings in the area. They also own the adjoining lands to this sale. The price was negotiated over a long period of time. The ranch was originally listed to sell for \$2,850,000 and an agreement was made and the seller backed out as Covid 19 hit the nation. As time went on the parties renegotiated the sales where the price was lowered \$200,000 due to the unsettled market Covid influences. The property consist of three newer Zimmatic pivot systems with well and surface rights. The meadow lands benefit from seasonal run off on good moisture years. The pasture lands have crested wheat grass seedings and have been cleared of sagebrush. The range lands are native grasses. The public leased grazing rights are provided by the BLM. This is an out the gate private allotment. There is 350 acres of high fenced area to fence out populations of elk. The fence is a New Zealand style that is electric. The irrigation equipment is in good condition. The improvements are also newer and in good condition.

Index # OR02520.003

Database # 629

Sale # 20003

Aerial



Index #	OR03720.001	Database #	634	Sale #	20001	Improved Sale
Grantor		Sales Price	4,650,000	Property Type	Grazing	
Grantee		Other Contrib.		Primary Land Use	Grazing	
Deeded Acres	2,585.91	Net Sale Price	4,650,000	Sale Method	Private	
Sale Date/DOM	09/16/20 /	\$/Deeded Acre	1,798.21	Condition	Avg	
Prior Sale Date		Financing	Cash	Zoning	Farm Use	
Prior CEV Price		% Fin. Adj.		Shape	Non-Contiguous	
Analysis Code	Miller, Lesley T19	CEV Price	4,650,000	Topography	Level-Rolling	
Source	Assessor	SCA Unit Type	Acres	Marketing Time	Not Listed	
Motivation		Eff. Unit Size	2,585.91	Soils	Avg	
Highest & Best Use	Ranch	SCA \$/Unit	1,798.21	Irr Type	Flood	
Address	18896 Plush-Adel Rd	Multiplier Unit		Irr Source	Private	
City	Adel	Multiplier No.		Location	Adel	
County	Lake	Legal Access	YES	Source	Assessor	
State/Zip	OR /	Physical Access	Paved	Year Verified	2020	
Region/Area/Zone	/ /	View	Typical	Tax ID/Recording		
Location	Adel	Utilities	Yes	Sec/Twp/Rge	Mult / 38S / 24E	
Legal Description: Map 38S24E Tax Lots: 1200, 1300, 1301						
Map 39S24E Tax Lots: 102, 134, 200, 500, 900						

Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	%	16.50	Ac. 2,400.00		X \$	= \$	39,600
Irrigated Cropland	%	1,600.00	Ac. 2,400.00		X \$	= \$	3,840,000
Meadow	%		Ac.		X \$	= \$	
Dry Cropland	%		Ac. 720.00		X \$	= \$	
Pasture	%	353.18	Ac. 1,200.00		X \$	= \$	423,816
Range	%	616.23	Ac. 440.00		X \$	= \$	271,141
Other	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
Totals		2,585.91	Ac. 1,769.03		X \$	= \$	4,574,557
CEV Price \$	4,650,000	- Land Contribution \$	4,574,557	= Improvement Contribution \$			75,443

Income Analysis

Income Estimate Basis:		<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Share	<input type="checkbox"/> Owner/Operator			
Income Source	Units	Unit Measure	Stabilized Yield	Total Production	Cash/Share/Owner Income		
<input type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated				Stabilized \$/Unit	Gross Income	Share %	Income \$
Cropland	10,000.00	AUM		25.00	250,000	100	250,000
Grazing	2,055.00	AUM		25.00	51,375	100	51,375
Improvements <input checked="" type="checkbox"/>	Improvements Included in Land Rent			/mo	/yr		
Stabilized Gross Income = \$							301,375
Expense Items:		Expenses (cont.):		Expenses (cont.):			
Real Estate Tax	\$ 8,555		\$		\$		
Insurance	\$ 704		\$		\$		
Maintenance	\$ 352		\$		\$		
Management	\$ 15,068		\$		\$		
Total Expenses	24,679	/ Stabilized G.I.	301,375	= Expense Ratio	8.19 %	Total Expenses = \$	24,679
Net Income	276,696	/ CEV Price	4,650,000	= Cap Rate	5.95 %	Net Income = \$	276,696

Index # OR03720.001

Database # 634

Sale # 20001

Improvement Analysis

Replacement Cost

Improvement Analysis	Item:	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
	Type	Hay Shed	Other								
	Size	8,400	1								
	Unit	Sq Ft									
	Utility	A									
	Condition	A									
	Age	26									
	Remaining Life	14									
	RCN/Unit	12.00	40,000.00								
	RCN	100,800	40,000								
	% Physical Depreciation	65									
	RCN Remainder After Phys. Depr.	35,280	40,000								
	% Functional Obsolescence										
	RCN Rem. After Phys./Funct. Depr.	35,280	40,000								
	% External Obsolescence										
	Total Impt. Contribution	35,280	40,000								
	Contribution \$/Unit	4.20	40,000.00								

Physical Depreciation 47 % Functional Obsolescence % External Obsolescence % Total Depreciation 47 %
 Total RCN \$ 140,800 Total Improvement Contribution: \$ 75,280 Improvement As % of Price 2 %

The sale property consists of 2,585.91 deeded acres dedicated to site, irrigated meadow lands, pasture and range lands. The property is minimally improved with a hay shed and several miscellaneous improvements in average condition. The sale property is situated in multiple non-contiguous tracts near Adel, Oregon in Lake County. Legal and physical access is provided by State Highway 140 and County Highway 3-10. The irrigated cropland is flood irrigated and farmed to meadow hay, reported production is 2.5 to 3 tons per acre. The pasture lands benefit from sub-irrigation, the range lands are non-contiguous and could be utilized for grazing. The seller is a trust and the buyer is from California.

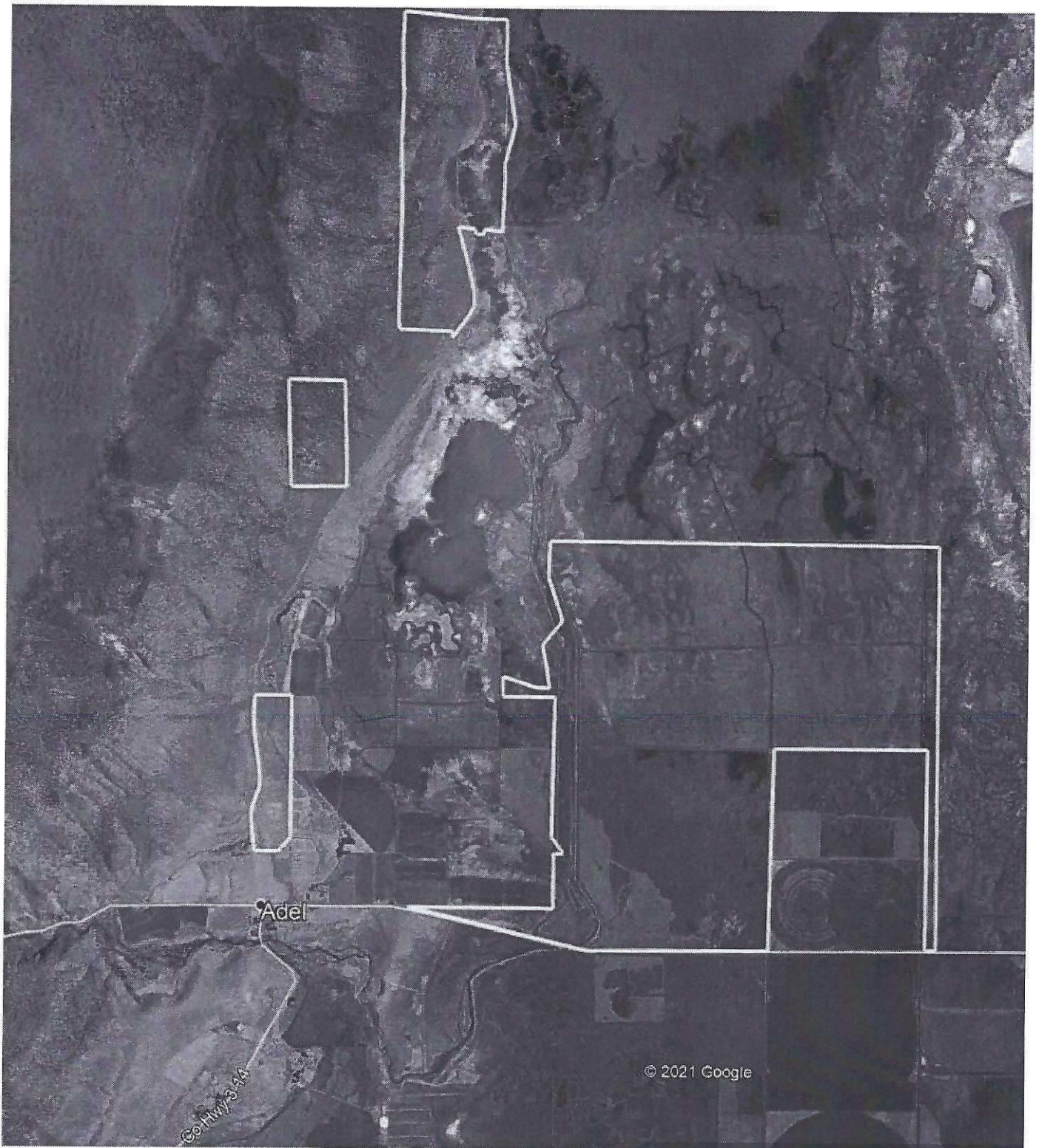
Comments

Index # OR03720.001

Database # 634

Sale # 20001

Aerial





Appraisal Report

Dennis & Pamela Amsbaugh

Grazing Property

Lake County, Oregon

Appraiser: Lesley L. Miller, ARA

Effective Date: March 2, 2021

Report Date: March 22, 2021



March 22, 2021

Ed Rollins
Bank of Eastern Oregon
250 NW Gale Street
Heppner, OR 97836

RE: Amsbaugh – Grazing Property, Lake County, Oregon

Dear Mr. Rollins,

Enclosed is the appraisal report on the property vested in the name of Dennis & Pamela Amsbaugh. The subject property is in one contiguous tract, four miles south of Lakeview, Oregon in Lake County. The report values the property as a total unit which is 3,559.45 deeded acres. Legal and physical access is provided by Old Wells Road, a graveled county maintained road. The appraisal of the subject is reflective of the legal description provided and included in the addenda of the appraisal report. The subject is a minimally improved property that includes a GP building and other miscellaneous improvements in average condition. The subject possesses a land use mix that includes site, irrigated cropland, CRP, pasture, and range lands. An allocation of the total value by land use type is shown starting on page 25. The allocations provided are allocations only and are not intended to be separate appraisals of each individual component if marketed and sold separately.

