

T-14576

Regular

T-14576

Name Findley Land & Livestock, LLCAddress 3535 Butte Dr.
Ontario, OR 97914Change in POUDate Filed 12/16/2024Initial notice date 12/24/2024DPD issued date 3-7-2025PD issued date 7/10/2025PD notice date 7/15/2025Date of FO 8/28/2025 Vol 135 Page 999-502

C-Date _____

COBU due date _____

COBU Received date _____

Certificate issued _____

DESCRIPTION OF WATER RIGHT(S)

Name of Stream Findley Well #1Trib. of Snake RiverUse IrrigationCounty Malheur

Quantity of water (CFS) _____

No. of Acres _____

Name of ditch _____

App# G-5631Per # G-5463Cert # 47307PR Date 9-27-1971

App# _____

Per # _____

Cert # _____

PR Date _____

App# _____

Per # _____

Cert # _____

PR Date _____

App# _____

Per # _____

Cert # _____

PR Date _____

App# _____

Per # _____

Cert # _____

PR Date _____

FEES PAID

Date	Amount	Receipt #
<u>12-16-24</u>	<u>1,360.00</u>	<u>144388</u>

FEES REFUNDED

Date	Amount	Receipt #
------	--------	-----------

Assignments: _____

Irrigation District _____

Agent HDRscott.king@hdrinc.com

CWRE _____

CC's list Malheur County Planning and Zoning☐ - Oversized map - Location _____

**STATE OF OREGON
WATER RESOURCES DEPARTMENT**

RECEIPT # **144388**

725 Summer St. N.E. Ste. A
SALEM, OR 97301-4172
(503) 986-0900 / (503) 986-0904 (fax)

INVOICE # _____

RECEIVED FROM: Andy Nightingale
BY: _____

APPLICATION	
PERMIT	
TRANSFER	7-14526

CASH: ☐ CHECK: # 5762 OTHER: (IDENTIFY) ☐ _____

TOTAL REC'D \$ 1,360.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES \$ _____
OTHER: (IDENTIFY) \$ _____

0243 I/S Lease _____ 0244 Muni Water Mgmt. Plan _____ 0245 Cons. Water _____

4270 WRD OPERATING ACCT

MISCELLANEOUS

0407 COPY & TAPE FEES \$ _____
0410 RESEARCH FEES \$ _____
0408 MISC REVENUE: (IDENTIFY) _____ \$ _____
TC162 DEPOSIT LIAB. (IDENTIFY) _____ \$ _____
0240 EXTENSION OF TIME \$ _____

WATER RIGHTS:

	EXAM FEE		RECORD FEE
0201 SURFACE WATER	\$ _____	0202	\$ _____
0203 GROUND WATER	\$ _____	0204	\$ _____
0205 TRANSFER	\$ <u>1,360.00</u>		

WELL CONSTRUCTION

	EXAM FEE		LICENSE FEE
0218 WELL DRILL CONSTRUCTOR	\$ _____	0219	\$ _____
LANDOWNER'S PERMIT		0220	\$ _____

OTHER (IDENTIFY) _____

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE \$ _____ CARD# _____
0210 MONITORING WELLS \$ _____ CARD# _____
OTHER (IDENTIFY) _____

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

0233 POWER LICENSE FEE (FW/WRD) \$ _____
0231 HYDRO LICENSE FEE (FW/WRD) \$ _____
HYDRO APPLICATION \$ _____

TREASURY OTHER (IDENTIFY)

FUND _____ TITLE _____
OBJ. CODE _____ VENDOR # _____
DESCRIPTION \$ _____

**RECEIVED
OVER THE COUNTER**

RECEIPT: **144388**

DATED: 12-16-24 BY: mmills



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building
725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

August 28, 2025

Findley Land and Livestock LLC
3535 Butte Dr
Ontario, OR 97914

REFERENCE: Transfer Application T-14576

Enclosed is a copy of the final order approving your water right transfer application.

The time allowed to complete the transfer is specified in the final order. YOU SHOULD GIVE PARTICULAR ATTENTION TO THE TIME LIMIT. The water right for any portion of the authorized change in character of use or change in place of use NOT carried out within the time allowed will be lost.

An extension of the time limit can be allowed only upon a showing that diligent effort has been made to complete the actual change(s) within the time allowed.

You are required to hire a Certified Water Rights Examiner (CWRE) to complete a Claim of Beneficial Use report and map which must be submitted to this Department within one year of the date you complete the change(s) or within one year of the completion date authorized in the transfer final order, whichever occurs first.

If you have any questions related to the approval of this transfer, you may contact your caseworker, Joan Smith, by telephone at (503) 986-0892 or by e-mail at Joan.m.smith@water.oregon.gov.

Sincerely,

David V. Jones Jr
Water Rights Services Support
Transfers and Conservation Section

cc: Jered L. Hoshaw, Watermaster Dist. # 9 (via email)
Hdr, Agent
Malheur County Planning Department, Local Government
Enclosure

**BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON**

In the Matter of Transfer Application	)	FINAL ORDER APPROVING A CHANGE IN
T-14576, Malheur County	)	PLACE OF USE

Authority

Oregon Revised Statutes (ORS) 537.705 and 540.505 to 540.580 establish the process in which a water right holder may submit a request to transfer the point of appropriation, place of use, or character of use authorized under an existing water right. Oregon Administrative Rules (OAR) Chapter 690, Division 380 implement the statutes and provides the Department's procedures and criteria for evaluating transfer applications.

Applicant

FINDLEY LAND AND LIVESTOCK LLC
3535 BUTTE DR
ONTARIO, OR 97914

Findings of Fact

1. On December 16, 2024, Findley Land and Livestock LLC filed an application to change the place of use under Certificate 47307. The Department assigned the application number T-14576.
2. Notice of the application for transfer was published on December 24, 2024, pursuant to OAR 690-380-4000. No comments were filed in response to the notice.
3. On March 7, 2025, the Department sent a copy of the draft Preliminary Determination to the applicant, proposing to approve Transfer Application T-14576. The draft Preliminary Determination cover letter provided a deadline of June 7, 2025, for the applicant to respond and submit the required information. The applicant requested that the Department proceed with issuance of a Preliminary Determination and provided the necessary information to demonstrate that the applicant is authorized to pursue the transfer.

This final order is subject to judicial review by the Court of Appeals under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482(1). Pursuant to ORS 536.075 and OAR 137-003-0675, you may petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

4. On July 10, 2025, the Department issued a Preliminary Determination proposing to approve Transfer Application T-14576 and sent a copy to the applicant. Additionally, notice of the Preliminary Determination for the transfer application was published in the Department's weekly notice on July 15, 2025, pursuant to ORS 540.520 and OAR 690-380-4020. No protests were filed in response to the notice.

5. The portion of the right to be transferred is as follows:

Certificate: 47307 in the name of RAYMOND FINDLEY (perfected under Permit G-5463)
Use: IRRIGATION OF 56.9 ACRES
Priority Date: SEPTEMBER 27, 1971
Rate: 0.71 CUBIC FEET PER SECOND
Limit/Duty: The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 3.0 acre-feet per acre for each acre irrigated during the irrigation season of each year.
Source: FINDLEY WELL No. 1 a tributary of SNAKE RIVER

Authorized Point of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
19 S	46 E	WM	4	NW NE	FINDLEY WELL NO.1- 350 FEET NORTH AND 740 FEET EAST FROM THE SW CORNER OF THE NWNE OF SECTION 4

Authorized Place of Use:

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
18 S	46 E	WM	33	NW SE		1.2
18 S	46 E	WM	33	SW SE		28.7
19 S	46 E	WM	4	NW NE	2	27.0
Total						56.9

6. Transfer Application T-14576 proposes to change the place of use of the right to:

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
18 S	46 E	WM	33	NW SE		1.6
18 S	46 E	WM	33	SW SE		31.6
19 S	46 E	WM	4	NW NE	2	23.7
Total						56.9

Transfer Review Criteria [OAR 690-380-0100(14), OAR 690-380-4010(2), OAR 690-380-2200 and OAR 690-380-2110(2)]

7. Water has been used within the last five years T-14576 according to the terms and conditions of the right. There is no information in the record that would demonstrate that the right is subject to forfeiture under ORS 540.610.

8. A water delivery system sufficient to use the full amount of water allowed under the existing right was present within the five-year period prior to submittal of Transfer Application T-14576.
9. The water right is subject to transfer as defined in ORS 540.505(4) and OAR 690-380-0100(14).
10. The proposed change, as conditioned, would not result in enlargement of the right.
11. The proposed change, as conditioned, would not result in injury to other existing water rights.
12. All other application requirements are met.

Conclusions of Law

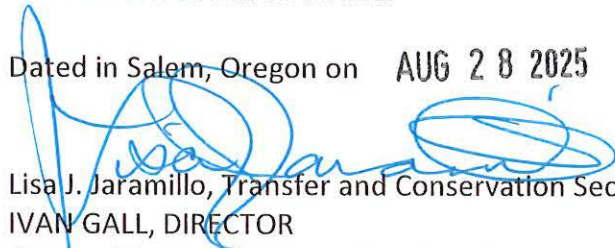
The change in place of use proposed in Transfer Application T-14576 is consistent with the requirements of ORS 537.705 and 540.505 to 540.580 and OAR 690-380-5000.

Now, therefore it is ORDERED:

1. The change in place of use proposed in Transfer Application T-14576 is approved.
2. The right to the use of the water is restricted to beneficial use at the place of use described and is subject to all other conditions and limitations contained in Certificate 47307 and any related decree.
3. Approval of this transfer application does not constitute nor grant legal access onto or through another person's property for purposes of accessing the new place of use.
4. Water right Certificate 47307 is cancelled. A new certificate will be issued describing that portion of the right not affected by this transfer.
5. The former place of use of the transferred right shall no longer receive water under the right.
6. Water use measurement conditions:
 - a. Before water use may begin under this order, the water user shall install a totalizing flow meter, or, with prior approval of the Director, another suitable measuring device, at each point of appropriation (new and existing).
 - b. The water user shall maintain the meters or measuring devices in good working order.

- c. The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the Watermaster shall request access upon reasonable notice
7. Full beneficial use of the water shall be made, consistent with the terms of this order, on or before **October 1, 2026**. A Claim of Beneficial Use prepared by a Certified Water Right Examiner shall be submitted by the applicant to the Department within one year after the deadline for completion of the change and full beneficial use of the water.
8. After satisfactory proof of beneficial use is received, a new certificate confirming the right transferred will be issued.

Dated in Salem, Oregon on **AUG 28 2025**



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

Mailing date **AUG 29 2025**

STATE OF OREGON

COUNTY OF MALHEUR

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

RAYMOND FINDLEY
RT 1 BOX 530
ONTARIO, OR 97914

confirms the right to use the waters of a FINDLEY WELL No.1, a tributary of SNAKE RIVER for IRRIGATION of 107.8 ACRES.

This right was perfected under Permit G-5463. The date of priority is SEPTEMBER 27, 1971. The amount of water to which this right is entitled is limited to an amount actually beneficially used for said purposes and shall not exceed 1.35 CUBIC FEET PER SECOND or its equivalent in case of rotation, measured at the well.

The well is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
19 S	46 E	WM	4	NW NE	FINDLEY WELL No 1 - 350 FEET NORTH AND 740 FEET EAST FROM THE SW CORNER OF THE NWNE OF SECTION 4

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 3.0 acre-feet per acre for each acre irrigated during the irrigation season of each year, and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

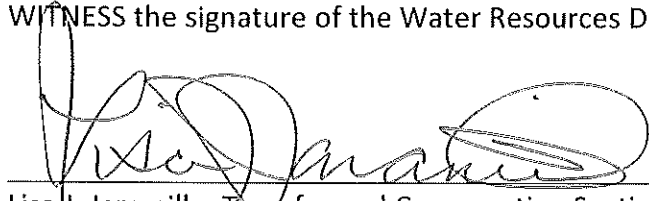
IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
19 S	46 E	WM	4	NE NE	1	28.2
19 S	46 E	WM	4	SW NE		8.2
19 S	46 E	WM	4	SE NE		40.0
19 S	46 E	WM	4	NE SE		31.0
19 S	46 E	WM	4	SE SE		0.4
Total						107.8

This certificate describes that portion of water right Certificate 47307, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered AUG 28 2025, approving Transfer Application T-14576.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

WITNESS the signature of the Water Resources Director, affixed AUG 28 2025.

A handwritten signature in black ink, appearing to read "Lisa J. Jaramillo", is written over a horizontal line.

Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

TRANSFER COVER SHEET

Transfer: T-14576

GR Application #: GR-

File Assigned- Transfer Specialist: Joan M. Smith

Transfer Type: Regular Transfer

Reimbursement Authority? ☐

Applicant: Findley Land and Livestock, LLC 3535 Butte Dr Ontario, OR 97914	Receiving Landowner:	CWRE Agent: HDR 412 E Parkcenter Blvd., Suite 100 Boise, ID 83706
Interested Parties: BOR (date): _____ Tribal Gov't: _____ Gov'ts: Malheur County Planning Department County: MALHEUR	Irrigation District: Check area of interest on map ☐	Additional Contact Information: _____

Key Dates & Initial Actions (Support Staff)

Type of change(s) proposed- attach additional review checklists as necessary			
PLACE OF USE			
If change is Historic or Substitution, application will go directly to Final Order. Add'l questions on last page for Historic and Gov't Action.			
Fees Pd:	\$1360.00	WM Review request date sent - WM District: 9	12/17/2024
Received Date:	December 16, 2024	WM Review - date received:	
Acknowledgement Letter Sent	Date: 12/17/2024	GW Review - date sent:	
County sent cc: of Ack Letter	Date: 12/17/2024	GW Review - date received:	
Initial Public Notice Date:	12/24/2024	ODFW Review - date sent: ODFW District:	
Comments Received:	Yes ☐ No: ☐	ODFW Review - date received:	

Water Rights Affected

File Marked	No.	App. File # or Decree Name	Permit	Certificate	RR/CR Needed	RR/CR Nos.
☐	1	G-5631	G-5463	47307	☒ Yes ☐ No	
☐	2				☐ Yes ☐ No	
☐	3				☐ Yes ☐ No	

I have confirmed that the information on this document is correct (or has been corrected): initials

Caseworker Actions:

Assigned in WRIS:	DPD Workflow updated:	WRIS Notes:
PD and RR sent to Data Entry:	Certified mail date:	
Newspaper notice needed: Yes ☐ No: ☐	Name of Newspaper: <i>not nec.</i>	
PD notice email coordinator:	PD notice Request Date:	Amount Due: \$
		Received date:
Last day of publication:	Affidavit received:	

DOCUMENT	Drafted		Peer Review		Policy Review		Changes		ODFW contact info: ☐ included NA: ☐
	Date	initials	Date	initials	Date	initials	Date	initials	WM contact info: ☐ included NA: ☐
DPD	4/3/25	Joan	4/15/25	ADD		Sarah	-	gs	Number of Docs for signature:
NOTICE	4/15/25	Joan		Arka		Sarah	-	gs	Date in Signature bin
PD	6/25/25	Joan	6/30	Scott	7/2/25	KHC		gs	Signature date
FO	7/14/25	Joan	7/16	Scott	7/21/25	TS			
RR									

Special Issues: *June 7, 2025, DPD deadline*

PERMANENT TRANSFER APPLICATION CHECKLIST

☐ RA

Transfer #: T-1457614576

CW	PR	Coord	
☒	☐		Save all certificates in electronic "T" folder and highlight Priority Date, Rate, Use and Limit/Duty paragraph
☒	☐	☐	☐ Supplemental checklist for transfers w/in a District (S:\groups\wr\TACS\WRISApps Templates\Transfer Checklists\SUPP_Within District Processing Checklist 9-5-2019) If this is a Living Certificate – check with Ann Reece See Supplemental Language document for language

Transfer Application Review and Deficiencies

CW	PR	Coord			
☒	☐	☐	Are all applicants/agents listed in WRIS with email addresses, if available?	☒ Yes	☐ No
☒	☐	☐	Have all permit/certificates been entered in WRIS under Transfer #?	☐ Yes	☐ No
☒	☐	☐	Were timely Public Comments received? (if yes, enter commenter names/email on mailing list)	☐ Yes	☒ No
Add finding for any comments received (see Supplemental Language document)					

Groundwater Modification Application Review and Deficiencies

CW	PR	Coord			
☒	☐	☐	N/A		
☐	☐	☐	If for a Groundwater Modification, were there any assignments? All GR Mod applicants must be the holder of record.	☐ Yes	☐ No
☐	☐	☐	Are there any past GR Modifications and/or letters documenting changes to the GR These must be accounted for in the GR Mod Order.	☐ Yes	☐ No

Review "From" and "To" Lands and/or POD/POA

CW	PR	Coord			
☒	☐	☐	Are only the authorized POD(s)/POA(s)/POU listed on the "from" map?	☒ Yes	☐ No
☒	☐	☐	Does the "from" map match the certificate map? If No, what is different?	☒ Yes	☐ No
☒	☐	☐	Compare FROM POU in application (Table 2) with certificate. <i>Mark certificate with acres being xferred, any RR acres and any acres being cancelled.</i>		
☒	☐	☐	Compare TO POU in Table 2 with the TO Lands on map (for accuracy)		
☒	☐	☐	Are any of the "from" lands being cancelled/diminished?	☐ Yes	☒ No
☒	☐	☐	If Yes, were cancellation/diminution affidavits submitted? (see findings and additional authority in Supplemental Language doc)	☐ Yes	☒ No
☒	☐	☐	Are any instream water rights affected? If Yes, Cert # (If Yes, check criteria for injury-upstream POD move, moving closer to SW, or return flows affected)	☐ Yes	☒ No

Layered/Supplemental Rights

CW	PR	Coord			
☒	☐	☐	N/A		
☐	☐	☐	Are there any layered irrigation rights?	☐ Yes	☐ No
☐	☐	☐	If Yes, were they included in application? If No, they must move with the primary, to a "like" primary, or they will be cancelled though the transfer process	☐ Yes	☐ No
☐	☐	☐	Layered right(s) Cert:		

☐	☐	☐	Are any supplemental rights being transferred? (verify that it is actually a supplemental right)	☐ Yes	☐ No
☐	☐	☐	If Yes, are they being transferred to a "like" primary (i.e. similar reliability)?	☐ Yes	☐ No
☐	☐	☐	Notes:		

Transfer Review Criteria					
CW	PR	Coord			
☒	☐	☐	Validity of the right – Has the right been used in the last 5 years and is not subject to forfeiture?	☒ Yes	☐ No
☒	☐	☐	☒ Evidence of use and supporting documentation ☐ Confirming (not a remaining right) cert issued within the last 5 years ☐ Rebuttal to forfeiture (ORS 540.610)		
☒	☐	☐	Ready, Willing and Able – ☐ Current delivery system sufficiently described in application. Does delivery system have capacity to fully divert and use the authorized rate/duty of the right?	☒ Yes	☐ No
☒	☐	☐	Would the proposed transfer result in enlargement? If Yes, why? What conditions, if any, will avoid?	☐ Yes	☒ No
☒	☐	☐	Would the proposed transfer result in injury? If Yes, why? What conditions, if any, will avoid?	☐ Yes	☒ No
☒	☐	☐	If injury, has WM or GW provided a list of injured water right holders? ☒ N/A	☐ Yes	☒ No
☒	☐	☐	If POD/POA/APOD/APOA change, will it be from the same source? If No, deny per OAR 690-380-2110(2) ☒ N/A	☐ Yes	☒ No
☐	☐	☐	Notes:		

Draft Preliminary Determination and Cover Letter – 12 pt. Calibri font			
CW	PR	Coord	
☒	☐	☐	Prepare ModPod workareas
☒	☐	☐	Prepare DPD (save as T-XXXXX-dpd-approve/deny (where XXXXX is the transfer number)
☒	☐	☐	Prepare DPD Cover letter (save as T-XXXXX-dpd-cov)
☒	☐	☐	Prepare Public Notice ☐ and/or ☐ newspaper notice (if required) (save as T-XXXXX-pd-notice)
☒	☐	☐	Prepare Remaining Right(s) (if applicable). Send with DPD, cover letter and notice for peer review.

Issue Draft Preliminary Determination	
CW	
☐	Copy DPD and cover letter for paper file
☐	Save DPD and cover letter as PDF
☐	Mail/email to applicant/agent/WM
☐	Add workflow item "Draft PD Issued"

Report of Ownership Information (ROI)				
CW	PR	Coord		
☐	☐	☐	Does legal description in ROI/Deed match "from" lands?	☐ Yes ☐ No
☐	☐	☐	Have all owners on the ROI/Deed signed the application?	☐ Yes ☐ No
☐	☐	☐	Has a notarized statement of consent been submitted? (if applicable) ☐ N/A	☐ Yes ☐ No

Newspaper Notice (if required)				
CW	PR	Coord		
☐	☐	☐	Prepare/send letter to applicant/agent regarding newspaper notice cost	☐ Yes ☐ No
☐	☐	☐	TACS Support delivered receipted funds to caseworker	☐ Yes ☐ No

Preliminary Determination and Cover Letter Preparation

CW	PR	Coord		
			See cheat sheet at (S:\groups\wr\TACS\6. Transfers\Procedures\DPD to PD Conversion 12-8-2016) for more detailed instructions	
☐	☐	☐	Was application amended after DPD was issued? - Make sure amended pages were scanned to WRIS (see support staff) and make sure you mark amended (replaced) pages with SUPERSEDED. Also make findings in PD.	☐ Yes ☐ No
☐	☐	☐	If Yes, what was amended?	
☐	☐	☐	Did amendment change outcome from denial to approval? <i>If Yes, make findings in PD.</i>	☐ Yes ☐ No
☐	☐	☐	☐ If POD/POA changes or changes in "from" lands – re-review required from WM ☐ If POA changes – re-review required from GW	
<i>Note: If POD was amended and changed from a downstream move to upstream within an ISWR reach – Consent to Injury may be required.</i>				
☐	Save DPD as a new document (T-XXXXX-pd-approve/deny.doc) – 12 pt. Calibri font			
☐	Remove "Draft" from document			
☐	Unhide hidden findings (cntrl-A, select Font, uncheck "hidden" box) and add dates			
☐	If application was amended, add finding including date of amendment			
☐	Change language resulting from any amendments in response to the DPD, including language under Determination and Proposed Action			
☐	Unhide appeal (protest) language at the end of the document			
☐	Prepare PD Cover Letter (save as T-XXXXX-pd-cov)			
☐	Check email address(s) for accuracy			
☐	Notes:			
☐	Send to caseworker/coordinator for Peer Review			

Data Center Review of PD

CW	PR	Coord	
☐	☐	☐	Email PD and RR(s)(with new cert numbers) to Data* for review – indicate if file is RA *email address is in key
☐	☐	☐	Data Center will send notification that file is complete
☐	☐	☐	Make any necessary changes to PD or prepare Revised DPD (if substantive changes)

Issue Preliminary Determination

CW	
☐	Print PD and put in Manager's box for signature and issuance (support will print cover letter)
☐	Add workflow notes

Protest

CW	PR	Coor	
☐	☐	☐	Have protests been received? ☐ Yes ☐ No If YES, STOP! Coordinate with Protest section.

Final Order	
CW	See cheat sheet at (S:\groups\wr\TACS\6. Transfers\Procedures\PD to FO Conversion 12-8-2016) for more detailed instructions
Do not issue Final Order before this date: (protest period end date or 30 days after date of last newspaper publication)	
☐	If application had a newspaper notice, verify that Affidavit of Publication was received. Date:
☐	Save PD as a new document (T-XXXXX-ord-approve (or deny))
☐	Remove "PRELIMINARY DETERMINATION" from document title and replace with "FINAL ORDER." Unhide hidden findings (cntrl-a, select Font, uncheck "hidden" box)
☐	Replace "PROPOSING APPROVAL/DENIAL OF" with APPROVING/DENYING
☐	Replace the "judicial review/reconsideration rights" box in the first page footer for the "Final Order" judicial review language; unhide and add Special Order Volume (support will add page #)
☐	Update the hidden paragraph following the public notice and amendments findings (regarding issuance of PD)
☐	Change "Determination and Proposed Action" to "Conclusions of Law" and update paragraph
☐	Replace "If application T-XXXXX is approved . . ." with Now, therefore, it is ORDERED:"
☐	Select list of conditions below "It is ORDERED" section and turn off Italics. Check numbering (start at "1").
☐	Delete Protest language, Document preparation box, and Notice Regarding Servicemembers; Insert "Mailing Date: _____"
☐	Final Check: All Conclusions of Law are supported by Findings and Transfer Review Criteria

Remaining Rights			
CW	PR	Coord	☐ N/A
☒	☐	☐	Make sure all RR certs have new cert numbers and are entered on the right side of the footer of each RR
☒	☐	☐	Update left side of footer to read: T-XXXXX.rr.YYYYYY.ini, where YYYYYY is original cert number and .ini stands for your initials. New certificate should be on the right.
☐	☐	☐	Print RR on certificate paper and include with Final Order for signature <i>after review</i>

Issue Final Order	
CW	
☐	Pull "Working Copy" folder from file
☐	Print and put FO and RR in Manager's box for signature (manager will deliver to support for processing and issuance)
Notes:	



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

www.oregon.gov/owrd

July 10, 2025

VIA CERTIFIED MAIL AND E-MAIL

FINDLEY LAND AND LIVESTOCK LLC

3535 BUTTE DR

ONTARIO, OR 97914

SUBJECT: Water Right Transfer Application T-14576

Please find enclosed the Preliminary Determination indicating that, based on the information available, the Department intends to approve application T-14576. This document is an intermediate step in the approval process; water may not be used legally as proposed in the transfer application until a Final Order has been issued by the Department. Please read this entire letter carefully to determine your responsibility for additional action.

