



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: | Shane Gomes, Eagle Valley Ranch LLC | | | |
| Mailing Address: | PO Box 70 | | | |
| City: | Antelope | State: | OR | Zip: 97001 |
| Phone: | (541) 460-2099 | Email: | eaglevalleyranch1@gmail.com | |

| Property Information | | | | |
|--|--------------------------------------|-----------|-------------------------------------|-----------|
| County: | Wasco | Township: | 8 | Range: 16 |
| | | Section: | 20/21/29/32/33 | |
| Tax Lot #: | 2700 | | | |
| Street Address of Water Right: | 91355 Highway 293, Antelope OR 97001 | | | |
| Water Right Information | | | | |
| Application: | G 15927 | | | |
| Permit: | G 15521 | | | |
| Certificate: | 98756 | | | |
| 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

STATE OF OREGON

COUNTY OF WASCO

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

TJY PROPERTIES LLC
13372 CREST VALLEY DR
RENO NV 89511

confirms the right to the use of water perfected under the terms of Permit G-15521. 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 source. The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-15927

SOURCE OF WATER: WELL 1 AND WELL 2 IN ANTELOPE CREEK BASIN

PURPOSE or USE: IRRIGATION USE ON 88.1 ACRES

MAXIMUM RATE: 1.1 CUBIC FEET PER SECOND (CFS), FURTHER LIMITED TO 1.0 CFS FROM WELL 1 AND 0.81 CFS FROM WELL 2 IN ANY COMBINATION NOT TO EXCEED 1.1 CFS IN TOTAL

PERIOD OF USE: APRIL 1 THROUGH OCTOBER 31

DATE OF PRIORITY: FEBRUARY 18, 2003

WELL LOCATIONS:

| Twp | Rng | Mer | Sec | Q-Q | Measured Distances |
|-----|------|-----|-----|-------|---|
| 8 S | 16 E | WM | 20 | SE NE | WELL 1 - 3000 FEET NORTH AND 250 FEET WEST FROM SE CORNER, SECTION 20 |
| 8 S | 16 E | WM | 20 | SE SE | WELL 2 - 820 FEET NORTH AND 360 FEET WEST FROM SE CORNER, SECTION 20 |

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 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:

| Twp | Rng | Mer | Sec | Q-Q | Acres | Well |
|-----|------|-----|-----|-------|-------|------|
| 8 S | 16 E | WM | 20 | SE NE | 1.3 | 1 |

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 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, 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. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

| Twp | Rng | Mer | Sec | Q-Q | Acres | Well |
|-----|------|-----|-----|-------|-------|------|
| 8 S | 16 E | WM | 20 | NE SE | 32.0 | 1 |
| 8 S | 16 E | WM | 20 | NW SE | 1.5 | 1 |
| 8 S | 16 E | WM | 20 | SE SE | 10.5 | 1 |
| 8 S | 16 E | WM | 20 | SE SE | 20.2 | 2 |
| 8 S | 16 E | WM | 29 | NE NE | 22.6 | 2 |

Measurement, recording and reporting conditions:

- A. The water user shall maintain the meter or other suitable measuring device approved by the Director in good working order, shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the water user to report general water-use information, including the place and nature of use of water under the right.
- 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.

Use of water under authority of this right may be regulated if analysis of data available after the right is issued discloses that the appropriation will measurably reduce the surface water flows necessary to maintain the free-flowing character of a scenic waterway in quantities necessary for recreation, fish and wildlife in effect as of the priority date of the right or as those quantities may be subsequently reduced.

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.