The subject is a grazing property. Water rights are provided by the State of Oregon and include five water right certificates and a permit that provide ground and surface water. A complete description of the property can be found in the Property Description section of the report starting on page 6.

The subject property was valued in an as is condition of the fee simple interest, surface rights only including the irrigation water rights and irrigation equipment. The value of the subject property, as of the effective date of this report, March 2, 2021 is:

Three Million Five Hundred Sixty Thousand Dollars
(\$3,560,000)

All information contained in this appraisal report is considered to be correct as stated in the Assumptions and Limiting Conditions. This appraisal report conforms to FIRREA and adheres to the USPAP. If you have any questions please feel free to contact me at (208)387-7993.

Sincerely,

Lesley L. Miller, ARA
Agri-Access
Certified General Appraiser
Oregon License #C001252 expires 12/31/21

1087 West River Street Suite #100 Boise, ID 83702

Telephone: 208-387-7993

Uniform Agricultural Appraisal Report

Dennis & Pamela Amsbaugh
4 miles south of Lakeview
3,559.45 Deeded Acres
Effective Date: March 2, 2021



Prepared For:

Bank of Eastern Oregon
250 NW Gale Street
Heppner, OR 97836

Intended User:

Client: Bank of Eastern Oregon

Prepared By:

Lesley L. Miller, ARA
Certified General Appraiser
1087 West River Street Suite #100
Boise, ID 83702

Date Prepared:

March 22, 2021

Table of Contents

Page Title	Page #
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Uniform Agricultural Appraisal Report

Property Identification

Owner/Occupant:	Amsbaugh, Dennis & Pamela		Total Deeded Acres:	3,559.45
Property Address:	96195 Old Wells Lane		Effective Unit Size:	3,559.45
State/County:	OR	/ Lake	Zip Code:	97630
Property Location:	4 miles south of Lakeview		Property Code #:	
Highest & Best Use:	Grazing Property	"As If" Vacant	FAMC Comd'ty Gp:	
	Grazing Property	"As Improved"	Primary Land Type:	Pasture
Zoning:	Farm Use		Primary Commodity:	Grazing
Unit Type:	<input checked="" type="checkbox"/> Economic Sized Unit	<input type="checkbox"/> Supplemental/Add-On Unit		
FEMA Community #		FEMA Map #	FEMA Zone/Date:	
Legal Description:	SEC Mult TWP 40S RNG 20E		Attached	<input checked="" type="checkbox"/>
Purpose of Report:	To develop an opinion of market value for the subject property on an "as is" basis.			
Use/Intended User(s):	Lending Activities/Bank of Eastern Oregon (Client).			
Rights Appraised:	Fee Simple Interest, Surface Rights only, including irrigation water rights, and irrigation equipment.			
Value Definition:	See Attached		Attached	<input checked="" type="checkbox"/>
Assignment:	Report Type: Appraisal			
Extent of Process/Scope of Work: This valuation is of the fee simple interest, surface rights only, in the real estate property as described in the attached legal description including the irrigation water rights. A preliminary title report was not provided to the appraiser. It is unknown if the mineral rights have been severed from the subject property. Mineral rights are of secondary concern to the typical buyer in this market and have minimal impact on value.				

SEE NEXT PAGE FOR ADDITIONAL COMMENTS

Summary of Facts and Conclusions

Appraisal Report Summary

Date of Inspection:	03/02/21	Effective Date of Appraisal:	03/02/21	
Value Indication	- Cost Approach:	\$	Not Completed	
	- Income Approach:	\$	3,630,000	
	- Sales Comparison Approach:	\$	3,560,000	
Opinion of Value:	(Estimated Marketing Time 12-18 months)	\$	3,560,000	
Cost of Repairs:	\$	Cost of Additions:	\$	
Allocation:	Land: \$ 3,550,000	\$ 997	/ (100 %)	
	Land Improvements: \$	\$ 0	/ (0 %)	
	Structural Improvement Contribution: \$	\$ 0	/ (0 %)	
	Non-Realty Items: \$ 10,000	\$ 3	/ (0 %)	
Leased Fee Value (Remaining term of encumbrance)	\$	\$ 0	/ (0 %)	
Leasehold Value:	\$	\$ 0	/ (0 %)	
	Overall Value:	\$ 1,000	/ (100 %)	
Income and Other Data Summary:	<input checked="" type="checkbox"/> Cash Rent	<input type="checkbox"/> Share	<input type="checkbox"/> Owner/Operator	<input type="checkbox"/> FAMC Suppl. Attached
Income Multiplier	()	Income Estimate:	\$ 35.25	/ (unit)
Expense Ratio	13.26 %	Expense Estimate:	\$ 4.68	/ (unit)
Overall Cap Rate:	3.00 %	Net Property Income:	\$ 30.58	/ (unit)

Area-Regional-Market Area Data and Trends:

	Above Avg.	Avg.	Below Avg.	N/A
Value Trend		<input checked="" type="checkbox"/>		
Sales Activity Trend		<input checked="" type="checkbox"/>		
Property Compatibility		<input checked="" type="checkbox"/>		
Effective Purchase Power		<input checked="" type="checkbox"/>		
Demand		<input checked="" type="checkbox"/>		
Development Potential		<input checked="" type="checkbox"/>		
Desirability		<input checked="" type="checkbox"/>		

Subject Property Rating:

	Above Avg.	Avg.	Below Avg.	N/A
Location		<input checked="" type="checkbox"/>		
Soil Quality/Productivity			<input checked="" type="checkbox"/>	
Improvement Rating		<input checked="" type="checkbox"/>		
Compatibility		<input checked="" type="checkbox"/>		
Rentability		<input checked="" type="checkbox"/>		
Market Appeal		<input checked="" type="checkbox"/>		
Overall Property Rating		<input checked="" type="checkbox"/>		

Scope of Work

The appraiser has considered this assignment and has developed a Scope of Work necessary to produce credible opinions and conclusions of value based on the subject property and market characteristics, property influences, and needs of the client. The appraiser has concluded that this Scope of Work is what would be expected of intended users or the appraisers' peers for similar assignments. If not identified elsewhere in the report, the following disclosure is provided to ensure that intended users will understand the Scope of Work performed.

Information that was provided by the client and property owner includes: specific property information and characteristics, operational information, water right details, previous appraisal completed on the subject, subject brochure information, answers to appraisers questions and information regarding property management practices and operations. Information gathered by the appraiser includes: Area market data, area demographic information, area economic information, water right research, listing information, county tax and zoning information, soils maps and aerial maps provided by AgriData Inc. and other details observed during the property inspection.

Lesley L. Miller completed an on site inspection of the property on March 2, 2021. Dennis Amsbaugh, the property owner, was present and answered appraisers questions and provided a tour of the property. The subject is made up of six contiguous tax parcels. Legal and physical access is provided by Old Wells Road, a graveled county maintained road. This road as well as farm roads and trails were traveled during the property inspection. The roads and trails traveled are considered adequate for viewing the subject property. The majority of the deeded land was seen visible from the vantage points traveled. This is a common practice for inspecting properties of this nature and considered adequate to identify land uses, acreages, and quality of each land use type. The subject is a minimally improved property that includes a GP building and other miscellaneous improvements. These will be later described in the subject improvement's section of this report.

The total acreage appraised is per the legal description and county tax information. The subject property is being appraised as one unit, which is made up of site, irrigated crop, CRP, pasture and range lands. Productivity of the land is based on the pertinent soils, the owner's representation, the appraiser's estimates and comparisons with other area properties.

The area market data was obtained and verified through record searches, and/or, contact with buyers, sellers, agents, or other sources deemed to be reliable. All of the market data used in this report has been viewed and verified by the appraiser or another appraiser employed by Agri-Access. Parties familiar with each sale were interviewed in order to gain an understanding of the transaction. The inspection of the sales involved a drive by of each property in order to be aware of the general area and of any special attributes that may have affected the sales price. During the drive by inspection, the general market area is also observed. Sales from the area of the subject with similar attributes from Lake and Harney Counties were considered in this valuation. The subject conforms well to the area and to the sales transactions.