A public notice is being published in the Department's weekly publication, simultaneously with the issuance of the Preliminary Determination. The notice initiates a period in which any person may file either a protest opposing the decision proposed by the Department in the Preliminary Determination or a standing statement supporting the Department's decision. The protest period will end 30 days after the Department's notice.

If no protest is filed, the Department will issue a Final Order consistent with the Preliminary Determination. You should receive a copy of the Final Order about 30 days after the close of the protest period.

If a protest is filed, the application may be referred to a contested case proceeding. A contested case provides an opportunity for the proponents and opponents of the decision proposed in the Preliminary Determination to present information and arguments supporting their position in a quasi-judicial proceeding.

Please don't hesitate to contact me at 503-986-0892 or Joan.M.Smith@water.oregon.gov, if I may be of assistance.

Sincerely,

Joan Smith

Transfer Specialist

Transfer and Conservation Section

**BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON**

In the Matter of Transfer Application	)	PRELIMINARY DETERMINATION
T-14576, Malheur County	)	PROPOSING APPROVAL OF A CHANGE IN
	)	PLACE OF USE

Authority

Oregon Revised Statutes (ORS) 537.705 and 540.505 to 540.580 establish the process in which a water right holder may submit a request to transfer the point of appropriation, place of use, or character of use authorized under an existing water right. Oregon Administrative Rules (OAR) Chapter 690, Division 380 implement the statutes and provides the Department's procedures and criteria for evaluating transfer applications.

Applicant

FINDLEY LAND AND LIVESTOCK LLC
3535 BUTTE DR
ONTARIO, OR 97914

Findings of Fact

1. On December 16, 2024, Findley Land and Livestock LLC filed an application to change the place of use under Certificate 47307. The Department assigned the application number T-14576.
2. Notice of the application for transfer was published on December 24, 2024, pursuant to OAR 690-380-4000. No comments were filed in response to the notice.
3. On March 7, 2025, the Department sent a copy of the draft Preliminary Determination to the applicant, proposing to approve Transfer Application T-14576. The draft Preliminary Determination cover letter provided a deadline of June 7, 2025, for the applicant to respond and submit the required information. The applicant requested that the Department proceed with issuance of a Preliminary Determination and provided the necessary information to demonstrate that the applicant is authorized to pursue the transfer.

Pursuant to OAR 690-380-4030, any person may file a protest or standing statement within 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later; of this preliminary determination.

4. The portion of the right to be transferred is as follows:

Certificate: 47307 in the name of RAYMOND FINDLEY (perfected under Permit G-5463)
Use: IRRIGATION OF 56.9 ACRES
Priority Date: SEPTEMBER 27, 1971
Rate: 0.71 CUBIC FEET PER SECOND
Limit/Duty: The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 3.0 acre-feet per acre for each acre irrigated during the irrigation season of each year.
Source: FINDLEY WELL No. 1 a tributary of SNAKE RIVER

Authorized Point of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
19 S	46 E	WM	4	NW NE	FINDLEY WELL NO.1- 350 FEET NORTH AND 740 FEET EAST FROM THE SW CORNER OF THE NWNE OF SECTION 4

Authorized Place of Use:

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
18 S	46 E	WM	33	NW SE		1.2
18 S	46 E	WM	33	SW SE		28.7
19 S	46 E	WM	4	NW NE	2	27.0
Total						56.9

5. Transfer Application T-14576 proposes to change the place of use of the right to:

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
18 S	46 E	WM	33	NW SE		1.6
18 S	46 E	WM	33	SW SE		31.6
19 S	46 E	WM	4	NW NE	2	23.7
Total						56.9

Transfer Review Criteria [OAR 690-380-0100(14), OAR 690-380-4010(2), OAR 690-380-2200 and OAR 690-380-2110(2)]

6. Water has been used within the last five years T-14576 according to the terms and conditions of the right. There is no information in the record that would demonstrate that the right is subject to forfeiture under ORS 540.610.
7. A water delivery system sufficient to use the full amount of water allowed under the existing right was present within the five-year period prior to submittal of Transfer Application T-14576.

8. The water right is subject to transfer as defined in ORS 540.505(4) and OAR 690-380-0100(14).
9. The proposed change, as conditioned, would not result in enlargement of the right.
10. The proposed change, as conditioned, would not result in injury to other existing water rights.
11. All other application requirements are met.

Determination and Proposed Action

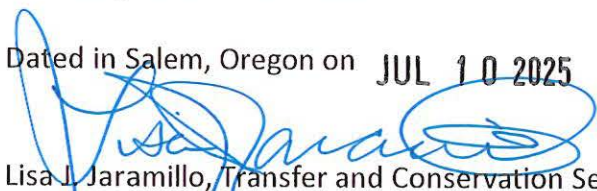
The change in place of use proposed in Transfer Application T-14576 appears to be consistent with the requirements of ORS 537.705 and 540.505 to 540.580 and OAR 690-380-5000. If protests are not filed pursuant to OAR 690-380-4030, the application will be approved.

If Transfer Application T-14576 is approved, the final order will include the following:

1. *The change in place of use proposed in Transfer Application T-14576 is approved.*
2. *The right to the use of the water is restricted to beneficial use at the place of use described and is subject to all other conditions and limitations contained in Certificate 47307 and any related decree.*
3. *Approval of this transfer application does not constitute nor grant legal access onto or through another person's property for purposes of accessing the new place of use.*
4. *Water right Certificate 47307 is cancelled. A new certificate will be issued describing that portion of the right not affected by this transfer.*
5. *The former place of use of the transferred right shall no longer receive water under the right.*
6. *Water use measurement conditions:*
 - a. *Before water use may begin under this order, the water user shall install a totalizing flow meter, or, with prior approval of the Director, another suitable measuring device, at each point of appropriation (new and existing).*
 - b. *The water user shall maintain the meters or measuring devices in good working order.*
 - c. *The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the Watermaster shall request access upon reasonable notice*

7. *Full beneficial use of the water shall be made, consistent with the terms of this order, on or before **October 1, 2026**. A Claim of Beneficial Use prepared by a Certified Water Right Examiner shall be submitted by the applicant to the Department within one year after the deadline for completion of the change and full beneficial use of the water.*
8. *After satisfactory proof of beneficial use is received, a new certificate confirming the right transferred will be issued.*

Dated in Salem, Oregon on JUL 10 2025


Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

This Preliminary Determination was prepared by Joan Smith. If you have questions about the information in this document, you may reach me at 503-986-0896 or Joan.M.Smith@water.oregon.gov.

Protests

Under the provisions of ORS 540.520(6) & (7) and OAR 690-380-4030, within 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later, any person may file, jointly or severally, a protest expressing opposition of approval of the transfer application and disagreement with this Preliminary Determination or a standing statement in support of this Preliminary Determination. If this Preliminary Determination determines that a change in point of diversion or appropriation would result in injury, the applicant may file a notification of intent to pursue approval of the transfer under OAR 690-380-5030 to 690-380-5050. Protests and standing statements must be received by the Water Resources Department within 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later.

Protests must be in writing and received in hard copy form with the appropriate statutory protest filing fee; protests cannot be filed by electronic mail. [OAR 690-002-0025(3) and 690-380-0100(9)]. The protest must include the following:

- The person's name, address, and telephone number;
- All reasonably ascertainable issues and all reasonably available arguments supporting the person's position by the close of the protest period. Failure to raise a reasonably ascertainable issue in a protest or failure to provide sufficient specificity to afford the Department an opportunity to respond to the issue may preclude consideration of the issue during the hearing;

- If you are the applicant, a protest fee of \$480 required by ORS 536.050; and
- If you are not the applicant, a protest fee of \$950 required by ORS 536.050 and proof of service of the protest upon the applicant.

Requests for Standing

Under the provisions of OAR 690-380-4030(5), the Department shall provide to persons who have filed standing statements as defined under OAR 690-380-0100(11) notice of any differences between the Department's Preliminary Determination and the Final Order, notice of a hearing on the application under OAR 137-003-0535, and an opportunity to request limited party status or party status in the hearing.

Requests for standing must be received in the Water Resources Department no later than 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later. Requests for standing must be in writing, and must include the following:

- The requester's name, mailing address and telephone number;
- If the requester is representing a group, association or other organization, the name, address and telephone number of the represented group;
- A statement that the requester supports the preliminary determination as issued.

After the protest period has ended, the Director will either issue a Final Order or schedule a contested case hearing. The contested case hearing will be scheduled only if a protest has been filed under OAR 690-380-4030. In accordance with OAR 690-380-4200, notice and conduct of the hearing shall:

- Be under the applicable provisions of ORS 183.310 to 183.550, pertaining to contested cases, and the hearing shall be held in the area where the rights are located unless all parties stipulate otherwise; and
- If a protest has asserted that a water right to be transferred has been forfeited through non-use, include the notice and procedures described in OAR 690-017-0500 to 690-017-0900.

If after hearing the Department issues a proposed Final Order finding that a change in point of diversion or appropriation will result in injury, the applicant may file a notification of intent to pursue approval of the transfer under OAR 690-380-5030 to 690-380-5050 within 15 days of receipt of the proposed order. Notwithstanding 690-002-0175, if the applicant files a notification of intent to pursue approval of the transfer under 690-380-5030 to 690-380-5050,

the deadline for filing exceptions to the proposed order shall be 30 days after the Department provides notice to the parties that the transfer does not meet the requirements of 690-380-5030 to 690-380-5050.

If you do not request a hearing within 30 days after the close of the protest period, or if you withdraw a request for a hearing, notify the Department or the administrative law judge that you will not appear, or fail to appear at a scheduled hearing, the Director may issue a final order by default. If the Director issues a Final Order by default, the Department designates the relevant portions of its files on this matter, including all materials that you have submitted relating to this matter, as the record for purpose of proving a *prima facie* case upon default.

You may be represented by an attorney at the hearing. Legal aid organizations may be able to assist a party with limited financial resources. Generally, partnerships, corporations, associations, governmental subdivisions, or public or private organizations are represented by an attorney. However, consistent with OAR 690-002-0020 and OAR 690-137-0555, an agency representative may represent partnerships, corporations, associations, governmental subdivisions or public, or private organizations if the Department determines that appearance of a person by an authorized representative will not hinder the orderly and timely development of the record in this case.

Notice Regarding Servicemembers: Active-duty servicemembers have a right to stay proceedings under the federal Servicemembers Civil Relief Act. 50 U.S.C. App. §§501-597b. For more information contact the Oregon State Bar at 800-452-8260, the Oregon Military Department at 971-355-4127, or the nearest United States Armed Forces Legal Assistance Office through <http://legalassistance.law.af.mil>.

If you have questions about how to file a protest or if you have previously filed a protest and you want to know the status, please contact Will Davidson at 503-507-2749.

If you have questions about the Department or any of its programs, please contact our Water Resources Customer Service Group at 503-986-0900.

Address any correspondence to: Oregon Water Resources Department, Transfer and Conservation Section, 725 Summer Street NE, Suite A, Salem OR 97301-1266.

SMITH Joan M * WRD

T-14576

From: Andy Nightingale <nightingaletrucking@yahoo.com>
Sent: Wednesday, June 25, 2025 6:39 AM
To: SMITH Joan M * WRD
Subject: Fw: Water Right Certificate 47307
Attachments: Proof of Ownership.pdf

You don't often get email from nightingaletrucking@yahoo.com. [Learn why this is important](#)

Good Morning. I forwarded the email from Findley Land and Livestock in regards to approval of the water right transfer. Also I attached the documents that Amerititle supplied as proof of ownership. If you need anything more let me know.

Thanks

Andy Nightingale
541-709-1539

----- Forwarded Message -----

From: "rogerfindley@q.com" <rogerfindley@q.com>
To: "nightingaletrucking@yahoo.com" <nightingaletrucking@yahoo.com>
Sent: Friday, June 13, 2025 at 12:58:58 PM MDT
Subject: Water Right Certificate 47307

Hi Andy,

As the President of Findley Land and Livestock, I acknowledge that said LLC is in complete agreement as to the proposed changes as outlined in application number T-14576 with regards to Permit G-5463 and Certificate 47307.

