

OREGON CENTURY FARM & RANCH PROGRAM
2017 Applicant Approval Checklist

CFR 1249

Name of applicant C & S Waterman Ranch LLC Charlie & Sharon Waterman

Name of Farm or Ranch C & S Waterman Ranch County Coos

Notarized yes ___ no Posted by May 1 yes ___ no \$250 Application yes ___ no

Other fees (additional certificates, @ \$20 ea.), amount \$ 20

Total fees pd. \$ 270.00

1. Applicant is legal owner yes ___ no other ___

2. 100 years of continuous operation by same family yes ___ no

Comments 1917

3. Not less than \$1,000 gross income per year for three out of last five years yes ___ no.

Comments _____

4. Living on or actively managing and directing the farming or ranching activity on the land yes ___ no

Comments 3 generations

5. Line of ownership from original settler or buyer through children, siblings, nephews or nieces. Adopted children will be recognized equally with other descendants yes ___ no

6. Official form used with all questions answered completely, including narrative yes ___ no

Comments _____

7. Documentation showing the date of earliest ownership (Donation Land Claim, Deed of Sale, Homestead Certificate, Family Bible, diary entry, or correspondence) yes ___ no

Comments Deed records

Photos included with application yes ___ no Sent digital photos yes ___ no DNCD

Additional information needed from applicant Map of property

Concerns or questions _____

Application Approval/Reviewer Notes Identification of Family Stories for Narratives:

Reviewer #1: Initials RAV

Notes: March 28, 1917; includes death certificate; documents substantiate dates and how Farm stayed in family.
I would approve this application

Reviewer #2: Initials: az

Notes: A clear line of information shows farm in family since 1917.

Reviewer #3: Initials: LAL

Notes:

Reviewer #4: Initials: JWP

Notes: Looks Okay Map?

Reviewer #5: Initials: _____

Notes:

Provide at meeting:

- Blank copies of applications
- Copies of drafted narratives sent on hand
- Print digital pictures for review if only send digital
- Model "Timeline" added to application materials for applicants * This was not done, will do in 2016



A program of the Oregon Farm Bureau Foundation for Education

Date: _____

Oregon Century Farm & Ranch Program Application

Type of designation (please check one) Century Farm Century Ranch

Press Contact (please check one) YES, both applicant & contact person (if different)
 YES, Applicant only NO

(This give us permission to give members of the press who request it your contact information for possible articles about your farm or ranch)

Legal owner / Applicant name C & S Waterman Ranch, LLC/Charlie and Sharon Waterman

Farm or Ranch Name (this is the name used in all publicity & marketing)

C & S Waterman Ranch, LLC

Mailing address of Legal Owner / Applicant **Redacted For Privacy**

Telephone **Redacted For Privacy** E-mail address **Redacted For Privacy**

Contact name (if different than legal owner) _____

Mailing address of contact _____

Contact telephone _____ E-mail address _____

Location of farm or ranch (which is the subject of this application):

County **Redacted For Privacy**

Distance 8 miles from nearest town Bandon, Oregon

Township 30 S Range 14 WWM Section 5 & 8

Address or physical location of the farm or ranch (which is subject of this application)

Redacted For Privacy

(Continue application on next page)

Oregon Century Farm & Ranch Program Application - Continued

GPS (Global Positioning System) Coordinates, if known _____

Please attach a map or drawing showing the location of the eligible property within the context of the family farm or ranch.

Founder(s):

Original family owner(s) or founder(s) Charlie Frank and Mabel Waterman

Founder(s) prior Country or State if not Oregon _____

Date (year) this farm or ranch was acquired by founder(s) March 28, 1917
(Attach verifying documentation. See Application Qualification #7)

Who farms or ranches the land today? Charlie and Sharon Waterman

Relationship of applicant to original owner. Clearly explain lineage from original ownership documents to current applicant. (See Application Qualification #7) Grandson and wife

How many acres were included in original farm or ranch? 160 acres

How many acres are included today in the farm or ranch? 2791 acres

How many acres are in agricultural use today? 1229 acres

If the farm or ranch has ever been rented or leased, please explain the owner's role in this relationship. For example, is the owner actively involved in the management of the land? N/A

History of crops or livestock raised on farm or ranch:

What were the early crops or livestock? Livestock: Dairy cows, beef cattle, sheep, chickens

Crops: Pasture, hay, Easter lilies, oats, timber

How did the crops / livestock / use of farm or ranch change over the years? The ranch became less diversified due to the economics. Currently, the ranch is more efficient and productive with the use of cattle and sheep to manage the pastureland and non-productive agriculture areas have been planted into trees. A rock pit has been developed for use on the ranch and that rock has also been sold commercially.

What are crops / livestock raised on the farm or ranch today? Beef cattle, sheep, hay and timber

The family history narrative:

Submit two or three pages of family history narrative, including, but not limited to generational transfers of the farm or ranch. Please also submit historical & current photos of the property & family, if available. Do *not* send original documents as they will not be returned. Digital format photos (at highest resolution [300 dpi]) are particularly desirable, so that they may be used in publications, the program's database or the web site. Submitted information, including photos, will be deposited in the OSU Libraries – Special Collections & Archives Research Center for future reference. Please send digital photos included with your application to cfr@oregonfb.org by **May 1**.

Type of information to include in your family history narrative:

- Where founder(s) may have moved from to farm or ranch
- Significant events in the family (births, deaths, marriages, etc.)
- Any major changes to operations (methods of production, etc.)
- Additional information on crops, buildings, other changes from the original farm or ranch
- Any special family farm or ranch stories you'd like to share, passing on techniques, interesting characters, & family folklore

(Continue application on next page)

Oregon Century Farm & Ranch Program Application

Statement of Affirmation

I, Charlie H. Waterman, hereby affirm and declare that the farm or ranch which I own at Redacted For Privacy Redacted For Privacy in the County of Coos, has been owned by my family for at least 100 continuous years, as specified in the qualifications for the Century Farm & Ranch Program, on or before December 31 of the current calendar year. Further, I hereby affirm that this property meets all other requirements for Century Farm or Ranch honors, including that the farm or ranch has a gross income from farming or ranching activities of not less than \$1,000 per year for three out of the five years immediately preceding making this statement. I understand that the application materials will become property of the OSU Libraries – Special Collections & Archives Research Center and be made available for public use. By signing below, I understand that I am consenting to the use of both information and photographs.

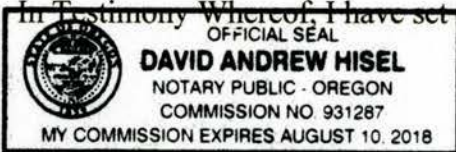
Charlie H. Waterman Sharon Waterman, member 3-6-2017
 Signature of Owner member Date 3-6-17

Certification by Notary Public

State of Oregon County of Coos

Be it remembered, that on this 7 day of March, 2017, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Charlie H. Waterman & Sharon K. Waterman known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that Charlie H. Waterman executed the same freely and voluntarily. Sharon K. Waterman

In Testimony Whereof, I have set my hand and affixed my official seal the day and year last above written.



[Signature]
 Notary Public for Oregon
 My Commission Expires 8-10-18

<u>Fees</u>	<u>For office use only</u>
Application Fee (includes one certificate & Roadside sign, Note \$50 of this fee is non-refundable) \$ 250.00	Date Received _____
Additional Certificates (\$20 each) \$	Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No
Additional Signs (\$200 each)	
Total Enclosed \$	Authorization _____

Oregon Century Farm & Ranch Program Coordinator

Make checks payable to: Oregon Farm Bureau Foundation for Education

(Continue application on next page)

Oregon Century Farm & Ranch Program Application – Continued

History of buildings:

Are any of the original buildings still in use? Yes No

When was the first house built? If it is still in use, describe the changes that have been made.

