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Department of Water Resources
Adjudication Bureau

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OFFICE OF THE
ATTORNEY GENERAL

SEP 03 1997

Department of Water Resources
Southern Region

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF
IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re the General Adjudication
of Rights to the Use of Water
from the Snake River Basin
Water System

Case No. 72-10393
(You must insert the
water right number you
are objecting to)

The State of Idaho, ex rel,
R. Keith Higginson in his
official capacity as Director
of the Idaho Department of
Water Resources,

OBJECTION

Petitioner,

vs.

The United States; the State
of Idaho; and all Claimants to
the use of water from the Snake
River Basin Water System,

Respondents.

INSTRUCTIONS

This form must be used to file an objection to any water right recommended in the Director's Report. You may object to one water right per objection form. The water right number you are objecting to must be indicated above in the blank space following "Case No." To object to more than one water right, you must file a separate objection form for each. Forms may be obtained from the Idaho Department of Water Resources (IDWR), or you may copy or reproduce this blank form as long as it is identical to the court's form. You must file your objection by the deadline shown in the notice that IDWR mailed to you. The objection must be received by the court on or before the deadline specified. Instructions for mailing this objection are found at Page 6, and must be strictly followed.

Any party physically filing 25 (twenty-five) or more objections must make an appointment with the Clerk of the Adjudication Court and arrange for an appointment to file multiple objections.

(Over)

OBJECTION - 1

By filing an objection form, you are certifying that the objection is well-grounded in fact; is warranted by existing law or a good faith argument for the extension, modification or reversal of existing law; and that it is not filed for any improper purpose, such as to harass, cause unnecessary delay or needless increase in the cost of litigation.

I. GENERAL INFORMATION

Please fill in the following information:

1. Person objecting:

Name: G. David Nelson, Manager, Mtn. Springs Ranch
Address: 5550 Barton Flat Road
Mackay, Idaho 83251

Briefly describe your interest in this water right:

Owner

2. Owner of the water right:

Name: San Felipe Ranch
Address: PO Box 388
Mackay, Idaho 83251

3. If this objection is filed by an attorney:

Attorney Name: _____
Attorney Address: _____

Attorney Phone No.: _____

If filed by an attorney, notice of pending court proceedings will be sent to the attorney only.

II. STATEMENT OF THE OBJECTION

Please check each "box" which states your objection to the recommendation in the Director's Report.

1. X Name and Address: I object to the name and/or address of the owner of the water right.
2. Source: I object to the source of water.
3. Quantity: I object to:
 - a. the total quantity of water used in cubic feet per second; or
 - b. the total quantity of water stored in acre-feet per year; or
 - c. the total quantity of water reserved for each and every purpose, including all present and future uses.
4. Priority Date: I object to the priority date.
5. Points of Diversion: I object to the legal description of the point(s) of diversion.
6. Instream Flow: I object to the legal description of the beginning and ending points of the instream flow.
7. Purpose(s) of Use: I object to the purpose(s) of use.
8. Period of Year: I object to the period of year when water is used or is necessary for the purpose stated.
9. Place of Use: I object to:
 - a. the legal description of the place of use; or
 - b. the number of irrigated acres within each forty (40) acre subdivision.
10. Consumptive Use: I object to the annual volume of consumptive use.
11. Remarks: I object to the "remarks" listed with the water right.

(over)

12. Water Right Recommendation: I object to:
- a. this water right being recommended at all; or
- X b. this water right not being recommended.
13. Description of Reservation: I object to the legal description of the reservation.
14. Other: I object to: _____
- _____
- _____
- _____

REASONS SUPPORTING EACH BOX CHECKED

In the space following, you must state the reason(s) by number for each box checked. You may use additional pages if necessary.

(1): The name and address of claimant/owner has recently changed.

(12): The failure of the Director to recommend this water right, including instream livestock use.

CHANGES TO THE DIRECTOR'S REPORT

Specifically describe how you want the Director's Report to be changed. You may use additional pages if necessary.

Change name and address as follows: Mtn Springs Ranch LLC

5550 Barton Flat Road

Mackay, Idaho 83251

Include this claim.

Please note: You should attach copies of documents which support your objection. Note on each document the "box number" it supports.

OBJECTION - 4

Check here if you are submitting documents. Please list

each document by the title and number of pages. You may use additional pages if necessary. _____

VERIFICATION (Must be Completed)

State of IDAHO

County of COSTER

DAVE NELSON, MGR. MTN. SPRINGS RANCH, being first duly
(Name of person filing objection)
sworn, upon oath, deposes and says:

That I am the person or entity filing this objection, that I am a water claimant or party in this proceeding, as defined by I.C. 42-1401A (1) and (7), and that I have read the foregoing objection, know its contents and that the statements contained therein are true to the best of my knowledge and belief.

[Signature]
Signature of person filing objection

By: _____

(Attorney signing in
representative capacity)

Subscribed and sworn to before me this 25th day of August,
1997.

[Signature]
Notary Public for Idaho
Residing at: Moscow
My Commission expires: 12-18-99

(Over)

OBJECTION - 5

INSTRUCTIONS FOR MAILING

You must mail the objection, including all attachments, to the Clerk of the Court. **FAX filings will not be accepted by the Clerk of the Court.** You must also send a copy to the owner of the water right, if other than yourself; to the Office of the Attorney General, State of Idaho; and to the United States Department of Justice, as set out below in the Certificate of Mailing. Finally, you must sign the Certificate of Mailing to show that you followed these steps.

CERTIFICATE OF MAILING

I hereby certify that on the 25 day of August, 1997, I mailed the original and copies of the foregoing objection, including all attachments, to the following persons, by mailing the original and/or true and correct copies, postage prepaid and addressed as follows:

1. Original to:

Clerk of the District Court
Snake River Basin Adjudication
253 Third Avenue North
P.O. Box 2707
Twin Falls, Idaho 83303-2707

2. One copy to the owner of the water right, and you must fill in the following information:

Owner name: MOUNTAIN SPRINGS RANCH

Owner address: HAND DELIVERED

3. One copy to:

Chief, Natural Resources Division
Office of the Attorney General
State of Idaho
P.O. Box 44419
Boise, Idaho 83711-4449

4. One copy to:

United States Department of Justice
Environment and Natural Resources Division
550 West Fort Street, Box 33
Boise, Idaho 83734



Signature of Objector or attorney
mailing on Objector's behalf.

**IDAHO DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM PROFILE REPORT**

DATE: 01/17/97
PAGE: 1

No. R72-10393

ADJUDICATION CLAIM PROFILE REPORT

OWNER
CODE

NAME & ADDRESS

PRIORITY
DATE

WATER USE

DIVERSION RATE
DIVERSION VOLUME

C SAN FELIPE RANCH

P.O. BOX 388

MACKAY ID 83251

(208) 588-2805

Water Source: SPRINGS

Tributary to: WARM SPRINGS CREEK

Point(s) of Diversion:

T12N R20E S25

ASHINUS

CUSTER County

Place of use Legal Description for: STOCKWATER

NE
NW

[illegible]

Place of use Legal Description for: DOMESTIC

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[illegible]

POW County: CUSTER

Non-Irrigation Uses: D/3 HOUSES, S/1000 CATTLE

HOUSES, S/1000 CATTLE

Other Rights: -

Conditions of Approval:

NOT APPROVED: _____ THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A

- DETERMINATION OF HISTORICAL BENEFICIAL USE.

N13 - THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000

- GALLONS PER DAY.

Dates: _____ **Exam Made Date:** _____

Verified Date:

Objection Filed Date:

Misc: _____
Water District Number: _____

Field Inspection Flag:

Audit: 01/14/97 KCHRISTE

01/14/97 D&S-DSHA

72-10393
dom

dom

Objection Filed Date:

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system capacity? - 19/5 ?