The appraiser is competent to complete this appraisal assignment based on her appraisal knowledge and experience and familiarity of the area, and of this type of property. Lesley L. Miller is in compliance with continuing education requirements for state certification as a "Certified General" appraiser under Oregon license number C001252, expiring 12/31/2021, and is an Accredited Rural Appraiser with the American Society of Farm Managers and Rural Appraisers (ASFMRA).

The valuation process is accomplished through the application of specific steps. These steps are applied to the property being appraised to arrive at a well supported final value conclusion. This Appraisal Report is intended to comply with the reporting requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), Standard Rule 2-2(a). This Appraisal Report presents summary discussions of the data. The depth of discussion included in the report is specific to the intended use of the report and the needs of the client and intended users.

SEE NEXT PAGE FOR ADDITIONAL COMMENTS

Scope of Work Continued

The Cost Approach is most applicable to improved properties with newer construction. This approach allows for the valuation of each individual land use type. This approach also includes the depreciated value of the subject's buildings, if any. The subject contains land use types typical to the area and is a minimally improved property with improvements near the middle of their economic life. The completion of this approach would likely be a restating of what can be accurately accomplished through the application of the Sales Comparison Approach. The Cost Approach to value is not considered applicable and will not be completed in this analysis. The omission of this approach is not considered to be misleading to the intended user of the report.

The Income Approach is most applicable to properties with significant income potential. This approach considers sales of comparable nature to the subject from which to obtain market demonstrated rates of return. From the sales used, a representative cap rate is determined and applied to the net income of the subject. The reliability of the Income Approach depends upon the appraiser's estimate of production and ownership costs, and the overall comparability of the sales to the subject. This approach becomes less valid when applied to properties with recreational attributes, as owners of these properties are typically less sensitive to the immediate financial return provided by the property income, and are more concerned with rural lifestyle, long term investment, recreational opportunities, and pride of ownership. These factors make this approach very volatile. The subject is an income producing property, and the Income Approach will be completed as support for the other approaches completed.

The Sales Comparison Approach values the property on an overall dollar per deeded acre basis. There is adequate and reliable information from which to draw a conclusion of value through the application of this approach. There are area sales with comparable land use types, improvements, and qualities compared to the subject. The Sales Comparison Approach will be completed.

Area-Regional Description	Area-Regional Boundary: The area of consideration is the general farming and ranching area located in Southern and Eastern Oregon.		On and Off Property: <table border="0"> <tr> <td></td> <td>Up</td> <td>Stable</td> <td>Down</td> </tr> <tr> <td>Value Trend:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sales Activity Trend:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Population Trend:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Employment Trend:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			Up	Stable	Down	Value Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sales Activity Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Population Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Employment Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																						
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Major Commodities: The commodities being produced in the area are livestock, feed crops, and some timber harvest on the appropriate production areas.		Market Availability: <table border="0"> <tr> <td></td> <td>Under Supply</td> <td>Balanced</td> <td>Over Supply</td> <td>No Influence</td> </tr> <tr> <td>Cropland Units:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Livestock Units:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Tracts:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Rural Res Tracts:</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			Under Supply	Balanced	Over Supply	No Influence	Cropland Units:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Livestock Units:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Tracts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rural Res Tracts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																								
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Forces of Value: (Discuss social, economic, governmental, and environmental forces.) The market area for the subject property is the farming and ranching areas located near Lakeview, in Southeastern Oregon. The subject is located within 4 miles south of Lakeview in Lake County. The area of the subject is an area that possesses many large to small scale ranches. The surrounding area to Lakeview possesses a large amount of range and pasture ground, which includes large amounts of publicly owned lands, as well as irrigated acreage that is utilized as winter feed and cash crops. Non-ag forces consisting of residential, investment, and/or recreation add to this base value. The economic base of the area is dominated by agriculture, mining, and forest products. Lakeview is the county seat of Lake County. Large area towns would include Lakeview, Burns to the Northeast, Klamath Falls to the west, and Bend to the northwest. Recreational pressures and investment opportunities provide additional income opportunities. Governmental influences in the area include zoning regulations that affect land uses and marketability. There are also cost share programs and government subsidy programs that are administered by the United States Department of Agriculture. Environmental forces are considered to be soil quality, topography, irrigation water rights and availability, and privacy or scenic features. The privacy and scenic considerations impact the non-ag buyers.																																																														
Exposure Time: 12-18 months. (See attached definition and discussion)																																																														
Market Area Description	Specific Market Area Boundaries: The specific market is generally defined as the agricultural farming and ranching areas, located throughout Lake and Harney Counties, Oregon.																																																													
	Market Area: <table border="0"> <tr> <td></td> <td>Rural</td> <td>Suburb</td> <td>Urban</td> </tr> <tr> <td>Type</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td>Up</td> <td>Stable</td> <td>Down</td> </tr> <tr> <td>Value Trend</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sales Activity Trend</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Population Trend</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Development Trend</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			Rural	Suburb	Urban	Type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Up	Stable	Down	Value Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sales Activity Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Population Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market Area: <table border="0"> <tr> <td></td> <td>Above Avg.</td> <td>Avg.</td> <td>Below Avg.</td> <td>N/A</td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Effective Purchase Power</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Demand</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Development Potential</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Desirability</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			Above Avg.	Avg.	Below Avg.	N/A	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Effective Purchase Power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Potential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Desirability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Desirability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Analysis/Comments: (Discuss positive and negative aspects of market area.) Lakeview is located approximately 175 miles south of Bend, and approximately 15 miles north of the California border. Lakeview is the county seat of Lake County, and is the service center for the subject. The subject is located approximately four miles south of Lakeview. There are areas to the east and west of the subject that are heavily forested and contains the Fremont National Forest. The lower lying areas are considered to be high desert, which possesses a large amount of sagebrush and Juniper tree cover and is a remote area. Water can also be scarce in this area. There are many lakes in the area with the largest being Goose Lake. The water quality of the lakes is poor due to the alkali levels, depths of the lakes, and limited recreational uses. There are large rim rock mountains that possess very steep cliffs and over hangs. While providing scenery to the area they are also popular to hang gliders and paragliders. Other local interests and attractions are for bird watchers, hikers, hunters, recreationalists, and persons that enjoy observing nature. Agriculture, timber, and mining have been the primary industries with the ag production primarily devoted to cattle and hay crops. Irrigation water is mostly supplied by private rights from the area creeks and rivers as well as ground water wells. Irrigation is spread on forage crops and meadows which are harvested for hay. SEE NEXT PAGE FOR ADDITIONAL COMMENTS																																																														

Additional Comments

Market Area Description Continued:

In Northern Lake County an moratorium has been implemented for new irrigation water right applications. While Southern Lake County does not possess an official moratorium, new applications are extensively regulated and reviewed. The availability of developing new water rights in the area is scarce. Recreation in the form of big game hunting has become a factor with landowner preferences being granted for elk and deer tags, there is also populations of antelope in this area as well. There is a large amount of publicly owned land in the area, with over 78% of the land within the county being owned and managed by the federal and state government. Most of this land is under BLM and Forest Service control. Smaller acreages are becoming popular as rural residential tracts or part time farms. The buyers of these properties typically have off farm employment and desire to live and raise families outside of the city limits. Employment is offered by the driving forces of agriculture, mining, and timber industries, as well a hospital, government agencies, and the Warner Creek Correctional Facility.

There is a good system of improved state highways and county roads traveling through the area. State Highways 395 and 140 travel through the area. Highway 395 is a main highway that travels North/South through the state. Highway 140 travels East/West through the county and connects Central Oregon to Northern Nevada. There are county paved and gravel roads that connect rural areas and communities to the Lakeview area and major highways. The nearest services to the subject are located in the town of Lakeview. Lakeview is the area hub and possesses medical facilities, marketing centers, employment opportunities, and a municipal airport. Expanded markets are available in Bend or Klamath Falls, Oregon.

The current real estate market is considered to be stable with limited available market sales information. The market has experienced limited activity and sales transactions. An in-depth search of available real estate market data was made using county records, area appraisers, and local real estate agencies. Though there are recent area sales, real estate listings in the area have been experiencing some extended listing times. It is apparent that the market for irrigated and production properties is increasing. Area realtors were interviewed and it is known that farm and ranch properties for sale are limited, with the realtors carrying a low inventory. The area of the subject has been experiencing ongoing drought conditions, which have been cautioning buyers in the market. Many buyers are considered to be waiting to see how the ag and commodity markets are projected for the next year prior to making any large land acquisitions. Low commodity prices and drought conditions heavily impact the local economy.

Current market participants have been neighboring operators looking to expand current operations, out of area operators, as well as agriculturally motivated investors. These investor buyers are motivated by the production potential of the land, development potential, and future resale of the property. There are very limited recreational buyers in the current market, and these buyers typically desire attributes not found on the subject. Part time farm buyers are active in the area and desire improved properties where full time employment can be achieved along the with the rural living lifestyle. Ranching and farming activities are considered as the primary land use purpose in the area.

Currently the nation and the world is navigating a health pandemic from the Covid-19 virus. This is a recent outbreak, which has stalled the economy, altered the stock market, resulted in a severe reductions of interests rates, created travel restrictions, and implemented a practice termed "social distancing". Locally some business are currently closed to walk in traffic, schools were released, and many businesses are operating under quarantine scenarios with employees working remotely. As we move into 2021 there is still much uncertainty for how the area will continue to handle school, sports, commerce, and travel. The virus has caused much uncertainty and some panic worldwide. The effect of this on the real estate market remains unknown at this point, though no negative impacts to land values have been identified.