The house was built in the early 1900's. After the grandparents passed away, the house was rented. Charlie and Sharon remodeled the home in 1973 and lived in it with Franklin and Amy until 1979. In 1979, it was rented and consequently burned down later that year.

What years were other structures built (examples: barns, silos, machine shops, coops, smokehouses, dryers, etc.). Describe the changes that have been made to them, including any demolition. The barn, blacksmiths shop, wood shed and chicken house were built after granddad purchased the property. The barn blew down sometime in the 1980's.

The family:

How many generations live on the farm or ranch today? 3

List names and birth years:

Charlie Waterman – 1946

Sharon Waterman – 1947

Franklin Waterman – 1973

Amy Waterman - 1975

Shelby Waterman – 2000

Seth Waterman – 2003

Frida Corlett – 2011

Changes in the Operation:

Frank and Mabel Waterman never could phantom our vehicles of today with all the technology when they drove their horse and wagon from Baker to Bandon. It took days to drive that distance which can now be traveled in one day with GPS, air conditioning, heat, headlights, etc.

In the early days of ranch life, hay was cut by hand, loaded onto the horse drawn wagon by hand (using forks), taken to the barn where it was unloaded with the Johnson hooks for storage in the second floor of the old barn. Even almost 50 years ago, it would have been hard to believe we would have tractors with cabs, air conditioning, heat, radio, and most importantly four-wheel drive to navigate the hills and hay fields. The equipment has just got bigger and better causing more efficiency in the operation. Along came the no-till drill which has been wonderful for pasture renovation without soil erosion from working up the pastures.

Originally, the pastures were kept productive through slash and burn techniques. The pasture burning helped with weed control, cleaned up the stumps and small trees plus put nutrients back in the soil. Today we fertilize the pastures with the four-wheel drive tractors and fertilizer spreaders. There was a time when we used aerial application for fertilizing the steep hills of the ranch. Pasture renovation is done with a tractor crawler to work up the soil after removing the brush and weeds. The ranch has incorporated the use of chemicals to control weeds. There are many new varieties of forages which have been found to provide more feed and less erosion of our soils.

Water quality has been a large issue these past 10-15 years. Many of the roads on the ranch have been graveled which is so different from those original roads which were just sod and/or dirt. All maintenance was done by hand in the old days. Now the roads either are water barred to prevent excessive erosion or they are ditched with culverts. A rock pit was developed through blasting and crusting to provide gravel for the ranch operation. A dump truck was purchased to haul gravel. Some riparian fencing has been done on the original 160 acres. Today we have four wheel drive tractors and excavator to maintain the roads and drainage adjacent to the roads.

Livestock selection has improved for size, desirability of carcass, prolifics, and hardiness. For example, in the 1950's we sold 400 weight calves and now we sell 650 weights. The same with the lambs. Over 50 years ago we sold 80 weight lambs and now they weigh 100 pounds.

Through the years fencing has changed the most. Past generations used split cedar posts and rails now we use steel or treated fence posts and either woven wire with barb on top or electric fences. The corral designs have changed to become more user friendly over the years. Cattle chutes have improved tremendously.

Communication has improved tremendously. Remember those old phones on the walls that you turn the handle to ring. Then came the dial phone, push button phones and CB's. Those old bag cell phones were quite large as were the first computers. Who would guess the cell phones now are so small, one can check their emails, weather, news, etc. just by using their

cell phone. So much business is done via computer whether it be ordering parts or signing a contract.

The biggest impact to our agriculture operation since 1917 has been government regulation. Laws have been a nightmare to keep up with and agriculture is being regulated to death. Our forefathers would never believe they would need a permit for practically everything and that ESA fish would be a priority rather than producing healthy food and fiber for the people.

In the beginning, property had an income earning value which set the price when the property was sold. Now, it has an investment speculation value making it very difficult for beginning ranchers and farmers to purchase land to operate a ranch or farm.

It is my hope our two younger generations on the ranch will be able to operate the ranch under less regulation so the land can continue under Waterman ownership.

Landowner or Company Charlie and Sharon Waterman Trust Tax Year 2016-17

Please fill in the blanks using your Real Property Tax Statement:

Account Number	Map	Total Acres	Forestry Acres	Agriculture Acres	Mixed Acres
13561.00	30514002500	33.54	0	33.54	
13568.00	30514180100	284.22	184.22	100.00	
13500.00	30514070700	156.80	16.80	140.00	
13509.00	30514090100	40.00		40.00	
13506.00	30514080500	40.00	40.00		
180804	2451324001200	43.90	43.90		
178103	245132300101	43.75	43.75		
178801	245132300800	98.89		98.89	
Page Total		741.1	328.67	412.43	
Cumulative Total					

Landowner or Company C&S Waterman Ranch LLC Tax Year 2016-17

Please fill in the blanks using your Real Property Tax Statement:

Account Number	Map	Total Acres	Forestry Acres	Agriculture Acres	Mixed Acres
13606.02	305.1501001601	4.0		4.0	
13484.00	30514 05001100	37.93		37.93	
13472.01	3051404000001	38.04		38.04	
13472.00	3051404000600	55.95	55.95		
13485.00	3051405001000	80.00		80.00	
13485.01	3051405001001	37.80	37.80		
13504.00	30514 0800200	117.56		117.56	
13503.00	30514 08 00 100	313.2		313.20	
13510.00	30514 09000300	155.13		155.13	
13505.00	30514 08000300	80.00	80.00		
13559.00	30514 00 00300	98.64	98.64		
13559.01	30514 00 002400	60.04		60.04	
13497.00	30514 07 00 500	80.00	80.00		
99916788	21513 20 001502	11.28		11.28	
13476.00	30514 05000600	80.00	80.00		
13468.00	30514 04000300	80.00	80.00		
13668.03	30515 13 000900	4.52	4.52		
13657.08	30515 13 001001	19.76	19.76		
13495.00	30514 06000109	74.50	74.50		
R18744	3151400001000	182.82	182.82		
R18616	3151402001100	43.25	43.25		
13532.00	305141300200	156.90	156.90		
13602.00	30514 0003200	240.00	240.00		
Page Total		2051.32	1334.14	817.18	
Cumulative Total		2792.42	1562.81	1229.61	

One Page of Travel diary

Out to Home De Long Food
Number. Better Country

1854 - first went through Country
5 Stumps 10 to 100' stands
good 2nd growth now
Went 1 mile to work at Copps
Dairy Ranch 1700 6. for winter

feed 73.75 60. Hubs (Horse) 133.75 food
36.55 extras 82.20 outfit + 9. Horse food
Sept 16 1911 Start

Oct 30 1911 End

45 days 715 miles

6 mo Hubs 119.95

Grub 17.70

Ex 18.85

Cost of Trip \$261.40

Recorded in Book 75 D Page 132
 " on April 4 1917

12198. THIS INDENTURE WITNESSETH, That Annie M. Tucker, and J.H. Tucker, her husband, of Bandon, Coos county, Oregon, the first parties, in consideration of Ten (\$10.00) And other valuable considerations to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey, unto C.F. Waterman, of Coos county, Oregon, the second party, the following described real property situated in Coos County, Oregon, to-wit:

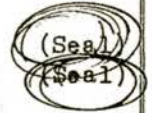
The South-west quarter ($\frac{1}{4}$) of the South-west quarter ($\frac{1}{4}$) of Section Five (5) and the north half ($\frac{1}{2}$) of the North-west quarter ($\frac{1}{4}$) and the south-east quarter ($\frac{1}{4}$) of the North-west quarter ($\frac{1}{2}$) of Section Eight (8) in Township Thirty (30) South, of Range Fourteen (14) West of the Willamette Meridian in Coos County, Oregon, containing one-hundred & sixty (160) acres more or less.