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

Issued NOV 21 2025

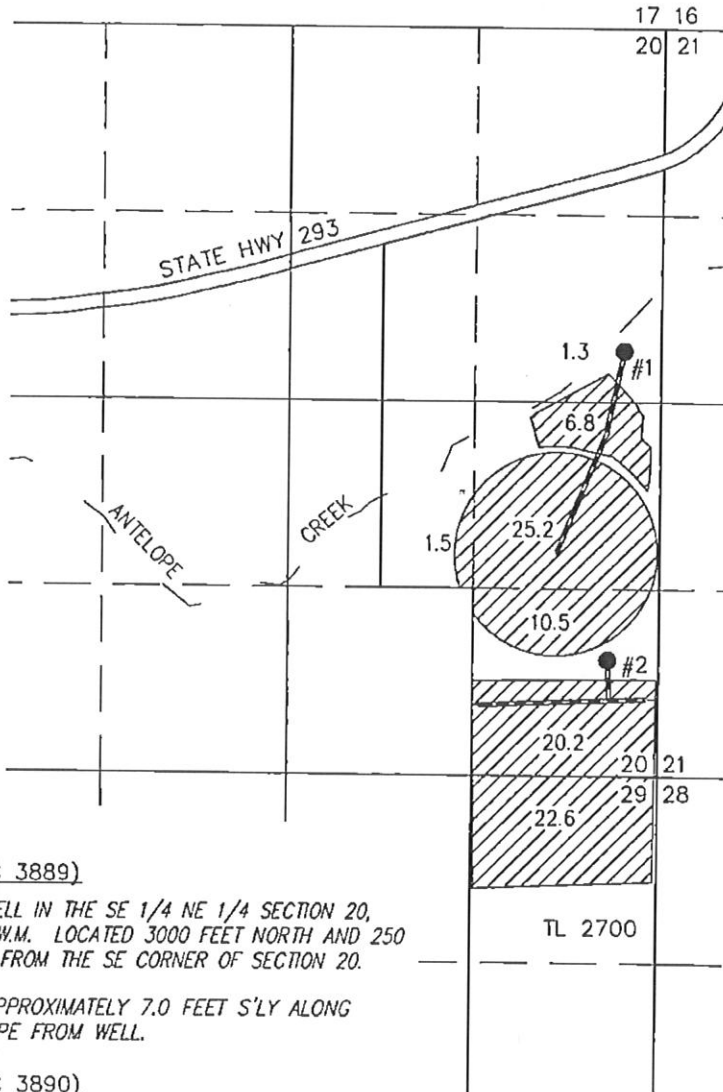


Katherine Ratcliffe
Water Right Services Division Administrator, for
Ivan Gall, Director
Oregon Water Resources Department

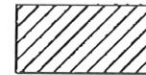
CLAIM OF BENEFICIAL USE MAP

TO ADD PLACE OF USE AND
POINTS OF APPROPRIATION
FOR APPLICATION G-15927
TJY PROPERTIES, LLC

TOWNSHIP 8 SOUTH, RANGE 16 EAST, SECTION 20, W.M.
TAX LOT 2700



NOV 21 2001
TJY



88.1 ACRES IR FROM PERMIT
G-15521, AS SHOWN.

● **#1 (WASC 3889)**

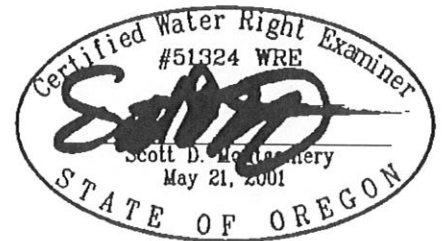
EXISTING WELL IN THE SE 1/4 NE 1/4 SECTION 20,
T8S R16E, W.M. LOCATED 3000 FEET NORTH AND 250
FEET WEST FROM THE SE CORNER OF SECTION 20.

METER IS APPROXIMATELY 7.0 FEET S'LY ALONG
DELIVERY PIPE FROM WELL.

● **#2 (WASC 3890)**

EXISTING WELL IN THE SE 1/4 SE 1/4 SECTION 20,
T8S R16E, W.M. LOCATED 820 FEET NORTH AND 360
FEET WEST FROM THE SE CORNER OF SECTION 20.

METER IS APPROXIMATELY 10.0 FEET W'LY ALONG
DELIVERY PIPE FROM WELL.



