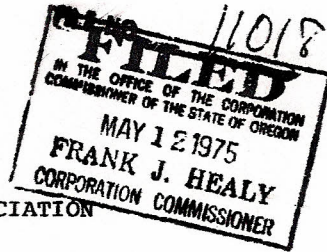


ARTICLES OF INCORPORATION
OF
THE MOUNTAIN RANCH PROPERTY OWNERS ASSOCIATION



Vincent L. Oredson, a natural person over the age of twenty-one years, acting as an incorporator under Chapter 61, Oregon Revised Statutes, relating to nonprofit corporations, does adopt and file the following Articles of Incorporation:

ARTICLE I.

The name of this corporation is THE MOUNTAIN RANCH PROPERTY OWNERS ASSOCIATION and its duration is perpetual.

ARTICLE II.

The corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members. The purposes for which this corporation is organized are as follows:

To promote the health, safety and welfare of the residents within the following described property, to-wit:

Commencing at a 2-inch iron pipe situated at the corner common to Sections 14, 15, 22, & 23, Twp. 39S, R.1 E. W. M., Jackson County, Oregon; thence S.89°49'45"E., along the section line common to Sections 14 & 23, 1,027.91' to a 6" diam. concrete post with a 3" diam. br. disk being the initial point of Mountain Ranch Subdivision Unit No. 1; thence continuing along said section line, S.89°49'45"E., 249.33' to a 3/4" iron pin situated on the westerly right of way of Green Meadows Way; thence S.00°13'03"E., along said right of way 69.66' to a 3/4" iron pin; thence along the arc of a 50.00' radius curve to the right, the central angle is 90°23'18", 78.88' to a 3/4" iron pin; thence S.00°10'15"W., 47.00' to a 3/4" iron pin situated on the southerly right of way of Green Meadows Way; thence S.89°49'45"E., along said southerly right of way 30.12' to a 3/4" iron pin; thence along the arc of a 162.829' radius curve to the left, the central angle is 17°27'27", 49.61' to a 3/4" iron pin; thence along the arc of a 162.829' radius curve to the right, the central angle is 08°37'50", 24.53' to a 3/4"

iron pin situated on the boundary line by agreement recorded as Instrument No. 73-01824 of the Deed Records of Jackson County, Oregon; thence along said agreement line S.00°13'03"E., 173.33'; thence leaving said agreement line N.58°33'38" W., 87.18'; thence N.89°49'45"W., 120.00'; thence S. 64°21'39"W., 56.87'; thence N.66°04'39"W., 61.47'; thence N.89°49'45"W., 26.55'; thence N.07°00'13" W., 15.12'; thence N.07°48'51"W., 100.98'; thence N.00°10'15"W., 47.00'; thence S.89°49'45"E. 40.63'; thence N.00°10'15"E., 119.99' to the initial point.

and such additions thereto as may hereafter be brought within the jurisdiction of this corporation by annexation as provided in Article VI herein, hereafter referred to as "The Properties", and for this purpose is permitted to:

(a) Own, operate and maintain recreation parks, playgrounds and other common properties and facilities;

(b) Provide exterior maintenance for the lots and homes within The Properties;

(c) Maintain unkempt lands or trees;

(d) Fix assessments (or charges) to be levied against The Properties;

(e) Enforce any and all covenants, restrictions and agreements applicable to The Properties;

(f) Pay taxes, if any, on the common properties and facilities;

(g) Insofar as permitted by the Oregon law appertaining to nonprofit corporations, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of The Properties.

ARTICLE III.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, the members, officers or Board of Directors, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article II hereof.

ARTICLE IV.

The affairs of the corporation shall be managed by a board of not less than three nor more than nine directors who need not be members of the corporation. The initial Board of Directors shall consist of three directors, and their names and addresses are as follows:

<u>Name</u>	<u>Address</u>
Vincent L. Oredson	640 Pracht Street Ashland, Oregon 97520
John D. Todd	1196 S.E. Hawthorne Drive Roseburg, Oregon 97470
Dorothy B. Oredson	640 Pracht Street Ashland, Oregon 97520

ARTICLE V.

The initial registered agent shall be Vincent L. Oredson, and the initial registered office shall be 640 Pracht Street, Ashland, Oregon 97520.

ARTICLE VI.

Additions to the properties described in Article II may be made only in accordance with the provisions of the recorded covenants and restrictions applicable to said properties. Such additions, when properly made under the applicable covenants,

shall extend the jurisdiction, functions, duties and membership of this corporation to such properties.

ARTICLE VII.

Upon dissolution of the corporation, the assets, both real and personal of the corporation, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. No such disposition of Association properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to The Properties unless made in accordance with the provisions of such covenants and deeds.

ARTICLE VIII.

The name and address of the incorporator of this corporation is Vincent L. Oredson, 640 Pracht Street, Ashland, Oregon 97520.

IN WITNESS WHEREOF, the incorporator has hereunto set his hand and seal and executed these Articles of Incorporation in quadruplicate this 30th day of April, 1975.

Vincent L. Oredson (SEAL)

STATE OF OREGON)
) ss.
County of Jackson)

I, the undersigned incorporator, declare under penalty of

perjury that I have examined the foregoing and to the best of my knowledge and belief it is true, correct and complete.

William L. Ostrom

Subscribed and sworn to before me this 23rd day of May, 1975.

Henry H. King
Notary Public for Oregon
My commission expires July 12, 1975