- question system connect back in
of one P/D pipe diversion
- faster pipe diversion back in

#25

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: A72-10393
Date Received: 12/26/1989
Receipt No: E011549
Received By: G E T O R D

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

JAN 17 1990

Department of Water Resources
208-588-2805ce

1. Name: SAN FELIPE RANCH
Address: P.O. BOX 388
MACKAY, ID

83251

2. Date of Priority: MAR 01, 1915

3. Source: SPRINGS

Trib. to: WARM SPRINGS CREEK

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
12N	20E	25	SW	NE	SW		CUSTER
			SW	NW	SW		CUSTER

5. Description of diverting works:
2 SPRINGS/SPRINGBOXES/1.5" PLASTIC PIPELINE

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
STOCKWATER	01/01	12/31	0.230		
DOMESTIC	01/01	12/31	0.080		

7. Total Quantity Appropriated is:
0.310 C.F.S. (and/or) A.F.A.

8. Total consumptive use is Acre Feet Per Annum.

9. Non-irrigation uses:
D/3 HOUSES, S/1000 CATTLE

10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
12N	20E	26	NE	SE		DOMEST	

A72-10393

Page 1

Date: 01/08/90

ORIGINAL

MICROFILMED
MAR 19 1993

10. Place of Use: Continued

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
12N	20E	26	NE SE		STOCK	

11. Place of use in counties: CUSTER

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:

-

14. Remarks:

15. Basis of Claim: BENEFICIAL USE

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do _____ do not _____ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Organizations:

I do solemnly swear or affirm that I am manager of
San Felipe Ranch that I have signed the foregoing
Organization
document in the space below as manager of
San Felipe Ranch and that the statements contained in the
Organization
foregoing document are true and correct.

Dore Nelson
Signature of Authorized Agent

mgr. San Felipe Ranch
Title and Organization

1/8/90
Date

State of Idaho)
County of Bonneville) SS.

Subscribed and sworn (or affirmed) before me this 8th day
of January 19 90

Anthony S. Olembok
Notary Public

Seal

Residing at Idaho Falls

My Commission Expires 9/12/1994

MICROFILMED
MAR 19 1993

Mountain Springs Ranch LLC,

5550 Barton Flat Rd.,

Mackay, Idaho 83251,

July 23, 1997.

Idaho Department of Water Resources,

1301 North Orchard St.,

Statehouse Mail,

Boise, Idaho 83720-9000.

Dear Sirs;

Please find enclosed necessary paperwork for the transfer of all water rights owned by San Felipe Ranch, Mackay, Idaho. The rights will all go to Mountain Springs Ranch LLC, 5550 Barton Flat Rd., Mackay, Idaho 83251.

Mr. Tuthill said that maps were not necessary to accompany paperwork because the Water Department has them already.

Please send verification when these transfers have been made.

Thank you.

Sincerely,



Dave Nelson

Manager

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JUL 28 1997

Department of Water Resources

RECEIVED

AUG 28 1997

Department of Water Resources
Eastern Region

RECEIVED

SEP 30 1997

Department of Water Resources
Southern Region

208-588-2805

RECEIVED

IDAHO DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

RECEIVED

JUL 28 1997

SEP 30 1997

Please print or type. Attach pages with additional information. Instructions are on the back of this page. Department of Water Resources

Incomplete forms will be returned.

Department of Water Resources
Southern Region1. Water Right Number(s) SEE ATTACHED EXHIBIT "A" TOGETHER WITH ALL OTHER APPURTINANCE

Adjudication Claim Number(s) _____

2. The following REQUIRED information must be submitted with this form.

A. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE, or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.

AND

B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually on file with the county OR

C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency (former ASCS) AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.

3. Name and Address of Former Owner/Claimant(s) SAN FELIPE RANCH, a Partnership
c/o DAVE NELSON
5550 BARTON FLAT RD
MACKAY, ID 832514. New Owner/Claimant(s) MHJ, LLC, AN OREGON LIMITED LIABILITY COMPANY
Name connector (Check one): ☐ AND, ☐ OR, ☐ AND/OR
New Mailing Address c/o MARY HEWLETT JAFFE, MANAGER
11100 NW SALTZMAN ROAD
PORTLAND, OR 97229
City, State and ZIP Code _____
New Telephone Number (503) 296 - 05365. Date you acquired the property On or about June 1, 1997 - see Deed

6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the space below. If necessary, attach additional pages.

Number of acres actually irrigated _____ Number and type of stock _____

Diversion rate in CFS _____ Number of homes _____ Other uses _____
cubic feet per second

If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right claim, please contact the nearest IDWR office for assistance.

7. Signature of New Owner/Claimant(s) MHJ, LLC, an Oregon Limited Liability Co Date _____
Mary Hewlett Jaffe Date _____
By Mary Hewlett Jaffe, Manager

(Corporations or other organizations must submit list of directors/officers demonstrating authority to sign form.)

8. For Snake River Basin Adjudication Claims: If you are represented by an attorney and you want IDWR to correspond directly with your attorney for all matters related to your claims, please attach a Notice of Appearance completed by attorney.

RECEIVED

IDAHO DEPARTMENT OF WATER RESOURCES

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NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

SEP 30 1997

JUL 28 1997

Department of Water Resources
Southern Region

Attach pages with additional information. Instructions are on the back of this form.
Incomplete forms will be returned.

1. Water Right Number(s) See attached Exhibit A together with all other
appurtenant water
Adjudication Claim Number(s) _____
2. The following **REQUIRED** information must be submitted with this form.
 - A. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE, or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
AND
 - B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually on file with the county.)
OR
 - C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency (formerly ASCS) AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.
3. Name and Address of Former Owner/Claimant(s) MHJ, LLC, an Oregon limited liability company
11100 N.W. Saltzman Road
Portland, OR 97229
4. New Owner/Claimant(s) Mountain Springs Ranch LLC, an Idaho limited liability
Name connector (Check one): ☐ AND ☐ OR ☐ AND/OR comp
New Mailing Address 11100 N.W. Saltzman Road
City, State and ZIP Code Portland, OR 97229
New Telephone Number (503) 296 - 0536
5. Date you acquired the property On or about July 15, 1997
6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the space below. If necessary, attach additional pages.
Number of acres actually irrigated _____ Number and type of stock _____
Diversion rate in CFS _____ Number of homes _____ Other uses _____
cubic feet per second
If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right claim, please contact the nearest IDWR office for assistance.
Mountain Springs Ranch LLC
7. Signature of New Owner/Claimant(s) Mary H. Jaffe Date 7/11/97
Mary H. Jaffe, Manager Date _____
8. (Corporations or other organizations must submit list of directors/officers demonstrating authority to sign form.)
For Snake River Basin Adjudication Claims: If you are represented by an attorney and you want IDWR to correspond directly with your attorney for all matters related to your claims, please attach a Notice of Appearance completed by attorney.

EXHIBIT "A" continued

Water Right	Stg Sta	Priority Date	Sources of Water	Tributaries of
A72-00144	D/	02/01/1877	Antelope Creek Warm Springs Creek	Warm Springs Cr Salmon River
A72-10391	J/	02/20/1930	Spring	Dry Gulch
A72-10392	J/	02/20/1930	Spring	Broken Wagon Cr
A72-10393	J/	03/01/1915	Springs	Warm Springs Cr
A72-10394	J/	01/02/1915	Gooseberry Creek	Warm Springs Cr
A72-10395	J/	04/30/1924	Sheep Creek	Sinks
A72-10396	J/	01/02/1915	Gooseberry Creek	Warm Springs Cr

DESIGNATION OF AUTHORIZED AGENT

RECEIVED

JUL 28 1997

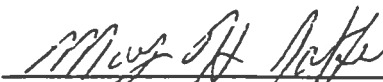
Department of Water Resources

MOUNTAIN SPRINGS RANCH LLC, an Idaho limited liability company ("Owner"), does hereby appoint and designate G. David Nelson, of Mackay, Idaho, as the manager and authorized agent of Owner with full authority to perform on behalf of Owner as follows:

- a. To act as the authorized agent and authorized representative of Owner in all rangeland matters both with the Bureau of Land Management, Department of Interior, and Forest Service, United States Department of Agriculture, including authority to negotiate and/or execute permits, licenses or management agreements and all related memoranda or agreements.
- b. To act as the designated agent of Owner in respect to water adjudication matters pending before the Snake River Basin Adjudication, Fifth Judicial District, County of Twin Falls, State of Idaho, and to act as the representative of Owner in all related matters.
- c. To act as the agent or representative of Owner in regard to all matters brought before the State Land Board, State of Idaho, and to negotiate and execute all State Land Leases or other agreements on behalf of Owner.
- d. To execute any and all power, telecommunication or other utility agreements on behalf of Owner and to otherwise act as agent or representative of Owner in all related matters.
- e. To act as agent of Owner in all ranch-related labor matters including, but not limited to, all matters involving the State Insurance Fund, State of Idaho.
- f. To do all other things and to perform all other acts as appropriate, reasonable, necessary or desirable in the proper management and operation of Owner's ranch properties and ranch affairs headquartered in Custer County, Idaho, whether specifically set forth herein or not.