TO HAVE AND TO HOLD said premises, with its tenements, hereditaments and appurtenances, unto said second party his heirs and assigns, forever. And said first parties do covenant to and with said second party his heirs and assigns, that they are the owners in fee simple of said premises, and that the same are free from all encumbrances, and that they will warrant and defend the said premises from all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals this 28th day of March, 1917.

Executed in presence of:
 Mabel Waterman, E. E. Oakes,

Annie M. Tucker,
 J. H. Tucker,



State of Oregon:

County of Coos :ss. On the 28th day of March A.D. 1917 At Coos County, Oregon, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned, sworn, qualified and acting, personally appeared the within named ANNIE M. TUCKER and J.H. TUCKER, husband and wife, who are personally known to me to be the identical individuals described in, and who executed the within and foregoing instrument, and they acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF I have hereunto set my hand and official seal on the day and year last aforesaid.

E. E. Oakes,
 Notary Public for Oregon.

Recorded April 4, 1917, 8 A.M.

My Commission expires April 7th, 1917.

L. W. Oddy, County Clerk. (Seal: E. E. Oakes, Notary Public, State of Oregon.)

12199. THIS INDENTURE WITNESSETH, That Oscar W. Morris, a widower, of Powers, Coos county, Oregon, for the consideration of the sum of Ten Dollars, to him paid, has bargained and sold

KNOW ALL MEN BY THESE PRESENTS, That I Annie M. Tucker of the County of Coos and State of Oregon, hereby certify that a certain Mortgage bearing date the 28th. day of March 1917 made and executed by C.F. Waterman and Mabel Waterman his wife. as first parties therein to myself Annie M. Tucker as second party therein, which said mortgage was recorded in the Office of the County Clerk of Coos County State of Oregon on the 4th. day of April 1917 in Book 34 on page 311 record of mortgages of said County.

Together with the debt thereby secured is fully paid satisfied and discharged.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 22 nd . day of November 1926_

EXECUTED IN THE PRESENCE OF

[Signature]

[Signature]

Annie M. Tucker (SEAL)

STATE OF OREGON)
) SS
COUNTY OF COOS)

This is to certify that on this 22nd. day of November A.D. 1926 personally appeared before me the undersigned a Notary Public in and for the aforesaid County and State, the above named Annie M. Tucker, to me personally known to be the identical person described in and who executed the foregoing instrument and she acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official seal the day and year herein first above written.

[Signature]

NOTARY

38838

DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS, That Charlie F. Waterman (sometimes known as C. F. Waterman) and Edna Waterman, husband and wife, in consideration of love and affection and One Dollar to them paid by Ray S. Waterman and Bessie Waterman, husband and wife, do hereby grant, bargain, sell and convey unto the said Ray S. Waterman and Bessie Waterman, husband and wife, as tenants in the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Coos and State of Oregon, bounded and described as follows, to-wit:

The Southwest quarter of the Southwest quarter of Section five, and the North half of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 8, all in Township 30, South of Range 14 West of the Willamette Meridian, Coos County, Oregon. Excepting all rights of way for roads over and across said premises.

Also, that certain cemetery lot described as: Lot 4, of Block 33 of the Knights of Pythias Cemetery at Bandon, Coos County, Oregon, according to the plat thereof designated as ("Plat of K. P. Cemetery situated at Bandon, Coos County, Oregon, property of Delphi Lodge No. 64, K. of P.") as the same appears on file and of record in the office of the County Clerk of said Coos County, entered in Volume 4, page 28 Record of Plats, March 6, 1913.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Ray S. Waterman and Bessie Waterman, husband and wife, as tenants in the entirety, their heirs and assigns forever; reserving to ourselves, however, a life estate in and to said real property so long as either of us shall live, or the survivor of either of us, with the full and complete right of the use and occupancy thereof during the lifetime of either of us, or the last survivor of either of us. Should the said Charlie F. Waterman precede the said Edna Waterman in death, the said Edna Waterman shall not lease said property to anyone except grantees, or either of them, so long as she shall live.

And Charlie F. Waterman and Edna Waterman, the grantors above named, do covenant to and with the above named grantees, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS their hands and seals this 26th day of April, 1948.

Charlie F. Waterman (Seal)

(Mrs) Edna Waterman (Seal)

STATE OF OREGON, }
County of Coos. } ss.

On this 26th day of April, 1948, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Charlie F. Waterman and Edna Waterman, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

O. C. Sauland
Notary Public For Oregon.

My commission expires Sept. 29, 1951.