You have kept Findley Land and Livestock up to date and furnished it with maps and copies of the transfer documents. We totally concur on the proposed changes.

Please notify me if we need further confirmation.

Roger Findley
President
Findley Land and Livestock, LLC
3643 Buttle Drive
Ontario, OR 97914



81 S Oregon St., Ontario, OR 97914
Phone (541) 889-6451 Fax (541) 889-4161

LOT BOOK REPORT

Nightingale Trucking

June 18, 2025
Title Number: 1005055
Title Officer: Jonathan Edwards
Client File #:
Fee: \$150.00

We have searched our Tract Indices as to the following described property:

Subject Property Address: TBD Butte Dr., Ontario, OR 97914

Legal Description:

See attached Exhibit 'A'

And dated as of: June 5, 2025, at 7:30 a.m.

We find that the last deed of record runs to:

Findley Land & Livestock, LLC, an Oregon limited liability company

We also find the following apparent monetary encumbrances within ten years prior to the effective date hereof and the following unpaid taxes and city liens:

1. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: Findley Land & Livestock LLC
Secured Party: Farm Credit Services of America
Recorded: May 28, 2024
Instrument No.: 2024-1520

We have also searched our General Index for judgments and state and federal tax liens against the above named grantees and find the following:

NONE

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: This Lot Book Report is being made with the understanding that it does not represent any form of title insurance and is not a commitment for a policy of insurance. The information provided herein is not a full examination of the subject property. Further, if any person, corporation or entity of any kind should use this report as a basis to produce a title insurance product, it should be understood that it is clearly outside of Oregon law. Any liability hereunder is limited to the amount paid for said report.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. Our search was limited to our tract indices and no examination of the public record was made. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

EXHIBIT 'A'

File No. 1005055

Land in Malheur County, State of Oregon, as follows:

In Twp. 18 S., R. 46 E., W.M.:

Sec. 33: That portion of the SE1/4 South of the Owyhee North Canal (Lateral 389).

Account: 20936 Tax Lot: 1101 Map: 18S4633

Land in Malheur County, State of Oregon, as follows:

In Twp. 19 S., R. 46 E., W.M.:

Sec. 4: Government Lot 2, and SW1/4NE1/4, SE1/4NE1/4, and that portion of Government Lot 1, lying South of the Owyhee North Canal (Lateral 389).

EXCEPTING THEREFROM the North 760.40 feet of said Government Lot 1, lying East of said Owyhee North Canal (Lateral 389).

FURTHER EXCEPTING that portion of Government Lot 2, S1/2 NE1/4 lying South and West of the following described line:

Beginning at the Northwest corner of said Government Lot 2;

Thence along the West line of said Government Lot 2, South 00° 35' 12" W., a distance of 577.64 feet;

Thence S. 15° 06' 25" E., a distance of 765.16 feet;

Thence S. 15° 21' 11" E., a distance of 461.28 feet;

Thence S. 20° 09' 56" E., a distance of 272.38 feet;

Thence N. 60° 40' 25" E., a distance of 264.98 feet;

Thence S. 76° 04' 25" E., a distance of 433.35 feet;

Thence N. 54° 18' 29" E., a distance of 169.76 feet;

Thence S. 84° 00' 29" E., a distance of 101.11 feet;

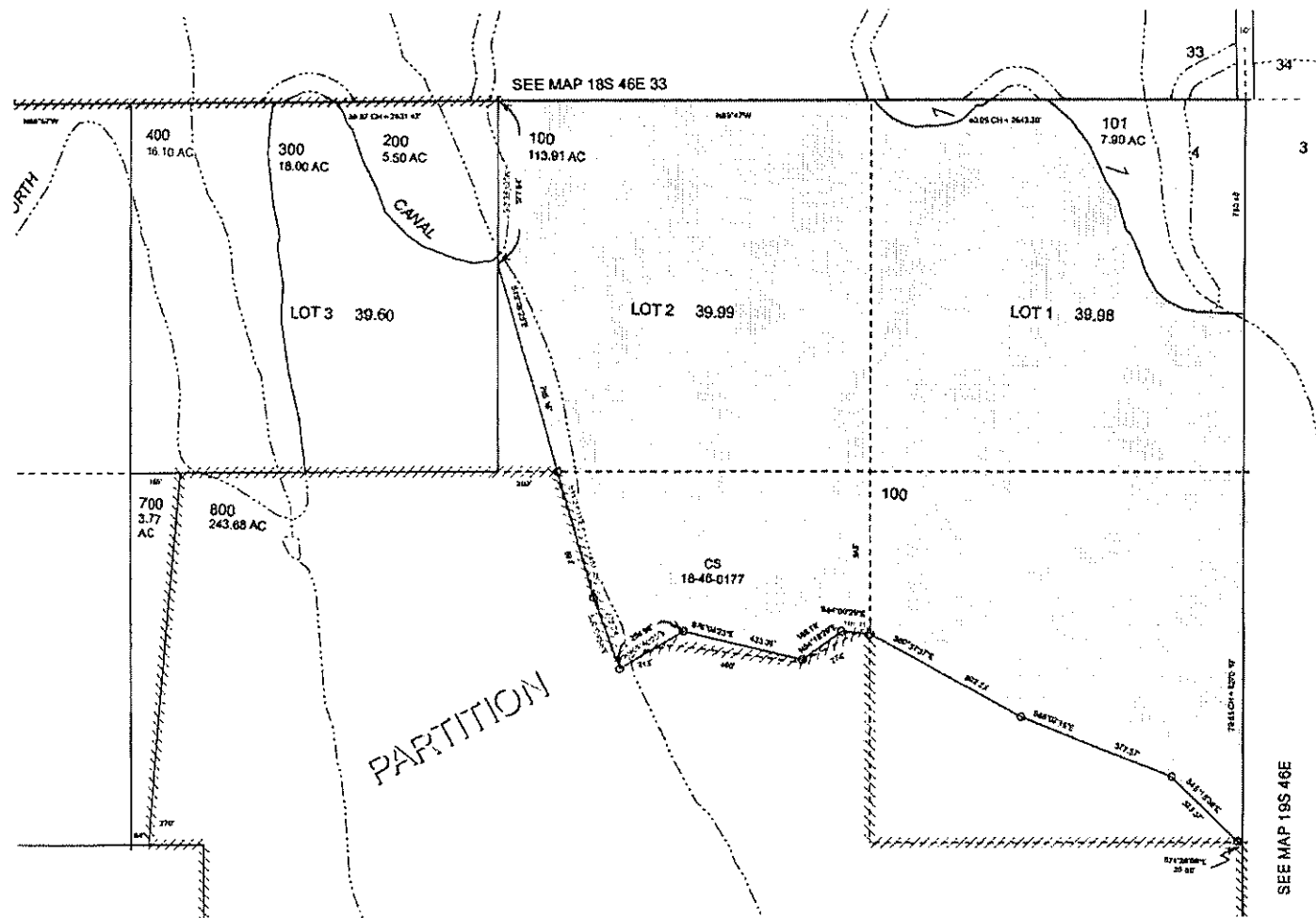
Thence S. 60° 31' 37" E., a distance of 602.23 feet;

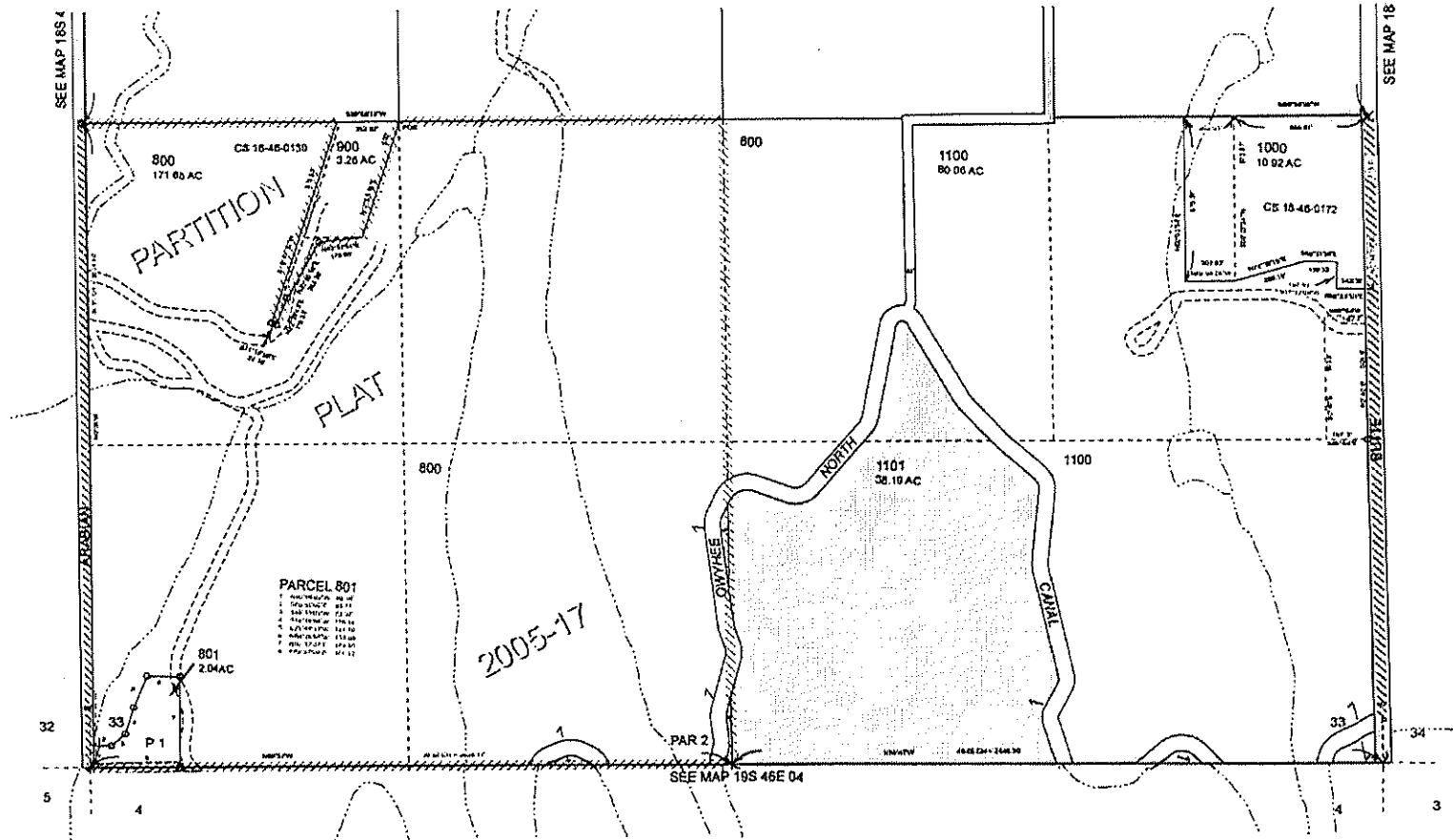
Thence S. 68° 02' 15" E., a distance of 577.57 feet;

Thence S. 45° 15' 36" E., a distance of 323.37 feet;

Thence S. 74° 28' 06" E., a distance of 20.69 feet to the Southeast corner of said S1/2 NE1/4 and END OF LINE.

Account: 14894 Tax Lot: 100 Map: 19S4604





Return Document & Tax Statements To:
Findley Land & Livestock, LLC
3535 Butte Drive
Ontario, OR 97914

MALHEUR COUNTY, OR 2022-0519
DB&S DEED 02/04/2022 02:37 PM
Cnt=1 Pgs=5 Total:\$112.00



00074707202200005190050051

I, Gayle V. Trotter, County Clerk for Malheur County,
Oregon certify that the instrument identified herein was
recorded in the Clerk records.

Gayle V. Trotter - County Clerk

Harrod

STEP #1 of 3

BARGAIN AND SALE DEED
(Property Line Adjustment)

184633
⑪
194604
⑪

FINDLEY LAND & LIVESTOCK, LLC, an Oregon Limited Liability Company, Grantor,
grants, bargains, sells, and conveys to FINDLEY LAND & LIVESTOCK, LLC, an Oregon
Limited Liability Company Grantee, the following real property, situated in Malheur County,
Oregon to-wit:

See **Exhibit A** attached hereto
And by this reference incorporated herein.