Dated: July 11, 1997

**MOUNTAIN SPRINGS RANCH LLC,
an Idaho limited liability company**

By: 
Mary H. Jaffe, Manager

TELEPHONE MEMO

DATE: 9-22-97

TO: FILES

FROM: JENNIFER HOAGLAND *JH*

RE: NCO FROM SAN FELIPE RANCH TO MOUNTAIN SPRINGS RANCH LLC, 5550
BARTON FLAT RD, MACKAY, 83251

DAVE NELSON, MGR MOUNTAIN SPRINGS RANCH CALLED ME VIA HIS WIFE THAT
THE NEW ADDRESS SHOULD BE MACKAY (NOT PORTLAND AS SHOWN ON THE
CHANGE OF OWNERSHIP).

213649

Custer County Reg. of
Custer County Title
Time 3:15 P. M.
6-18 1997
Ethel M. Pack, Clerk
Wanda J. Murphy
12th Deputy

CORPORATION QUITCLAIM DEED

FOR VALUE RECEIVED, SAN FELIPE RANCH - IDAHO, INC., a California corporation, the Grantor, does hereby convey, release, remise and forever quitclaim unto SAN FELIPE RANCH, A California Partnership, the Grantee, whose current address is 1501 Page Mill Road, Palo Alto, California 94304, the following described premises, in Custer County, Idaho, to-wit:

See attached Exhibit "A".

DATED: 27 day of May, 1997.

San Felipe Ranch - Idaho, Inc.,
a California corporation

By: [Signature]
Robert Stephens, Vice President

By: [Signature]
Walter B. Hewlett, Vice President

EXHIBIT "A"

The following real estate located in Antelope Valley Unit B, Subdivision, Custer County, Idaho, according to the Official Plat on file in the office of the said County Recorder.

Lots 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 2.

Lots 2, 6, 8, 9, and 11, Block 3.

Lots 1, 3, 4, and 15, Block 6.

Lots 4, 7, 8, 9, 14, and 15, Block 7.

Lots 8, 12, and 13, Block 10.

Lots 12 and 13, Block 11.

Lots 17 and 18, Block 14.

DEED

San Felipe Ranch-Idaho, Inc./San Felipe Ranch

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

213649

No. 5907

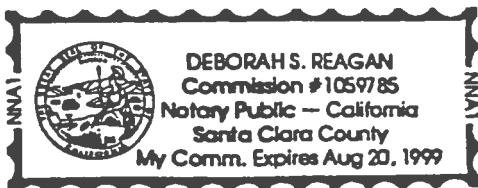
State of California

County of Santa Clara

On May 27 1997 before me, Deborah S. Reagan, Notary Public
DATE NAME, TITLE OF OFFICER E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Walter B Hewlett
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Deborah S. Reagan
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

213649

State of California

County of Santa Clara

On June 9, 1997 before me, Barbara P. Wright

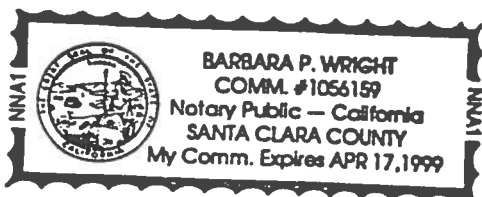
Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert Stephens

Name(s) of Signer(s)

☒ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Barbara P. Wright

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

213650

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Custer County Reg. of.
Custer County Title

Time 3:15 P.M.
6-18 1997
Ethel M. Peck, Clerk
Wendy Murphy
\$18.00 Deputy

space above this line for recorder's use

QUITCLAIM DEED

WILLIAM R. HEWLETT, a widower, and WILLIAM R. HEWLETT, TRUSTEE OF THE WILLIAM R. HEWLETT REVOCABLE TRUST DATED FEBRUARY 3, 1995, AS AMENDED, do, and each does, hereby convey, release, remise and forever quitclaim unto SAN FELIPE RANCH, A CALIFORNIA PARTNERSHIP, the address of which is 1501 Page Mill Road, Palo Alto, California 94304, any interest, legal or equitable, of the undersigned in the parcels of real property located in Custer County, State of Idaho that are described on Exhibit A attached hereto and incorporated herein by this reference.

A purpose of this instrument is to confirm that the interest hereby acquitted was acquired by grantor in his capacity as a partner of San Felipe Ranch, a California partnership, and that such interest since the inception of such acquisition has continuously been, and now is, owned by the same San Felipe Ranch, a California partnership.

Dated: 12 Dec, 1996.



William R. Hewlett, individually, and as
Trustee of The William R. Hewlett Revocable
Trust dated February 3, 1995, as amended

[Notarial Acknowledgments Follow]

EXHIBIT A
to
QUITCLAIM DEED

Parcel One:

Lots 5 and 14, Block 6, of Antelope Valley Subdivision, Unit B, Custer County, Idaho, according to the Official Plat thereof on file in the office of the County Recorder of Custer County, Idaho.

TOGETHER WITH the easement reserved in Deed recorded February 25, 1975, as Instrument No. 138952, records of Custer County, Idaho, and conveyed by Fred M. Frazier and Darlene Frazier, husband and wife, to John V. Chatburn and Charlotte A. Chatburn, husband and wife, recorded March 9, 1976, as Instrument No. 141814, records of Custer County, Idaho.

Parcel Two:

Lots 1 and 18, Block 3, Unit B, Antelope Valley Subdivision, in the North 1/2 of South 1/2, S 1/2 of N 1/2, Section 23, Township 9 N., Range 21 East, Boise Meridian, Custer County, Idaho, as shown on the Official Plat thereof now on file in the office of the said County Recorder.

EXHIBIT "A"

The land referred to in this exhibit is situated in the State of Idaho, County of Custer and is described as follows:

CHILLY BUTTE RANCHTRACT 1:

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 1: SW1/4NW1/4, W1/2SW1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 2: S1/2N1/2, S1/2

LESS the following tract from said Sections 1 and 2:

Beginning at a point which is 1320 feet South and 3384 feet East from the Northwest corner of Section 2, said Township and Range; thence

South 53°10' East, 48 feet; thence

South 75°20' East, 656 feet; thence

South 64°50' East, 728 feet; thence

South 49°20' East, 902 feet; thence

South 62°20' East, 980 feet; thence

South 29°05' East, 688 feet; thence

North 2148 feet to the Northeast corner of the SW1/4NW1/4 of Section 1, said Township and Range; thence West 3216 feet to the Place of Beginning.

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 3: Lots 2 and 3, SE1/4NW1/4, NW1/4SE1/4, NE1/4SW1/4, S1/2NE1/4, E1/2SE1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 11: SE1/4SE1/4, NE1/4SW1/4, E1/2NW1/4, W1/2NE1/4, NW1/4SE1/4, E1/2NE1/4, NE1/4SE1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 12: W1/2NW1/4, NW1/4SW1/4, S1/2SW1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 13: N1/2NE1/4, SE1/4NE1/4, E1/2SE1/4, NE1/4NW1/4, SW1/4, W1/2SE1/4, SW1/4NE1/4, S1/2NW1/4

EXHIBIT "A", continued

CHILLY BUTTE RANCHTRACT I: - Continued

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 14: SE1/4NW1/4, S1/2NE1/4, S1/2

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 23: S1/2NW1/4, NE1/4SW1/4, N1/2N1/2, SW1/4NE1/4 and NW1/4SE1/4 LESS 25 feet of Diamond Hitch Road, and NW1/4SW1/4 EXCEPTING the following:
Commencing at the SW corner of said NW1/4SW1/4, thence North 45° East n1/1 70 feet to the SW corner of Lot 9, Block 16 of the vacated Antelope Valley Subdivision, Unit "A"; thence East 189.6 feet, thence North 132 feet, thence West 189.6 feet, thence South 132 feet to the Point of Beginning.

(This was formerly Antelope Valley Unit A subdivision and formerly the W1/2 of Antelope Valley Unit B subdivision)

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 24: E1/2, W1/2

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 25: N1/2

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 17: SE1/4SW1/4 Less Road right-of-way.

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 18: Lots 1 and 2, E1/2NW1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 19: Lot 4, SE1/4SW1/4, S1/2NE1/4, SE1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 20: E1/2NW1/4, E1/2SW1/4 Less Highway right-of-way, W1/2SW1/4, SW1/4NW1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 29: NW1/4NW1/4, NE1/4NW1/4 LESS Highway right of way

EXHIBIT "A", continued

CHILLY BUTTE RANCHTRACT I: - Continued

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 30: Lots 1 and 2, NE1/4, E1/2NW1/4

The following real estate located in Antelope Valley Unit B, Subdivision, Custer County, Idaho, according to the Official Plat on file in the office of the said County Recorder.

Lots 7, 12 and 13, Block 3

Lots 6, 7, 8, 11, 12 and 13, Block 6

Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15 and 16, Block 14

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 15

TRACT II:

The following real estate located in Antelope Valley Unit B Subdivision, Custer County, Idaho, according to the Official Plat on file in the Office of the said County Recorder.

