

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](http://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:                            | 11  |                          |    |
| Tax Lot #:                                                                 | 100                            |           |     |        |     |                                     |     |                          |    |
| Street Address of Water Right:                                             | 70841 Ruhl Rd, Burns, OR 97720 |           |     |        |     |                                     |     |                          |    |
| <b>Water Right Information</b>                                             |                                |           |     |        |     |                                     |     |                          |    |
| Application:                                                               | G 13822                        |           |     |        |     |                                     |     |                          |    |
| Permit:                                                                    | G 12676                        |           |     |        |     |                                     |     |                          |    |
| Certificate:                                                               | 96845                          |           |     |        |     |                                     |     |                          |    |
| 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: | 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](mailto:wrd_dl_customerservice@water.oregon.gov)

## STATE OF OREGON

## COUNTY OF HARNEY

## CERTIFICATE OF WATER RIGHT

## THIS CERTIFICATE ISSUED TO

ROGER L. SHELEY  
MINDY S. SHELEY  
71111 RUHL RD  
BURNS OR 97720

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 well(s). The specific limits and conditions of the use are listed below.

SOURCE OF WATER: THREE WELLS IN SOLDIER CREEK BASIN

PURPOSE OR USE: IRRIGATION OF 49.7 ACRES

MAXIMUM RATE: 0.62 CUBIC FOOT PER SECOND

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

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  | 11  | NW NW | WELL 4 - RAINE WELL (ADDITIONAL) - 880 FEET SOUTH AND 70 FEET EAST FROM NW CORNER, SECTION 11 |
| 23 S | 32 E | WM  | 2   | SW SW | WELL 1 (NEW) - 60 FEET NORTH AND 1315 FEET EAST FROM SW CORNER, SECTION 2                     |
| 23 S | 32 E | WM  | 11  | SW SW | WELL 5 (ADDITIONAL) - 1650 FEET SOUTH AND 110 FEET EAST FROM W1/4 CORNER, SECTION 11          |

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 per acre for each acre irrigated during the irrigation season of each year.

A description of the place of use is as follows:

| Twp  | Rng  | Mer | Sec | Q-Q   | Acres |
|------|------|-----|-----|-------|-------|
| 23 S | 32 E | WM  | 11  | NE NW | 31.5  |
| 23 S | 32 E | WM  | 11  | SE NW | 18.2  |

**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482. Pursuant to ORS 183.482, ORS 536.075 and OAR 137-003-0675, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

Measurement, recording and reporting conditions:

- A. The water user shall maintain the totalizing flow meters or another suitable measuring device as approved by the Director in good working order at each point of appropriation.
- B. The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are 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 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.

The quantity of water diverted at the new points of appropriation (Well 1), shall not exceed the quantity of water lawfully available at the original point of appropriation (Well 2) described as follows:

| Twp  | Rng  | Mer | Sec | Q-Q   | Measured Distances                                                               |
|------|------|-----|-----|-------|----------------------------------------------------------------------------------|
| 23 S | 32 E | WM  | 2   | NE SW | WELL 2 (ORIGINAL) - 1325 FEET NORTH AND 1325 FEET EAST FROM SW CORNER, SECTION 2 |

The quantity of water diverted at the additional points of appropriation (Wells 4 and 5), together with that diverted at the new point of appropriation (Well 1), shall not exceed the quantity of water lawfully available at the original point of appropriation (Well 2) described as follows:

| Twp  | Rng  | Mer | Sec | Q-Q   | Measured Distances                                                               |
|------|------|-----|-----|-------|----------------------------------------------------------------------------------|
| 23 S | 32 E | WM  | 2   | NE SW | WELL 2 (ORIGINAL) - 1325 FEET NORTH AND 1325 FEET EAST FROM SW CORNER, SECTION 2 |

Water shall be acquired from the same aquifer (water source) as the original point of appropriation.

The right to the use of the water for the above purpose is restricted to beneficial use on the place of use described.

This certificate is issued to confirm changes in POINT OF APPROPRIATION, ADDITIONAL POINTS OF APPROPRIATION and PLACE OF USE approved by an order of the Water Resources Director entered NOVEMBER 10, 2021, at Special Order Volume 122, Page 41, approving Transfer Application T-13257, and together with Certificate 95915, supersedes Certificate 92120, State Record of Water Right Certificates.