This Deed is granted to effect a property line adjustment as defined in ORS 92.010 (12) and
required by ORS 92.190 (4), descriptions of the adjusted parcels are as follows:

- (1) A description of Grantors' remaining parcel, as adjusted after this property line
adjustment deed, is described in **Exhibit B**, attached hereto.
- (2) A description of Grantees' remaining parcel, as adjusted after this property line
adjustment deed, is described in **Exhibit C**, attached hereto.

No new parcels are created by this deed.

The true consideration for this conveyance is \$ PERFECTION . (ORS 93.030)

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305
TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS
INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH
THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF
LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS
92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND
TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
OREGON LAWS 2010."

The original parcels are described by the following Instruments:

Grantor (Tax Lot 1100); Bargain and Sale Deed Instrument No.
recorded, records of Malheur County.

Grantee (Tax Lot 100); Bargain and Sale Deed Instrument No.
recorded, records of Malheur County.

Grantor:

Roger Findley, member
Roger Findley, Member

State of Oregon)
)ss
County of Malheur)

On this 4 day of February 2022, personally appeared Roger Findley,
Member of Findley Land & Livestock, LLC, an Oregon Limited Liability Company, being duly
sworn, provided to me on the basis of satisfactory evidence to be the persons whose names are
subscribed to the within instrument, and acknowledged to me that they executed the same.

[Signature]
NOTARY FOR OREGON
My Commission Expires: July 29, 2025

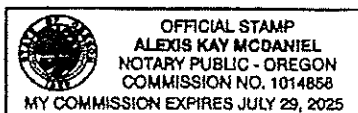
Grantee(s):

Roger Findley
Roger Findley, Member

State of Oregon)
)ss
County of Malheur)

On this 4 day of February 2022, personally appeared Roger Findley,
Member of Findley Land & Livestock, LLC, an Oregon Limited Liability Company, being duly
sworn, provided to me on the basis of satisfactory evidence to be the persons whose names are
subscribed to the within instrument, and acknowledged to me that they executed the same.

[Signature]
NOTARY FOR OREGON
My Commission Expires: July 29, 2025



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MALHEUR COUNTY, OREGON

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2022-

Exhibit A

Boundary Description of Adjustment Parcel

(A portion of Tax Lot 1100, Map 18S46E33 to be conveyed to Tax Lot 100, Map 19S46E04)

Land in Malheur County, State of Oregon as follows:

In Twp. 18 S., R. 46 E., W.M.:

Sec. 33: That portion of the SE1/4 lying south of the Owyhee North Canal (Lateral 389).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Derrick McKrola

OREGON
MAY 10, 2011
DERRICK McKROLA
80085

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EXPIRES: 12/31/2022

2022-0519

MALHEUR COUNTY, OREGON

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2022-

Exhibit B
Grantor's Resulting Parcel
(A portion of Tax Lot 1100, Map 18S46E33)

Land in Malheur County, State of Oregon as follows:

In Twp. 18 S., R. 46 E., W.M.:
Sec. 33: SE1/4

EXCEPTING THEREFROM that portion lying south of the Owyhee North Canal
(Lateral 389)

FURTHER EXCEPTING THEREFROM a parcel of land in the NE1/4SE1/4 described
as:

BEGINNING at the Northeast corner of said NE1/4SE1/4 marked by an existing 5/8-
inch rebar;
Thence along the north boundary of said NE1/4SE1/4, North 89°56'26" West, a
distance of 546.61 feet to a set 5/8-inch rebar and 1.5-inch aluminum cap stamped
"MCKROLA LS 80085", hereinafter referenced as "capped rebar";
thence South 0°03'34" West, a distance of 675.87 feet to a capped rebar;
thence North 74°39'15" East, a distance of 289.15 feet to a capped rebar;
thence South 88°31'30" East, a distance of 136.33 feet to a capped rebar;
thence South 1°37'09" West, a distance of 107.53 feet to a capped rebar;
thence South 88°31'01" East, a distance of 142.39 feet to the east boundary of said
NE1/4SE1/4 marked by a capped rebar;
thence along said east boundary, North 0°34'19" West, a distance of 713.51 feet to
the POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Derrick McKrola

OREGON
MAY 10, 2011
DERRICK McKROLA
80085

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EXPIRES: 12/31/2022

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MALHEUR COUNTY, OREGON

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-2022-

Exhibit C

Grantee's Resulting Parcel

(Tax Lot 100, Map 19S46E04 and a portion of Tax Lot 1100, Map 18S46E33)

Land in Malheur County, State of Oregon as follows:

In Twp. 19 S., R. 46 E., W.M.:

Sec. 4: Government Lots 1 and 2 (N1/2NE1/4), SE1/4NE1/4, SW1/4NE1/4 excepting therefrom that portion described as follows:

Beginning at a point N. 89°54' E., 200 feet from the Northwest corner of the said SW1/4NE1/4;
thence S. 15°22' E., 692 feet;
thence N. 73°46' E., 213 feet;
thence S. 76°15' E., 460 feet;
thence N. 73°59' E., 274 feet to the East boundary of the SW1/4NE1/4;
thence N. 0°05' W., along the East boundary, 548 feet to the Northeast corner thereof;
thence S. 89°54' W., along the North boundary of the SW1/4NE1/4, 1118 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Derrick McKrola

OREGON
MAY 10, 2011
DERRICK McKROLA
80085

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EXPIRES: 12/31/2022

2022-0519

MALHEUR COUNTY, OREGON

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2022-

STATE OF OREGON

COUNTY OF

MALHEUR

CERTIFICATE OF WATER RIGHT

This Is to Certify, That

RAYMOND FINDLEY

of Rt. 1, Box 530, Ontario, State of Oregon, 97914, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Findley Well No. 1

a tributary of Snake River ^{OFF} ^{RR} for the purpose of irrigation of 164.7 acres ^{- 56.9 = 107.8}

under Permit No. G-5463 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from September 27, 1971 that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 2.06 cubic feet per second

^{2.06 = 0.71 OFF}
^{1.35 remaining} or its equivalent in case of rotation, measured at the point of diversion from the well. The well is located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 4, T. 19 S., R. 46 E., W. M., 350 feet North and 740 feet East from the SW Corner, NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 4

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 3 acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

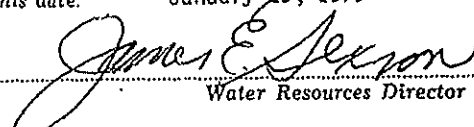
1.2 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$
28.7 acres SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 33
T. 18 S., R. 46 E., W. M.

28.2 acres Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$)
27.0 acres Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$)
8.2 acres SW $\frac{1}{4}$ NE $\frac{1}{4}$
40.0 acres SE $\frac{1}{4}$ NE $\frac{1}{4}$
31.0 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$
0.4 acre SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 4
T. 19 S., R. 46 E., W. M.

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

WITNESS the signature of the Water Resources Director, affixed

this date. January 29, 1979


Water Resources Director

Watermaster Review Form: Water Right Transfer



Oregon Water Resources Department
725 Summer St NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

Transfer Application: T-14576

Review Due Date:

Applicant Name: Findley Land and Livestock LLC

Proposed Changes: ☒ POU ☐ POD ☐ POA ☐ USE ☐ OTHER

Reviewer(s): Jered Hoshaw

Date of Review: 01/13/2025

1. Do you have evidence that the right has not been used in the last 5 years and that the presumption of forfeiture would not likely be rebuttable? ☐ Yes ☒ No If "Yes", attach evidence (e.g. dated aerial photo showing pavement or building on the land for >5 yrs.)
2. Is there a history of regulation on the source that serves this (or these) right(s) that has involved the transferred right(s) and downstream water rights? ☐ Yes ☒ No Generally characterize the frequency of any regulation or explain why regulation has not occurred:
3. Have headgate notices been issued for the source that serves the transferred right(s)?
☐ Yes ☒ No ☐ Records not available.
4. In your estimation, after the proposed change, would distribution of water for the right(s) result in regulation of other water rights that would not have occurred if use under the original right(s) was/were maximized? ☐ Yes ☒ No If "Yes", explain:
5. In your estimation, if the proposed change is approved, are there upstream water rights that would be affected? ☐ Yes ☒ No If "Yes", describe how the rights would be affected and list the rights most affected:

6. Check here ☐ if it appears that downstream water rights benefit from return flows resulting from the current use of the transferred right(s)? If you check the box, generally characterize the locations where the return flows likely occur and list the water rights that benefit most:

☐ N/A

7. For POD changes and instream transfers, check here if there are channel losses between the old and new PODs or within the proposed instream reach? If you check the box, describe and, if possible, estimate the losses:

☒ N/A

8. For instream transfers that propose protection of a reach beyond the mouth of the source stream:

☒ N/A Would the quantity be measureable into the receiving stream consistent with OAR 690-077-0015(8)? ☐ Yes ☐ No

9. For POU changes: ☐ N/A Is it likely the original place of use would continue to receive water from the same source? ☐ Yes ☒ No If "Yes", explain:

10. For POU or USE changes: ☐ N/A In your best judgment, would use of the existing right at "full face value," result in the diversion of more water than can be used beneficially and without waste? ☐ Yes ☒ No If "Yes", explain:

11. For POU changes that involve micro-irrigation: ☒ N/A

- a. Has the applicant made changes (absent a transfer) to convert to micro-irrigation within the current place of use boundary of the water right proposed for transfer, and previously demonstrated to the Department through monitoring and site inspections by the Watermaster that the proposed transfer will not result in injury or enlargement?

☐ Yes ☐ No If "Yes", explain:

- b. Has a temporary transfer of this nature been previously filed and approved on the same lands (or portions thereof) as those lands involved in this transfer?

☐ Yes ☐ No If "Yes", answer the following:

- i. Were there any problems with more acres being irrigated (or wetted) than were authorized under the temporary transfer? ☐ Yes ☐ No If "Yes", explain:

- ii. Did the designated areas that were to remain dry (or not wetted) under the temporary transfer actually remain dry? ☐ Yes ☐ No If "No", explain:

- iii. Did the applicant comply with and meet all of the conditions of the temporary transfer? ☐ Yes ☐ No If "No", explain:

- iv. Do you have any other observations regarding the temporary transfer?

☐ Yes ☐ No If "Yes", describe:

- v. Did the applicant demonstrate to the Department through monitoring and site inspections by the Watermaster that neither injury nor enlargement occurred as a result of the temporary transfer? ☐ Yes ☐ No If "No", explain:

- c. To the best of your knowledge, if this transfer is approved, does it appear that:

- i. "Injury" will occur to other water rights that share the same source?

☐ Yes ☐ No If "Yes", explain:

- ii. "Enlargement" of the water right being transferred will occur?

☐ Yes ☐ No If "Yes", explain:

12. Are there other issues not identified through the above questions that should be considered in determining whether the change "can be effected without injury to other rights"?

☐ Yes ☒ No If "Yes", explain:

13. What alternatives may be available for addressing any issues identified above:

14. Do conditions need to be included in the transfer order to avoid enlargement of the right or injury to other rights? ☐ No ☒ Yes, as checked and provided below:

☐ For POU changes that involve micro-irrigation, provide the monitoring and reporting conditions necessary to prevent injury/enlargement:

☐ A Headgate should be required prior to diverting water.

☒ Measurement Devices for POD or POA: (if this condition is selected, also fill in the top sections of Page 4)

*a. Before water use may begin under this order, the water user shall install a **totalizing flow meter***, or, with prior approval of the Director, another suitable measuring device, ☒ at each point of diversion/appropriation (new and existing) OR at each new point of diversion/appropriation ☐ with the exception that water rights issued to the Bureau of Reclamation or an irrigation district (or similar entity) are not subject to this condition.*

b. The water user shall maintain the meters or measuring devices in good working order.

c. The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the Watermaster shall request access upon reasonable notice.

☐ Reservoir water use measurement: (if this condition is selected, also fill in the top sections of Page 4)

*a. Before water use may begin under this order, the water user shall install **staff gages***, or, with prior approval of the Director, other suitable measuring devices, that measure the entire range and stage between empty and full in each reservoir. Staff gages shall be United States Geological Survey style.*

b. Before water use may begin under this order, if the reservoir is located in channel, weirs or other suitable measuring devices must be installed upstream and downstream of the reservoir, and, an adjustable outlet valve must be installed. The water user shall maintain such devices in good working order. A written waiver may be obtained, if in the judgment of the Director, the installation of weirs or other suitable measuring devices, or the adjustable outlet valve, will provide no public benefit.

* The following alternative device(s) should be substituted for the bold, underlined device in the above selected condition:

☐ Weir
☐ Parshall Flume
☐ Other: ____

☐ Submerged Orifice
☐ Flow Restrictor

Oregon Water Resources Department
Measurement Condition Information for the Applicant
(To be sent with the Draft Preliminary Determination or Final Order)

Transfer #: T- 14576

☒ In order to avoid enlargement of the right or injury to other rights, a **Totalizing Flowmeter** will be required to be installed **prior to diversion of water**, as a condition of this transfer:

☒ at each point of diversion/appropriation (new and existing) **OR**
☐ at each new point of diversion/appropriation.