The marketing and exposure time for the subject is estimated to be 12 to 18 months. If a quicker marketing time was desired due to a motivated transaction this would likely result in a discounted sales price. The appraiser is aware of limited transactions occurring with reduced marketing times. The situations known are from an extended market area and indicate discount rates ranging from 30% to 60% of fair market value.

Property Description: (Location, use and physical characteristics) The subject consists of a total of 3,559.45 deeded acres and is dedicated to site, irrigated cropland, CRP, pasture and range lands. The subject is located 4 miles south of Lakeview, Oregon in Lake County. Legal and physical access is provided by Old Wells Road, a graveled county maintained road. The subject is minimally improved with a GP building and other miscellaneous improvements.

There is approximately 3 acres of site. This is the acreage where the structural improvements are located as well as the area surrounding the structural improvements. This acreage is near the southern property boundary. Access to the site acreage is via a graveled road from Old Wells Road. The improvements will be later described in the subject improvements section of this appraisal. SEE NEXT PAGE FOR ADDITIONAL COMMENTS

Subject Land Description

Land Use	Deeded Acres	Unit Type	Unit Size
Site	3.00	Acre	(0.1%)
Irrigated Cropland	175.00	Acre	(4.9%)
Meadow			(0.0%)
Dry Crop/CRP	57.00	Acre	(1.6%)
Pasture	2,122.00	Acre	(59.6%)
Range	1,202.45	Acre	(33.8%)
Other			(0.0%)
			(0.0%)
			(0.0%)
			(0.0%)
Total Deeded Acres	3,559.45	Total Units	0.00 (100 %)

Subject Description:	Above Avg.	Avg.	Below Avg.	N/A
Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physical Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contiguity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shape/Ease Mgt.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rentability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market Appeal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Zone/Date				
Building Location	SW 1/4 Sec 15 T40S R20E			

Comments The total acreage appraised is per the county tax information. The lands were inventoried according to their use. The subject is made up of site, irrigated crop, CRP, pasture, and range lands. The number of acres of each applicable land class is based on an on-site inspection, Lake County records, applicable water rights and FSA aerial photographs provided by AgriData Inc.

Land Improvements:	Above Avg.	Avg.	Below Avg.	N/A
Domestic Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Livestock Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Roads	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water Rights: ☐ No ☒ Yes ☒ Supplement Attached
Mineral Rights: ☒ No ☐ Yes ☐ Supplement Attached

Comments: Water Rights were verified with the Oregon Water Resources Department and are sufficient for the subject property. A preliminary title report was not provided to the appraiser, it is unknown if the mineral rights have been severed from the subject property. Mineral rights are of secondary concern to the typical buyer in this market and have minimal impact on value.

Topography:	Level	Un- dulating	Roll- ing	Slop- ing
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigated Cropland	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meadow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dry Crop/CRP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pasture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Topography	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Soils Description: See the following page for a detailed soils description. Please refer to the soils map located in the addenda of the report for more detail.

Soil Quality/Production: ☐ Above Avg. ☐ Avg. ☒ Below Avg. ☐ N/A ☐ Supplement Attached

Climatic: 8-12 " Annual Precipitation 4705 ' to 4718 ' Elevation 100 Frost-Free Days
Utilities: Domestic Water Yes Electric Septic Sewer None Gas Yes Telephone
Distance To: 4 Schools 4 Hospital 4 Markets 1.5 Major Hwy. 4 Service Center

Easements/Encroachments: (Conservation, Utility, Preservation, etc.) Please see comments in the Property Description for comments regarding easements and encroachments.

Hazards and Detriments: No items atypical of an ag operation was observed, and no concerns were reported to, or observed by, the appraiser. The appraiser's observation is limited to reasonably apparent and accessible conditions and does not include hidden, latent conditions or those in inaccessible areas.

Property Comments

The 175 acres of irrigated cropland is situated around the site acreage. This acreage has been historically farmed to hay, barley and triticale, production was not provided. Irrigation water is supplied by an on site 40 HP pump and well with a reported output of 1,000 GPM. Irrigation water is distributed from a 60 HP booster pump via two reel big gun sprinklers. There is a contiguous 36 acres in Section 21 to the west of the irrigated cropland that appears to have been farmed; however, does not have a designated irrigation water right for this acreage.

Irrigation water rights are provided by the State of Oregon and were researched on the State of Oregon Water Resources Department website. Irrigation water rights are provided by Certificates 5205, 5270, 33180, 37004, 45668, and Permit G-17524. These certificates and permit provides a total of 1,417.12 acres of primary water rights and 39.8 acres of supplemental water rights. These rights are sufficient for what is currently being considered as irrigated cropland and irrigated pasture on the subject property. The permit has an extension for completion date until 10/1/2025. This permit is approved for an additional irrigation well that has not yet been drilled. An application (G-19032 which is from T-12042) was filed on 9/28/20 for irrigation water rights from a well from Goose Lake for 45.5 acres of primary water rights and 430 acres of supplemental irrigation water rights. An Irrigation Water Rights Summary is included in the report addenda, in addition to the Water Right Certificates and Permit.

There is approximately 57 acres under a CRP contract, this acreage is situated near the northern property boundary along both sides of Thomas Creek. A copy of this contract was not provided to the appraiser. This acreage cannot be grazed or farmed and is wildlife habitat. The contract was renewed in 2015 and expires in 2030, the 2020 payment was \$5,477, or \$96.09 per acre.

There is approximately 2,122 acres of pasture land. Approximately 1,242 possesses irrigation water rights and is flood irrigated, the remainder of the pasture lands benefit from sub-irrigation moisture. This acreage is improved with native and planted grasses. Irrigation water is distributed via flood irrigation methods from several diversions throughout the property and distributed from various head gates, dike systems and dirt ditches. The sub irrigated lands benefit from runoff and sub irrigation moisture from these ditches. These lands are perimeter and cross fenced to allow for rotational grazing. Stockwater is supplied by Thomas Creek, a domestic well, and by several artisan wells. There is a diversion dam situated on the northern property boundary that diverts the water from Thomas Creek east and west. This is the main diversion point for the flood irrigation. Ducks Unlimited has helped improve the system over the years. This has created a habitat for spring waterfowl.

The remaining approximate 1,202.45 deeded acres is dedicated to range lands. These lands are made up of the acreages that do not possess irrigation water rights, do not benefit from sub-irrigation moisture and are utilized for grazing purposes. The range lands are primarily situated on the subjects southern property boundary. These acreages are utilized in conjunction with the pasture lands for grazing. Some of these lands have been cleared of sagebrush while the other lands are improved with sage brush and other native grasses. Stockwater is supplied by artisan wells.

Soils consist of Tandy loamy fine sand, 0-1% slopes, class VIw; Thunderegg fine sandy loam, 0-1% slopes, Class VIw; Fluvuquents, 0-2% slopes, Class VIw; Stockdrive fine sandy loam, 0-1% slopes, Class Vw all non-irrigated and a small amount of Lakeview silty clay loam, sodic, 0-2% slopes, Class IIIw irrigated.

The southern property boundary borders Goose Lake. The property owners around Goose Lake possess rights to graze the lake bed when the water levels are low. There is electric fencing for the riparian grazing below the 4,702 elevation mark along the subjects southern property boundary on the north end of Goose Lake for seasonal grazing purposes. The subject is grazed in conjunction with approximately 500+/- acres of lake bed. There is no cost to the property owner to graze these lands. This is not considered a deeded grazing right, it is considered a riparian benefit to the property owners that own lands that surround Goose Lake.

No items atypical of a farm operation were observed, no other concerns were reported to the appraiser. The appraiser's observation is limited to reasonably apparent and accessible conditions and does not include hidden, latent conditions or those in inaccessible areas. The appraiser is not trained as an environmental expert and does not know, in fact, that environmental or hazardous concerns do not exist on the subject property. There was nothing viewed or reported considered to be a hazard or a detriment to the property. A preliminary title report was not provided to the appraiser. It is assumed that the subject contains typical easements for the area. It is assumed that the subject does not include any atypical easements. These type of easements include irrigation ditches, pipelines, utilities, and roads. SEE NEXT PAGE FOR ADDITIONAL COMMENTS

Property Comments

It is unknown if the mineral rights have been severed from the subject property. Mineral rights are of secondary concern to the typical buyer in this market and have minimal impact on value. They were not researched as part of this appraisal analysis. The appraiser was not provided with an owner completed environmental disclosure. A FEMA was not provided to the appraiser.

A summary of the property's positive attributes include the following:

- The subject possess many recreational attributes including: habitat for wildlife, large continuous acreage, views of the surrounding valley, and live water.
- There are reliable and adequate sources of livestock water in each field on the subject.

A summary of the property's negative attributes include the following:

- The acreages considered irrigated are not set up with an efficient irrigation system and an additional well has not been drilled on the subject property for an adequate supply of irrigation water rights to the acreages considered as irrigated cropland.

The subject property would likely sell as one unit. Potential buyers would include ag operators wanting to expand current operations and/or ag investment buyers.

Type	Size	Construction	Qty	Foundation	Roof	Floor	Exterior	Act. Age	Eff. Age	Rem. Life	Con-formity	Utility	Cond.
GP Building Other	2,400 1	Pole	A	Conc	Metal	Conc	Metal	39	25	15	A	A	A

Subject Improvement Description

Improvement Comments: *(Discuss and/or expand any items affecting value structure-by-structure, if necessary)*

Building information was gathered from the Lake County Assessor's office. The improvements are described from the available Lake County Assessors information, the appraiser's observations as well as the owners representations.

GP Building: The GP building was constructed in 1982 on a concrete foundation with concrete flooring, metal siding and roofing. The GP building consists of 2,400 square feet, has power, 2-12' overhead doors, a man door and is in average condition.