MAY 12 1948 11 30 AM

CERTIFICATION OF VITAL RECORD

**DEPARTMENT OF HUMAN SERVICES
OREGON HEALTH DIVISION, CENTER FOR HEALTH STATISTICS**

**HEALTH DIVISION
CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH**

PERMANENT
BLACK INK

329983
I.D. TAG NO.

100

Local File Number

136-

State File Number

DECEDENT

1
2
3
4
5
6

PARENTS

DISPOSITION

7

8

REGISTRAR

9

10

11

CERTIFIER

12

13

14

CONDITIONS
IF ANY
WHICH GAVE
RISE TO
IMMEDIATE
CAUSE

STATING THE
UNDERLYING
CAUSE LAST



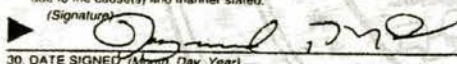
CAUSE OF DEATH

15

16

17

CAUSE OF DEATH
INSTRUCTIONS
ON REVERSE SIDE
OF GREEN AND
BLUE COPY

1. DECEDENT'S NAME First: <u>Ray</u> Middle: <u>Spencer</u> Last: <u>WATERMAN</u>			2. SEX <u>Male</u>	3. DATE OF DEATH (Month, Day, Year) <u>January 27, 2001</u>		
4. SOCIAL SECURITY NUMBER <u>Redacted For Privacy</u>		5a. AGE-Last Birthday (Years) <u>87</u>	5b. Under 1 Year Mos. Days Hours Mins.	5c. Under 1 Day Hours Mins.	6. BIRTHPLACE (City and State or Foreign Country) <u>Bandon, Oregon</u>	7. DATE OF BIRTH (Month, Day, Year) <u>June 1, 1913</u>
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		9a. PLACE OF DEATH (Check only one) <input type="checkbox"/> HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> Nursing Home <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)				
9b. FACILITY NAME (If not institution, give street and number) <u>50371 South Upper Fourmile Road</u>			9c. CITY, TOWN, OR LOCATION OF DEATH <u>Bandon</u>	9d. COUNTY OF DEATH <u>Coos</u>		
10a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.) <u>Rancher</u>		10b. KIND OF BUSINESS/INDUSTRY <u>Livestock</u>		11. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) <u>Married</u>	12. SPOUSE (If Married, Widowed) <u>Bessie Waterman</u>	
13a. RESIDENCE - STATE <u>Oregon</u>	13b. COUNTY <u>Coos</u>	13c. CITY, TOWN OR LOCATION <u>Bandon</u>		13d. STREET AND NUMBER <u>50371 South Upper Fourmile Road</u>		
13e. INSIDE CITY LIMITS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13f. ZIP CODE <u>97411</u>	14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify No or Yes - If yes, specify Cuban, Mexican, Puerto Rican, etc.) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Specify:		15. RACE American Indian, Black, White, etc. (Specify) <u>White</u>	16. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12) <u>12</u> College (1-4 or 5+)	
17. FATHER - NAME first middle last <u>Frank - Waterman</u>			18. MOTHER - NAME first middle maiden <u>Mabel - Crook</u>		19. INFORMANT - NAME and relationship to deceased <u>Bessie Waterman - Wife</u>	
20a. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) <u>Lower Umpqua Crematory</u>		20c. LOCATION - City or Town, State <u>Reedsport, Oregon</u>		
21a. SIGNATURE OF OREGON FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH 		21b. OREGON LICENSE NO. (Of Licensee) <u>3698</u>	22. NAME, ADDRESS AND ZIP OF FACILITY <u>Ambling/Schroeder Funeral Service 800 Box 363 Bandon, Oregon 97411</u>			
23. DATE FILED (Month, Day, Year) <u>February 22, 2001</u>			24. REGISTRAR'S SIGNATURE 			
RESERVED FOR REGISTRAR'S USE						
27. TIME OF DEATH <u>6:15 P.M.</u>			28. WAS MEDICAL EXAMINER NOTIFIED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
29. To the best of my knowledge, death occurred at the time, date, place and due to the cause(s) and manner stated. (Signature) 			31a. TIME OF DEATH M _____ P _____ A _____			
30. DATE SIGNED (Month, Day, Year) <u>1-31-01</u>			31b. DATE PRONOUNCED DEAD (Month, Day, Year, Hour) M _____ P _____ A _____			
32. On the basis of examination and/or investigation, in my opinion death occurred at the time, date, place and due to the cause(s) and manner stated. (Signature)			33. DATE SIGNED (Month, Day, Year) _____ COUNTY _____			
34. NAME, TITLE, ADDRESS AND ZIP OF CERTIFIER/MEDICAL EXAMINER (Type or Print) <u>Raymond P. Nolan, M.D. 1890 Waite Suite 5 North Bend, Oregon 97459</u>						
35. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)						
36. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c). Do not enter mode of dying, e.g. Cardiac or Respiratory Arrest)					Interval between onset and death	
PART I (a) <u>myocardial infarction</u> DUE TO, OR AS A CONSEQUENCE OF:					<u>MIAMI</u>	
(b) _____ DUE TO, OR AS A CONSEQUENCE OF:					Interval between onset and death	
(c) _____ DUE TO, OR AS A CONSEQUENCE OF:					Interval between onset and death	
PART II OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in PART I. <u>Ischemic cardiomyopathy, Diabetic w/HTN</u>						
37. Did tobacco use contribute to the death? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Probably <input type="checkbox"/> No <input type="checkbox"/> Unknown		38. AUTOPSY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		39. If YES were findings considered in determining cause of death? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
40. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined Manner <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Legal Intervention <input type="checkbox"/> Other		41a. DATE OF INJURY (Month, Day, Year)	41b. TIME OF INJURY M _____ P _____ A _____	41c. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	41d. DESCRIBE HOW INJURY OCCURRED	
41e. PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify)		41f. LOCATION (Street and Number or Rural Route Number, City or Town, State)				
RESERVED FOR REGISTRAR'S USE						

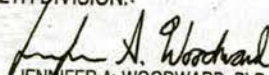
ORIGINAL-VITAL STATISTICS COPY

45-2-Rev (9/99)

I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE OR THE VITAL RECORD FACTS ON FILE IN THE VITAL RECORDS UNIT OF THE OREGON HEALTH DIVISION.

FEB 22 2001

DATE ISSUED:


JENNIFER A. WOODWARD, PhD
STATE REGISTRAR

THIS COPY NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.



AGREEMENT TO ALLOCATE TRUST ASSETS

- EFFECTIVE AS OF:** January 27, 2001
- BETWEEN:** Bessie Waterman and Charlie H. Waterman as surviving Trustees of the Ray and Bessie Waterman Trust, under agreement dated April 11, 1990 as restated on June 11, 1998 and further amended on January 5, 2000
- AND:** Bessie Waterman and Charlie H. Waterman, as Co-Trustees of the Bessie Waterman Survivor's Trust, under agreement dated April 11, 1990 as restated on June 11, 1998 and further amended on January 5, 2000
- AND:** Bessie Waterman and Charlie H. Waterman, as Co-Trustees of the Ray S. Waterman Marital Trust, under agreement dated April 11, 1990 as restated on June 11, 1998 and further amended on January 5, 2000
- AND:** Bessie Waterman and Charlie H. Waterman, as Co-Trustees of the Ray S. Waterman Decedent's Trust, under agreement dated April 11, 1990 as restated on June 11, 1998 and further amended on January 5, 2000

RECITALS:

A. On April 11, 1990, Ray S. Waterman and Bessie Waterman, as Trustors, executed an agreement establishing the Ray and Bessie Waterman Trust, a revocable living trust, and on June 11, 1998, such trust agreement was amended and restated in its entirety, and was again amended on January 5, 2000 (which trust is herein called the "Trust" or "Trust Agreement"). The Trust contains certain assets transferred to the Trust by the Trustors.

B. Ray S. Waterman (the "Decedent") passed away on January 27, 2001. The Trust Agreement directs that, upon the death of the Decedent, Bessie Waterman and Charlie H. Waterman shall serve as Co-Trustees.

C. The Trust Agreement directs that the Trust estate be divided into three (3) separate trusts designated as the "Bessie Waterman Survivor's Trust", the "Ray S. Waterman Marital Trust," and the "Ray S. Waterman Decedent's Trust," which are to be held and distributed in accordance with the provisions of the Trust Agreement.

D. The surviving Trustees of the Trust have completed a review of the financial records and affairs of the Decedent and has taken such further actions as appear

WHEN RECORDED RETURN TO:

Foss, Whitty, Littlefield, McDaniel & Bodkin, LLP

Redacted For Privacy

MAIL TAX STATEMENTS TO:

R & B Waterman Ranch, LLC

Redacted For Privacy

COPY

CONSIDERATION: \$0.00. No consideration is being given for this deed, which is given to transfer the described property to a limited liability company.

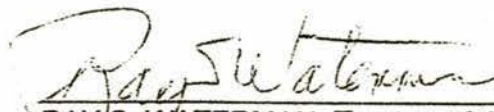
DEED

RAY S. WATERMAN, BESSIE WATERMAN and CHARLIE H. WATERMAN, Trustees of the Ray and Bessie Waterman Trust under agreement dated April 11, 1990, Grantors, convey to R & B WATERMAN RANCH, LLC, Grantee, all of Grantor's interest in real property located in Coos County, Oregon, described on Exhibit "A" attached hereto and by this reference made a part hereof.

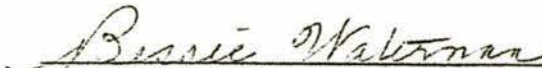
Coos County Assessor's Account Nos. 13497.00, 13492.00, 13485.01, 13485.00, 13472.00, 13472.01, 13484.00, 13559.01, 13559.00, 13510.00, 13504.00, 13492.90, 13503.00, 13505.00 and ~~13585.91~~ *chw Bu PSW*
13485.91, 13503.90

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: January 5, 2000.



RAY S. WATERMAN, Trustee of the Ray and Bessie Waterman Trust UAD 4-11-90



BESSIE WATERMAN, Trustee of the Ray and Bessie Waterman Trust UAD 4-11-90



CHARLIE H. WATERMAN, Trustee of the Ray and Bessie Waterman Trust UAD 4-11-90

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on January 5, 2000, by RAY S. WATERMAN, BESSIE WATERMAN, and CHARLIE H. WATERMAN, Trustees of the Ray and Bessie Waterman Trust UAD 6-11-90.

Cynthia Gant
Notary Public for Oregon



EXHIBIT A

The West half ($W\frac{1}{2}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 4.

A parcel of land beginning at the Southwest corner of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 4; thence East along the South line of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of said section 605 feet to a point; thence Northwesterly to a point on the West line of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$), of said Section 4 which point is 1320 feet North of the Southwest corner of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of said Section 4; thence South along the West line of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of said Section 4 a distance of 1320 feet to the place of beginning.

