



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

Certificate of Water Right Ownership Update

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. **If for multiple rights, a separate form for each right will be required.**

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.

PROPERTY SELLER INFORMATION

Applicant(s): Springer Development LLC
First Last
 Mailing Address: 3005 NE 112th Ave. NE #100
Bellevue WA 98004
City State Zip
 Phone: 425-576-4310
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): WBH Farms LLC
First Last
 Mailing Address: 743 Beet Dump Road
Nyssa OR 97913
City State Zip
 Phone: 541-372-3845
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Malheur Township: 215. Range: 46E. Section: 3
 Tax Lot Number(s): 200

Street address of water right property: River Road, Adrian, OR 97901

Water Right Information (attach copy of water right permit or certificate & final proof map):

Application #: _____ Permit #: _____ Certificate or Page #: Vol. 8 Pg 8306

Will all the lands associated with this water right be owned by the buyer? Yes No

Name of individual completing this form: Sharon L. Miles Phone: 541-889-7625

Signature: Sharon L. Miles Date: _____

Please be sure to attach a copy of your property deed or legal description of the property.

RECEIVED

NOV 09 2011

WATER RESOURCES DEPT
 SALEM, OREGON

After recording return to:
Malheur County Title Company, Inc.
81 South Oregon Street
Ontario, OR 97914

Until a change is requested all tax
statements shall be sent to the following
address:

WBH Farms, LLC
743 Beet Dump Rd.
Nyssa, OR 97913

File No.: 28699
Date: September 13, 2011

THIS SPACE RESERVED FOR RECORDER'S USE

MALHEUR COUNTY, OR **2011-3220**
D ST B&S DEED **09/16/2011 04:03 PM**

Cnt=1 Pgs=3 **Total: \$52.00**



00005740201100032200030036

I, Deborah R. DeLong, County Clerk for Malheur County,
Oregon certify that the instrument identified herein was
recorded in the Clerk records.

Ray

Deborah R. DeLong - County Clerk

21463
200

FML4
2146A
2800

(STATUTORY BARGAIN AND SALE DEED)

SPRINGER DEVELOPMENT, LLC, a Washington limited liability company, Grantor, does hereby grant, bargain, sell and convey unto WBH FARMS, LLC, an Oregon limited liability company, Grantee, the following described real property situated in Malheur County, Oregon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

Account No.: 10537 Code No.: 34 Map No.: 21463 Tax Lot No.: 200

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NOV 09 2011

WATER RESOURCES DEPT
SALEM, OREGON

The true consideration for this conveyance is \$230,000.00 (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 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. 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.

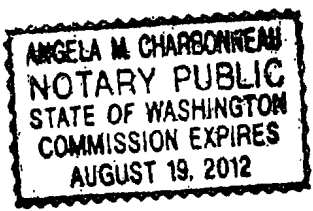
Dated this 14th day of September, 2011.

SPRINGER DEVELOPMENT, LLC

By *Thomas F. Sackmann*
Thomas F. Sackmann, Vice-President of
Banner Bank, member

STATE OF Washington County of King)ss

On September 14, 2011, personally appeared before me Thomas F. Sackmann, Vice-President of Banner Bank, member of Springer Development, LLC and, acknowledged to me that he executed the same by authority and on behalf of said limited liability company.



Angela M. Charbonneau
Notary Public for Washington
My commission expires: 8-19-2012

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NOV 09 2011

WATER RESOURCES DEPT
SALEM, OREGON

EXHIBIT 'A'

Land in Malheur County, Oregon, as follows:

In Twp. 21 S., R. 46 E., W.M.:

Sec. 3: Govt. Lot 4 and all that portion of Govt. Lots 2 and 3 lying South of the Owyhee River.

ALSO all that portion of the S1/2 NW1/4 lying and being North of the following described line, to-wit:

Beginning at the Southwest corner of the NW1/4 NW1/4 of said Sec. 3;

thence S. 50° 22' E., 616.1 feet;

thence S. 59° 50' E., 1002.1 feet;

thence S. 71° 12' E., 403 feet;

thence S. 70° 44' E., 892.27 feet;

thence S. 89° 56' E., 69.86 feet to the center of said Sec. 3.

EXCEPTING THEREFROM the East 10 rods (165 feet).

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NOV 08 2010

WATER RESOURCES DEPT
SALEM, OREGON

2011-03220
MALHEUR COUNTY, OREGON

Page 3 of 3