

Received by OWRD

JUN 03 2024

Salem, OR



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

APR 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:	Peterson Pondensa Pines LLC			
Mailing Address:	54909 Hwy 197			
City:	Maupin	State:	OR	Zip: 97037
Phone:	541-980-3824	Email:	tonyad@swasco.net	

Property Information				
County:	Wasco	Township:	3S	Range: 13E Section: 31
Tax Lot #:	10376			
Street Address of Water Right:	82760 Shadybrook Rd, Tygh Valley, OR 97063			
Water Right Information				
Application:	E. Karlen			
Permit:	S-7151			
Certificate:	8873			
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:	Tonya Duling, Member	
Phone or email:	541-980-3824	Date: 4-1-2024
Signature of requestor:	Tonya Duling	

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)

Wasco County Official Records 2023-001666  
DEED-D  
Cnt=1 SIn=1 WASCOCO COUNTY 07/03/2023 03:13 PM  
\$15.00 \$11.00 \$60.00 \$10.00 \$19.00 \$115.00



I, Lisa Gamba, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.



Grantors' Names and Address:  
Paul R. Peterson, Tonya M. Duling, Tina L. Miller, Samuel J. Peterson, Marilyn J. Blake and Mark A. Peterson, equally as tenants in common  
54909 Hwy 197  
Maupin, OR 97037

Grantee's Name and Address:  
Peterson Ponderosa Pines, LLC  
54909 Hwy 197  
Maupin, OR 97037

After recording return to:  
DICK, DICK & COREY, LLP  
601 Washington St  
The Dalles, OR 97058

True and actual consideration:  
\$None. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Until a change is requested all tax statements shall be sent to:  
Peterson Ponderosa Pines, LLC  
54909 Hwy 197  
Maupin, OR 97037

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Paul R. Peterson, Tonya M. Duling, Tina L. Miller, Samuel J. Peterson, Marilyn J. Blake and Mark A. Peterson, equally as tenants in common, hereinafter called the grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto Peterson Ponderosa Pines, LLC, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Wasco and State of Oregon, described as follows, to wit:

**Parcel 1:**

The following property located in Township 3 South, Range 13 East of the Willamette Meridian, County of Wasco and State of Oregon:

The North half of the Southwest quarter in Section 31;

EXCEPTING THEREFROM Northeast quarter of the Northeast quarter of the Southwest quarter of Section 31, Township 3 South, Range 13 East of the Willamette Meridian, Wasco County, Oregon

ALSO that portion of the Northwest quarter Section 31 lying South of the Shady Brook County Road.

EXCEPTING THEREFROM beginning at a point on the southerly right of way of Shady Brook County Road, said point being South 1755.11 feet and East 388.63 feet from the Northwest corner of said Section 31, said point further being opposite of the Engineer's Centerline Station 123+46.91 of the Shady Brook County Road; thence leaving said southerly right of way South 06° 54' 45" West 565.00 feet; thence South 81° 50' 00" seconds East 771.26 feet; thence North 06° 54' 45" East 564.11 feet to the intersection with the southerly right of way of said Shady Brook County Road, said point being opposite Engineer's Centerline Station 115+75.02; thence North 81° 15' 30" West along the said southerly right of way 90.28 feet; thence continuing along the said southerly right of way North 81° 50' 00" West 681.00 feet to the point of beginning.

**Parcel 2:**

A parcel of land located in Section 31, Township 3 South, Range 13 East of the Willamette Meridian, Wasco County, Oregon, said parcel being more particularly described as follows:

The Northeast quarter of the Northeast quarter of the Southwest quarter of said Section 31.

**Parcel 3:**

The East 196 feet of the following described real property:

Beginning at the Northeast corner of the Southeast quarter of Section 36, Township 3 South, Range 12 East of the Willamette Meridian in Wasco County, Oregon; thence West 2360 feet to a rock bluff; thence South 64° East to the East line of Section 36; thence North along said East line 1151 feet, more or less, to the point of beginning.

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TOGETHER WITH a perpetual, non-exclusive easement for roadway over and across the existing road on such ten acre tract for access for ingress and egress to the real property described above which is the subject of this agreement.

More particularly described as Northeast quarter of the Northeast quarter of the Southwest quarter of Section 31, Township 3 South, Range 13 East of the Willamette Meridian, Wasco County, Oregon

SUBJECT TO:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or other facts which a correct survey would disclose.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads and highways.
8. Existing rights of way for roads, highways, irrigation ditches, canals and pole lines.
9. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,  
Recorded: March 10, 1980  
Instrument No.: 80-0654 Wasco County Records  
Affects: Parcel 3  
  
Said instrument was  
Re-recorded: March 12, 1980  
Fee No.: 80-0675 Wasco County Records  
Purpose: Correct legal description  
Affects: Parcel 3
10. Telephone Line Right of Way Easement, including the terms and provisions thereof:  
Granted to: Telephone Utilities of Eastern Oregon, Inc.  
Recorded: September 7, 1988  
Fee No. 88-2571 Wasco County Records
11. Telephone Line Right of Way Easement, including the terms and provisions thereof:  
Granted to: Telephone Utilities of Eastern Oregon, Inc.  
Recorded: September 7, 1988  
Fee No.: 88-2572 Wasco County Records
12. Easement, as disclosed by instrument, including terms and provisions thereof:  
Granted to: Daniel Anthony Peterson and Marlis Ann Peterson, husband and wife  
Recorded: January 19, 1994  
Fee No.: 94-0191 Wasco County Records
13. Notice of Decision, including the terms and provisions thereof:  
From: Wasco County Planning and Economic Development Office  
To: Daniel A. Peterson  
Dated: September 29, 1995  
Recorded: October 9, 1995  
Microfilm No.: 95-3869 Wasco County Records
14. Farm Management Easement, including the terms and provisions thereof:  
Granted to: All adjacent property owners  
Recorded: October 9, 1995  
Fee No.: 95-3870 Wasco County Records
15. Electric Line Right of Way Easement, including the terms and provisions thereof:  
Granted to: Wasco Electric Cooperative, Inc.

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Recorded: March 27, 1998  
Fee No.: 98-1338 Wasco County Records

16. Easement for Septic System, including the terms and provisions thereof:  
Recorded: October 17, 2007  
Fee No.: 2007-005324 Wasco County Records

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$None. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30 day of June, 2023.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

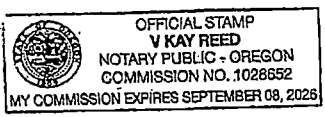
Paul R. Peterson  
Paul R. Peterson  
Tonya M. Duling  
Tonya M. Duling  
Tina L. Miller  
Tina L. Miller  
Samuel J. Peterson  
Samuel J. Peterson  
Marilyn J. Blake  
Marilyn J. Blake  
Mark A. Peterson  
Mark A. Peterson

STATE OF OREGON )  
                              ) ss.  
County of Wasco )

June 30, 2023

Personally appeared the above named Paul R. Peterson, Tonya M. Duling, Tina L. Miller, Samuel J. Peterson, Marilyn J. Blake and Mark A. Peterson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
[Signature]  
Notary Public for Oregon  
My commission expires 9-8-26



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