RENEWAL DATE: 12/31/2024

THIS MAP IS FOR THE PURPOSE OF LOCATING A
WATER RIGHT ONLY AND HAS NO INTENT TO
PROVIDE LEGAL DIMENSIONS OR THE LOCATION OF
PROPERTY LINES

PREPARED FOR:

TJY PROPERTIES, LLC
13372 CREST VALLEY DRIVE
RENO, NV 89511

PREPARED BY:



ALL POINTS ENGINEERING AND SURVEYING, INC.
P.O. BOX 767
TERREBONNE, OR 97760
(541) 548-5833
www.APEandS.com



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Cord S Gomes and Eagle Valley Ranch, LLC,
an Oregon limited liability company
PO Box 70
Antelope, OR 97001

Wasco County Official Records **2026-001154**
DEED-D
Stn=28 LACY **05/01/2026 03:37:04 PM**
\$20.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$120.00**

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

Until a change is requested all tax statements
shall be
sent to the following address:
Cord S Gomes and Eagle Valley Ranch, LLC,
an Oregon limited liability company
PO Box 70
Antelope, OR 97001
File No. 1057806

STATUTORY WARRANTY DEED

TJY Properties, LLC, Grantor(s), hereby convey and warrant to

Cord S Gomes, as to an undivided 40% interest and Eagle Valley Ranch, LLC, an Oregon limited liability company, as to an undivided 60% interest, as tenants in common,

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

See Attached Exhibit 'A'

The consideration paid for the transfer is \$2,330,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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

Return To:
1057806

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: 4/29/20

TJY Properties, LLC
By: the Thomas Jerry Young Revocable Living Trust UAD 6/23/1995,
its Member

by Cheryl Zeller, trustee
Cheryl Zeller, Trustee

State of Oregon } ss
County of Jefferson }

On this 29 day of April, 2026, before me, Elizabeth Erin Hickman, a Notary Public in and for said state, personally appeared **Cheryl Zeller** known or identified to me to be the Trustee of the Thomas Jerry Young Revocable Living Trust UAD 6/23/1995, its Member in the Limited Liability Company known as TJY Properties, LLC who executed the foregoing instrument in said LLC name and acknowledged that she executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Elizabeth Erin Hickman
Notary Public for the State of Oregon
Residing at: Madras
Commission Expires: 2/13/26

See Attached
Jurat

EXHIBIT "A"

1057806

Parcel 1:

The following described lands in Township 8 South, Range 16 East of the Willamette Meridian, Wasco County, Oregon:

SECTION 20:

That part of the North half of the Northeast quarter lying South of the Antelope Road; the Southeast quarter of the Northeast quarter, the East half of the Northwest quarter of the Southeast quarter, the East half of the Southwest quarter of the Northeast quarter, the East half of the Southeast quarter; ALSO a tract of land in the West half of the Northeast quarter of Section 20, Township 8 South, Range 16 East of the Willamette Meridian and described as follows:

Beginning at an 8" x 8" creosoted post at the Northwest corner of a corral, which point is South 1186.1 feet and West 1542.65 feet from the Northeast corner of Section 20, Township 8 South, Range 16 East of the Willamette Meridian; and running thence South 71 degrees 44 minutes West 453.0 feet to an iron pin; thence South 10 degrees 48 minutes 30 seconds West 123.2 feet to the North right of way line of the Antelope Road; thence North 74 degrees 90 minutes 15 seconds East 497.7 feet along the road to the Southwest corner of the corral; thence North 11 degrees 20 minutes 40 seconds West along the corral fence 129.63 feet to the point of beginning.

SECTION 28:

The West half of the Northeast quarter, the South half of the Northwest quarter, the Southwest quarter and the West half of the Southeast quarter.

SECTION 29:

The East half of the Northeast quarter, the Southeast quarter.

SECTION 32:

The East half.

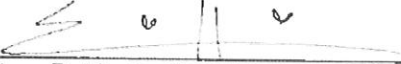
SECTION 33:

The West half of the Northeast quarter, the West half; approximately 25 acres lying West of the Rim Rock in the Northwest quarter of the Southeast quarter.

State of Oregon) ss
County of Jefferson}

On this 29 day of April, 2026, before me, Elizabeth Erin Hickman, a Notary Public in and for said state, personally appeared **Cheryl Zeller** known or identified to me to be the Trustee of the Thomas Jerry Young Revocable Living Trust UAD 6/23/1995, its Member in the Limited Liability Company known as TJY Properties, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Madras
Commission Expires: 2/12/2030

