

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

Certificate of Water Right Ownership Update

OWNERSHIP UPDATE

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. ***If for multiple rights, a separate form for each right will be required.***

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.

PROPERTY SELLER INFORMATION

Applicant(s): Martha Ann Miller and Miller Survivor's Trust
First Last

Mailing Address: _____

City State Zip

Phone: _____
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Gold River Ranch, LLC
First Last

Mailing Address: c/o Property Mgr. Braden Farms; PO Box 1022
Hughson CA 95326
City State Zip

Phone: _____
Home Work Other

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PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Josephine Township: 39 S Range: 7 W Section: 34

Tax Lot Number(s): 300 and 400

Street address of water right property: 7821 Holland Loop Road, Cave Junction, OR 97523

Water Right Information (attach copy of water right permit or certificate & final proof map):

Application #: _____ Permit #: _____ Certificate or Page #: 82497

Will all the lands associated with this water right be owned by the buyer? ☒ Yes ☐ No

Name of individual completing this form: Sarah Liljefelt Phone: 503-281-4100

Signature: Sarah Liljefelt Date: 7.2.15

Please be sure to attach a copy of your property deed or legal description of the property.



After recording return to:
Gold River Ranch, LLC
PO Box 1022
Hughson, CA 95326

Until a change is requested all tax
statements shall be sent to the
following address:
Gold River Ranch, LLC
PO Box 1022
Hughson, CA 95326

File No.: 7151-2373970 (RAC)
Date: January 14, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

JOSEPHINE COUNTY OFFICIAL RECORDS
ART HARVEY, COUNTY CLERK **2015-001717**
DED-WRD
Cnt=1 Pgs=5 Stn=5 LBOSS 02/11/2015 02:40 PM
\$25.00 \$11.00 \$10.00 \$20.00 \$5.00 **\$71.00**

I, Art Harvey, County Clerk, certify that the within document
was received and duly recorded in the official records of
Josephine County.

STATUTORY WARRANTY DEED

Martha Ann Miller, as to an undivided 56.5% interest and Jan Bradshaw, Successor Trustee of the Miller Survivor's Trust under Trust under trust agreement dated June 8, 1989, by deed which incorrectly reflected the date of June 19, 1989, as to undivided 43.5% interest ,
Grantor, conveys and warrants to **Gold River Ranch, LLC, a California limited liability company ,**
Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Josephine, State of Oregon, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

"This document is executed in counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument."

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,500,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R329178

Statutory Warranty Deed
- continued

File No.: 7151-2373970 (RAC)

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.

Dated this 9 day of Feb, 2015.

Martha A. Miller
Martha Ann Miller

Jan Bradshaw, Successor Trustee of The
Miller Survivor's Trust under Trust agreement
dated June 8, 1989 by deed which incorrectly
reflected the date of June 19, 1989

X
Jan Bradshaw, Successor Trustee

STATE OF Hawaii)
County of Hawaii) ss.
)

This instrument was acknowledged before me on this 9th day of February, 2015
by **Martha Ann Miller**.

Judy Alices
Judy Alices

Notary Public for _____
My commission expires: **NOV 14 2018**

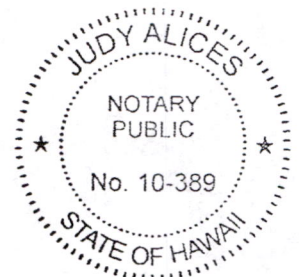
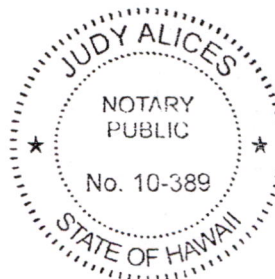
Doc. Date: 02/09/2015 # Pages 3

Notary Name: Judy Alices Third Circuit

Doc. Description Statutory Warranty
Deed

Judy Alices 02/09/2015
Notary Signature Date

Page 2 of 3



APN: R329178

Statutory Warranty Deed
- continued

File No.: 7151-2373970 (RAC)

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Dated this 9th day of February, 2015

~~X~~
Martha Ann Miller

Jan Bradshaw, Successor Trustee of The Miller Survivor's Trust under Trust agreement dated June 8, 1989 by deed which incorrectly reflected the date of June 19, 1989

X Jan Bradshaw, Successor Trustee
Jan Bradshaw, Successor Trustee

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Martha Ann Miller**.

Notary Public for _____
My commission expires: _____

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

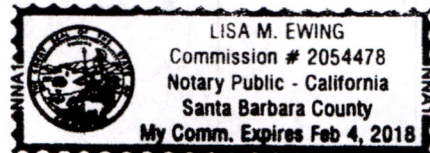
State of California
County of Santa Barbara

On February 9, 2015 before me, Lisa M. Ewing, Notary Public
(insert name and title of the officer)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lisa M. Ewing (Seal)

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(6)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Josephine, State of Oregon, described as follows:

PARCEL 1:

The East Half of Section 33, Township 39 South, Range 7 West, of the Willamette Meridian, Josephine County, Oregon. EXCEPTING THEREFROM the North Half of the Northeast Quarter of said Section 33. ALSO EXCEPTING THEREFROM a parcel of land described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 33; thence South 4 chains; thence West 40 chains; thence North 4 chains; thence East 40 chains to the point of beginning. ALSO EXCEPTING THEREFROM a tract of land in the South Half of the Southeast Quarter of Section 33, Township 39 South, Range 7 West, of the Willamette Meridian, Josephine County, Oregon, described as follows: Beginning at the Southeast corner of said Section 33; thence South 89°37' West 2647.11 feet along the South line of said Section 33 to the Southwest corner of the Southeast Quarter of said Section 33; thence North 0°21' West 960.67 feet along the West line of the Southeast Quarter of said Section 33 to an iron rod; thence North 83°25' East 20.00 feet; thence North 0°16' East 60.00 feet to an iron rod; thence South 35°27' East 68.04 feet to an iron rod; thence South 49°45' East 492.03 feet to an iron rod; thence North 85°09' East 551.27 feet to an iron rod; thence North 65°22' East 702.37 feet to an iron rod; thence South 80°59' East 1042.93 feet to the East line of said Section 33; thence South 807.80 feet along the East line of said Section 33 to the point of beginning. EXCEPTING THEREFROM: Commencing at the Southeast corner of Section 33, Township 39 South, Range 7 West, of the Willamette Meridian, Josephine County, Oregon; thence North along the East line of said Section, 807.80 feet to the true point of beginning; thence North 80°59' West 1042.93 feet to an iron rod; thence South 65°22' West 702.37 feet to an iron rod; thence South 85°09' West 551.27 feet to an iron rod; thence North 49°45' West 492.03 feet to an iron rod; thence North 35°27' West 68.04 feet to an iron rod; thence North along the East line of the county road, 582 feet, more or less, to an existing fence; thence Easterly along said fence line to the East line of said Section 33; thence South along said East line to the true point of beginning.

PARCEL 2:

Beginning at the Southwest corner of the Northwest Quarter of Section 34, Township 39 South, Range 7 West, of the Willamette Meridian, Josephine County, Oregon; thence North along the West line of said Section 120 rods; thence East 65 rods; thence South 25 rods; thence East 15 rods to the East line of the West Half of the Northwest Quarter of said Section 34; thence South 95 rods; thence West 80 rods, more or less, to the point of beginning.

PARCEL 3:

The Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 34, Township 39 South, Range 7 West, of the Willamette Meridian, Josephine County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.

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