The South half ($S\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$), the Northeast quarter ($NE\frac{1}{4}$) of the Southeast quarter ($NE\frac{1}{4}$) and the Southwest quarter ($SW\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) in Section 5, Township 30 South, Range 14 West of the Willamette Meridian.

The South half ($S\frac{1}{2}$) of the Northwest quarter ($NW\frac{1}{4}$) and the Southwest quarter ($SW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section 6, Township 30 South, Range 14 West of the Willamette Meridian.

The Southeast quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) and the Northeast quarter ($NE\frac{1}{4}$) of the Southeast quarter ($SE\frac{1}{4}$) in Section 7, Township 30 South, Range 14 West of the Willamette Meridian.

All of Section 8 except the Southwest quarter ($SW\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$), the Northeast quarter ($NE\frac{1}{4}$) of the Southeast ($SE\frac{1}{4}$) and the Southeast quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$).

The North half ($N\frac{1}{2}$) of the Northwest quarter ($NW\frac{1}{4}$) and the West half ($W\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section 9, excepting a parcel of land beginning at the Northeast corner of the Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section 9; thence south along the east line of the Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of said section a distance 605 feet to a point; thence Northwesterly to a point on the north line of the said Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of said Section 9 which is 978 feet west of the point of beginning; thence East along the North line of said section a distance of 978 feet to the place of beginning.

Also a parcel of land beginning at the Northeast corner of the Southeast quarter ($SE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section 9 running thence south on the quarter line 393 feet; thence north 51° West 126 feet 10 inches; thence north 56° West 139 feet 4 inches; thence North 88° West 242 feet 10 inches; thence north 66° West 125 feet 8 inches to the north line of said Southeast quarter ($SE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$); thence east along the north line of said Southeast quarter ($SE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$) a distance of 469 feet more or less to the place of beginning.

The Northeast quarter ($NE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$), the North half ($N\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) and the Southeast quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section 17,

All of which foregoing property is situated in Township 30 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

COPY



Phone: Redacted For Privacy
Fax: Redacted For Privacy

Amendment to Annual Report—Limited Liability Company

Secretary of State
Corporation Division
Redacted For Privacy

REGISTRY NUMBER: 729111-84

ENTITY TYPE DOMESTIC FOREIGN

In accordance with Oregon Revised Statute 192.410-192.490, the information on this application is public record.
We must release this information to all parties upon request and it will be posted on our website.

For office use only

Please Type or Print Legibly in Black Ink.

To change the Registered Agent, use Change of Registered Agent/Address, Form 131

1) NAME OF ENTITY R & B WATERMAN RANCH, LLC

2) PRINCIPAL PLACE OF BUSINESS (Street Address)

Redacted For Privacy

3) ADDRESS FOR MAILING NOTICES

LIST MEMBERS AND/OR MANAGERS NAMES AND ADDRESSES

4) MEMBERS (Name and street address)

Charlie H. Waterman, Co-Trustee of the
Charlie and Sharon Waterman Trust

Sharon K. Waterman, Co-Trustee of the
Charlie and Sharon Waterman Trust

5) MANAGERS (Name and street address)

6) EXECUTION

Signature:

Charlie H Waterman

Printed Name:

Charlie H. Waterman

Title:

Member, as Co-Trustee of Trust

Date:

December 24, 2008

7) CONTACT NAME (To resolve questions with this filing.)

John Whitty

DAYTIME PHONE NUMBER (Include area code.)

Redacted For Privacy


FEES

No Processing Fee

**ASSIGNMENT BY TRUSTEE OF INTEREST IN
LIMITED LIABILITY COMPANY**

I, the undersigned Charlie H. Waterman, surviving Trustee of the Ray S. Waterman Decedent's Trust, created upon the death of Ray S. Waterman under the provisions of the Ray and Bessie Waterman Trust agreement dated April 11, 1990, restated on June 11, 1998, and amended on January 5, 2000, do hereby assign, transfer and set over unto Charlie H. Waterman individually the 50% interest in R & B Waterman Ranch, LLC, an Oregon limited liability company, that was transferred to the Ray S. Waterman Decedent's Trust in accordance with the provisions of an Agreement to Allocate Trust Assets dated January 27, 2001.

August 16, 2008

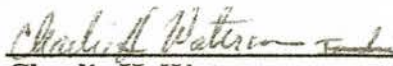


Charlie H. Waterman, surviving Trustee

ASSIGNMENT OF INTEREST IN LIMITED LIABILITY COMPANY

I, the undersigned Charlie H. Waterman, do hereby assign, transfer and set over unto Sharon K. Waterman, a 25% interest in R & B Waterman Ranch, LLC.

August 16, 2008

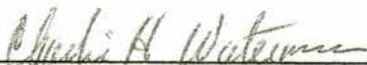


Charlie H. Waterman


**ASSIGNMENT TO LIVING TRUST
OF INTEREST IN LIMITED LIABILITY COMPANY**

We, the undersigned Charlie H. Waterman and Sharon K. Waterman, do hereby assign, transfer and set over unto Charlie H. Waterman and Sharon K. Waterman, Trustees of the Charlie and Sharon Waterman Trust under agreement dated April 17, 2000, a 50% interest in R & B Waterman Ranch, LLC.

August 16, 2008



Charlie H. Waterman



Sharon K. Waterman

WHEN RECORDED RETURN TO:

Whitty, Littlefield, McDaniel & Bodkin, LLP

Redacted For Privacy

MAIL TAX STATEMENTS TO:

C & S Waterman Ranch, LLC

Redacted For Privacy

CONSIDERATION: There is no consideration for this deed, which is given in part for the exchange of property contributed to the Grantor by Grantees and in part as a distribution of property from Grantor, which is a limited liability company, to Grantees, who are the sole Members of Grantor.

WARRANTY DEED

R & B Waterman Ranch, LLC, Grantor, conveys and warrants to Charlie H. Waterman and Sharon K. Waterman, Trustees of the Charlie and Sharon Waterman Trust under agreement dated April 17, 2000, Grantees, the real property in Coos County, Oregon, **described on Exhibit A** attached hereto and hereby by reference incorporated herein.

All parcels are subject to exceptions existing against the property at the time it was acquired by Grantors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS

195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,
CHAPTER 424, OREGON LAWS 2007.

Dated this 24 day of December, 2008.

R & B Waterman Ranch, LLC

by Charlie H. Waterman
Charlie H. Waterman, Co-Trustee of the
Charlie and Sharon Waterman Trust,
Member of R & B Waterman Ranch, LLC

by Sharon K. Waterman
Sharon K. Waterman, Co-Trustee of the
Charlie and Sharon Waterman Trust,
Member of R & B Waterman Ranch, LLC

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on December 24, 2008, by
Charlie H. Waterman and Sharon K. Waterman, as Co-Trustees of the Charlie
and Sharon Waterman Trust, Member of R & B Waterman Ranch, LLC.

John Whitty
Notary Public for Oregon



EXHIBIT A

The West half ($W\frac{1}{2}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 4.

A parcel of land beginning at the Southwest corner of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 4; thence East along the South line of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of said section 605 feet to a point; thence Northwesterly to a point on the West line of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$), of said Section 4 which point is 1320 feet North of the Southwest corner of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of said Section 4; thence South along the West line of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of said Section 4 a distance of 1320 feet to the place of beginning.

The South half ($S\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$), the Northeast quarter ($NE\frac{1}{4}$) of the Southeast quarter ($SE\frac{1}{4}$) and the Southwest quarter ($SW\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) in Section 5, Township 30 South, Range 14 West of the Willamette Meridian.

The Southeast quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) and the Northeast quarter ($NE\frac{1}{4}$) of the Southeast quarter ($SE\frac{1}{4}$) in Section 7, Township 30 South, Range 14 West of the Willamette Meridian.