Lots 1 and 18, Block 3.

Lots 5 and 14, Block 6.

TRACT III:

The following real estate located in Antelope Valley Unit B, Subdivision, Custer County, Idaho, according to the Official Plat on file in the office of the said County Recorder.

Lots 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 2.

Lots 2, 6, 8, 9, and 11, Block 3.

Lots 1, 3, 4, and 15, Block 6.

Lots 4, 7, 8, 9, 14, and 15, Block 7.

Lots 8, 12, and 13, Block 10.

Lots 12 and 13, Block 11.

Lots 17 and 18, Block 14.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

213650

No. 5907

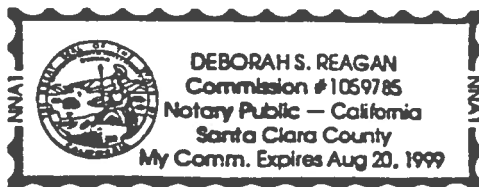
State of California

County of Santa Clara

On December 17, 1996 before me, Deborah S. Reagan, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared William R. Hewlett,
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Deborah S. Reagan
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☒ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Quitclaim Deed

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

December 17, 1996

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

QUITCLAIM DEED

FOR VALUE RECEIVED, DAVID WOODLEY PACKARD, NANCY PACKARD BURNETT, SUSAN PACKARD ORR and JULIE PACKARD STEPHENS, Trustees of The David and Lucile Packard Trust dated April 20, 1987, as amended, the Grantors, do hereby convey, release, remise and forever quitclaim unto SAN FELIPE RANCH, A California Partnership, the Grantee, whose current address is 1501 Page Mill Road, Palo Alto, California 94304, the following described premises, in Custer County, Idaho, to-wit:

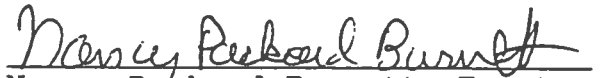
See attached Exhibit "A".

DATED: 9th day of June, 1997.

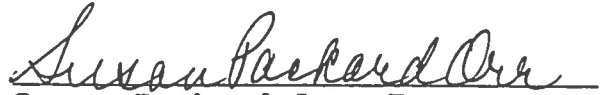
The David and Lucile Packard
Trust dated April 20, 1987,
as amended



David Woodley Packard, Trustee



Nancy Packard Burnett, Trustee



Susan Packard Orr, Trustee



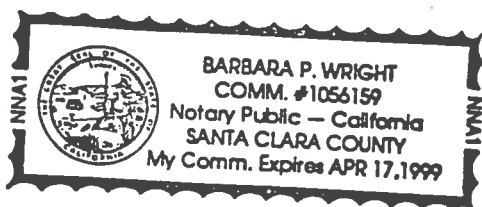
Julie Packard Stephens, Trustee

STATE OF CALIFORNIA)
 : ss.
County of Santa Clara)

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID WOODLEY PACKARD, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

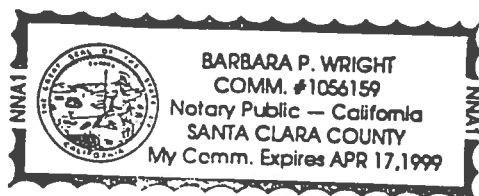
Barbara P. Wright
Notary Public for California
Residing at 350 Cambridge Ave. Palo Alto
My Commission Expires: 4/17/99 943

[illegible]

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared NANCY PACKARD BURNETT, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Barbara P. Wright
Notary Public for California
Residing at 350 Cambridge Ave., Palo Alto
My Commission Expires: 4/17/99 943

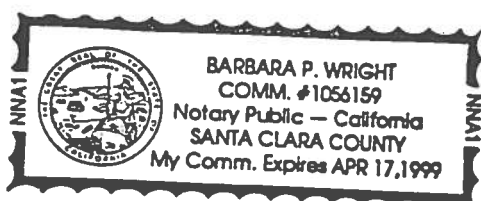


QUIT CLAIM DEED
Packard Trust/San Felipe Ranch
Page 2

STATE OF CALIFORNIA)
 : ss.
 County of Santa Clara)

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared SUSAN PACKARD ORR, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

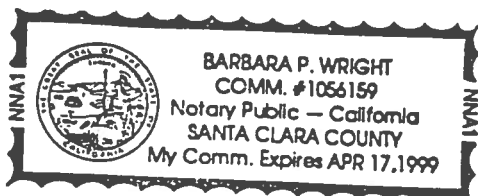


Barbara P. Wright
 Notary Public for California
 Residing at 350 Cambridge Ave. Palo Alto
 My Commission Expires: 4/17/99 9430

STATE OF CALIFORNIA)
 : ss.
 County of Santa Clara)

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared JULIE PACKARD STEPHENS, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



Barbara P. Wright
 Notary Public for California
 Residing at 350 Cambridge Ave. Palo Alto
 My Commission Expires: 4/17/99 9430

EXHIBIT "A"

The land referred to in this exhibit is situated in the State of Idaho, County of Custer and is described as follows:

CHILLY BUTTE RANCHTRACT I:

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 1: SW1/4NW1/4, W1/2SW1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 2: S1/2N1/2, S1/2

LESS the following tract from said Sections 1 and 2:

Beginning at a point which is 1320 feet South end 3384 feet East from the Northwest corner of Section 2, said Township and Range; thence

South 53°10' East, 48 feet; thence

South 75°20' East, 656 feet; thence

South 64°50' East, 728 feet; thence

South 49°20' East, 902 feet; thence

South 62°20' East, 980 feet; thence

South 29°05' East, 688 feet; thence

North 2148 feet to the Northeast corner of the SW1/4NW1/4 of Section 1, said Township and Range; thence West 3216 feet to the Place of Beginning.

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 3: Lots 2 and 3, SE1/4NW1/4, NW1/4SE1/4, NE1/4SW1/4, S1/2NE1/4, E1/2SE1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 11: SE1/4SE1/4, NE1/4SW1/4, E1/2NW1/4, W1/2NE1/4, NW1/4SE1/4, E1/2NE1/4, NE1/4SE1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 12: W1/2NW1/4, NW1/4SW1/4, S1/2SW1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 13: N1/2NE1/4, SE1/4NE1/4, E1/2SE1/4, NE1/4NW1/4, SW1/4, W1/2SE1/4, SW1/4NE1/4, S1/2NW1/4

QUIT CLAIM DEED

Packard Trust/San Felipe Ranch

Page 4

EXHIBIT "A", continued

CHILLY BUTTE RANCHTRACT I: - Continued

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 14: SE1/4NW1/4, S1/2NE1/4, S1/2

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 23: S1/2NW1/4, NE1/4SW1/4, N1/2N1/2, SW1/4NE1/4 and NW1/4SE1/4 LESS 25 feet of Diamond Hitch Road, and NW1/4SW1/4 EXCEPTING the following:
Commencing at the SW corner of said NW1/4SW1/4, thence North 45° East n/l 70 feet to the SW corner of Lot 9, Block 16 of the vacated Antelope Valley Subdivision, Unit "A"; thence East 189.6 feet, thence North 132 feet, thence West 189.6 feet, thence South 132 feet to the Point of Beginning.

(This was formerly Antelope Valley Unit A subdivision and formerly the W1/2 of Antelope Valley Unit B subdivision)

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 24: E1/2, W1/2

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 25: N1/2

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 17: SE1/4SW1/4 Less Road right-of-way.

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 18: Lots 1 and 2, E1/2NW1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 19: Lot 4, SE1/4SW1/4, S1/2NE1/4, SE1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 20: E1/2NW1/4, E1/2SW1/4 Less Highway right-of-way, W1/2SW1/4, SW1/4NW1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 29: NW1/4NW1/4, NE1/4NW1/4 LESS Highway right of way

QUIT CLAIM DEED

Packard Trust/San Felipe Ranch

Page 5

CHILLY BUTTE RANCH

TRACT I: - Continued

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 30: Lots 1 and 2, NE1/4, E1/2NW1/4

The following real estate located in Antelope Valley Unit B, Subdivision, Custer County, Idaho, according to the Official Plat on file in the office of the said County Recorder.

Lots 7, 12 and 13, Block 3

Lots 6, 7, 8, 11, 12 and 13, Block 6

Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15 and 16, Block 14

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 15

TRACT II:

The following real estate located in Antelope Valley Unit B Subdivision, Custer County, Idaho, according to the Official Plat on file in the Office of the said County Recorder.

Lots 1 and 18, Block 3.

Lots 5 and 14, Block 6.