Other: This category includes all of the buildings and improvements that do not contribute a specific individual value but do provide value to the subject, as well as the site improvements of the subject. The site improvements consist of the domestic well, artisan wells, power services, septic system, gravel drives, corrals, perimeter and cross fencing, etc. Also considered in this category is a livestock shed. These improvements provide utility however do not derive a specific dollar value.

Site Improvements: The site improvements consist of the domestic well, artisan wells, power services, septic system, gravel drives, corrals, perimeter and cross fencing, etc.

	Above Avg.	Avg.	Below Avg.	N/A
Overall Structural Balance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Overall Structural Condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improvement Rating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Property Rating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

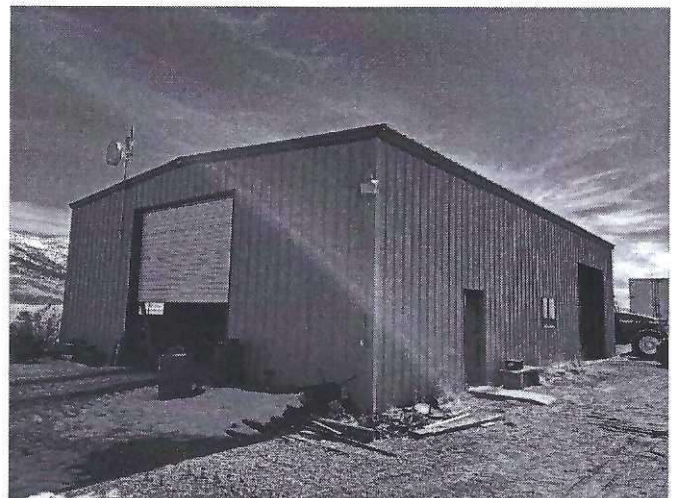
Overall Building REL 15 years

RIGHT: Irrigated cropland



LEFT: 40 HP pump and well that services the irrigated cropland

RIGHT: GP Building

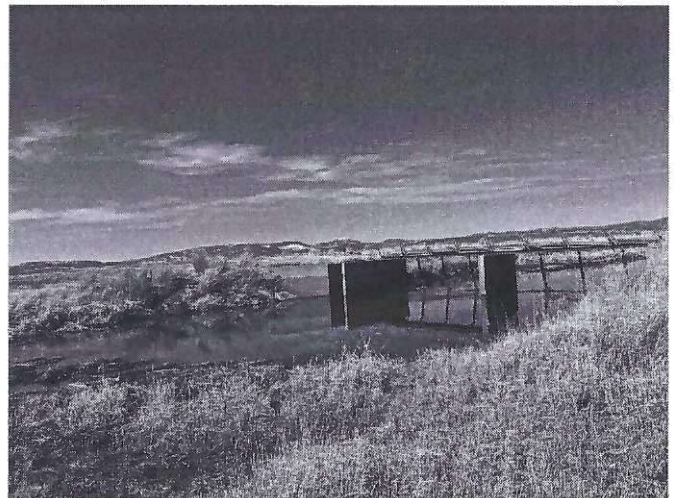


RIGHT: Irrigated pasture

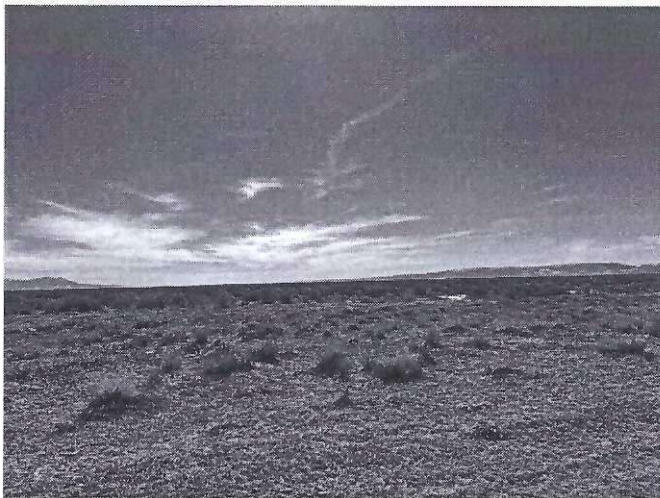
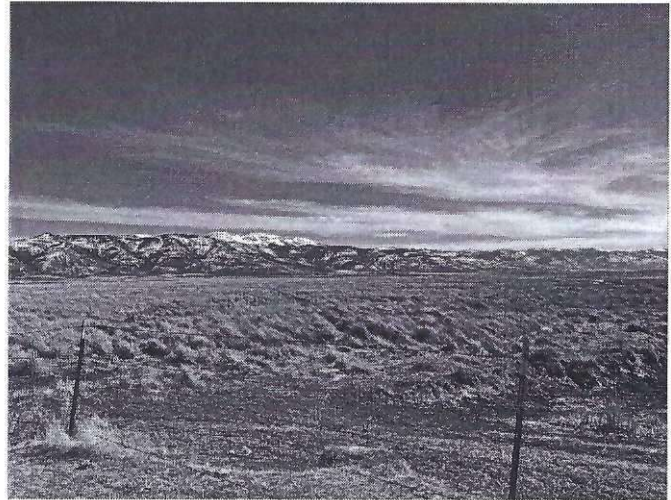


LEFT: Pasture

RIGHT: Northern property boundary and diversion on Thomas Creek

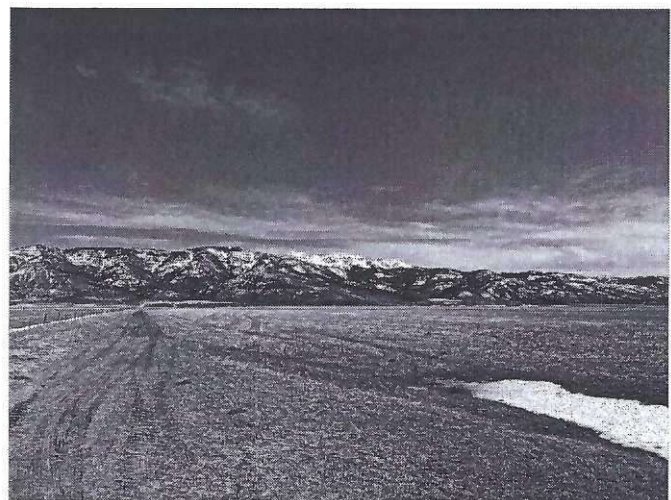


RIGHT: Irrigated pasture



LEFT: Range lands

RIGHT: View from subject



History	<input checked="" type="checkbox"/> Ownership Longer Than <u>3</u> Years <div style="display: flex; justify-content: space-between; width: 100%;"> Owner Recording/Reference Date Price Paid Terms </div>					
	Previous: _____ Present: <u>Amsbaugh</u> _____					
	Currently: <input type="checkbox"/> Optioned <input type="checkbox"/> Under Contract Contract Price: \$ _____ Buyer: _____ <input checked="" type="checkbox"/> Currently Listed Listing Price: \$ <u>3,600,000</u> Listing Date: <u>08/01/20</u>					
	PLEASE SEE NEXT PAGE FOR ADDITIONAL COMMENTS					
Zoning	Current Zoning: _____ Farm Use Zoning Conformity: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Zoning Change: <input checked="" type="checkbox"/> Unlikely <input type="checkbox"/> Probable To: _____ Comments: Zoning is regulated by Lake County in this area. Current and proposed use of the subject conforms well to it's zoning of Farm Use. Zoning was verified with the Lake County Assessor's Department. The subject is considered to be in compliance with the current zoning.					
Taxes	Tax Basis: <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> _____ <input type="checkbox"/> _____ Parcel #: <u>See Below</u>		Assessment Year <u>2020</u> Land \$ _____ Building(s) \$ _____ Combined \$ <u>336,394</u> Total Assessed Value \$ <u>336,394</u> Assessed (Taxable) Value _____		Forecast: Current Tax \$ <u>4,491.81</u> Estimated/Stabilized \$ <u>4,492</u> Or (<u>3,559.45</u> Ac.) = \$ <u>1.26</u> /acre Trend: <input type="checkbox"/> Up <input type="checkbox"/> Down <input checked="" type="checkbox"/> Stable	
	Comments: Tax information was gathered and estimated from the Lake County Assessor and is reflective of the 2020 tax year. The subject includes parcels from Map 40s20; Tax Lots 1400, 2200, 3200, 3300, 3400, and 3500; reference #s 15813, 15829, 19248, 15847, 15849, 19251, 15850, 19252, 15853, and 19253.					
Highest & Best Use Analysis	<small>Highest & Best Use is defined as that reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legally alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value.</small>					
	Analysis: <i>(Discuss legally permissible, physically possible, financially feasible, and maximally productive uses)</i> Legally Permissible: The subject is currently in agricultural use and is in compliance with county zoning regulations. Commercial activity forces are minimal in the immediate area of the subject. Commercial properties are typically located closer to population centers, and many times within the city limits. The subject is located in a rural area, where there are considered to be few commercial interests. The subject is made up of site, irrigated crop, pasture, and range lands. The subject is a minimally improved property which includes a GP building and other miscellaneous improvements. The subject is located 4 miles south of town in an area where the market is primarily influenced by agricultural operations, with influences from recreational and investor buyers as well. The subject is available for any legal use under the Farm Use zoning of Lake County. The subject is considered to be open for any uses desired and allowable, with no known legal obstacles. SEE NEXT PAGE FOR ADDITIONAL COMMENTS					
	Highest and Best Use: "As if" Vacant <u>Grazing Property</u> "As Improved" <u>Grazing Property</u>					
	Discussion: SEE NEXT PAGE FOR ADDITIONAL HIGHEST AND BEST USE ANALYSIS COMMENTS					
Value Methods	Valuation Methods: <input type="checkbox"/> Cost Approach <input checked="" type="checkbox"/> Income Approach <input checked="" type="checkbox"/> Sales Comparison Approach (Explain and support exclusion of one or more approaches) Please see the comments in the Scope of Work section of this report for the explanation to support the exclusion of one of the approaches to value, and the support of the two valuation methods used.					

