

E-RECEIVED

5/1/2026

OWRD



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

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:	Rattlesnake Creek Land & Cattle Company, LLC				
Mailing Address:	524 Highway 20 N				
City:	Hines	State:	OR	Zip:	97738
Phone:	(541)589-0107	Email:	makis@acwinc.net		

Property Information

County:	Harney	Township:	23S	Range:	32E	Section:	2		
Tax Lot #:	901								
Street Address of Water Right:	7111 Ruhl Rd, Burns, OR 97720								
Water Right Information									
Application:	G 13822								
Permit:	G 12676								
Certificate:	95915								
Are all the lands associated with this water right owned by the requestor?						☒	Yes	☐	No
(If no, include a map showing the portion of the water right involved)									

Signature and Date

Name of individual completing form:	Jake Blackburn		
Phone or email:	jake@jettblackburn.com	Date:	5/1/2026
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

STATE OF OREGON
COUNTY OF HARNEY
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

ANDY ROOT
524 HWY 20 N
HINES OR 97738

ROGER SHELEY
MINDY SHELEY
71111 RUHL RD
BURNS OR 97720

NORTHWEST FARM CREDIT SERVICES FLCA
PO BOX 2515
SPOKANE WA 99220

confirms the right to the use of water perfected under the terms of Permit G-12676. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the wells. The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-13822

SOURCE OF WATER: THREE WELLS IN SOLDIER CREEK BASIN

PURPOSE or USE: IRRIGATION OF 159.7 ACRES FROM WELL 2 AND 3, AND FISH AND WILDLIFE FROM WELL 1

RATE OF USE: 2.10 CUBIC FEET PER SECOND (CFS), BEING 2.00 CFS FOR IRRIGATION FROM WELLS 2 AND 3, LIMITED TO 1.17 CFS FROM WELL 2 AND 1.34 CFS FROM WELL 3, AND 0.10 CFS FOR FISH AND WILDLIFE USE FROM WELL 1

PERIOD OF ALLOWED USE: MARCH 1 THROUGH OCTOBER 31 FOR IRRIGATION; YEAR ROUND FOR FISH AND WILDLIFE USE

DATE OF PRIORITY: SEPTEMBER 9, 1994

The wells are located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
23 S	32 E	WM	2	SE NW	WELL 3 - 3950 FEET NORTH AND 1325 FEET EAST FROM THE SW CORNER OF SECTION 2
23 S	32 E	WM	2	NE SW	WELL 2 - 1325 FEET NORTH AND 1325 FEET EAST FROM THE SW CORNER OF SECTION 2
23 S	32 E	WM	2	SW SW	WELL 1 - 60 FEET NORTH AND 1315 FEET EAST FROM THE SW CORNER OF SECTION 2

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 3.0 acre-feet for each acre irrigated during the irrigation season of each year.

A description of the place of use is as follows:

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
23 S	32 E	WM	2	NE NW	3	31.4
23 S	32 E	WM	2	SE NW		31.4
23 S	32 E	WM	2	NE SW		29.4
23 S	32 E	WM	2	NW SW		16.9
23 S	32 E	WM	2	SW SW		23.1
23 S	32 E	WM	2	SE SW		27.5
Total						159.7

Measurement, recording and reporting conditions:

- A. The water user shall maintain the meter or other suitable measuring device as approved by the Director in good working order.
- B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The Director may require the water user to keep and maintain a record of the amount (volume) of water used and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water use information, the periods of water use and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this right, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The wells shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine the water level elevation in the well at all times.

The Director may require water level or pump test results every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

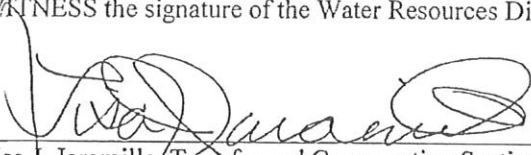
The use of water shall be limited when it interferes with any prior surface or ground water rights.

This certificate describes that portion of water right Certificate 92120, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered NOV 10 2021 approving Transfer Application T-13257.

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 place of use described.

WITNESS the signature of the Water Resources Director, affixed NOV 10 2021.