TRACT III:

The following real estate located in Antelope Valley Unit B, Subdivision, Custer County, Idaho, according to the Official Plat on file in the office of the said County Recorder.

Lots 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 2.

Lots 2, 6, 8, 9, and 11, Block 3.

Lots 1, 3, 4, and 15, Block 6.

Lots 4, 7, 8, 9, 14, and 15, Block 7.

Lots 8, 12, and 13, Block 10.

Lots 12 and 13, Block 11.

Lots 17 and 18, Block 14.

QUIT CLAIM DEED

Packard Trust/San Felipe Ranch

Page 6

6213651

STATE OF IDAHO, COUNTY OF CUSTER

I hereby certify that this instrument was filed for record at the request of Custer County Title at 15 minutes past 3 o'clock P.M., this 18th day of June, 1997, in my office, and duly recorded as Instrument No 213651.

Ethel M. Peck

Ex-Officio Recorder

BY

Wanda J. Murphy

Deputy

Fee: \$ 21⁰⁰

Mail to:

QUIT CLAIM DEED

Packard Trust/San Felipe Ranch

Page 7

QUITCLAIM DEED

FOR VALUE RECEIVED, SAN FELIPE RANCH, a California general partnership, the Grantor, does hereby convey, release, remise and forever quitclaim unto MHJ, LLC, an Oregon limited liability company, the Grantee, whose current address is 3355 NW 131st Place, Portland, Oregon 97229, the following described premises, in Custer County, Idaho, to-wit:

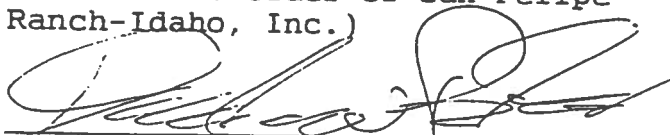
Lot 11, Block 11, Antelope Valley Unit B Subdivision,
Custer County, Idaho.

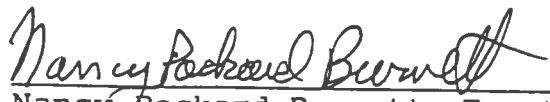
DATED: 9th day of June, 1997.

SAN FELIPE RANCH, a California
general partnership

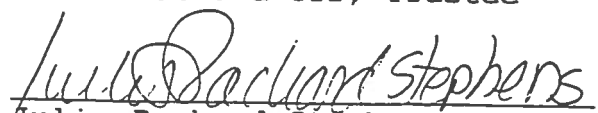
By its General Partners:

The David and Lucile Packard
Trust dated April 20, 1987,
as amended
(a partner of the Partnership
and a Shareholder of San Felipe
Ranch-Idaho, Inc.)


David Woodley Packard, Trustee


Nancy Packard Burnett, Trustee


Susan Packard Orr, Trustee


Julie Packard Stephens, Trustee

213652

The William R. Hewlett Revocable Trust dated February 3, 1995, as amended (a partner of the Partnership and a Shareholder of San Felipe Ranch-Idaho, Inc.)

Edwin E. van Bronkhorst
Edwin E. van Bronkhorst, Trustee

Walter B. Hewlett
Walter B. Hewlett, Trustee

San Felipe Ranch-Idaho, Inc.,
a California corporation
(a partner of the Partnership
and Managing Partner)

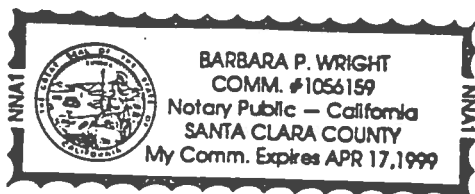
Robert Stephens
By: Robert Stephens, Vice President

Walter B. Hewlett
By: Walter B. Hewlett Vice President

STATE OF CALIFORNIA)
: ss.
County of Santa Clara)

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID WOODLEY PACKARD, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

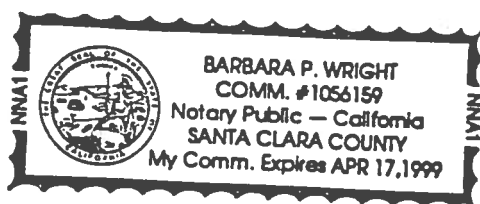


Barbara P. Wright
Notary Public for California
Residing at 350 Cambridge Ave., Palo Alto
My Commission Expires: 4/17/99 943

STATE OF CALIFORNIA)
 : ss.
 County of Santa Clara)

On this 69 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared NANCY PACKARD BURNETT, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

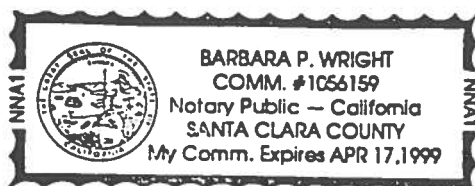


Barbara P. Wright
 Notary Public for California
 Residing at 350 Cambridge Ave., Palo Alto
 My Commission Expires: 4/17/99 9430

STATE OF CALIFORNIA)
 : ss.
 County of Santa Clara)

On this 69 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared SUSAN PACKARD ORR, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

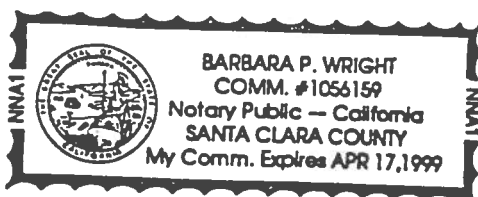


Barbara P. Wright
 Notary Public for California
 Residing at 350 Cambridge Ave., Palo Alto
 My Commission Expires: 4/17/99 9430

STATE OF CALIFORNIA)
 : ss.
 County of Santa Clara)

On this 69 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared JULIE PACKARD STEPHENS, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

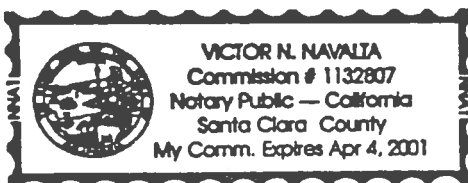


Barbara P. Wright
 Notary Public for California
 Residing at 350 Cambridge Ave., Palo Alto
 My Commission Expires: 4/17/99 9430

STATE OF CALIFORNIA)
 : ss.
 County of SANTA CLARA)

On this 6 day of JUNE, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared EDWIN E. VAN BRONKHORST, Trustee of the William R. Hewlett Revocable Trust dated February 3, 1995, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

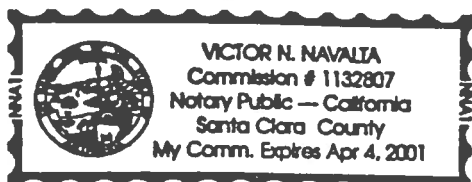


Victor N. Navalta
 Notary Public for CA 9430
 Residing at HPCU 1501 PAGO MILL RD PALO
 My Commission Expires: APRIL 4, 2001

STATE OF CALIFORNIA)
) : ss.
 County of SANTA CLARA)

On this 6 day of JUNE, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared WALTER B. HEWLETT, Trustee of the William R. Hewlett Revocable Trust dated February 3, 1995, as amended, and Vice President of San Felipe Ranch-Idaho, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same both as such Trustee and as such Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

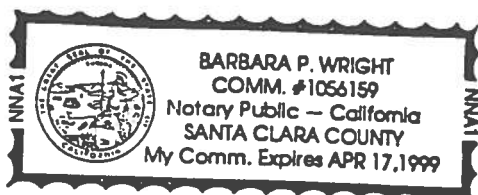


Victor N. Navalta
 Notary Public for CA 94130
 Residing at HPCL 1501 PAGE MILL RD PALO ALTO
 My Commission Expires: APRIL 4, 2001

STATE OF CALIFORNIA)
) : ss.
 County of Santa Clara)

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT STEPHENS, Vice President of San Felipe Ranch-Idaho, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



Barbara P. Wright
 Notary Public for California
 Residing at 350 Cambridge Ave., Palo Alto
 My Commission Expires: 4/17/99 9430

C213652

STATE OF IDAHO, COUNTY OF CUSTER

I hereby certify that this instrument was filed for record at the request of Custer County Title at 15 minutes past 3 o'clock P.M., this 18th day of June, 1997, in my office, and duly recorded as Instrument No 213652.

Ethel M. Peck

Ex-Officio Recorder

BY

Wanda J. Murphy

Deputy

Fee: \$ 18⁰⁰

Mail to:

GRANT DEED

FOR VALUE RECEIVED, SAN FELIPE RANCH, a California general partnership, the Grantor, does hereby Grant, Bargain, Sell and Convey unto MHJ, LLC, an Oregon limited liability company, the Grantee, whose current address is 3355 NW 131st Place, Portland, Oregon 97229, the following described premises, in Custer County, Idaho, to-wit:

See attached Exhibit "A"

Subject to all easements, rights of way, restrictions, covenants or other exceptions or conditions of sight or record.