For additional information, or to obtain approval of a different type of measurement device, the applicant should contact the area Watermaster:

Watermaster name: **Jered Hoshaw**

District: 9

Address: 251 B Street West

City/State/Zip: Vale, OR 97918

Phone: (541)473-5130

Email: **Jered.L.Hoshaw@water.oregon.gov**

Note: If a device other than the one specified in the Preliminary Determination or Final Order is approved by the Watermaster, fill out and mail the form below to the Salem office.

Approval of an Alternate Measurement Device **T-**
(to be filled out after consultation with the applicant, or after a site visit)

On behalf of the Director, I authorize use of the following suitable **alternate measurement device**:

Watermaster signature

District

Date

If this form is used for approval of an alternative measurement device, it must be mailed to:

Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

December 17, 2024

Findley Land and Livestock LLC
3535 Butte Dr.
Ontario, OR 97914
Reference: Application T-14576

On December 16, 2024, the Department received your water right Permanent Transfer Application. The application was accompanied by \$1360.00. Receipt number 144388 is enclosed.

By copy of this letter, we are asking the Watermaster for a report regarding the potential for injury to existing water rights which may be caused by the requested change.

This application may require publication of a notice for two consecutive weeks in a newspaper with general circulation in the area where the water right is located. If it is determined that newspaper notice will be required, the Department will prepare the notice and notify you of the cost. You will be responsible for submitting payment to the Department prior to publication of the notice.

Except as provided under ORS 540.510(3) for municipalities, you may not use water in the new place of use until a final order approving the transfer application has been issued by the Department. In order to avoid any possible forfeiture of the water right, you should continue to use the water as described by your existing water right.

If the land is sold before the application is approved, the buyer's consent to the application will be required unless a recorded deed or other legal document clearly established that the water right was not conveyed in the sale.

Refer to the following page for a chart showing the steps and expected timelines for the processing of your application.

If you have any questions, please contact the Transfer Section at (503) 986-0935.

Cc: Watermaster Dist. #9, Jered L. Hoshaw (*via email*)
HDR, Agent
Malheur County Planning Department, Local Government
Enclosure

Application for Permanent Water Right Transfer



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

Part 1 of 5 – Minimum Requirements Checklist

This transfer application will be returned if Parts 1 through 5 and all required attachments are not completed and included.

For questions, please call (503) 986-0900, and ask for Transfer Section.

Received by OWRD

DEC 16 2024

Salem, OR

Check all items included with this application. (N/A = Not Applicable)

- ☒ Part 1 – Completed Minimum Requirements Checklist.
- ☒ Part 2 – Completed Transfer Application Map Checklist.
- ☒ Part 3 – Application Fee, payable by check to the Oregon Water Resources Department, and completed Fee Worksheet, page 3. Try the new online fee calculator at:
http://apps.wrd.state.or.us/apps/misc/wrd_fee_calculator.
- ☒ Part 4 – Completed Applicant Information and Signature.
- ☒ Part 5 – Information about Water Rights to be Transferred: **How many water rights are to be transferred? 1 List them here: Certificate 47307**
Please include a separate Part 5 for each water right. (See instructions on page 6)
NOTE: A separate transfer application is required for each water right unless the criteria in OAR 690-380-3220 are met.

Attachments:

- ☒ Completed Transfer Application Map.
- ☒ Completed Evidence of Use Affidavit and supporting documentation.
- ☐ ☒ N/A Affidavit(s) of Consent from Landowner(s) (if the applicant does not own the land the water right is on.)
- ☐ ☒ N/A Supplemental Form D – For water rights served by or issued in the name of an irrigation district. Complete when the transfer applicant is not the irrigation district.
- ☒ ☐ N/A Oregon Water Resources Department's Land Use Information Form with approval and signature from each local land use authority in which water is to be diverted, conveyed, and/or used. Not required if water is to be diverted, conveyed, and/or used only on federal lands or if all of the following apply: a) a change in place of use only, b) no structural changes, c) the use of water is for irrigation only, and d) the use is located within an irrigation district or an exclusive farm use zone.
- ☐ ☒ N/A Water Well Report/Well Log for changes in point(s) of appropriation (well(s)) or additional point(s) of appropriation.
- ☐ ☒ N/A Geologist Report for a change from a surface water point of diversion to a ground water point of appropriation (well), if the proposed well is more than 500' from the surface water source and more than 1000' upstream or downstream from the point of diversion. See OAR 690-380-2130 for requirements and applicability.

(For Staff Use Only)

WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):

- | | |
|--|--|
| ☐ Application fee not enclosed/insufficient | ☐ Map not included or incomplete |
| ☐ Land Use Form not enclosed or incomplete | ☐ Evidence of Use Form not enclosed or incomplete |
| ☐ Additional signature(s) required | ☐ Part _____ is incomplete |

Other/Explanation _____

Staff: _____ 503- _____ Date: ____/____/____

DEC 16 2024

Part 2 of 5 – Transfer Application Map

Your transfer application will be returned if any of the map requirements listed below are not met.

Please be sure that the transfer application map you submit includes all the required items and matches the existing water right map. Check all boxes that apply.

- ☒ ☐ N/A Certified Water Right Examiner (CWRE) Stamp and Original Signature. For a list of CWREs, see http://apps.wrd.state.or.us/apps/wr/cwre_license_view/. CWRE stamp and signature are not required for substitutions.
- ☐ ☒ N/A If more than three water rights are involved, separate maps are needed for each water right.
- ☒ Permanent quality printed with dark ink on good quality paper.
- ☒ The size of the map can be 8½ x 11 inches, 8½ x 14 inches, 11 x 17 inches, or up to 30 x 30 inches. For 30 x 30 inch maps, one extra copy is required.
- ☒ A north arrow, a legend, and scale.
- ☒ The scale of the map must be: 1 inch = 400 feet, 1 inch = 1,320 feet, the scale of the Final Proof/Claim of Beneficial Use Map (the map used when the permit was certificated), the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet, or a scale that has been pre-approved by the Department.
- ☒ Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.
- ☒ Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.
- ☒ Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads, and railroads.
- ☒ Major water delivery system features from the point(s) of diversion/appropriation such as main pipelines, canals, and ditches.
- ☒ Existing place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If less than the entirety of the water right is being changed, a separate hachuring is needed for lands left unchanged.
- ☒ ☐ N/A Proposed place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.
- ☒ Existing point(s) of diversion or well(s) with distance and bearing or coordinates from a recognized survey corner. This information can be found in your water right certificate or permit.
- ☐ ☒ N/A If you are proposing a change in point(s) of diversion or well(s), show the proposed location and label it clearly with distance and bearing or coordinates. If GPS coordinates are used, latitude-longitude coordinates may be expressed as either degrees-minutes-seconds with at least one digit after the decimal (example – 42°32'15.5") or degrees-decimal with five or more digits after the decimal (example – 42.53764°).

Part 3 of 5 – Fee Worksheet

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Salem, OR

1. For irrigation calculate cfs for each water right involved as follows:
 - a. Divide total authorized cfs by total acres in the water right (*for C12345, 1.25 cfs ÷ 100 ac*); then multiply by the number of acres to be transferred to get the transfer cfs (*x 45 ac = 0.56 cfs*).
 - b. If the water right certificate does not list total cfs, but identifies the allowable use as 1/40 or 1/80 of a cfs per acre; multiply number of acres proposed for change by either 0.025 (1/40) or 0.0125 (1/80). (*For C87654, 45.0 ac x 0.0125 cfs/ac = 0.56 cfs*)
2. Add cfs for the portions of water rights on all the land included in the transfer; however **do not count cfs for supplemental rights on acreage for which you have already calculated the cfs fee for the primary right on the same land**. The fee should be assessed only once for each "on the ground" acre included in the transfer. (*In this example, blank 5a would be only 0.56 cfs, since both rights serve the same 45.0 acres. Blank 5b would be 0 and Line 5 would then also become 0*).

TACS

Part 4 of 5 – Applicant Information and Signature

Applicant Information

APPLICANT/BUSINESS NAME Findley Land and Livestock LLC			PHONE NO.	ADDITIONAL CONTACT NO.
ADDRESS 3535 Butte Dr			FAX NO.	
CITY Ontario	STATE OR	ZIP 97914	E-MAIL	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.				

Agent Information – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT/BUSINESS NAME HDR			PHONE NO. 208-872-9527	ADDITIONAL CONTACT NO. 208-859-1306
ADDRESS 412 E Parkcenter Blvd, Ste 100			FAX NO.	
CITY Boise	STATE ID	ZIP 83706	E-MAIL scott.king@hdrinc.com	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.				

Explain in your own words what you propose to accomplish with this transfer application, and why:
Change the irrigation place of use to more accurately reflect current and proposed irrigation practices on a portion of Certificate 47307 owned by Findley Land & Livestock LLC.

If you need additional space, continue on a separate piece of paper and attach to the application as "Attachment 1".

Check One Box

- ☒ By signing this application, I understand that, upon receipt of the draft preliminary determination and prior to Department approval of the transfer, I will be required to provide landownership information and evidence that I am authorized to pursue the transfer as identified in OAR 690-380-4010(5); **OR**
- ☐ I affirm the applicant is a municipality as defined in ORS 540.510(3)(b) and that the right is in the name of the municipality or a predecessor; **OR**
- ☐ I affirm the applicant is an entity with the authority to condemn property and is acquiring by condemnation the property to which the water right proposed for transfer is appurtenant and have supporting documentation.

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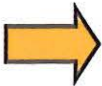
DEC 16 2024

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By my signature below, I confirm that I understand:

- Prior to Department approval of the transfer application, I may be required to submit payment to the Department for publication of a notice in a newspaper with general circulation in the area where the water right is located, once per week for two consecutive weeks. If more than one qualifying newspaper is available, I suggest publishing the notice in the following newspaper: Malheur Enterprise.
- Amendments to the application may only be made in response to the Department's Draft Preliminary Determination (DPD). The applicant will have a period of at least 30 days to amend the application to address any issues identified by the Department in the DPD, or to withdraw the application. Note that amendments may be subject to additional fees, pursuant to ORS 536.050.
- Failure to complete an approved change in place of use and/or change in character of use, will result in loss of the water right (OAR 690-380-6010).
- Refunds may only be granted upon request and, as set forth in ORS 536.050(4)(a), if the Director determines that a refund of all or part of a fee is appropriate in the interests of fairness to the public or necessary to correct an error of the Department.

I (we) affirm that the information contained in this application is true and accurate.


Roger Findley
Applicant signature

Roger Findley, President 11/11/24
Print Name (and Title if applicable) Date

Applicant signature

Print Name (and Title if applicable) Date

Is the applicant the sole owner of the land on which the water right, or portion thereof, proposed for transfer is located? ☒ Yes ☐ No*

**If NO, include signatures of all deeded landowners (and mailing and/or e-mail addresses if different than the applicant's) or attach affidavits of consent (and mailing and/or e-mail addresses) from all landowners or individuals/entities to which the water right(s) were conveyed.*

Check the following boxes that apply:

- ☒ The applicant is responsible for completion of change(s). Notices and correspondence should continue to be sent to the applicant.
- ☐ The receiving landowner will be responsible for completing the proposed change(s) after the final order is issued. Copies of notices and correspondence should be sent to this landowner.
- ☐ Both the receiving landowner and applicant will be responsible for completion of change(s). Copies of notices and correspondence should be sent to this landowner and the applicant.

At this time, are the lands in this transfer application in the process of being sold? ☐ Yes ☒ No

If YES, and you know who the new landowner will be, please complete the receiving landowner information table below. If you do not know who the new landowner will be, then a request for assignment will have to be filed for at a later date.

If a property sells, the certificated water right(s) located on the land belong to the new owner, unless a sale agreement or other document states otherwise. For more information see:

https://www.oregon.gov/owrd/WRDFormsPDF/Transfer_Property_Transactions.pdf

RECEIVING LANDOWNER NAME			PHONE NO.	ADDITIONAL CONTACT NO.
ADDRESS			FAX NO.	
CITY	STATE	ZIP	E-MAIL	
Describe any special ownership circumstances:				
The confirming Certificate shall be issued in the name of: ☐ Applicant ☐ Receiving Landowner				

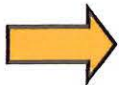
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☐ Check here if any of the water rights proposed for transfer are or will be located within or served by an irrigation or other water district. (Tip: Complete and attach Supplemental Form D.)