Issued JAN 27 2023



Dwight French  
Water Right Services Division Administrator, for  
Douglas E. Woodcock, Acting Director  
Oregon Water Resources Department

# T23S R32E, WM HARNEY COUNTY, OR



0 1,320 Feet  
1" = 1,320'

- Well & Meter
- Pipeline
- POU IR (from C-48659) 7/6/1973 Priority
- POU IR (from C-48660) 9/1/1976 Priority
- POU IR (from C-92120) 9/9/1994 Priority
- Section
- Quarter Quarter
- Tax Lot

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Well Locations:

Well #1 (HARN 2032): 60' N, 13'15" 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 12/31/2023



**WATER RIGHT SERVICES, LLC**  
PO BOX 1830, BEND, OR 97709  
[WWW.OREGONWATER.US](http://WWW.OREGONWATER.US) CCB # 197121  
johnshort@usa.com 541-389-2837

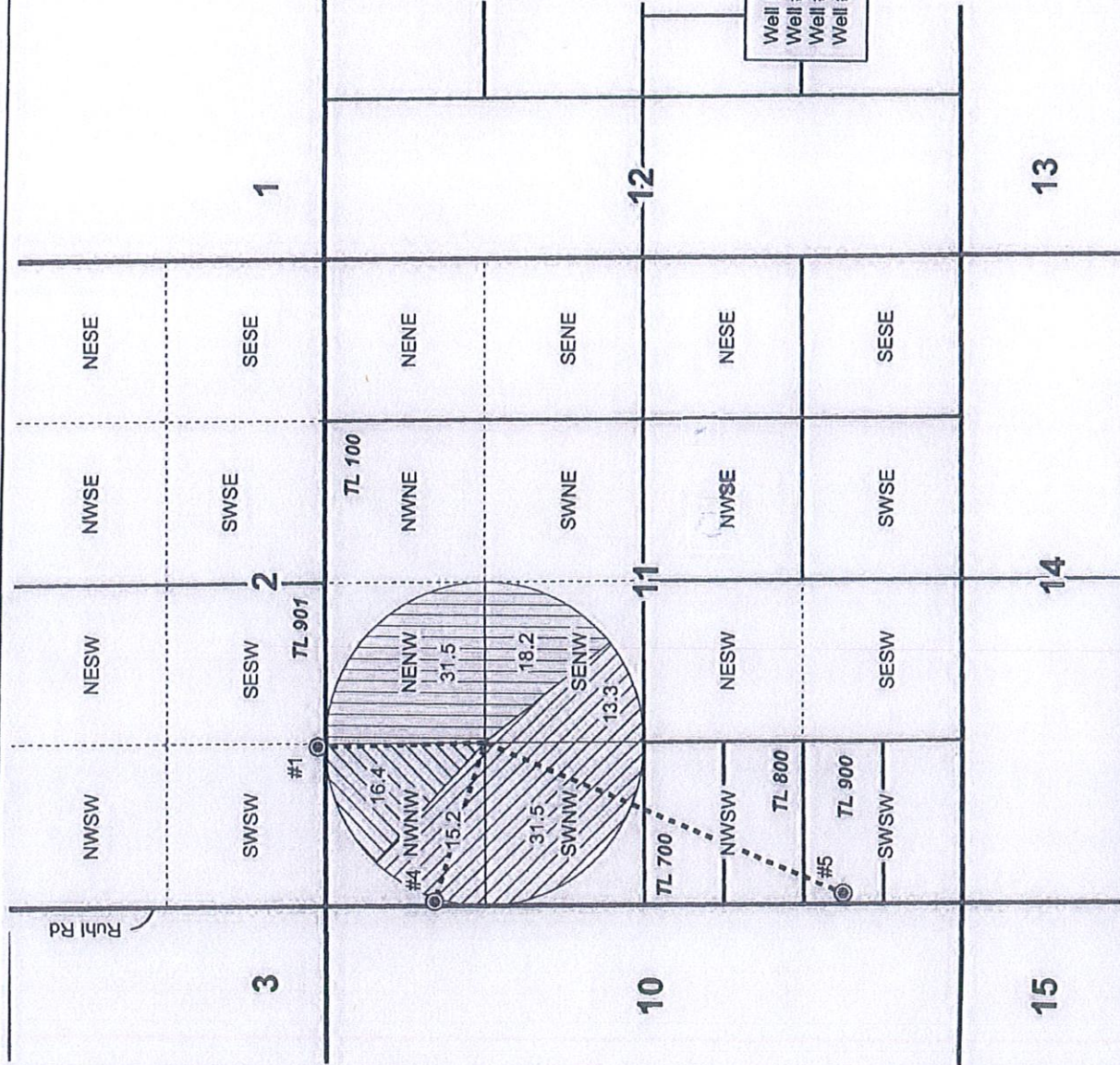
This map is not intended  
to provide legal dimensions  
or locations of property  
ownership lines.

**CLAIM OF BENEFICIAL USE MAP**  
Roger and Mindy Sheley

T-13257

Date: 5/19/2022

Project #22013





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

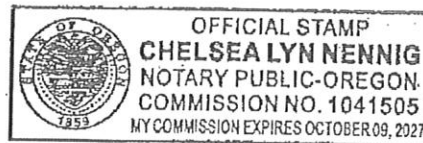
Roger L. Sheley  
Roger L. Sheley

Mindy S. Sheley  
Mindy S. Sheley

State of Oregon } ss  
County of Harney }

On this 23rd day of April, 2026, before me, Chelsea Lynn 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 Lynn Nennig  
Notary Public for the State of Oregon  
Residing at: Coos Bay  
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.