Highest and Best Use Continued**Property History Continued**

The property is currently listed with Fisher Nicholson Realty, LLC for the list price of \$3,600,000. The property has been listed since August 2020. The sellers determined the list price. One of the listing agents indicated that the property has had some interest; however, no official offers have been made.

The property has been on and off the market since the owners had purchased the property in 2012. The property was listed with Jett Blackburn Real Estate Inc. in 2018 with an original list price of \$4,600,000 and eventually reduced to \$4,200,000. The seller pulled the listing and re-listed with United Country Real Estate on 12/31/18 for \$4,900,000 the property was reduced over time and the listing was removed on 11/24/19 at a reduced list price of \$3,600,000.

The subject has been owned by the same owner in excess of three years. The Appraiser did not discover any other current listings, options or contracts involving the subject property that have occurred in the last three years.

Highest and Best Use Continued

Physically Possible: Soil quality, terrain, location, and climate are the primary physical conditions that affect or restrict the highest and best use. The subject possess irrigated crop land with soils that are considered to be productive and similar to many other area operations. The terrain of the irrigated crop is nearly level. The pasture land on the subject is limited by soil type, water rights, and terrain to livestock grazing uses. The range land on the subject is also limited by soil type, water rights, and terrain to livestock grazing uses. The subject is improved with a GP building and other miscellaneous improvements. The improvements are considered to contribute to the current use of the subject and are typical of the area and for the property type.

The improvements are not considered to appeal to a part time farm buyer, the subject's larger acreage is also considered to be less desirable as a part time farm buyer as the subject's size is much larger than part time farm buyers desire. The attributes of the subject property are such that it is physically possible to use the property for agriculture, investment, and recreation. Recreational buyers are typically interested in properties with attributes such as timber, live water, populations of wildlife, seclusion, and aesthetic views. The subject does not possess all of the recreational attributes that would appeal to a purely recreational buyer. Ag investment buyers have been active in the market and desire large blocks of irrigated lands. These buyers desire properties that can be purchased, leased for income, and held for future resale. In many instances these buyers desire quality irrigated, or highly productive, farm properties. The subject may not meet the requirements of a purely investment motivated buyer. Investor buyers may be disinterested in the subject due to not having primarily irrigated production lands, majority of the lands being utilized for grazing. The subject is located in a farming and ranching area with many area operators as perspective tenants for the property. In the current market the primary motivations have been the agricultural influences of the properties.

Financially Feasible and Maximally Productive: Agricultural production is typical for the immediate area with farms and livestock enterprises being owned and operated for a business profit, generally providing a reasonable return and demonstrating financial feasibility. Ag production buyers and investor buyers will be most concerned with a monetary return on their purchase money. Part time farm buyers and recreational buyers are motivated by the way of life, rural lifestyle, and recreational attributes of properties. The financial return of the properties is less of a concern to these buyers.

The area surrounding the subject property is an agricultural area and is heavily influenced by agricultural buyers. Considering the subject, current market transactions and the overall market area, the current use of the property, the highest and best use of the subject property "as if" vacant and "as improved", is as a grazing property.

Sales Comparison Approach (1-5)

Sale Data	Sale Data	Subject	Sale #1 18001	Sale #2 18002	Sale #3 19003	Sale #4 20003	Sale #5 20001
	Grantor (Seller)						
	Grantee (Buyer)						
	Source		Appraiser	Realtor	Seller	Buyer	Assessor
	Date	Eff 03/21	03/18	12/18	08/19	07/20	09/20
	Eff Unit Size/Unit	3,559.45 / Acre	1,284.23	3,373.03	2,080.00	1,636.72	2,585.91
	Sale Price		1,450,000	2,000,000	1,650,000	2,650,000	4,650,000
	Finance Adjusted		Conventional	Seller Financed	Conventional	Cash	Cash
	CEV Price		1,450,000	2,000,000	1,650,000	2,650,000	4,650,000
	Multiplier						
	Expense Ratio		29.51	9.12	30.40	20.08	

The Appraiser has cited sales of similar property to the subject and considered these in the market analysis. The description below includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and the sales documented. When significant items are superior to the property appraised, a negative adjustment is applied. If the item is inferior, a positive adjustment is applied. Thus, each sale is adjusted for the measurable dissimilarities and each sale producing a separate value indication. The indications from each sale are then reconciled into one indication of value for this approach.

CEV Price/ Acre	1,129.08	592.94	793.27	1,619.09	1,798.21
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LAND AND IMPROVEMENT ADJUSTMENTS

Land Adjustment	107.17	396.20	773.30	-603.84	-773.45
Impvt. Adjustment	-118.69	19.27	-147.70	-158.43	-11.19
Adjusted Price	1,117.56	1,008.41	1,418.87	856.82	1,013.57

TIME ADJUSTMENTS

<input checked="" type="checkbox"/> Yr	<input type="checkbox"/> Mo	Periods				
<input checked="" type="checkbox"/> Smpl	<input type="checkbox"/> Cmp	Rate				
<input type="checkbox"/> Auto	<input checked="" type="checkbox"/> Man	Time Adjustment				
		Time Adj. Price				

OTHER ADJUSTMENTS

	Adjustment					
	Adjustment					
	Adjustment					
	Adjustment					
	Adjustment					
	Adjustment					
Net Adjustments		-12	415	626	-762	-785
ADJUSTED PRICE		1,117	1,008	1,419	857	1,013

Analysis/Comments: (Discuss positive and negative aspects of each sale as they affect value)

The Sales Comparison Approach is based on the premise that the market value of a property is directly related to the prices of comparable, competitive properties. The principle of substitution comes into play where the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability. A knowledgeable buyer will pay no more for a property than they would pay for a substitute of equal utility or desirability. The Sales Comparison Approach uses a direct comparison to other market transactions on some common unit of comparison such as acres, animal units, etc. The Sales Comparison Approach was completed on an overall dollar per total deeded acre basis.

SEE NEXT PAGE FOR ADDITIONAL COMMENTS

Sales Comparison Approach Summary:

Property Basis (Value Range): \$ 3,050,000.00 to \$ 5,050,000.00
 Unit Basis: \$ 1,000.00 / 3,559.45 Acre = \$ 3,559,450.00
 Multiplier Basis: \$ X (multiple) = \$

Sales Comparison Indication:

\$ 3,560,000

Sales Comparison Comments

Sales from the market area of the subject were considered, with five representative sales included in this approach to value. Two Sales occurred in 2018, one sale occurred in 2019 and two sales occurred in 2020. Please refer to the Comparable Sales Summaries, page 22, for a brief discussion of each of the sales.

Each of the sales was compared to the subject on a "head to head" basis to adjust for land allocation and building contribution differences. The sales adjustment pages 18 through 22 show these direct comparisons. The subject is made up of site, irrigated crop, CRP, pasture and range lands. All of the sales used each contain land use types similar to the subject property. The sales that contain additional land classes are adjusted to be similar to the subject. For the sales that lack land use types that exist on the subject a market derived value relationship is applied to the sales. The value relationship is derived by the appraiser and kept in the work file. The adjustments are made to make the sales "like" the subject in terms of land mix. All of the land adjustments are derived from market information.

The subject is a minimally improved farm property that contains improvements that are considered to be common for the area. All of the sales are improved with improvements that have contributory value. The improved sales include improvements that vary in type, condition, construction, size, and age compared to those present on the subject. On the sales adjustment pages a contributory value for the subject's improvements is determined and applied to derive the appropriate improvement adjustment for the sale. The subject's building condition, type, age, and comparison to applicable buildings on the sales are considered when determining the contributory value of the improvements. The applied contributory values are considered to be accurate, and a well supported reflection of value for the individual improvements. The building adjustments are made to make the sales "like" the subject in terms of improvement mix. These adjustments are market derived and are not considered to be misleading to the reader of the report.

After the land and buildings adjustments are made, the sales are "like" the subject in land and building mix. From this point, comparisons can be made for other factors that may affect the overall value of the property. Adjustments for time, size, quality, location, and other physical differences are considered. The sales used date back to 2018 and are current for the market with no time adjustment considered to be appropriate. Sales comparisons and pairings do not indicate any quality evidence of a consistent market trend. While many area properties are considered to be comparable and similar, many have widely different attributes or amenities, creating differences that make a specific time adjustment difficult to determine. All of the sales used are considered to be current for the market, with the most comparable sales used in this analysis. The subject consists of 3,559.45 deeded acres. The sales range from approximately 1,187 to 3,773 deeded acres in size. There is no market evidence of an adjustment for size. The grid on the previous page indicates that some large net adjustments to the sales were applied. These adjustments are due to the differences in size, land use types, and improvements between the sales and the subject. The adjustments are market derived. No other specific adjustments were isolated or applied in this analysis.

