



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

# Ownership Update for Certificated Rights Only

Received  
MAR 08 2024

## NO FEES ARE REQUIRED TO SUBMIT THIS FORM

**NOTICE:** A certificate of water right typically stays with the land. To track water right ownership, the Department requests that this form be submitted to the Department. **To update multiple rights, a separate form is required for each right.** If you have any questions about this form, please contact your local watermaster, or call the Water Resources Department at (503) 986-0900.

Note: Use the [assignment](#) form to change ownership on pending applications, permits, transfers, groundwater registrations, or limited licenses.

Current Landowner Information					
Name:	456 Ranch LLC 2 Jeb Abbas				
Mailing Address:	P.O. Box 2001				
City:	Terrebonne	State:	OR	Zip:	97760
Phone:	541-408-3006	Email:	jebabbas@gmail.com		

Property Information					
County:	GRANT	Township:	12	Range:	26
Tax Lot #:	1902	Section:	26, 27, 34, 35		
Street Address of Water Right:					

Water Right Information			
Application:			
Permit:	28131		
Certificate:	32296		
Are all the lands associated with this water right owned by the requestor?			
			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(If no, include a map showing the portion of the water right involved)			

Signature and Date			
Name of individual completing form:	Curt Blackburn		
Phone or email:	541-573-7206	Date:	3/3/24
Signature of requestor:			

The Department does not change names on water right certificates. This form will be placed in the file for future reference only. If mailed, the Department will not provide acknowledgment of receipt.

This form can be mailed to the address above or sent by email to [wrd\\_dl\\_customerservice@water.oregon.gov](mailto:wrd_dl_customerservice@water.oregon.gov)

By River.

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## STATE OF OREGON

COUNTY OF GRANT

## CERTIFICATE OF WATER RIGHT

This Is to Certify, That WALLACE JOHNSON

of Dayville, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of John Day River

a tributary of Columbia River for the purpose of irrigation of 19.6 acres

under Permit No. 28131 of the State Engineer, 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 June 19, 1962

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 0.55 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  and NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 35, T. 12 S., R. 26 E., W. M.

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-fortieth 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 5 acre feet per acre for each acre irrigated during the irrigation season of each year; provided further that the right to use of water is limited to the period when the flow of the John Day River is more than 30 c.f.s. at USGS Gage No. 14-0465 and more than 20 c.f.s. at USGS Gage No. 14-0480,

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:

4.3 acres SW $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 26  
4.8 acres SE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 27  
5.3 acres NE $\frac{1}{4}$  NW $\frac{1}{4}$   
5.2 acres NW $\frac{1}{4}$  NW $\frac{1}{4}$   
Section 35  
T. 12 S., R. 26 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 State Engineer, affixed