Together with all appurtenant water rights and grazing rights without warranty.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, its successors and assigns forever.

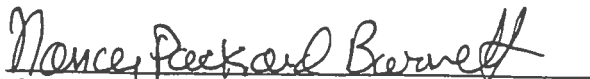
Dated: June 9, 1997

SAN FELIPE RANCH, a California general partnership

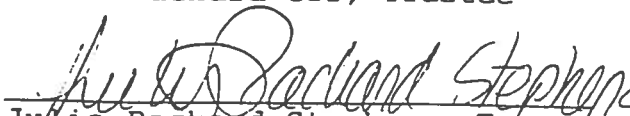
By its General Partners:

The David and Lucile Packard Trust dated April 20, 1987, as amended
(a partner of the Partnership and a Shareholder of San Felipe Ranch-Idaho, Inc.)


David Woodley Packard, Trustee


Nancy Packard Burnett, Trustee


Susan Packard Orr, Trustee


Julie Packard Stephens, Trustee

The William R. Hewlett Revocable
Trust dated February 3, 1995,
as amended (a partner of the
Partnership and a Shareholder of
San Felipe Ranch-Idaho, Inc.)

Edwin E. van Bronkhorst
Edwin E. van Bronkhorst, Trustee

Walter B. Hewlett
Walter B. Hewlett, Trustee

San Felipe Ranch-Idaho, Inc.,
a California corporation
(a partner of the Partnership
and Managing Partner)

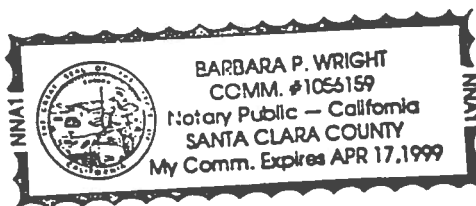
By: Robert Stephens
Robert Stephens, Vice President

By: Walter B. Hewlett
Walter B. Hewlett, Vice President

STATE OF CALIFORNIA)
: ss.
County of Santa Clara)

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personal appeared DAVID WOODLEY PACKARD, Trustee of The David and Luci Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day and year in this certificate first above written.

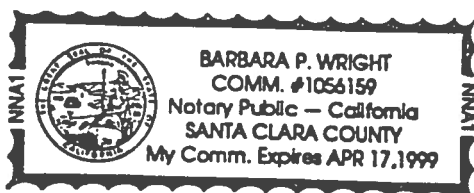


Barbara P. Wright
Notary Public for California
Residing at 350 Cambridge Ave., P.
My Commission Expires: 4/17/99

STATE OF CALIFORNIA)
: SS.
County of Santa Clara)

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared NANCY PACKARD BURNETT, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

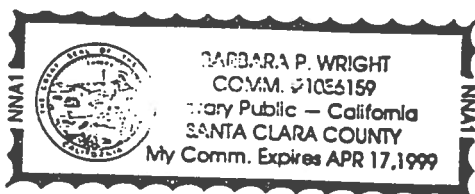


Barbara P. Wright
Notary Public for California
Residing at 350 Cambridge Ave., Palo Alto
My Commission Expires: 4/17/99 943

STATE OF CALIFORNIA)
: SS.
County of Santa Clara)

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared SUSAN PACKARD ORR, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

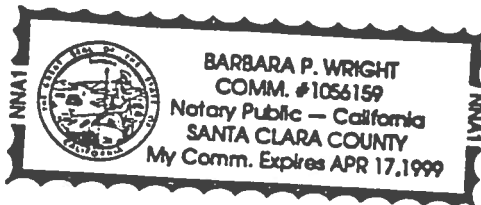


Barbara P. Wright
Notary Public for California
Residing at 350 Cambridge Ave., Palo Alto
My Commission Expires: 4/17/99 943

STATE OF CALIFORNIA)
 : ss.
County of Santa Clara)

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared JULIE PACKARD STEPHENS, Trustee of The David and Lucile Packard Trust dated April 20, 1987, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

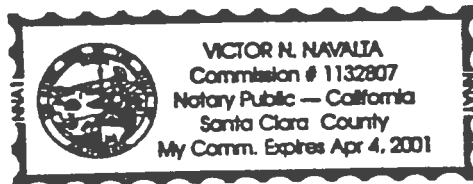


Barbara P. Wright
Notary Public for California
Residing at 350 Cambridge Ave., Palo Alto
My Commission Expires: 4/17/99 9431

STATE OF CALIFORNIA)
 : ss.
County of SANTA CLARA)

On this 6 day of JUNE, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared EDWIN E. VAN BRONKHORST, Trustee of the William R. Hewlett Revocable Trust dated February 3, 1995, as amended, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



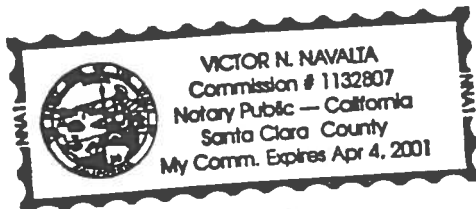
Victor N. Navajia
Notary Public for
Residing at HPCU 1501 RABE MILL RD 94
My Commission Expires: PALO ALTO CA

APRIL 4, 2001

STATE OF CALIFORNIA)
 : ss.
County of SANTA CLARA)

On this 6 day of JUNE, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared WALTER B. HEWLETT, Trustee of the William R. Hewlett Revocable Trust dated February 3, 1995, as amended, and Vice President of San Felipe Ranch-Idaho, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same both as such Trustee and as such Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

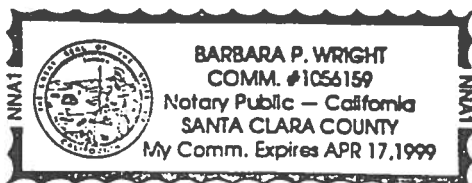


Victor N. Navatia
Notary Public for
Residing at HPCU 1501 PALMILLER
My Commission Expires: PALM ALTO CA 94302
APRIL 4, 2001

STATE OF CALIFORNIA)
 : ss.
County of Santa Clara)

On this 9 day of June, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT STEPHENS, Vice President of San Felipe Ranch-Idaho, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as such Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.



Barbara P. Wright
Notary Public for California
Residing at 350 Cambridge Ave., Palo Alto
My Commission Expires: 4/17/99 94

EXHIBIT "A"

The land referred to in this exhibit is situated in the State of Idaho, County of Custer and is described as follows:

HEADQUARTERS

TOWNSHIP 8 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 1: S1/2SE1/4

TOWNSHIP 8 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 12: N1/2NE1/4

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 3: Lot 4 (NW1/4NW1/4).

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 4: Lots 1, 2 (N1/2NE1/4).

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 11: SE1/4, E1/2SW1/4

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 12: NW1/4SW1/4, SW1/4SW1/4

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 13: NW1/4NW1/4, SW1/4NW1/4, NW1/4SW1/4, E1/2SW1/4, W1/2SE1/4NW1/4,
SW1/4SE1/4

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 14: E1/2NW1/4, NE1/4, NE1/4SE1/4, W1/2SE1/4, NE1/4SW1/4, NW1/4SW1/4,
SE1/4SW1/4; that part of SW1/4SW1/4 lying east of highway.

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 15: That part of NE1/4SE1/4 lying east of highway.

EXHIBIT "A", continued

ROCKPILE

TOWNSHIP 8 NORTH, RANGE 23 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 25: NW1/4SE1/4, NW1/4, W1/2NE1/4, NE1/4SW1/4, W1/2SW1/4, SE1/4NE1/4,
E1/2SE1/4

TOWNSHIP 8 NORTH, RANGE 23 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 26: S1/2SE1/4

TOWNSHIP 8 NORTH, RANGE 23 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 35: NE1/4

TOWNSHIP 8 NORTH, RANGE 24 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 30: Lots 10 and 11

TOWNSHIP 8 NORTH, RANGE 24 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 31: Lots 2, 5, 8 and 11

EXHIBIT "A", continued

CHILLY BUTTE RANCH

TRACT I:

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 1: SW1/4NW1/4, W1/2SW1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 2: S1/2N1/2, S1/2

LESS the following tract from said Sections 1 and 2:

Beginning at a point which is 1320 feet South end 3384 feet East from the
Northwest corner of Section 2, said Township and Range; thence

South 53°10' East, 48 feet; thence

South 75°20' East, 656 feet; thence

South 64°50' East, 728 feet; thence

South 49°20' East, 902 feet; thence

South 62°20' East, 980 feet; thence

South 29°05' East, 688 feet; thence

North 2148 feet to the Northeast corner of the SW1/4NW1/4 of Section 1, said
Township and Range; thence West 3216 feet to the Place of Beginning.