After applying the land and buildings adjustments, the values indicated by the sales range from \$857 to \$1,419 per deeded acre. Sale 19003 makes up the top end of the range. This property is located near Crane, Oregon in Harney County. The property was not formally listed and was marketed by word of mouth in a small community. The seller was asking \$1,900,000 for the ranch. Many area operators were interested in the property but it was too high of an asking price. There was one offer made at the \$1.9 and during the course of financing the appraisal was very short of the purchase price and the seller would not accept the lower price. The buyer entered into negotiations with the seller and the same situation occurred where the appraisal for financing came back very short of the listing price. The buyer was very motivated to purchase the property and creatively the seller took a \$225,000 2nd mortgage behind the sales price of \$1,425,000. The property possesses quality ranch improvements with a updates, new furnishings, a quality GP building and hay shed. There is an 77 acre wheel line irrigated field that produces hay crops. The south end of the property contains some quality meadow lands for livestock grazing. The remainder of the property is native range lands. There were two allotments included that adjoin the sales deeded lands. Overall this sale is considered superior due to buyer motivations. The four remaining sales indicate a tighter range of values from \$857 to \$1,117 per deeded acre. Sale 18001 indicates the value at the top end of the tightened range. This sale consists of a higher elevation ranch with pivot irrigated lands, pasture and range land near Plush, Oregon in Lake County. A BLM permit was also transferred with this sale. Overall this sale is considered slightly superior due to the pivot irrigated lands. Sale 20003 that makes up the bottom end of the tightened range. This was a private sale between area operators situated west of Riley in Harney County. The seller was selling out and moving his operation to Nebraska. The buyers are part of a large scale family ranching operation with significant holdings in the area. They also own the adjoining lands to this sale. The price was negotiated over a long period of time. SEE NEXT PAGE FOR ADDITIONAL COMMENTS

Sales Comparison Comments

The ranch was originally listed to sell for \$2,850,000 and an agreement was made and the seller backed out as Covid 19 hit the nation. As time went on the parties renegotiated the sales where the price was lowered \$200,000 due to the unsettled market Covid influences. The property consist of three newer Zimmatic pivot systems with well and surface rights. The meadow lands benefit from seasonal run off on good moisture years. The pasture lands have crested wheat grass seedings and have been cleared of sagebrush. The range lands are native grasses. The public leased grazing rights are provided by the BLM. The irrigation equipment is in good condition. The improvements are also newer and in good condition. Sale 18002 indicates a value of \$1,008 per deeded acre. This is the largest sale utilized of pasture and range land in Harney County. This property was sold by a retiring operator looking to secure some retirement money. The seller inquired with a local area realtor about listing the property. The buyer is a local area rancher that is expanding. The properties original asking prices was \$2.1 mil. Multiple realtors indicated that there were multiple buyers interested at this sales prices. The property has pasture lands that can be utilized for hay, with the remaining of the acreage being considered as range. Irrigation water is diverted from the Silvies River and is flooded onto the property. The pasture acreage receives flood waters on an annual basis. The pasture acreage benefits from flood irrigation water on flood years as well as has some sub irrigation. There are some areas with sagebrush present, though the majority of the property is open and undulating in terrain. The property is perimeter fenced and there is some cross fencing. Sale 20001 indicates the value of \$1,013 per deeded acre. This is the most recent sale utilized near Adel in Lake County. The sale property consists of 2,585.91 deeded acres dedicated to site, irrigated meadow lands, pasture and range lands. The property is minimally improved with a hay shed and several miscellaneous improvements in average condition. The sale property is situated in multiple non-contiguous tracts near Adel, Oregon in Lake County. Legal and physical access is provided by State Highway 140 and County Highway 3-10. The irrigated cropland is flood irrigated and farmed to meadow hay, reported production is 2.5 to 3 tons per acre. The pasture lands benefit from sub-irrigation, the range lands are non-contiguous and could be utilized for grazing. The seller is a trust and the buyer is from California. Overall each sale possesses similarities to the subject with varying land use types, location and improvements.

The subject is valued by taking into consideration the overall range of indicated values. The appraiser also considers the comparability of each sale to the subject, the characteristics of each sale and the subject, the properties location, improvement contribution, irrigation water rights, irrigation system information, attributes, and the current active market participants and current real estate trends. The subject property is valued at \$1,000 per total deeded acre. The overall indicated value in this approach to value is \$3,560,000 cash.

Adjust each sale to the subject's land mix (land adjustment) using unimproved sales. This page allows for a "quantitative land adjustment" only.

Compare each set of sale improvements to the subject improvements making judgments regarding utility and condition. Then arrive at an improvement adjustment for each sale on a per acre or per unit basis. These adjustments are shown on the Sales Comparison Grid.
Note: Appraiser must manually enter the \$/Unit for the Subject Improvements – either individually or as a lump sum.

The different land classes are unified into a single value for the total property. Land ratios are used to calculate values where individual land classes are not identified. The portion of the sale property's value contributed by buildings, if any, is also equalized through these calculations.

Adjust each sale to the subject's land mix (land adjustment) using unimproved sales. This page allows for a "quantitative land adjustment" only.

Compare each set of sale improvements to the subject improvements making judgments regarding utility and condition. Then arrive at an improvement adjustment for each sale on a per acre or per unit basis. These adjustments are shown on the Sales Comparison Grid.
Note: Appraiser must manually enter the \$/Unit for the Subject Improvements -- either individually or as a lump sum.

The different land classes are unified into a single value for the total property. Land ratios are used to calculate values where individual land classes are not identified. The portion of the sale property's value contributed by buildings, if any, is also equalized through these calculations.

Adjust each sale to the subject's land mix (land adjustment) using unimproved sales. This page allows for a "quantitative land adjustment" only.

Sales Comparison - Sale #3			Land Adjustment Amt. \$ 773.30							
Land Use	Sale Acres	\$/Acre	Sale Unit Type	Sale Units	\$/Unit	Subj. Acres	\$/Acre	Subj. Units	\$/Unit	Total
Site	10.00	3,200.00				3.00	3,200.00			9,600
Irrigated Cropland	77.00	3,200.00				175.00	3,200.00			560,000
Meadow	60.00	1,800.00					1,800.00			
Dry Crop/CRP		900.00				57.00	900.00			51,300
Pasture		1,800.00				2,122.00	1,800.00			3,819,600
Range	1,933.00	454.00				1,202.45	454.00			545,912
Other										
			aums	276.00	150.00				150.00	
Sale Land Contrib.	1,305,382.00	/ Eff.	Unit Size	2,080.00	= 627.59	Total	4,986,412	/ Eff.	Unit Size	3,559.45 = 1,400.89

Compare each set of sale improvements to the subject improvements making judgments regarding utility and condition. Then arrive at an improvement adjustment for each sale on a per acre or per unit basis. These adjustments are shown on the Sales Comparison Grid.
Note: Appraiser must manually enter the \$/Unit for the Subject Improvements – either individually or as a lump sum.

[illegible]

The different land classes are unified into a single value for the total property. Land ratios are used to calculate values where individual land classes are not identified. The portion of the sale property's value contributed by buildings, if any, is also equalized through these calculations.

Adjust each sale to the subject's land mix (land adjustment) using unimproved sales. This page allows for a "quantitative land adjustment" only.

Compare each set of sale improvements to the subject improvements making judgments regarding utility and condition. Then arrive at an improvement adjustment for each sale on a per acre or per unit basis. These adjustments are shown on the Sales Comparison Grid.
Note: Appraiser must manually enter the \$/Unit for the Subject Improvements – either individually or as a lump sum.

The different land classes are unified into a single value for the total property. Land ratios are used to calculate values where individual land classes are not identified. The portion of the sale property's value contributed by buildings, if any, is also equalized through these calculations.

Adjust each sale to the subject's land mix (land adjustment) using unimproved sales. This page allows for a "quantitative land adjustment" only.

Compare each set of sale improvements to the subject improvements making judgments regarding utility and condition. Then arrive at an improvement adjustment for each sale on a per acre or per unit basis. These adjustments are shown on the Sales Comparison Grid.
Note: Appraiser must manually enter the \$/Unit for the Subject Improvements -- either individually or as a lump sum.

The different land classes are unified into a single value for the total property. Land ratios are used to calculate values where individual land classes are not identified. The portion of the sale property's value contributed by buildings, if any, is also equalized through these calculations.

Income Approach

Basis of Income Estimate:							
Cash <input checked="" type="checkbox"/>		Share <input type="checkbox"/>		Owner/Operator <input type="checkbox"/>		FAMC <input type="checkbox"/> See Attached	

Gross Income Estimate	Income Source	Units	Unit Measure	Stabilized Yield	Total Production		Cash/Share/Owner's Income	
					Stabilized \$/Unit	Gross Income	Share %	Income
	Cropland	1,100.00	AUM		\$ 30.00	\$ 33,000	100	\$ 33,000
	CRP Contract	57.00	Acre		\$ 96.08	\$ 5,477	100	\$ 5,477
	Grazing	2,900.00	AUM		\$ 30.00	\$ 87,000	100	\$ 87,000
					\$	\$		\$
					\$	\$		\$
					\$	\$		\$
<input checked="" type="checkbox"/> Improvements Included in Land Rent				Rent: \$	/mo., \$ 0	/yr.	100	\$ 0
					Stabilized Gross Income = \$ 125,477			

Comments: (Typical area rental terms and conditions) The gross rental rates are market extracted, as verified with the comparable sales data sheets and current ranching operations. Properties similar to the subject typically lease on a total animal unit basis (aum). Aum's were estimated for each of the land use types present on the subject. The lease for the CRP land is actual. Lease rates are consistent throughout the area and were applied to the subject from comparable sales. The real estate taxes are actual for the subject property. The management costs are estimated using a percentage of the subject's gross income. The cash operating expenses are the same items that were considered when evaluating the market area. A consistency of analysis methods between the market and the subject was maintained in order to achieve a realistic comparison.