this date. August 9, 1965

CHRIS L. WHEELER

State Engineer

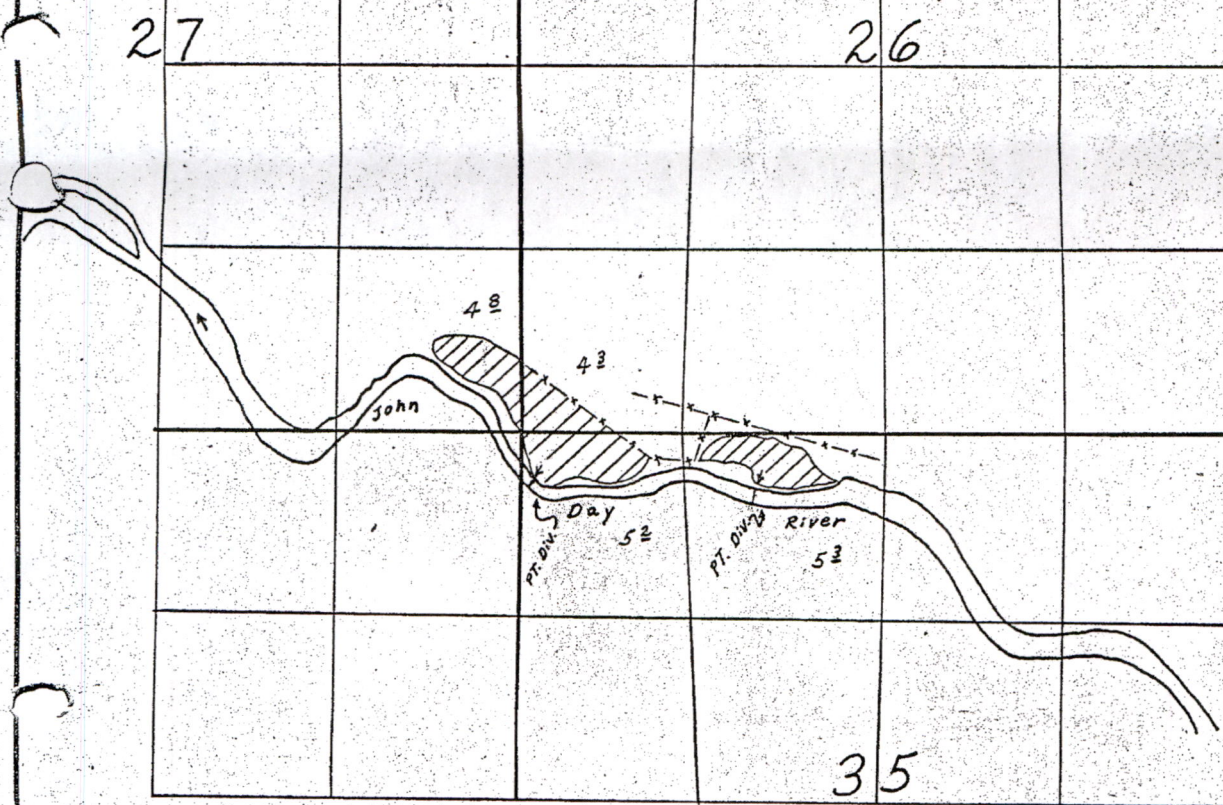
T.12S. R.26E. W.M.

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27

26



35

**FINAL PROOF SURVEY**  
UNDER

Application No. 37743 Permit No. 28131  
IN NAME OF

WALLACE JOHNSON

Surveyed June 24 1964, by G. Ward

20240313

**After recording return to: (Name, Address, Zip)**

456 RANCH LLC  
PO Box 2001, Terrebonne, OR 97760

**Until requested otherwise, send all tax statements to:**

456 RANCH LLC  
PO Box 2001, Terrebonne, OR 97760

**GRANTOR:**

James O. Kelly and Sue Porter Kelly  
35393 Hwy 19, Kimberly, OR 97818

**GRANTEE:**

456 RANCH LLC  
PO Box 2001, Terrebonne, OR 97760

ORDER NO: 28925

I, BRENDA J. PERCY, COUNTY CLERK FOR GRANT COUNTY, OR CERTIFY THAT THE INSTRUMENT IDENTIFIED HEREIN WAS RECORDED IN THE COUNTY CLERK'S RECORDS.  
BRENDA J PERCY, GRANT COUNTY CLERK  
DOC#: 20240313  
PG: 4 \$98.50  
2/29/2024 12:15 PM



Space Above Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**  
(Individual Grantor)

James O. Kelly, who also acquired title as James Owen Kelly and Sue Porter Kelly, as Tenants by the Entirety, Grantor, conveys and warrants to 456 RANCH LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Grant County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

**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 true and actual consideration for this conveyance is \$1,900,000.00. (Here, comply with the requirements of ORS 93.030.)

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Dated this 23rd day of February, 2024

James O. Kelly  
James O. Kelly

Sue Porter Kelly OWRD  
Sue Porter Kelly

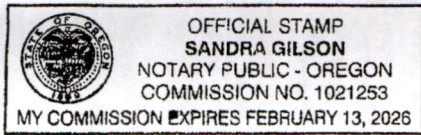
State of Oregon

ss.

County of Grant

The foregoing instrument was acknowledged before me this 29th day of February, 2024 by James O. Kelly and Sue Porter Kelly.

Before me: Sandra Gilson  
Notary Public for Oregon  
My commission expires: 2/13/2026



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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Township 11 South, Range 26 East, Willamette Meridian, Grant County, Oregon:

Section 27: SW1/4NW1/4; NW1/4SW1/4; S1/2NE1/4SW1/4; NW1/4NE1/4SW1/4; S1/2S1/2; S1/2N1/2SE1/4; and all that portion of the NE1/4NE1/4SW1/4 lying Southwesterly of the Dick Creek Road.