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 3: Lots 2 and 3, SE1/4NW1/4, NW1/4SE1/4, NE1/4SW1/4, S1/2NE1/4, E1/2SE1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 11: SE1/4SE1/4, NE1/4SW1/4, E1/2NW1/4, W1/2NE1/4, NW1/4SE1/4, E1/2NE1/4,
NE1/4SE1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 12: W1/2NW1/4, NW1/4SW1/4, S1/2SW1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 13: N1/2NE1/4, SE1/4NE1/4, E1/2SE1/4, NE1/4NW1/4, SW1/4, W1/2SE1/4,
SW1/4NE1/4, S1/2NW1/4

EXHIBIT "A", continued

CHILLY BUTTE RANCH

TRACT I: - Continued

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 14: SE1/4NW1/4, S1/2NE1/4, S1/2

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 23: S1/2NW1/4, NE1/4SW1/4, N1/2N1/2, SW1/4NE1/4 and NW1/4SE1/4 LESS 25 feet of Diamond Hitch Road, and NW1/4SW1/4 EXCEPTING the following:
Commencing at the SW corner of said NW1/4SW1/4, thence North 45° East m/l 70 feet to the SW corner of Lot 9, Block 16 of the vacated Antelope Valley Subdivision, Unit "A"; thence East 189.6 feet, thence North 132 feet, thence West 189.6 feet, thence South 132 feet to the Point of Beginning.

(This was formerly Antelope Valley Unit A subdivision and formerly the W1/2 of Antelope Valley Unit B subdivision)

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 24: E1/2, W1/2

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 25: N1/2

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 17: SE1/4SW1/4 Less Road right-of-way.

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 18: Lots 1 and 2, E1/2NW1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 19: Lot 4, SE1/4SW1/4, S1/2NE1/4, SE1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 20: E1/2NW1/4, E1/2SW1/4 Less Highway right-of-way, W1/2SW1/4, SW1/4NW1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 29: NW1/4NW1/4, NE1/4NW1/4 LESS Highway right of way

EXHIBIT "A", continued

CHILLY BUTTE RANCH

TRACT I: - Continued

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 30: Lots 1 and 2, NE1/4, E1/2NW1/4

The following real estate located in Antelope Valley Unit B, Subdivision, Custer County, Idaho, according to the Official Plat on file in the office of the said County Recorder.

Lots 7, 12 and 13, Block 3

Lots 6, 7, 8, 11, 12 and 13, Block 6

Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15 and 16, Block 14

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 15

TRACT II:

The following real estate located in Antelope Valley Unit B Subdivision, Custer County, Idaho, according to the Official Plat on file in the Office of the said County Recorder.

Lots 1 and 18, Block 3.

Lots 5 and 14, Block 6.

TRACT III:

The following real estate located in Antelope Valley Unit B, Subdivision, Custer County, Idaho, according to the Official Plat on file in the office of the said County Recorder.

Lots 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 2.

Lots 2, 6, 8, 9, and 11, Block 3.

Lots 1, 3, 4, and 15, Block 6.

Lots 4, 7, 8, 9, 14, and 15, Block 7.

Lots 8, 12, and 13, Block 10.

Lots 12 and 13, Block 11.

Lots 17 and 18, Block 14.

GRANT DEED

San Felipe Ranch/MHJ, LLC

Page 10

EXHIBIT "A", continued

CHALLIS RANCH

TOWNSHIP 9 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 1: SW1/4, SW1/4SE1/4.

TOWNSHIP 9 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 2: SE1/4SE1/4

TOWNSHIP 9 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 11: E1/2NE1/4.

TOWNSHIP 9 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 12: Fraction NW1/4, W1/2NE1/4, N1/2SW1/4

TOWNSHIP 10 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 4: NE1/4NE1/4 Less Highway right-of-way.

TOWNSHIP 10 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 30: NE1/4NE1/4 Less Highway right-of-way

TOWNSHIP 11 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 1: SW1/4NE1/4, SW1/4SW1/4, SE1/4SW1/4 Less Highway right-of-way.

TOWNSHIP 11 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 2: Lots 2 and 4, SW1/4NE1/4, SE1/4NE1/4 Less Highway right-of-way, NE1/4SE1/4

TOWNSHIP 11 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 3: Lots 1, 2, 3, S1/2N1/2, N1/2S1/2

TOWNSHIP 11 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 35: SW1/4NE1/4

TOWNSHIP 11 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 4: N1/2SE1/4, SW1/4SE1/4

EXHIBIT "A", continued

CHALLIS RANCH II - Continued

TOWNSHIP 11 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 20: NE1/4SE1/4

TOWNSHIP 11 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 21: SE1/4SW1/4, NW1/4SW1/4, SE1/4SE1/4

TOWNSHIP 11 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 22: W1/2SW1/4

TOWNSHIP 11 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 30: NE1/4SW1/4

TOWNSHIP 12 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 23: W1/2SE1/4 Less Highway right-of-way.

TOWNSHIP 12 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 25: E1/2SW1/4, SW1/4SE1/4, W1/2W1/2SW1/4

TOWNSHIP 12 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 26: NE1/4, E1/2SE1/4

TOWNSHIP 12 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 34: S1/2SE1/4

TOWNSHIP 12 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 35: E1/2NE1/4, SW1/4NE1/4, N1/2SE1/4, SW1/4SE1/4, SW1/4SW1/4

STATE OF IDAHO, COUNTY OF CUSTER

I hereby certify that this instrument was filed for record at the request of Custer County Title at 15 minutes past 3 o'clock P.M., this 18th day of June, 1997, in my office, and duly recorded as Instrument No 213653.

Ethel M. Peck

Ex-Officio Recorder

BY

Wanda J. Murphy

Deputy

Fee: \$ 39⁰⁰

Mail to:

GRANT DEED

0213818

FOR VALUE RECEIVED, MHJ, LLC, an Oregon limited liability company ("Grantor") does hereby Grant, Bargain, Sell and Convey unto MOUNTAIN SPRINGS RANCH LLC, an Idaho limited liability company ("Grantee"), whose current address is 11100 N.W. Saltzman Road, Portland, Oregon 97229, the following described premises, in Custer County, Idaho, to wit:

See attached Exhibit "A"

Subject to all easements, rights of way, restrictions, covenants or other exceptions or conditions of sight or record.

Together with all appurtenant water rights and grazing rights without warranty.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, its successors and assigns forever.

DATED: July 11, 1997

MHJ, LLC, an Oregon limited liability company

By:

Mary H. Jaffe

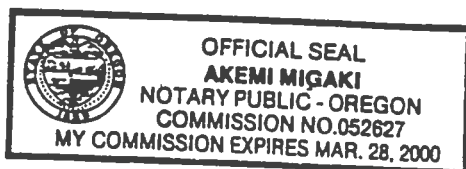
Mary H. Jaffe
Manager

STATE OF OREGON)

) ss.

County of Multnomah)

This instrument was acknowledged before me on the 11th day of July, 1997, by Mary H. Jaffe as Manager of MHJ, LLC.



Akemi Migaki

Notary Public for Oregon

My Commission Expires: 3/28/2000

213818

EXHIBIT "A"

The land referred to in this exhibit is situated in the State of Idaho, County of Custer and is described as follows:

HEADQUARTERS

TOWNSHIP 8 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 1: S1/2SE1/4

TOWNSHIP 8 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 12: N1/2NE1/4

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 3: Lot 4 (NW1/4NW1/4).

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 4: Lots 1, 2 (N1/2NE1/4).

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 11: SE1/4, E1/2SW1/4

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 12: NW1/4SW1/4, SW1/4SW1/4

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 13: NW1/4NW1/4, SW1/4NW1/4, NW1/4SW1/4, E1/2SW1/4, W1/2SE1/4NW1/4,
SW1/4SE1/4

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 14: E1/2NW1/4, NE1/4, NE1/4SE1/4, W1/2SE1/4, NE1/4SW1/4, NW1/4SW1/4,
SE1/4SW1/4; that part of SW1/4SW1/4 lying east of highway.

TOWNSHIP 8 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 15: That part of NE1/4SE1/4 lying east of highway.

213818
Custer County Reg. of
Custer County Title

7:29 P. M.