Expenses	Expense Items:		Additional Expenses:		Additional Expenses:		Additional Expenses:	
	Real Estate Tax \$	4,492	Pump Cost \$	6,125.00		\$		\$
	Insurance \$	500		\$		\$		\$
	Maintenance \$	250		\$		\$		\$
	Management \$	5,274		\$		\$		\$
		\$		\$		\$		\$
		\$		\$		\$		\$
		\$		\$	Total Expenses = \$ 16,641 (13.26 %)			

Cap Rate Info	Sale	Date	Size	Impvt %	Gross Income	Exp. Ratio	Net Income	CEV Price	Cap Rate
	18001	03/18	1,284.23	12	73,944	29.51 %	52,121	1,450,000	3.59 %
	18002	12/18	3,373.03	0	71,250	9.12 %	64,753	2,000,000	3.24 %
	19003	08/19	2,080.00	21	68,610	30.40 %	47,750	1,650,000	2.89 %
	20003	07/20	1,626.72	11	152,350	20.08 %	121,756	2,650,000	4.59 %
	20001	09/20	2,585.91	2	301,375	8.19 %	276,696	4,650,000	5.95 %
						%			%

Analysis/Comments: The Income Approach to value is based on the principle of anticipation in that the value of a property is equal to the present value of future anticipated economic benefits. In this approach, estimated net property income is capitalized into a value estimate based on an overall capitalization rate. The rates are derived from transactions in the market which reflect the market's reactions to the relationship between income and price.

The Income Approach is completed on a cash basis. There are multiple methods to calculate and estimate the subject's net income. The cash basis is selected because it is the most common in the subject's market area, and is considered to be the least subjective by the appraiser. There is sufficient and reliable lease data available in the market.

SEE THE NEXT PAGE FOR ADDITIONAL COMMENTS

Total Deeded Acres: <u>3,559.45</u>				Net Income / Cap Rate = Indicated Value			
Gross Income: \$ 125,477 = \$ 35.25 / Acre				\$ 108,836 / 3.0000 % = \$ 3,627,867			
Expenses: (\$ 16,641) = \$ 4.68 / Acre							
Net Income: \$ 108,836 = \$ 30.58 / Acre				Income Approach Indication = \$ 3,630,000			

Income Approach Comments

This basis does not account for operational, management, or varying yield differences in its income projection. Area sales were considered for this analysis from throughout the market area, with five sales selected and applied. The sales were selected for use in this approach based on their type of operation and location. All of the sales are considered to have locational similarities and have varying degrees of land use similarities. A detailed sales sheet for each comparable sale is available in the addenda of this report. Please refer to these sales sheets for specific sale details.

There are several factors that affect capitalization rates for ag properties. They include land use types, contribution to value by buildings, and expense to income relationships. Properties with significant income from irrigated land, tend to have higher cap rates than those with dry crop or pasture. Properties with public leased grazing lands also tend to have higher cap rates. Properties with larger contributions to value by buildings tend to have lower cap rates. Properties with higher expense to income ratios tend to also have lower cap rates. The combination of factors within the sales comparisons makes the selection of a specific cap rate difficult in many instances.

The sales used in this analysis indicate capitalization rates from 2.89% to 5.95%. This is considered to be a relatively wide range of cap rates. The subject is considered to be close to Sale 18002 in size. This sale indicates a cap rate of 3.24%. The subject is a minimally improved property and has a 2% improvement contributory value from the Sales Comparison Approach. The sales possess improvement percentages from 0% to 21%. The subject is most similar to Sales 18002 and 20001, which make up the bottom of the range. These sales possess a 0% and 2% improvement contribution and indicate cap rates of 3.24% and 5.95%. Typically properties with lower amounts of value derived from improvements have increased cap rates. The subject possesses an expense ratio of 13.26%, which is within the range of expense ratios. The sales present a range of expense ratios from 8.19% to 30.40%. The subject is most similar to sale 18001 which contains an expense ratio of 9.12%, and possess a cap rate of 3.24%. Generally properties with lower expense ratios tend to have higher cap rates. The subject possesses characteristics that would indicate a both an increased and decreased cap rate selection. It is reasonable using these comparisons and the general capitalization rate trends, the selected cap rate should be selected from the middle of the range of indicated cap rates.

The total range of indicated capitalization rates and the factors that affect cap rates, the size of the subject, the subject's improvement percentage, expense ratio, and land use types compared to the sales are considered when the subject is analyzed in this approach. Also considered are the direct similarities and characteristics of the sales and the subject. The rate selected and applied to the estimated net income of the subject is 3.00%. The selected cap rate of 3.00% when applied to the net income of the subject indicates a value from the Income Approach of \$3,627,867. The Income Approach is rounded to \$3,630,000.

It is important to note that with capitalization rates in a large range and this low in value, with many determining factors, and as volatile as the approach can be, a .25% change in the cap rate results in a change to the indicated value of 7.69% to 8.33%. The low capitalization rates, recreational influences, and selective nature of this approach, makes the indicated results volatile and in some instances less reliable. The Income Approach was completed and provides support for the final value conclusion.

Reconciliation and Opinion of Value

Summary

Cost Approach _____	\$	Not Completed
Income Approach _____	\$	3,630,000
Sales Comparison Approach _____	\$	3,560,000

Discussion & Correlation of Values

Analysis of Each Approach and Opinion of Value: This appraisal is being presented in summary report form. All three of the approaches to value were considered in accordance with USPAP, with the Income and Sales Comparison approaches to value completed. The subject is a minimally improved grazing property in Lake County, Oregon. The property is made up of site, irrigated crop, pasture and range lands. Improvements consist of a GP building and several other miscellaneous improvements. The improvements are considered to be in average condition and contribute nicely to the subject. The sales used in this report all contain land use types similar to what exists on the subject property, though not all of the sales possess all of the land use types that are present on the subject. The sales utilized are considered to compare reasonably well with the subject and are current in the market. The market area of the subject is heavily driven by agriculture forces. While there are recreational amenities in the area, the most probable buyer in the current market will contain agricultural motivations. The most active market participants are area operators, whose primary concern is the production potential of the land.

As mentioned previously the Cost Approach was not completed.

The Income Approach considers area sales of comparable nature to the subject from which to obtain market demonstrated rates of return. From the five sales used, a representative cap rate is determined and applied to the net income of the subject. The reliability of the Income Approach depends upon the appraiser's estimate of production and ownership costs, and the overall comparability of the sales to the subject. The sales have reasonable overall similarity to the subject property but present a wide range of capitalization rates making the selection of a specific rate difficult. The many contributing factors within this approach as well as its selective nature makes the approach more volatile. It is noted that a .25% change in the cap rate results in a 7.69% to 8.33% change in the indicated value. The selection of a specific cap rate is difficult, and the value indicated by the Income Approach is used as support for the final value derived in this report.

The Sales Comparison Approach considers area sales of comparable nature to the subject. Each sale is compared directly to the subject and is adjusted for land allocation and building contribution differences. This approach allows for additional adjustments apparent in the market for differences such as time, location, quality, size, and other physical characteristics. The five sales used in this approach compare reasonably well to the subject. After adjustments the sales present a reasonable range of indicated values for the subject property. SEE NEXT PAGE FOR ADDITIONAL COMMENTS

Allocation of Value

Opinion Of Value -	(Estimated Marketing Time	12-18	months, see attached)	\$	3,560,000
Cost of Repairs	\$				
Cost of Additions	\$				
Allocation:	(Total Deeded Units: 3,559.45)	Land:	\$ 3,550,000	\$ 997 /	(100 %)
		Land Improvements:	\$ 0	\$ 0 /	(0 %)
		Structural Improvement Contribution:	\$ 0	\$ 0 /	(0 %)
Value Estimate of Non-Realty Items:					
	Value of Personal Property (local market basis)	\$			
	Value of Other Non-Realty Interests:	\$	Irrigation Equipment		
	Non-Realty Items:	\$	10,000	\$ 3 /	(0 %)
Leased Fee Value (Remaining Term of Encumbrance)	\$		\$ 0 /	(0 %)	
Leasehold Value	\$		\$ 0 /	(0 %)	
Overall Value	\$	3,560,000	\$ 1,000 /	(100 %)	

Reconciliation Continued

A strength of this approach is that similar methodology is applied by typical buyers in the market. The comparability of the sales to the subject and the resulting ranges of indicated values enhance the reliability of this approach to value. The concluded value for the subject from the Sales Comparison Approach is \$3,560,000.

The two approaches completed indicate overall values for the subject property from \$3,560,000 to \$3,630,000. This range results in a \$70,000 or just under a 2% difference in indicated values. The Sales Comparison Approach to Value was relied upon in deriving the final value conclusion due to the volatility and subjectivity within the Income Approach to Value. While considering both approaches to value, the current real estate market, the attributes, characteristics, condition, and amenities of the subject property, the final value conclusion for the subject as of March 2, 2021 is \$3,560,000, cash.

The property is currently listed with Fisher Nicholson Realty, LLC for the list price of \$3,600,000. The property has been listed since August 2020. The appraised value is \$3,560,000. The difference in appraised value and list price is \$40,000, just over a 1% difference in value. The property has been listed on the open market for approximately 7 months and has been well exposed to the open market prior to the current listing of the property. The estimated marketing and exposure time is 12-18 months.