All of Section 8 except the Southwest quarter ($SW\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$), the Northeast quarter ($NE\frac{1}{4}$) of the Southeast ($SE\frac{1}{4}$) and the Southeast quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$).

The North half ($N\frac{1}{2}$) of the Northwest quarter ($NW\frac{1}{4}$) and the West half ($W\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section 9, excepting a parcel of land beginning at the Northeast corner of the Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section 9; thence south along the east line of the Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of said section a distance 605 feet to a point; thence Northwesterly to a point on the north line of the said Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of said Section 9 which is 978 feet west of the point of beginning; thence East along the North line of said section a distance of 978 feet to the place of beginning.

Also a parcel of land beginning at the Northeast corner of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section 9 running thence south on the quarter line 393 feet; thence north 51° West 126 feet 10 inches; thence north 56° West 139 feet 4 inches; thence North 88° West 242 feet 10 inches; thence north 66° West 125 feet 8 inches to the north line of said Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$); thence east along the north line of said Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) a distance of 469 feet more or less to the place of beginning.

The Northeast quarter (NE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$), the North half (N $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) and the Southeast quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section 17,

All of which foregoing property is situated in Township 30 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

Beginning at a point that is on the South Boundary of Section 4, Township 30 South, Range 14 West, W. M., said point being Easterly, 605 feet from the West 1/16th corner of said Section 4 as recorded in the Coos County Deed Records in Book 291 Page 510; thence, continuing Easterly along the South Boundary of Section 4, 88.42 feet to the existing fence line; thence along the fence line the following described courses:

Thence N45°14'01"W, 179.25 feet; thence N12°24'30"E, 438.85 feet; thence N19°02'25"W, 152.65 feet; thence N4°33'31"W, 134.63 feet; thence N58°50'09"W, 93.14 feet; thence N18°41'19"W, 135.76 feet; thence N20°19'40"E, 132.13 feet; thence N49°21'40"W, 181.33 feet; thence N50°58'11"W, 188.33 feet; thence N29°31'05"W, 175.36 feet; thence N19°25'28"W, 162.98 feet; thence N9°19'48"E, 78.34 feet; thence N30°38'34"E, 45.91 feet, more or less, to the South Right of Way Line of the Four Mile County Road;

Thence, leaving said fence line, and Westerly along the said South Right of Way Line to the North-South 1/16th line of the Southwest $\frac{1}{4}$ of said Section 4; thence S3°02'34"W, 453.24 feet, more or less, along said 1/16th line to the Southwest 1/16th Corner of said Section 4; thence S21°48'35"W, 1438.70 feet, more or less, to the Point of Beginning, containing 7.45 acres, more or less.

Coos County Assessor's Tax Account numbers: 13472.00, 13472.01, 13484.00, 13485.00, 13485.01, 13485.91, 13497.00, 13503.00, 13503.90, 13504.00, 13505.00, 13510.00, 13559.00 and 13539.01.

**ASSIGNMENT AND CONVEYANCE BY MEMBERS
OF
INTEREST IN C & S WATERMAN RANCH, LLC**

KNOW ALL MEN BY THESE PRESENTS that CHARLIE H. WATERMAN, and Sharon K. Waterman, Assignors, do hereby assign, transfer, convey and set over unto CHARLIE H. WATERMAN and SHARON K. WATERMAN, as Trustees of the Charlie and Sharon Waterman Trust under agreement dated April 17, 2000, Assignee, all their rights and interests in C & S Waterman Ranch, LLC.

IN WITNESS WHEREOF the Assignors have hereunto set their hands this 23rd day of December, 2008.

ASSIGNOR:

Charlie H. Waterman
Charlie H. Waterman

Sharon K. Waterman
Sharon K. Waterman

WHEN RECORDED RETURN TO:

Whitty, Littlefield, McDaniel & Bodkin, LLP

Redacted For Privacy

MAIL TAX STATEMENTS TO:

C & S Waterman Ranch, LLC

Redacted For Privacy

CONSIDERATION: There is no consideration for this deed, which is given as a contribution to the capital of grantee, which is a limited liability company in which Grantors are the sole Members.

WARRANTY DEED

Charlie H. Waterman and Sharon K. Waterman, Trustees of the Charlie and Sharon Waterman Trust under agreement dated April 17, 2000, Grantors, convey and warrant to C & S Waterman Ranch, LLC, an Oregon limited liability company, Grantee, the real property in Coos County, Oregon, described on Exhibit A attached hereto and hereby by reference incorporated herein.

All parcels are subject to exceptions existing against the property at the time it was acquired by Grantors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS

195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,
CHAPTER 424, OREGON LAWS 2007.

Dated this 24 day of December, 2008

Charlie H. Waterman

Charlie H. Waterman, Co-Trustee of the
Charlie and Sharon Waterman Trust under
agreement dated April 17, 2000.

Sharon K. Waterman

Sharon K. Waterman, Co-Trustee of the
Charlie and Sharon Waterman Trust under
agreement dated April 17, 2000.

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on December 24, 2008 by
Charlie H. Waterman and Sharon K. Waterman as Co-Trustees of the Charlie
and Sharon Waterman Trust under agreement dated April 17, 2000.

John Whitty

Notary Public for Oregon

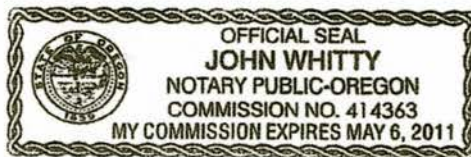


EXHIBIT A

The West half ($W\frac{1}{2}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 4.

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The South half ($S\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$), the Northeast quarter ($NE\frac{1}{4}$) of the Southeast quarter ($NE\frac{1}{4}$) and the Southwest quarter ($SW\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) in Section 5, Township 30 South, Range 14 West of the Willamette Meridian.

The Southeast quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) and the Northeast quarter ($NE\frac{1}{4}$) of the Southeast quarter ($SE\frac{1}{4}$) in Section 7, Township 30 South, Range 14 West of the Willamette Meridian.

All of Section 8 except the Southwest quarter ($SW\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$), the Northeast quarter ($NE\frac{1}{4}$) of the Southeast ($SE\frac{1}{4}$) and the Southeast quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$).

The North half ($N\frac{1}{2}$) of the Northwest quarter ($NW\frac{1}{4}$) and the West half ($W\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section 9, excepting a parcel of land beginning at the Northeast corner of the Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section 9; thence south along the east line of the Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of said section a distance 605 feet to a point; thence Northwesterly to a point on the north line of the said Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of said Section 9 which is 978 feet west of the point of beginning; thence East along the North line of said section a distance of 978 feet to the place of beginning.

EXHIBIT A - 1

Also a parcel of land beginning at the Northeast corner of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section 9 running thence south on the quarter line 393 feet; thence north 51° West 126 feet 10 inches; thence north 56° West 139 feet 4 inches; thence North 88° West 242 feet 10 inches; thence north 66° West 125 feet 8 inches to the north line of said Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$); thence east along the north line of said Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) a distance of 469 feet more or less to the place of beginning.