SAVE & EXCEPT that portion conveyed to Grant County, Oregon, by Right of Way Deed recorded January 9, 1992 in the records of Grant County, Oregon, as Instrument No. 920051.

SAVE & EXCEPT that portion conveyed to Larry Lee Whitten and Karen Whitten, as Tenants by the Entirety, in Statutory Warranty Deed recorded May 10, 2022, as Instrument No. 20220873.

Section 28: W1/2SE1/4; N1/2SW1/4; SE1/4NE1/4; E1/2SE1/4.

SAVE & EXCEPT that portion conveyed to Grant County, Oregon, by Right of Way Deed recorded January 9, 1992 in the records of Grant County, Oregon, as Instrument No. 920051.

Section 32: E1/2E1/2.

Section 33: NW1/4NE1/4; S1/2NE1/4; N1/2S1/2; SW1/4SE1/4; SW1/4SW1/4; NW1/4, NE1/4NE1/4.

Section 34: NE1/4NE1/4; S1/2N1/2; N1/2S1/2, N1/2NW1/4; NW1/4NE1/4.

Section 35: NW1/4; W1/2NE1/4; SE1/4NE1/4; NW1/4SW1/4, NE1/4NE1/4.

(Tax Acct. 16 11-26 TL4901; Ref. 5858)

Township 12 South, Range 26 East, Willamette Meridian, Grant County, Oregon:

Section 3: S1/2NW1/4; S1/2.

Section 4: S1/2NE1/4; SE1/4.

Section 9: N1/2NE1/4; SE1/4NE1/4.

Section 10: All.

(Tax Accts. 16 12-26 TL300 & TL301; Refs. 5862 & 8538)

Township 12 South, Range 26 East, Willamette Meridian, Grant County, Oregon:

Section 26: SW1/4SW1/4.

Section 27: A tract of land in the E1/2SE1/4 described as follows:

Beginning at the Southeast corner of said Sec. 27;

thence N. 01°09' E., along the East section line of said Sec. 27, 2640.0 feet to the East quarter corner of said Sec. 27;

thence N. 89°11' W., along the North line of the E1/2SE1/4 of said Sec. 27, 726.0 feet;

thence S. 02°12' E. 2174.9 feet to the rim rock on the North bank of the John Day River;

thence S. 57°57' W. 862.4 feet to the Southwest corner of the SE1/4SE1/4 of said Sec. 27;

thence S. 89°11' E., along the South section line of said Sec. 27, 1320.0 feet to the place of beginning.

Section 34: E1/2NE1/4, SAVE & EXCEPT the following:

(a) Beginning at the East quarter corner of said Sec. 34;

thence N. 89°22' W., along the South line of the SE1/4NE1/4 of said Sec. 34, 839.0 feet to the TRUE POINT OF BEGINNING;

thence N. 29°25' E. 712.9 feet to the Southerly right of way line of the John Day Highway;

thence along said Southerly right of way line, as follows:

On a spiral curve right (the long chord of which spiral curve bears N. 57°59' W. 204.9 feet), 205.1 feet;

N. 55°56' W. 790.9 feet to the West line of said SE1/4NE1/4;

thence S. 01°54' W., along the said West line, 1167.5 feet to the Southwest corner of said SE1/4NE1/4;

thence S. 89°22' E., along the South line of said SE1/4NE1/4, 517.4 feet to the TRUE POINT OF BEGINNING.

(b) That portion conveyed to Grant County, Oregon, by deed dated April 11, 1922, recorded Feb. 2, 1925 in Book 35 of Deeds, page 580, for right of way.

(c) That portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed dated Sept. 13, 1935, recorded Oct. 1, 1935 in Book 40 of Deeds, page 580, for right of way.

Section 35: NW1/4NE1/4; N1/2NW1/4; SW1/4NW1/4; SAVE & EXCEPT the following:

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(a) That portion conveyed to Grant County, Oregon, by deed dated April 11, 1922, recorded Feb. 2, 1925 in Book 35 of Deeds, page 580, for right of way.

(b) That portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed dated Sept. 13, 1935, recorded Oct. 1, 1935 in Book 40 of Deeds, page 580, for right of way.

**SAVE & EXCEPT** all that portion of the above described tract in Sections 27, 34 and 35, Twp. 12 S., R. 26 E., W.M., lying South of the centerline of the John Day River.  
(Tax Acct. 16 12-26 TL1902; Ref. 8678)

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