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
THOMAS M BYLER, DIRECTOR
Oregon Water Resources Department

T23S R32E, WM
HARNEY COUNTY, OR



- Well
- Pipeline
- Remaining POU FI (under C-92120) 9-9-1994
- Remaining POU IR (under C-92120) 9-9-1994
- "OFF" POU IR (under C-92120) 9-9-1994
- "OFF" POU IR (under C-48659) 7-6-1973
- "OFF" POU IR (under C-48660) 9-1-1976
- Township
- Section
- Quarter Quarter
- Taxlot

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SEP 23 2019

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Well Locations:
Well #1 (HARN 2032): 60' N, 1315' E of SW Cor Sec 2
Well #2 (HARN 530): 1325' N, 1325' E of SW Cor Sec 2
Well #3 (HARN 528): 3950' N, 1325' E of SW Cor Sec 2
Well #4/Raine Well (HARN 558): 880' S, 70' E of NW Cor Sec 11



RENEWAL DATE 12/31/2020

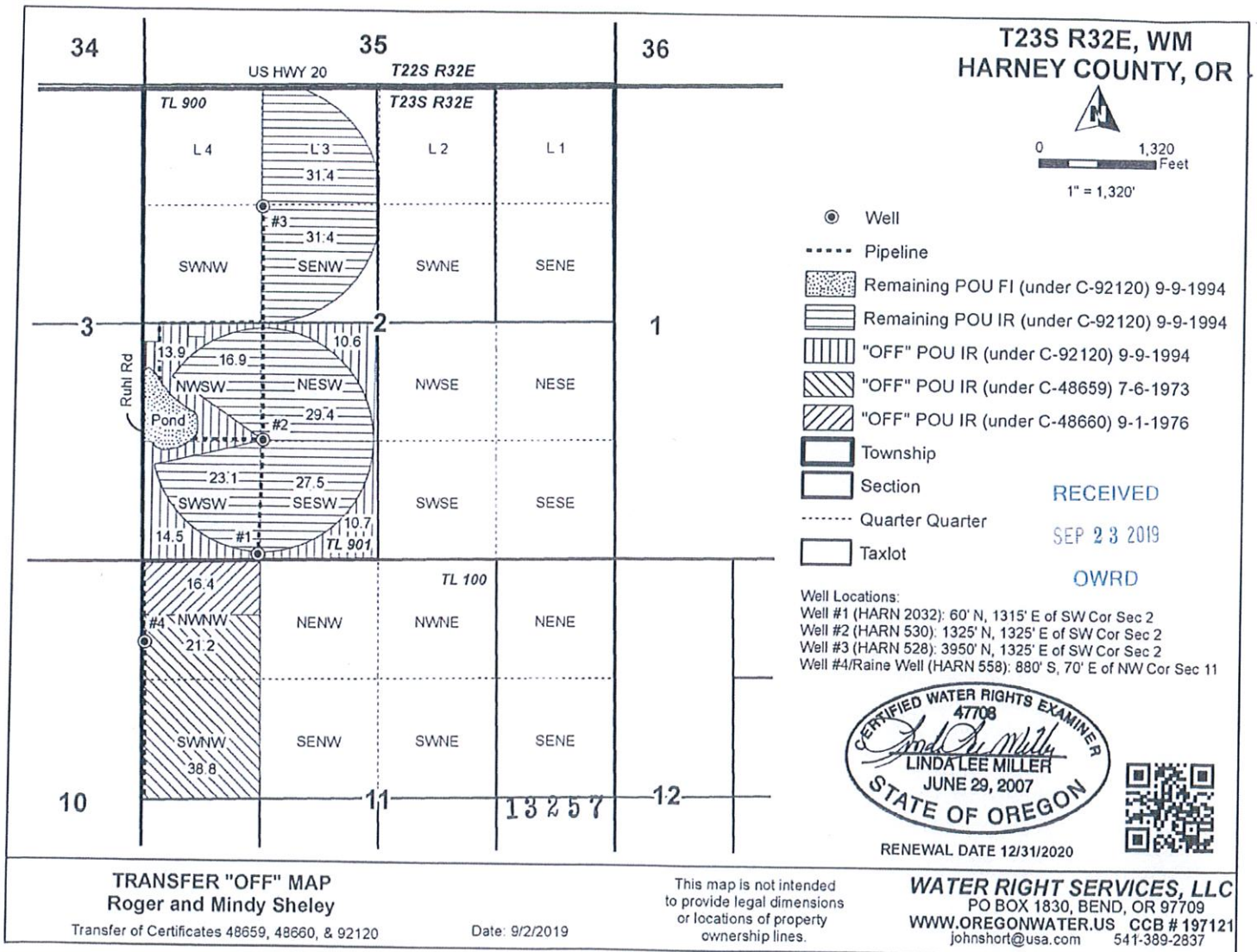
TRANSFER "OFF" MAP
Roger and Mindy Sheley

Transfer of Certificates 48659, 48660, & 92120

Date: 9/2/2019

This map is not intended
to provide legal dimensions
or locations of property
ownership lines.