IRRIGATION DISTRICT NAME	ADDRESS	
CITY	STATE	ZIP

☐ Check here if water for any of the rights supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP



To meet State Land Use Consistency Requirements, you must list all county, city, municipal corporation, or tribal governments within whose jurisdiction water will be diverted, conveyed or used.

ENTITY NAME Malheur County Planning & Zoning Department	ADDRESS 251 "B" St West #12	
CITY Vale	STATE OR	ZIP 97918

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP

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DEC 16 2024

Salem, OR

Part 5 of 5 – Water Right Information

Please use a separate Part 5 for each water right being changed. See instructions on page 6, to copy and paste additional Part 5s, or to add additional rows to tables within the form.

CERTIFICATE # **47307**

Received by OWRD

DEC 16 2024

Description of Water Delivery System

System capacity: **2.05** cubic feet per second (cfs) OR
920 gallons per minute (gpm)

Salem, OR

Describe the current water delivery system or the system that was in place at some time within the last five years. Include information on the pumps, canals, pipelines, and sprinklers used to divert, convey, and apply the water at the authorized place of use. **Ditch, gravity irrigation system**

Table 1. Location of Authorized and Proposed Point(s) of Diversion (POD) or Appropriation (POA)

(Note: If the POD/POA name is not specified on the certificate, assign it a name or number here.)

POD/POA Name or Number	Is this POD/POA Authorized on the Certificate or is it Proposed?	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp	Rng	Sec	¼	¼	Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
Well 1	☒ Authorized ☐ Proposed	U/K	19 S	46 E	4	NW	NE	2	350' N, 740' E from SW corner, NWNE
	☐ Authorized ☐ Proposed								
	☐ Authorized ☐ Proposed								
	☐ Authorized ☐ Proposed								

Check all type(s) of change(s) proposed below (change "CODES" are provided in parentheses):

- | | |
|--|---|
| ☒ Place of Use (POU) | ☐ Supplemental Use to Primary Use (S to P) |
| ☐ Character of Use (USE) | ☐ Point of Appropriation/Well (POA) |
| ☐ Point of Diversion (POD) | ☐ Additional Point of Appropriation (APOA) |
| ☐ Additional Point of Diversion (APOD) | ☐ Substitution (SUB) |
| ☐ Surface Water POD to Ground Water POA (SW/GW) | ☐ Government Action POD (GOV) |

Will all of the proposed changes affect the entire water right?

- ☐ Yes Complete only the Proposed ("to" or "on" lands) section of Table 2 on the next page. Use the "CODES" listed above to describe the proposed changes.
- ☒ No Complete all of Table 2 to describe the portion of the water right to be changed.

Please use and attach additional pages of Table 2 as needed.
See page 6 for instructions.

Do you have questions about how to fill-out the tables?
Contact the Department at 503-986-0900 and ask for Transfer Staff.

Table 2. Description of Changes to Water Right Certificate # 47307

List the change proposed for the acreage in each ¼ ¼. If more than one change is proposed, specify the acreage associated with each change.
If there is more than one POD/POA involved in the proposed changes, specify the acreage associated with each POD/POA.

AUTHORIZED (the "from" or "off" lands) The listing that appears on the certificate BEFORE PROPOSED CHANGES List only that part or portion of the water right that will be changed.													Proposed Changes (see "CODES" from previous page)	PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.										
Twp	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acre	Type of USE listed on Certificate	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Twp	Rng	Sec		¼ ¼	Tax Lot	Gvt Lot or DLC	Acre	New Type of USE	POD(s)/ POA(s) to be used (from Table 1)	Priority Date				
EXAMPLE																								
2	S	9	E 15	NE NW	100		15.0	Irrigation	POD #1 POD #2	1901	POU/POD	2	S	9	E 1	NW NW	500	1	10.0		POD #5	1901		
												2	S	9	E 2	SW NW	500		5.0		POD #6	1901		
18	S	46	E 33	NW SE	1101		1.2	Irrigation	POD #1	1971	POU	18	S	46	E 33	NW SE	1101		1.6		POD #1	1971		
18	S	46	E 33	SW SE	1101		28.7	Irrigation	POD #1	1971	POU	18	S	46	E 33	SW SE	1101		31.6		POD #1	1971		
19	S	46	E 4	NW NE	100	2	27	Irrigation	POD #1	1971	POU	19	S	46	E 4	NW NE	100	2	23.7		POD #1	1971		
TOTAL ACRES:						56.9						TOTAL ACRES:						56.9						

Additional remarks: Changes to accommodate conversion to pressurized irrigation system.

For Place of Use or Character of Use Changes

Are there other water right certificates, water use permits or ground water registrations associated with the "from" or the "to" lands? ☐ Yes ☒ No

If YES, list the certificate, water use permit, or ground water registration numbers: _____.

Pursuant to ORS 540.510, any "layered" water use such as an irrigation right that is supplemental to a primary right proposed for transfer must be included in the transfer or be cancelled. Any change to a ground water registration must be filed separately in a ground water registration modification application.

For Substitution (ground water supplemental irrigation will be substituted for surface water primary irrigation)

Ground water supplemental Permit or Certificate # _____;

Surface water primary Certificate # _____.

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For a change from Supplemental Irrigation Use to Primary Irrigation Use

Salem, OR

Identify the primary certificate to be cancelled. Certificate # _____

For a change in point(s) of appropriation (well(s)) or additional point(s) of appropriation:

- ☐ Well log(s) are attached for each authorized and proposed well(s) that are clearly labeled and associated with the corresponding well(s) in Table 1 above and on the accompanying application map.

Tip: You may search for well logs on the Department's web page at:

http://apps.wrd.state.or.us/apps/gw/well_log/Default.aspx

AND/OR

- ☐ Describe the construction of the authorized and proposed well(s) in Table 3 for any wells that do not have a well log. For *proposed wells not yet constructed or built*, provide "a best estimate" for each requested information element in the table. The Department recommends you consult a licensed well driller, geologist, or certified water right examiner to assist with assembling the information necessary to complete Table 3.

Table 3. Construction of Point(s) of Appropriation

Any well(s) in this listing must be clearly tied to corresponding well(s) described in Table 1 and shown on the accompanying application map. Failure to provide the information will delay the processing of your transfer application until it is received. The information is necessary for the department to assess whether the proposed well(s) will access the same source aquifer as the authorized point(s) of appropriation (POA). The Department is prohibited by law from approving POA changes that do not access the same source aquifer.

Proposed or Authorized POA Name or Number	Is well already built? (Yes or No)	If an existing well: OWRD Well ID Tag No. L-_____	Total well depth	Casing Diameter	Casing Intervals (feet)	Seal depth(s) (intervals)	Perforated or screened intervals (in feet)	Static water level of completed well (in feet)	Source aquifer (sand, gravel, basalt, etc.)	Well-specific rate (cfs or gpm). If less than full rate of water right

Application for Water Right Transfer Evidence of Use Affidavit



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

Please print legibly or type. Be as specific as possible. Attach additional pages if you need more spacing.
Supporting documentation must be attached.

State of Oregon)
) ss

County of MALHEUR

I, ANDY NIGHTINGALE, in my capacity as FARM LEASER,

mailing address 839 UNION AVE, ONTARIO, OR 97914

telephone number (541)709-1539, being first duly sworn depose and say:

1. My knowledge of the exercise or status of the water right is based on (check one):

☒ Personal observation

☒ Professional expertise

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2. I attest that:

☐ Water was used during the previous five years on the entire place of use for
Certificate # _____; OR

Salem, OR

☒ My knowledge is specific to the use of water at the following locations within the last five years:

Certificate #	Township		Range		Mer	Sec	¼ ¼		Gov't Lot or DLC	Acres (if applicable)
47307	18	S	46	E		33	NW	SE		1.2
47307	18	S	46	E		33	SW	SE		28.7
47307	19	S	46	E		4	NW	NE	2	27

OR

☐ Confirming Certificate # _____ has been issued within the past five years; OR

☐ Part or all of the water right was leased instream at some time within the last five years. The
instream lease number is: _____ (Note: If the entire right proposed for
transfer was not leased, additional evidence of use is needed for the portion not leased instream.); OR

☐ The water right is not subject to forfeiture and documentation that a presumption of forfeiture for non-use
would be rebutted under ORS 540.610(2) is attached.

☐ Water has been used at the actual current point of diversion or appropriation for more than
10 years for Certificate # _____ (For Historic POD/POA Transfers)

(continues on reverse side)

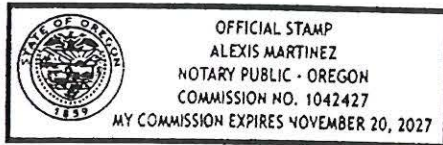
3. The water right was used for: (e.g., crops, pasture, etc.): CROPS

4. I understand that if I do not attach one or more of the documents shown in the table below to support the above statements, my application will be considered incomplete.


Signature of Affiant

11-21-2024
Date

Signed and sworn to (or affirmed) before me this 21st day of November 2024.




Notary Public for Oregon

My Commission Expires: November 20, 2027

Supporting Documents	Examples
☐ Copy of a water right certificate that has been issued within the last five years. (not a remaining right certificate)	Copy of confirming water right certificate that shows issue date
☐ Copies of receipts from sales of irrigated crops or for expenditures related to use of water	• Power usage records for pumps associated with irrigation use • Fertilizer or seed bills related to irrigated crops • Farmers Co-op sales receipt
☐ Records such as FSA crop reports, irrigation district records, NRCS farm management plan, or records of other water suppliers	• District assessment records for water delivered • Crop reports submitted under a federal loan agreement • Beneficial use reports from district • IRS Farm Usage Deduction Report • Agricultural Stabilization Plan • CREP Report
☒ Aerial photos containing sufficient detail to establish location and date of photograph See 2023 imagery used for transfer map included as Transfer Attachment A	Multiple photos can be submitted to resolve different areas of a water right. If the photograph does not print with a "date stamp" or without the source being identified, the date of the photograph and source should be added. Sources for aerial photos: OSU – www.oregonexplorer.info/imagery OWRD – www.wrd.state.or.us Google Earth – earth.google.com TerraServer – www.terraserver.com
☐ Approved Lease establishing beneficial use within the last 5 years	Copy of instream lease or lease number

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Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

NAME Findley Land & Livestock LLC			PHONE	
MAILING ADDRESS 3535 Butte Dr				
CITY Ontario	STATE OR	ZIP 97914	EMAIL	

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts, may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
18S	46E	33	NWSE	1101	Agriculture	☐ Diverted	☐ Conveyed	☒ Used	Irrigation
18S	46E	33	SWSE	1101	Agriculture	☐ Diverted	☐ Conveyed	☒ Used	Irrigation
19S	46E	4	NWNE	100	Agriculture	☒ Diverted	☐ Conveyed	☒ Used	Irrigation
						☐ Diverted	☐ Conveyed	☐ Used	

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Malheur County, between Vale and Ontario

NOTE: A separate Land Use Information Form must be completed and submitted for each county and city, as applicable.

B. Description of Proposed Use

Type of application to be filed with the Oregon Water Resources Department:

- ☐ Permit to Use or Store Water ☒ Water Right Transfer ☐ Permit Amendment or Ground Water Registration Modification
☐ Limited Water Use License ☐ Exchange of Water ☐ Allocation of Conserved Water

Source of water: ☐ Reservoir/Pond ☒ Ground Water ☐ Surface Water (name) _____

Estimated quantity of water needed: 2.05 ☒ cubic feet per second ☐ gallons per minute ☐ acre-feet

Intended use of water: ☒ Irrigation ☐ Commercial ☐ Industrial ☐ Domestic for _____ household(s)
 ☐ Municipal ☐ Quasi-Municipal ☐ Instream ☐ Other _____

Briefly describe:

Change a portion of the irrigation place of use to more accurately reflect conversion from gravity to pressurized irrigation.

Note to applicant: For new water right applications only, if the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt on the bottom of page 4 and include it with the application filed with the Oregon Water Resources Department.

See Page 4 ➔

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For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land use plan. Do not include approval for activities such as building or grading permits.

Please check the appropriate box below and provide the requested information

☒ Land uses to be served by the proposed water use(s), including proposed construction, are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): MCC 10-11 A-2

☐ Land uses to be served by the proposed water use(s), including proposed construction, involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) If approvals have been obtained but all appeal periods have not ended, check "Being Pursued."

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued

Local governments are invited to express special land use concerns or make recommendations to the Oregon Water Resources Department regarding this proposed use of water in the box below or on a separate sheet.