The Northeast quarter (NE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$), the North half (N $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) and the Southeast quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section 17,

All of which foregoing property is situated in Township 30 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

Beginning at a point that is on the South Boundary of Section 4, Township 30 South, Range 14 West, W. M., said point being Easterly, 605 feet from the West 1/16th corner of said Section 4 as recorded in the Coos County Deed Records in Book 291 Page 510; thence, continuing Easterly along the South Boundary of Section 4, 88.42 feet to the existing fence line; thence along the fence line the following described courses:

Thence N45°14'01"W, 179.25 feet; thence N12°24'30"E, 438.85 feet; thence N19°02'25"W, 152.65 feet; thence N4°33'31"W, 134.63 feet; thence N58°50'09"W, 93.14 feet; thence N18°41'19"W, 135.76 feet; thence N20°19'40"E, 132.13 feet; thence N49°21'40"W, 181.33 feet; thence N50°58'11"W, 188.33 feet; thence N29°31'05"W, 175.36 feet; thence N19°25'28"W, 162.98 feet; thence N9°19'48"E, 78.34 feet; thence N30°38'34"E, 45.91 feet, more or less, to the South Right of Way Line of the Four Mile County Road;

Thence, leaving said fence line, and Westerly along the said South Right of Way Line to the North-South 1/16th line of the Southwest $\frac{1}{4}$ of said Section 4; thence S3°02'34"W, 453.24 feet, more or less, along said 1/16th line to the Southwest 1/16th Corner of said Section 4; thence S21°48'35"W, 1438.70 feet, more or less, to the Point of Beginning, containing 7.45 acres, more or less.

Coos County Assessor's Tax Account numbers: 13472.00, 13472.01, 13484.00, 13485.00, 13485.01, 13485.91, 13497.00, 13503.00, 13503.90, 13504.00, 13505.00, 13510.00, 13559.00 and 13539.01.



Phone: Redacted For Privacy
Fax: Redacted For Privacy

Articles of Organization—Limited Liability Company

Secretary of State
Corporation Division

Redacted For Privacy

*Final Ownership
in the name of
C & S Waterman
Ranch LLC*

REGISTRY NUMBER: _____

For office use only

In accordance with Oregon Revised Statute 192.410-192.490, all information on this form is publicly available, including addresses. We must release this information to all parties upon request and it will be posted on our website.

For office use only

Please Type or Print Legibly in Black Ink. Attach Additional Sheet if Necessary.

1) NAME OF LIMITED LIABILITY COMPANY (Must contain the words "Limited Liability Company" or the abbreviations "LLC" or "L.L.C.")

C & S WATERMAN RANCH, LLC

2) DURATION (Please check one.)

Latest date upon which the Limited Liability Company is to dissolve is _____

Duration shall be perpetual.

3) NAME OF THE PERSON WHO WILL ACCEPT LEGAL SERVICE FOR THIS BUSINESS (INITIAL REGISTERED AGENT)

Charlie H. Waterman

4) REGISTERED AGENT'S PUBLICLY AVAILABLE ADDRESS (Must be an Oregon Street Address which is identical to the registered agent's business office)

Redacted For Privacy

5) ADDRESS WHERE THE DIVISION MAY MAIL NOTICES

Redacted For Privacy

6) NAME AND ADDRESS OF EACH PERSON WHO IS FORMING THIS BUSINESS (ORGANIZER)

Charlie H. Waterman

Redacted For Privacy

7) IF THIS LIMITED LIABILITY COMPANY IS NOT MEMBER MANAGED, CHECK ONE BOX BELOW.

This limited liability company is managed by a single manager.

This limited liability company is managed by multiple managers.

8) IF RENDERING A LICENSED PROFESSIONAL SERVICE OR SERVICE, DESCRIBE THE SERVICE(S) BEING RENDERED.

9) OPTIONAL PROVISIONS (Attach a separate sheet if necessary)

(OPTIONAL) LIST MEMBERS AND/OR MANAGERS NAMES AND ADDRESSES

10) OWNERS (MEMBERS) (Names and Street address)

Charlie Waterman and Sharon

Redacted For Privacy

11) MANAGERS (MANAGERS) (Names and Street address)

12) EXECUTION/SIGNATURE OF THE PERSON WHO IS FORMING THIS BUSINESS (ORGANIZER) (The title for each signer must be "Organizer")

By my signature, I declare as an authorized authority, that this filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment or both.

Signature

Printed Name

Title

Charlie H. Waterman

Charlie H. Waterman

Organizer

Sharon Waterman

Sharon Waterman

Organizer

Organizer

Organizer

FEES	
Required Processing Fee	\$50
Confirmation Doc. (Optional)	\$5
Processing Fees are non-refundable.	
Please make checks payable to "Corporation Division"	
NOTE:	
Fees may be paid with a Visa or MasterCard. The date number and expiration date should be submitted on a separate sheet of your application.	

13) CONTACT NAME To resolve questions with this filing

DAYTIME PHONE NUMBER (include area code.)

Redacted For Privacy

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Picture Index for Century Farm: C & S Waterman Ranch, LLC

Charlie and Sharon Waterman Pictures will be send via email from watermanranch@frontier.com

Cf1: Charlie, Ray and Bessie Waterman putting in hay in barn. Around 1956

Cf2: C. "Frank" Waterman milking cow. Around 1930

Cf3: Bessie and Mike Waterman in hay field. Around 1943

Cf4: Ray Waterman cleaning manure from barn. 1930's

Cf5: Original House: 1920's

Cf6: Loading hay in field: C "Frank" Waterman and helper

Cf7: Ray Waterman Fair Calf: 1931

Cf8: Loading Hay into barn: C. "Frank" Waterman, Mabel and Leora and friend. A Johnson Fork was used to move loose hay into barn loft.

Cf9: Home place in 1950's

Cf10: Bessie Waterman rounding up sheep on horseback. Late 1950's

Cf11: Sheep in barn: early 1960's

Cf13: Solid line is the original ranch. Dotted line notes expansion of ranch

Cf14: Lilies: 1950's

150.jpg: New seeding on Walker place. 2015

217.jpg: Current view of original ranch

218.jpg: Another current view of original ranch

DSC01328: Charlie feeding cattle. 2014

Hay: Haying today. 2015 (open with windows photo live)

IMG: Shelby Waterman rounding up sheep

Photo.1: Current view of where the original house, barn, and yard used to be

Photo.2: Current picture of the original ranch

Family Photo

Oregon Century Farm

Charlie Frank and Mabel Waterman, Original Owners

Deed History:

The Waterman family has the original diary of C. F. "Frank" and Mabel Waterman's trip from Baker, Oregon to Four Mile area south of Bandon, Oregon. At the time they had one daughter, Leora. It took 45 days and \$261.40 to travel by horse and wagon to Four Mile. For the first few years, Frank and Mabel lived and worked on the Cope's Dairy Ranch on Four Mile.

On March 28, 1917, Annie and J.H. Tucker deeded C.F. and Mabel Waterman the first 160 acres of the current 2,791 acres of Waterman ranches and timberland.

On May 14, 1948, in a deed reserving a life estate, C. F. and Edna (second wife) Waterman deeded the original 160 acres to Ray S. and Bessie Waterman.

Ray S. Waterman's death certificate verifies Frank and Mabel Waterman as Ray's parents.

On April 11, 1990, Ray S. and Bessie Waterman executed a revocable living trust. An agreement to allocate the trust assets acknowledged Charlie H. and Bessie Waterman as surviving trustees. Bessie and Charlie H. Waterman were co-trustees of the Bessie Waterman Survivor's Trust and co-trustees of the Ray S. Waterman Decedent's Trust

Ray S., Bessie and Charlie H. Waterman, Trustees of the Ray and Bessie Waterman Trust (Grantors), conveyed to R & B Waterman Ranch, LLC (Grantees) all property acquired including the original 160 acres.

The State of Oregon's annual Registered Legal, R & B Waterman Ranch, LLC, name has as its members, Charlie H. and Sharon K. Waterman of the Charlie H. and Sharon K. Waterman Trust.

On August 16, 2008, an Assignment by the Trustee of interest in a Limited Liability Company, 50% of the R & B Waterman Ranch, LLC went to Charlie H. Waterman.

On August 16, 2008, an Assignment of Interest in a Limited Liability Company, 25% of Charlie's R & B Waterman Ranch, LLC went to Sharon K. Waterman.

On August 16, 2008, an Assignment of Living Trust of Interest in a Limited Liability Company, 50% of R & B Waterman Ranch went to Charlie H. and Sharon K. Waterman Trust.