7-21-1997
Evel M. Park, Clerk
Wanda J. Murphy
242

EXHIBIT "A", continued

ROCKPILE

TOWNSHIP 8 NORTH, RANGE 23 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 25: NW1/4SE1/4, NW1/4, W1/2NE1/4, NE1/4SW1/4, W1/2SW1/4, SE1/4NE1/4,
E1/2SE1/4

TOWNSHIP 8 NORTH, RANGE 23 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 26: S1/2SE1/4

TOWNSHIP 8 NORTH, RANGE 23 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 35: NE1/4

TOWNSHIP 8 NORTH, RANGE 24 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 30: Lots 10 and 11

TOWNSHIP 8 NORTH, RANGE 24 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 31: Lots 2, 5, 8 and 11

EXHIBIT "A", continued

CHILLY BUTTE RANCHTRACT I:

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 1: SW1/4NW1/4, W1/2SW1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 2: S1/2N1/2, S1/2

LESS the following tract from said Sections 1 and 2:

Beginning at a point which is 1320 feet South end 3384 feet East from the
Northwest corner of Section 2, said Township and Range; thence

South 53°10' East, 48 feet; thence

South 75°20' East, 656 feet; thence

South 64°50' East, 728 feet; thence

South 49°20' East, 902 feet; thence

South 62°20' East, 980 feet; thence

South 29°05' East, 688 feet; thence

North 2148 feet to the Northeast corner of the SW1/4NW1/4 of Section 1, said
Township and Range; thence West 3216 feet to the Place of Beginning.

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 3: Lots 2 and 3, SE1/4NW1/4, NW1/4SE1/4, NE1/4SW1/4, S1/2NE1/4, E1/2SE1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 11: SE1/4SE1/4, NE1/4SW1/4, E1/2NW1/4, W1/2NE1/4, NW1/4SE1/4, E1/2NE1/4,
NE1/4SE1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 12: W1/2NW1/4, NW1/4SW1/4, S1/2SW1/4

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 13: N1/2NE1/4, SE1/4NE1/4, E1/2SE1/4, NE1/4NW1/4, SW1/4, W1/2SE1/4,
SW1/4NE1/4, S1/2NW1/4

EXHIBIT "A", continued

CHILLY BUTTE RANCHTRACT I: - Continued

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 14: SE1/4NW1/4, S1/2NE1/4, S1/2

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 23: S1/2NW1/4, NE1/4SW1/4, N1/2N1/2, SW1/4NE1/4 and NW1/4SE1/4 LESS 25 feet of Diamond Hitch Road, and NW1/4SW1/4 EXCEPTING the following:
Commencing at the SW corner of said NW1/4SW1/4, thence North 45° East m/ 70 feet to the SW corner of Lot 9, Block 16 of the vacated Antelope Valley Subdivision, Unit "A"; thence East 189.6 feet, thence North 132 feet, thence West 189.6 feet, thence South 132 feet to the Point of Beginning.

(This was formerly Antelope Valley Unit A subdivision and formerly the W1/2 of Antelope Valley Unit B subdivision)

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 24: E1/2, W1/2

TOWNSHIP 9 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 25: N1/2

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 17: SE1/4SW1/4 Less Road right-of-way.

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO..
SECTION 18: Lots 1 and 2, E1/2NW1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 19: Lot 4, SE1/4SW1/4, S1/2NE1/4, SE1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 20: E1/2NW1/4, E1/2SW1/4 Less Highway right-of-way, W1/2SW1/4, SW1/4NW1/4

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 29: NW1/4NW1/4, NE1/4NW1/4 LESS Highway right of way

EXHIBIT "A", continued

CHILLY BUTTE RANCHTRACT I: - Continued

TOWNSHIP 9 NORTH, RANGE 22 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO.
SECTION 30: Lots 1 and 2, NE1/4, E1/2NW1/4.

The following real estate located in Antelope Valley Unit B, Subdivision, Custer County, Idaho, according to the Official Plat on file in the office of the said County Recorder.

Lots 7, 12 and 13, Block 3

Lots 6, 7, 8, 11, 12 and 13, Block 6

Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15 and 16, Block 14

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 15

TRACT II:

The following real estate located in Antelope Valley Unit B Subdivision, Custer County, Idaho, according to the Official Plat on file in the Office of the said County Recorder.

Lots 1 and 18, Block 3.

Lots 5 and 14, Block 6.

TRACT III:

The following real estate located in Antelope Valley Unit B, Subdivision, Custer County, Idaho, according to the Official Plat on file in the office of the said County Recorder.

Lots 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 2.

Lots 2, 6, 8, 9, and 11, Block 3.

Lots 1, 3, 4, and 15, Block 6.

Lots 4, 7, 8, 9, 14, and 15, Block 7.

Lots 8, 12, and 13, Block 10.

Lots 12 and 13, Block 11.

Lots 17 and 18, Block 14.

EXHIBIT "A", continued

CHALLIS RANCH

TOWNSHIP 9 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 1: SW1/4, SW1/4SE1/4.

TOWNSHIP 9 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 2: SE1/4SE1/4

TOWNSHIP 9 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 11: E1/2NE1/4.

TOWNSHIP 9 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 12: Fraction NW1/4, W1/2NE1/4, N1/2SW1/4

TOWNSHIP 10 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 4: NE1/4NE1/4 Less Highway right-of-way.

TOWNSHIP 10 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 30: NE1/4NE1/4 Less Highway right-of-way

TOWNSHIP 11 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 1: SW1/4NE1/4, SW1/4SW1/4, SE1/4SW1/4 Less Highway right-of-way.

TOWNSHIP 11 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 2: Lots 2 and 4, SW1/4NE1/4, SE1/4NE1/4 Less Highway right-of-way, NE1/4SE1/4

TOWNSHIP 11 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 3: Lots 1, 2, 3, S1/2N1/2, N1/2S1/2

TOWNSHIP 11 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 35: SW1/4NE1/4

TOWNSHIP 11 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 4: N1/2SE1/4, SW1/4SE1/4

EXHIBIT "A", continued

CHALLIS RANCH - Continued

TOWNSHIP 11 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 20: NE1/4SE1/4

TOWNSHIP 11 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 21: SE1/4SW1/4, NW1/4SW1/4, SE1/4SE1/4

TOWNSHIP 11 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 22: W1/2SW1/4

TOWNSHIP 11 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 30: NE1/4SW1/4

TOWNSHIP 12 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 23: W1/2SE1/4 Less Highway right-of-way.

TOWNSHIP 12 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 25: E1/2SW1/4, SW1/4SE1/4, W1/2W1/2SW1/4

TOWNSHIP 12 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 26: NE1/4, E1/2SE1/4

TOWNSHIP 12 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 34: S1/2SE1/4

TOWNSHIP 12 NORTH, RANGE 20 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO
SECTION 35: E1/2NE1/4, SW1/4NE1/4, N1/2SE1/4, SW1/4SE1/4, SW1/4SW1/4

0213819

QUITCLAIM DEED

FOR VALUE RECEIVED, MHJ, LLC, an Oregon limited liability company ("Grantor"), does hereby convey, release, remise and forever quitclaim unto MOUNTAIN SPRINGS RANCH LLC, an Idaho limited liability company ("Grantee") whose current address is 11100 N.W. Saltzman Road, Portland, Oregon 97229, the following described premises, in Custer County, Idaho, to-wit"

See attached Exhibit "A".

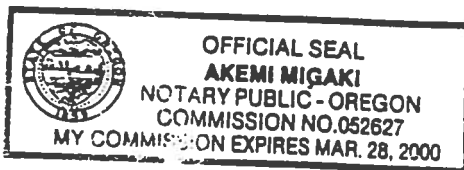
DATED: 17th day of July, 1997.

MHJ, LLC, an Oregon limited liability company

By: Mary H. Jaffe
Mary H. Jaffe
Manager

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on the 17th day of July, 1997, by Mary H. Jaffe as Manager of MHJ, LLC, an Oregon limited liability company.



Akemi Migaki
Notary Public for Oregon
My Commission Expires: 3/28/2000

213819
Custer County Reg. of
Custer County Title
Time 2:30 P.M.
7-21-1997
Wanda J. Murphy
6th

EXHIBIT "A"

The following real estate located in Antelope Valley Unit B, Subdivision, Custer County, Idaho, according to the Official Plat on file in the office of the said County Recorder.

Lots 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 2.

Lots 2, 6, 8, 9, and 11, Block 3.

Lots 1, 3, 4, and 15, Block 6.

Lots 4, 7, 8, 9, 14, and 15, Block 7.

Lots 8, 12, and 13, Block 10.

Lots 12 and 13, Block 11.

Lots 17 and 18, Block 14.

DEED