Name: Perse Hattaway Title: Planning Manager
 Signature: Perse Hattaway Date: 9/17/2024
 Governmental Entity: Malheur County Planning Phone: 541-473-5185

Receipt Acknowledging Request for Land Use Information

Note to Local Government Representative:

Please complete this form and return it to the applicant. For new water right applications only, if you are unable to complete this form while the applicant waits, you may complete this receipt and return it to the applicant. If you sign the receipt, you will have 30 days from the date of OWRD's Public Notice of the application to submit the completed Land Use Information Form to Oregon Water Resources Department. Please note while OWRD can accept a signed receipt as part of intake for an application for a new permit to use or store water, a completed Land Use Information Form is required for all other applications.

Applicant Name: _____

Staff Name: _____ Title: _____

Staff Signature: _____ Date: _____

Governmental Entity: _____ Phone: _____

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Tax Lot Map



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Salem, OR

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Notice: The information provided here is for convenience ONLY. The records located at Malheur County Assessor's office are the one and only legal instruments for assessment purposes. Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY. Malheur County is not, in any way, liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Malheur County Assessor's Office, Vale, Oregon.

Date Web Site was last updated 5/01/2024

Value and tax information for tax year 2023

Ref#:20936 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC	ZONE
18S4633	1101	0	12	550 FARM USE/ZONED/VAC	C-A2

OWNER:	FINDLEY LAND & LIVESTOCK LLC
CONTRACT:	NIGHTINGALE FARMS LLC
ETAL(s):	
MAILING ADDRESS:	
	839 ONION AVE
CITY/ST:	ONTARIO, OR ,97914

PROPERTY ADDRESS: 0

NOTES:

*ZONED FARM USE-POTENTIAL ADD TAX

PHOTO 478-16L

W/ 19S4604 TAX LOT 100 AS ONE

UNIT OF LAND

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$228,570	
STRUCTURES	\$0	
SUBTOT	\$228,570	\$35,183
TOTAL	\$228,570	\$35,183

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DEC 16 2024

Salem, OR

PROPERTY TAX INFORMATION

Do not pay this amount! For current balance owing, contact our office.
Contact information may be found at this web page [Tax Office](#)

BASE TAX	\$447.19
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$447.19

14576 -

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	38.19	04	CLASS 4	-	\$228,570
TOTAL	38.19				

SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	12/20/2022	\$600,000	2	MS	20225774

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Salem, OR

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Date Web Site was last updated 5/01/2024

Value and tax information for tax year 2023

Ref#:14894 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC	ZONE
19S4604	100	0	14	550 FARM USE/ZONED/VAC	C-A2

OWNER:	FINDLEY LAND & LIVESTOCK LLC
CONTRACT:	NIGHTINGALE FARMS LLC
ETAL(s):	
MAILING ADDRESS:	
	839 ONION AVE
CITY/ST:	ONTARIO, OR ,97914

PROPERTY ADDRESS: 0

NOTES:

***ZONED FARM USE-POTENTIAL ADD TAX**

PHOTO# 478 17L
W/ 18S4633 TAXLOT 1101 AS ONE
UNIT OF LAND.

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$525,210	
STRUCTURES	\$0	
SUBTOT	\$525,210	\$5,109
TOTAL	\$525,210	\$5,109

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Salem, OR

PROPERTY TAX INFORMATION

Do not pay this amount! For current balance owing, contact our office.
Contact information may be found at this web page [Tax Office](#)

BASE TAX	\$55.12
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$55.12

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LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	85.02	04	CLASS 4	-	\$508,850
2	3.50	06	CLASS 6	-	\$3,960
3	21.20	07A	CLASS 7A	-	\$11,280
4	4.19	07P	CLASS 7P	-	\$1,120
TOTAL	113.91				

SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	12/20/2022	\$600,000	2	MS	20225774

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Business Name Search

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Business Entity Data

09-13-2024

10:06

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
509152-80	DLLC	INA	OREGON	04-01-1996		
Entity Name	FINDLEY LAND AND LIVESTOCK, L.L.C.					
Foreign Name						

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Associated Names

Please click [here](#) for general information about registered agents and service of process.

Salem, OR

Type	AGT	REGISTERED AGENT	Start Date	04-01-1996	Resign Date	
Name	RAYMOND	FINDLEY				
Addr 1	3643 BUTTE DR					
Addr 2						
CSZ	ONTARIO	OR	97914	Country	UNITED STATES OF AMERICA	

[New Search](#)

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Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
FINDLEY LAND AND LIVESTOCK, L.L.C.	EN	CUR	04-01-1996	

Please [read](#) before ordering [Copies](#).

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Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	INVOL DISSOLUTION	05-29-1997		SYS		
	NEW FILING	04-01-1996		FI		

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For comments or suggestions regarding the operation of this site,
 please contact : corporation.division@sos.oregon.gov

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Business Name Search

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Business Entity Data

09-13-2024

10:08

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
652750-92	DLLC	ACT	OREGON	12-28-2009	12-28-2024	
Entity Name	FINDLEY LAND AND LIVESTOCK, LLC					
Foreign Name						

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Associated Names

Salem, OR

Type	PPB	PRINCIPAL PLACE OF BUSINESS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											</
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Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		Start Date	12-28-2009	Resign Date	
Name	ROGER		FINDLEY				
Addr 1	3535 BUTTE DRIVE						
Addr 2							
CSZ	ONTARIO	OR	97914	Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS				
Addr 1	3535 BUTTE DRIVE					
Addr 2						
CSZ	ONTARIO	OR	97914		Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER			Resign Date	
Name	ROGER		FINDLEY			
Addr 1	3535 BUTTE DRIVE					
Addr 2						
CSZ	ONTARIO	OR	97914	Country	UNITED STATES OF AMERICA	

Type	MGR	MANAGER			Resign Date	
Name	SHARON		TOUCHSTONE			
Addr 1	1222 MORE HOUSE RD					
Addr 2						

14576

CSZ	EMMETT	ID	83617		Country	UNITED STATES OF AMERICA
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[New Search](#)
[Printer Friendly](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
FINDLEY LAND AND LIVESTOCK, LLC	EN	CUR	12-28-2009	

Please [read](#) before ordering [Copies](#).

[New Search](#)
[Printer Friendly](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	01-12-2024		FI		
	ANNUAL REPORT	01-28-2023		FI		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	01-27-2023		FI		
	ANNUAL REPORT	01-18-2022		FI		
	ANNUAL REPORT PAYMENT	11-30-2020		SYS		
	ANNUAL REPORT PAYMENT	11-22-2019		SYS		
	ANNUAL REPORT PAYMENT	11-30-2018		SYS		
	ANNUAL REPORT PAYMENT	11-28-2017		SYS		
	ANNUAL REPORT PAYMENT	11-28-2016		SYS		
	ANNUAL REPORT PAYMENT	12-08-2015		SYS		
	ANNUAL REPORT PAYMENT	12-05-2014		SYS		
	ANNUAL REPORT PAYMENT	12-13-2013		SYS		
	ANNUAL REPORT PAYMENT	12-10-2012		SYS		
	ANNUAL REPORT PAYMENT	12-02-2011		SYS		
	AMENDED ANNUAL REPORT	11-24-2010		FI		
	ARTICLES OF ORGANIZATION	12-28-2009		FI	Agent	

Received by OWRD

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DEC 16 2024

For comments or suggestions regarding the operation of this site,

Salem, OR

14576 -



Secretary of State
Corporation Division
255 Capitol Street NE, Suite 151
Salem, OR 97310-1327

Phone: (503)986-2200
Fax: (503)378-4381
<https://sos.oregon.gov/business/>

2023 ANNUAL REPORT

Registry Number: 65275092

Date of Organization: 12/28/2009

Fee: \$100

Due Date: 12/28/2023

Type: DOMESTIC LIMITED LIABILITY COMPANY

FILED: JAN 12, 2024
OREGON SECRETARY OF STATE



65275092-25762286

FINDLEY LAND AND LIVESTOCK,...

RENANA

FINDLEY LAND AND LIVESTOCK, LLC
3535 BUTTE DRIVE
ONTARIO OR 97914

Name of Domestic Limited Liability Company

FINDLEY LAND AND LIVESTOCK, LLC

Jurisdiction: OREGON

The following information is required by statute. Please complete the entire form. Failure to submit this Annual Report and fee by the due date may result in inactivation on our records.

Registered Agent

ROGER FINDLEY
3535 BUTTE DRIVE
ONTARIO OR 97914

If the Registered Agent has changed,
the new agent has consented to the appointment. Oregon
street address required.

1) Type of Business

2) Principal Place of Business (Address,city,state,zip)

3643 BUTTE DRIVE
ONTARIO OR 97914

3) Mailing Address (Address,city,state,zip)

3535 BUTTE DRIVE
ONTARIO OR 97914

4) ☒ Member or ☐ Manager (Name&Address)

ROGER FINDLEY
3535 BUTTE DRIVE
ONTARIO OR 97914

5) ☐ Member or ☒ Manager (Name&Address)

SHARON TOUCHSTONE
1222 MORE HOUSE RD
EMMETT ID 83617

Execution:

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any members, managers, employees or agents of the limited liability company on behalf of which the person signs. 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.

6) Signature

Roger Findley

7) Printed Name

Roger Findley

8) Date

12-22-23

9) Phone Number

541-212-1669

Make check payable to "Corporation Division" and mail to the address above.

Note: Filing fees may be paid with a major credit card. Submit the card number and expiration date on a separate page for your protection.

ANRPF1-
12/22/23

Received by OWRD

DEC 16 2024

Salem, OR

14576



December 12, 2024

Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266

Subject: *Application for Permanent Water Right Transfer
Findley Land and Livestock LLC
Certificate 47307*

Dear Oregon Water Resources Department

Enclosed on behalf of Findley Land and Livestock LLC is an Application for Permanent Water Right Transfer on Certificate 47307. This application changes a portion of the Certificated place of use.

Check #5762 is enclosed for the \$1,360 filing fee. Please let me know if there are any questions.

Sincerely,

HDR Engineering, Inc.

Scott N. King, P.E., C.W.R.E.
Project Manager

Received by OWRD

DEC 16 2024

Salem, OR

Cc: Andy Nightingale (via email)

Enclosers: Application for Transfer, check

Project: 10400652



Received by OWRD

DEC 16 2024

Salem, OR

Date Received (Date Stamp Here)

OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Findley Land + Livestock LLC

3535 Butte Dr. Ontario OR 97914

Transaction Type: Transfer

Fees Received: \$ 1360.00

☐ Cash

☒ Check

Check No. 5762

Name(s) on Check: Andy Nightingale

Thank you for your submission. Oregon Water Resources Department (Department) staff will review your submittal as soon as possible.

If your submission is determined to be complete, you will receive a receipt for the fees paid and an acknowledgement letter stating your submittal is complete.

If determined to be incomplete, your submission and the accompanying fees will be returned with an explanation of deficiencies that must be addressed in order for the submittal to be accepted.

If you have any questions, please feel free to contact the Department's Customer Service staff at 503-986-0801 or 503-986-0810.

Sincerely,

OWRD Customer Service Staff

Submission received by: Nick Reece
(Name of OWRD staff)

Instructions for OWRD staff:

- Complete this Submission Receipt and make two (2) copies. Place one copy with the check/cash; and place the other copy with the submission (i.e., the application or other document).
- Date-stamp all pages. (NOTE: Do not stamp check.)
- Give this original Submission Receipt to the applicant.
- Record Submission Receipt information on the "RECEIVED OVER THE COUNTER" log sheet.
- Fold and put one copy of the Submission Receipt with check/cash into the Safe slot. Place the other copy of the Submission Receipt with submission (application/other document) in the top drawer of filing cabinet.

LEGEND

- Cert-47307 POD (recorded)
- ▨ Cert-47307 POU (proposed)
- ▤ Cert-47307 POU (recorded)

0 400 Feet

1" = 40'

1.6 ac after
1.2 ac before

Findley Land & Livestock WR Portion
Tax Lots 1101 & 100
T18 & 19S, R46E., W.M.

31.6 ac after
28.7 ac before

23.7 ac after
27 ac before

28.2 ac unchanged

Well 1: 350' N, 750' E,
SW corner of NWNE,
Gov Lt 2, Section 4

8.2 ac unchanged

40 ac unchanged

31 ac unchanged

0.4 ac unchanged

Certified Water Right Examiner
#84533CWRE
Scott Neil King
SCOTT NEIL KING
MAY 3, 2011
STATE OF OREGON
EXPIRES: 6-30-2025

14

PLAT

Received by OWRD
DEC 16 2024
Salem, OR

Map Preparer's Statement:
This map is not intended to
provide legal dimensions or
locations of property
ownership lines.



TRANSFER MAP
CERTIFICATE 47307
FINDLEY LAND & LIVESTOCK
PROJECT #10400652