

JUL 02 2024

Salem, OR

Ownership Update for Certificated Rights Only



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

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:	Jacob and Marie Cain				
Mailing Address:	51054 Hwy 334				
City:	Athena	State:	OR	Zip:	97813
Phone:	541-571-5148	Email:	jacobc@portofmorrow.com		

Property Information							
County:	Umatilla	Township:	4N	Range:	34E	Section:	24
Tax Lot #:	1400						
Street Address of Water Right:	51054 Hwy 334, Athena OR, 97813						
Water Right Information							
Application:							
Permit:							
Certificate:	41256						
Are all the lands associated with this water right owned by the requestor?							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
(If no, include a map showing the portion of the water right involved)							

Signature and Date			
Name of individual completing form:	Jacob Cain		
Phone or email:	541-571-5148 / jacobc@portofmorrow.com	Date:	7-2-2024
Signature of requestor:	Jacob K Cain		Digitally signed by Jacob K Cain DN: C=US, E=jacobc@portofmorrow.com, CN=Jacob K Cain Date: 2024.07.02 15:55:06-0700


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

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State of Oregon	2023-05533
County of Umatilla	08/14/2023 01:53:00 PM
REC-DE	
Pgs=5 \$25.00 \$11.00 \$10.00 \$60.00 \$10.00	\$116.00
Office of County Records	
<i>Steve Churchill</i>	

Until a change is requested all tax statements should be sent to Grantee at the following address:

Jacob K. Cain
Marie J. Cain
51054 Hwy 334
Athena, OR 97813

After Recording Please Return to:

Jacob K. Cain
Marie J. Cain
51054 Hwy 334
Athena, OR 97813

STATUTORY WARRANTY DEED

BARBARA L. PALMER formerly known as BARBARA BEAMER HODGEN, DOUGLAS JOHNS BEAMER, JOHN LAWRENCE BEAMER AND RICHARD NYE BEAMER, each as to an undivided 1/4th interest, Grantors herein, do hereby grant, bargain, sell, convey and warrant unto JACOB K. CAIN and MARIE J. CAIN, as tenants by the entirety, Grantee, the following described tract of land in the County of Umatilla, and State of Oregon, more particularly described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO.

The Grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any, and that they will, and their successors heirs, executors and administrators shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as stated below: Those items shown on Exhibit B.

THE TRUE AND ACTUAL CONSIDERATION IS \$859,500.00.

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.

Effective this 14 day of August, 2023.

Barbara L. Palmer
Barbara L. Palmer

Douglas Johns Beamer
Douglas Johns Beamer

John Lawrence Beamer
John Lawrence Beamer

Richard Nye Beamer
Richard Nye Beamer

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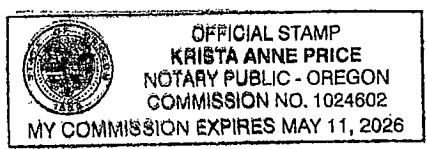
Salem, OR

STATE OF OREGON

COUNTY OF MORROW

This record was acknowledged before me this 26 day of July, 2023 by Barbara L. Palmer.

Krista Anne Price
Notary Public for the State of OREGON
My Commission Expires: May 11, 2026

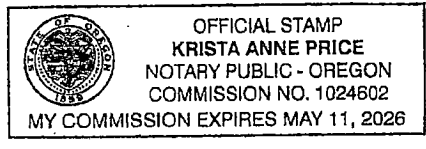


STATE OF OREGON

COUNTY OF MORROW

This record was acknowledged before me this 26 day of July, 2023 by Douglas Johns Beamer.

Krista Anne Price
Notary Public for the State of OREGON
My Commission Expires: May 11, 2026



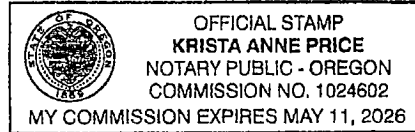
STATE OF OREGON

COUNTY OF MORROW

This record was acknowledged before me this 26 day of July, 2023 by John Lawrence Beamer.

Krista Anne Price

Notary Public for the State of OREGON
My Commission Expires: May 11, 2026



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Salem, OR

STATE OF OREGON

COUNTY OF MORROW

This record was acknowledged before me this 26 day of July, 2023 by Richard Nye Beamer.

Krista Anne Price

Notary Public for the State of OREGON
My Commission Expires: May 11, 2026



EXHIBIT "A"

Tract I

Township 4 North, Range 34, E.W.M.

Section 24: Commencing at the Northwest Quarter of Lot 6 in the Southeast Quarter of said Section 24; thence Easterly along the North line of said Lot 6, a distance of 322 feet to the True Point of Beginning for this description; thence Southerly at right angles, a distance of 110 feet; thence Westerly at right angles, a distance of 140 feet; thence Southerly at right angles, a distance of 140 feet; thence Easterly at right angles, a distance of 200 feet; thence Northerly at right angles, a distance of 250 feet; thence Westerly at right angles along the North line of said Lot 6, a distance of 60 feet to the point of beginning.

Excepting therefrom any portion lying within the County Road right-of-way.

All being East of the Willamette Meridian, Umatilla County, Oregon.

Tract II

Township 4 North, Range 34, E.W.M.

Section 24: Lot 6 in the Southeast Quarter.

Excepting therefrom that tract of land conveyed to Lawrence Beamer, etux, by Deed recorded in Book 282, Page 703, Deed Records.

Excepting therefrom any portion lying within the County Road right-of-way.

All being East of the Willamette Meridian, Umatilla County, Oregon.

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EXHIBIT "B"

1. 2023-2024 Taxes, which are a lien on July 1, 2023, but not yet payable.
(First 1/3 due and payable November 15, 2023. Amounts not yet available)
2. As disclosed by the tax rolls the premises herein described have been zoned or classified for special use. At any time that said land is disqualified for such use said property will be subject to additional taxes and interest.

Persons or parties acquiring title to said lands should check with the appropriate Planning Department and Assessors Office to verify zoning or classification.

3. Water rights, claims to water or title to water, whether or not such rights are a matter of public record,
4. Easement, including the terms and provisions thereof,
Grantee : Pacific Power & Light Company
Recorded : August 10, 1928, Book 135, Page 305, Deed Records.
5. Easement for ingress and egress purposes including the terms and provisions thereof,
Grantee : Aspen Construction and Development LLC
Recorded : October 27, 2022, Instrument No. 2022-7480610, Office of Umatilla County Records. (Tract II)

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Pioneer Title Company

THIS MAP IS NOT A SURVEY AND DOES NOT SHOW THE LOCATION OF ANY IMPROVEMENTS AND IS PROVIDED FOR IDENTIFICATION OF THE LANDS ONLY AND THIS COMPANY ACCEPTS NO LIABILITY FOR THE ACCURACY OF BOUNDARY LINES, EASEMENTS, ROAD OR OTHER MATTERS SHOWN THEREON.

MAP NO. 4N-34-24

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PARCEL 2

1200
0.70 Ac.

1100
0.29 Ac.

(NO. 24 & 38)

ATHENA HOLDMAN HWY

15

29-1

1400
31.34 Ac.
1400A1

DT 5

3.20

LOT 6

34.07

See Map 4N 35

1500
1.30 Ac.

Ac.

29-1

1600
3.93 Ac.

29-1

PAMBRUN RD.

LOT 1