WATER RIGHT SERVICES, LLC
PO BOX 1830, BEND, OR 97709
WWW.OREGONWATER.US CCB # 197121
johnshort@usa.com 541-389-2837



T23S R32E, WM
HARNEY COUNTY, OR



- Well
 - Pipeline
 - "ON" POU IR (under C-48659) 7-6-1973
 - "ON" POU IR (under C-48660) 9-1-1976
 - "ON" POU IR (under C-92120) 9-9-1994
 - Section
 - Quarter Quarter
 - Taxlot
- RECEIVED
SEP 23 2019
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Well Locations:
Well #1 (HARN 2032): 60' N, 1315' E of SW Cor Sec 2
Well #2 (HARN 530): 1325' N, 1325' E of SW Cor Sec 2
Well #4/Raine Well (HARN 558): 880' S, 70' E of NW Cor Sec 11
Well #5 (HARN 50898/L-53105): 1650' S, 110' E of W 1/4 Cor Sec 11



RENEWAL DATE 12/31/2020



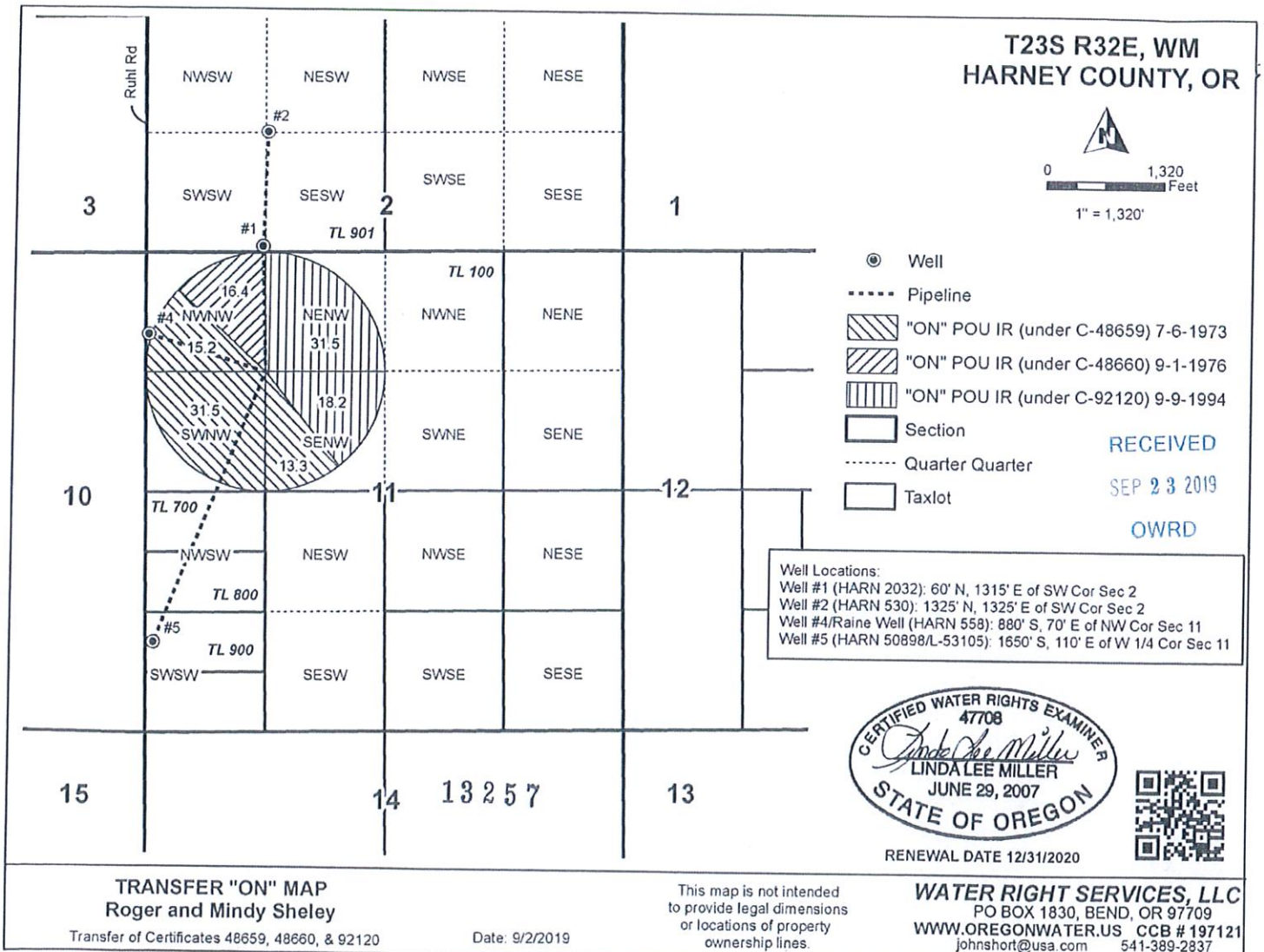
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PO BOX 1830, BEND, OR 97709
WWW.OREGONWATER.US CCB # 197121
johnshort@usa.com 541-389-2837





THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Rattlesnake Creek Land & Cattle Company,
LLC
524 Hwy 20 N
Hines, OR 97738

Until a change is requested all tax statements
shall be
sent to the following address:
Rattlesnake Creek Land & Cattle Company,
LLC
524 Hwy 20 N
Hines, OR 97738
File No. 1074403

HARNEY COUNTY, OR 2026-0400
DEED-WD 04/28/2026 09:19:01 AM
Pgs= 3 \$91.00

I, Derrin Robinson, County Clerk for Harney
County, Oregon certify that the instrument
identified herein was recorded in the Co.
Clerk's records.

Derrin Robinson

Derrin E. Robinson, Harney County Clerk



STATUTORY WARRANTY DEED

Roger L Sheley and Mindy S Sheley, Grantor(s), hereby convey and warrant to

Rattlesnake Creek Land & Cattle Company, LLC, an Oregon Limited Liability Company,

Grantee(s), the following described real property in the County of Harney and State of Oregon free of
encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$1,650,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of
the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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: 4/23/2026

Roger L. Sheley
Roger L. Sheley

Mindy S. Sheley
Mindy S. Sheley

State of Oregon } ss
County of Harney }

On this 23rd day of April, 2026, before me, Chelsea Lyn Nennig, a Notary Public in and for said state, personally appeared Roger L. Sheley and Mindy S. Sheley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Chelsea Lyn Nennig
Notary Public for the State of Oregon
Residing at: Crook
Commission Expires: 10/09/2027

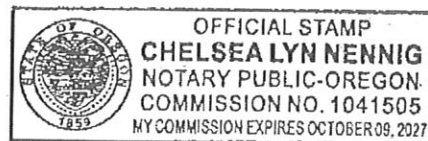


EXHIBIT 'A'

File No. 1074403

Parcel A

Two Parcels of land located in the SW1/4 of Sec. 2, Twp. 23 S., R. 32 E., W.M., Harney County, Oregon, more particularly described as follows:

Parcel 1A and that portion of Parcel 1B of Partition Plat No. 03-06-153, recorded June 19, 2003, Instrument No. 20031196, Harney County Records.

Land in Harney County, Oregon, as follows:

In Twp. 23 S., R. 32 E., W.M.:
Sec. 3: SE1/4.

Parcel B

Land in Harney County, Oregon, as follows:

In Twp. 23 S., R. 32 E., W.M.:

Sec. 11: E1/2NE1/4, S1/2SW1/4SW1/4, NW1/4SE1/4, S1/2NW1/4SW1/4,
N1/2SW1/4SW1/4.

Sec. 12: W1/2NW1/4.

A parcel of land located in the N1/2 of Sec. 11, Twp. 23 S., R. 32 E., W.M., Harney County, Oregon, more particularly described as follows:

Parcel No. 3 of Partition Plat No. 94-05-041, recorded May 9, 1994, Instrument No. 940859, Harney County Plat Records.