On December 24, 2008, R & B Waterman Ranch, LLC (Grantor) conveys to Charlie H. and Sharon Waterman, Trustees of the Charlie and Sharon Waterman Trust all real property including the original 160 acres.

On December 23, 2008, the Assignment and Conveyance by Member of Interest in C & S Waterman Ranch, LLC, assigns the Charlie and Sharon Trust interest in C & S Waterman Ranch, LLC.

On December 24, 2008, a warranty deed was set forth in which Charlie H. Waterman and Sharon K. Waterman Trust conveyed to C & S Waterman Ranch, LLC all property including original 160 acres.

The State of Oregon annual Registered Legal C & S Waterman Ranch, LLC name documents Charlie H. and Sharon K. Waterman as members.

Waterman Family History:

While living and working on the Cope place on South Four Mile, C. F. (Frank) and Mabel Waterman had a set of twins born on June 1, 1913. The twins were named Ray Spencer and June. June passed away within a couple months of her birth.

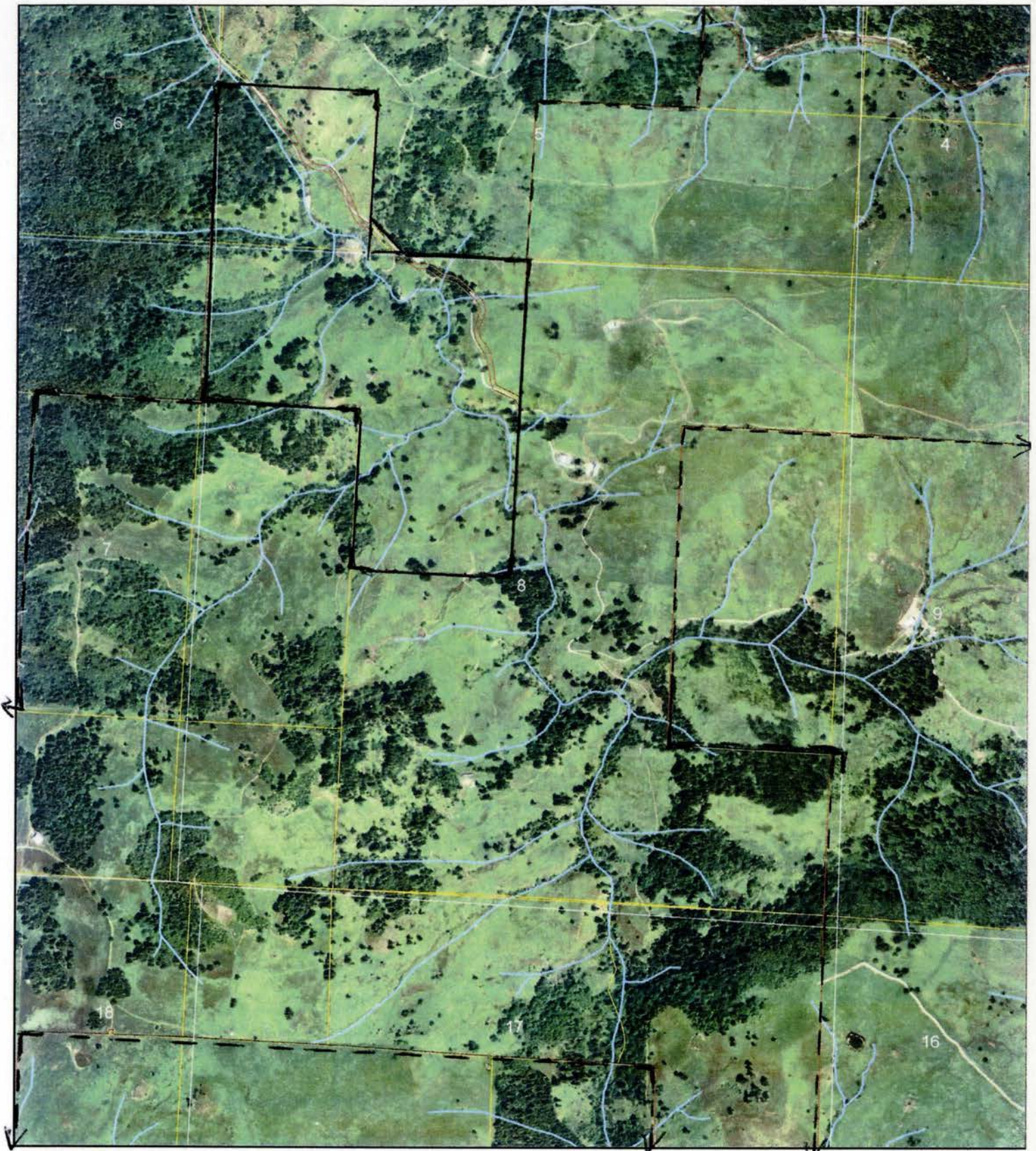
Frank and Mabel Waterman were my grandparents. They loved their ranch on Four Mile and called it Tanglewood. They raised their two surviving children, Leora and Ray there. Frank survived two wives, Mabel and Edna. Frank died in 1958 leaving his third wife, Bertha, surviving him. He was also survived by his son, Ray S. Waterman and wife, Bessie and grandchildren (Michael and Charlie) who lived on the ranch. Frank and Mabel's daughter Leora Lauderdale, husband, Lawrence Lauderdale and family had long since moved away from the ranch. The Lauderdale children loved to come visit the ranch. Ray and Larry Lauderdale continued their visits as adults. Ray come and helped with shearing after retiring.

Ray always worked the original ranch. He also took jobs off the ranch as a timber faller, sheep shearer, and butcher to earn extra money. Bessie was a school teacher and throughout their life together she substitute taught at the local schools. Ray and Bessie started adding ranches throughout the years as the adjacent landowners properties came up for sale. Ray loved the ranch and was always improving it. He passed away on the ranch in January, 2001, within a mile of where he was born in 1913.

Charlie (DOB October, 1946) graduated from Oregon State University in 1970. He went to work on the ranch with his dad after graduation. Charlie purchased the Walker place in 1971 from Ray and Bessie Waterman. He and Sharon were married in 1971. Charlie worked part-time at Production Credit Association as a loan officer and later worked full time (ten years) while still operating the ranch. Charlie and Sharon remodeled the old original farm house and lived there through 1979 when they built their own home on Davis Creek. Sharon taught school for two years and then after the children Franklin (DOB 1973) and Amy (DOB 1975) were school age, she substitute taught in the local schools. In 1984, Charlie left PCA and went back to the ranch working for his dad and on his own properties. Over the years, Charlie and Sharon have also added to their property and the lands originally purchased by Ray and Bessie Waterman and C. Frank and Mabel Waterman. Charlie continues to renovate pastures, plants trees where the land is not the best pasture land. At 70, he still operates all the properties.

Since the purchase of the first Waterman property of 160 acres on Four Mile, the next two generations (Ray and Charlie) added a total of 19 ranch/timber properties which bring the ranch to a current total of 2,791 areas. Franklin (Charlie and Sharon's son) and Traci (wife of Franklin) Waterman purchased the "Anderson" place near Highway 101 and Four Mile Lane from Bessie Waterman in 2002. They built their home on the property and Charlie and Sharon have a life lease on the bottom ground field.

The Waterman family who live on the ranch all have a strong sense of love for the property and its heritage. Currently, all of Charlie and Sharon's children and grandchildren live on the property. Franklin and his family are a tremendous help to the ranch operation.



OSU
Oregon State
 UNIVERSITY
 Extension Service

Waterman T30s 14W, W.M.

Date: 3/16/2015

Notes:
 Always confirm stream designations with Oregon
 Department of Forestry

Images: Summer 2012, USDA



1:12,000

