



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

RECEIVED BY OWRD

Applicant(s): Jett Blackburn FEB 04 2013
First Last
Mailing Address: 771 Ponderosa Village
Burns Oregon 97720 SALEM, OR
City State Zip
Phone: 541-573-7206
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Rattlesnake Creek Land & Cattle
First Last
Mailing Address: 524 Highway 20 N
Hines Oregon 97738
City State Zip
Phone: 541-573-7206
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Harney Township: 23S Range: 32E Section: 3
Tax Lot Number(s): 100

Street address of water right property: _____

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

Application #: G-11104 Permit #: G-10243 Certificate or Page #: 83280

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

Name of individual completing this form: Denise A. Montgomery Phone: 541-548-5833

Signature: Denise A. Montgomery Date: 30 Jan 13

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

HARNEY County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2013
NOT OFFICIAL VALUE

January 29, 2013 4:03:13 pm

Account # 5434

Map # 23S32E03-00-00100

Code - Tax # 0120-5434

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr Meets & Bounds - See legal report for full description.

Mailing Name RATTLESNAKE CREEK LAND & CATTLE CO

Deed Reference # 2003-2113 (SOURCE ID(T): 20032113)

Agent

Sales Date/Price 10-21-2003 / \$0.00

In Care Of
Mailing Address 524 HWY 20 N
HINES, OR 97738

Appraiser TAMMAY ATTLBERGER

Prop Class 551 MA SA NH Unit
RMV Class 551 02 00 012 2047-1

Situs Address(es)

Situs City

ID# 71366 RUHL RD
ID# 71375 RUHL RD

BURNS
BURNS

Code Area	AV	RMV	MAV	RMV Exception	CPR %
0120 Land	127,583	125,810	Land	0	
Impr.			Impr.	0	
Code Area Total	81,218	253,393	134,790	0	
Grand Total	81,218	253,393	134,790	0	

Code Area	ID#	RFD	Ex	Zone	Plan	Value Source	Land Breakdown	TD% LS	Size	Land Class	LUC	Trended RMV
0120	2	R			EFFRU-2	Farm Use Zoned	100 A	80.17	2		006*	109,120
0120	3	R			EFFRU-2	Farm Use Zoned	100 A	1.00	HS		006*	2,800
0120	5	R			EFFRU-2	Farm Use Zoned	100 A	0.00	IV		006*	3,860
0120						SITE AMENITIES	100					12,000
Grand Total												127,560

Code Area	ID#	Yr	Stat	Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS	Acct #	Trended RMV
0120	2		121		One story	100	100	0			6,060
0120	3		361		Livestock Shelter	100	100	1,260			3,440
0120	4		304		GP Building	100	100	1,288			8,850
0120	5		304		GP Building	100	100	1,512			7,550
0120	6		300		Farm Bldg	100	100	576			3,640
0120	7		300		Farm Bldg	100	100	0			16,930
0120	8		361		Livestock Shelter	100	100	0			4,750
0120	9		337		Hay Cover	100	100	7,920			71,390
0120	10		110		Residential Other Improvements	100	100	0			2,490
0120	11		110		Residential Other Improvements	100	100	0			710
Grand Total											125,810

Exemptions/Special Assessments/Potential Liability

Code Type

0120

NOTATION(S):

- OTHER POTL ADD'L TAX LIABILITY
- EFU IMPROV

Statement of Tax Account

HARNEY COUNTY TAX COLLECTOR
HARNEY COUNTY COURTHOUSE
BURNS, OREGON 97720
(541) 573-8365

1/29/2013 4:03:28 PM

RATTLESNAKE CREEK LAND & CATTLE CO
524 HWY 20 N
HINES, OR 97738

Tax Account #	5434	Lender	RATTLESNAKE LAND & CATTLE
Account Status	Active	Loan #	000
Roll Type	Real Property	Property ID	0120 23S32E030000100
Stus Address	71375 RUHL RD, BURNS, OR 97720	Interest To	Feb 15, 2013

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2012	ADVALOREM	0.00	0.00	0.00	0.00	1,019.95	Nov 15, 2012
2011	ADVALOREM	0.00	0.00	0.00	0.00	1,213.75	Nov 15, 2011
2010	ADVALOREM	0.00	0.00	0.00	0.00	1,191.33	Nov 15, 2010
2009	ADVALOREM	0.00	0.00	0.00	0.00	1,158.38	Nov 15, 2009
2008	ADVALOREM	0.00	0.00	0.00	0.00	1,128.30	Nov 15, 2008
2007	ADVALOREM	0.00	0.00	0.00	0.00	1,098.41	Nov 15, 2007
2006	ADVALOREM	0.00	0.00	0.00	0.00	1,068.44	Nov 15, 2006
2005	ADVALOREM	0.00	0.00	0.00	0.00	976.39	Nov 15, 2005
2004	ADVALOREM	0.00	0.00	0.00	0.00	949.41	Nov 15, 2004
2003	ADVALOREM	0.00	0.00	0.00	0.00	923.18	Nov 15, 2003
Total		0.00	0.00	0.00	0.00		

20032113

WARRANTY DEED

ERNIE E. RUHL and BARBARA J. CROSTHWAITE, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RATTLEWAKE CREEK LAND & CATTLE COMPANY, LLC, Grantee(s) and grantee's heirs, successors and assigns the following Described real property, free of encumbrances except as specifically set forth herein in the County of HARNEY and State of Oregon, to wit:

A parcel of land located in the E1/2SE1/4 of Sec. 34, SW1/4 of Sec. 35, Twp 22 S., R. 32 E., W.M., and the W1/2 of Sec. 2, and the E1/2NE1/4 of Sec. 3, Twp. 23 S., R. 32 E., W.N., more particularly described as follows:

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

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 Exchange on behalf of the Grantor and/or Grantee.

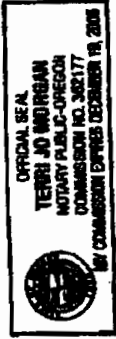
Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 946, BURNS, OR 97720

Dated this 31st day of Oct., 2003.

Ernie E. Ruhl
ERNIE E. RUHL
Barbara J. Crosthwaite
BARBARA J. CROSTHWAITE

State of Oregon
County of HARNEY

This instrument was acknowledged before me on October 17, 03 by ERNIE E. RUHL and BARBARA J. CROSTHWAITE.



Terri Jo Morgan
(Notary Public for Oregon)

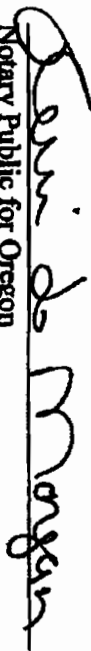
My commission expires 12-19-05

STATE OF OREGON
County of Harney
I certify that the within instrument was received for record on the 21st day of October, 2003 at 1:15 P.M. and recorded through the County of Harney.
By: Terri Jo Morgan Deputy

INSTRUMENT # 2003 2113

STATE OF OREGON)
) ss
COUNTY OF HARNEY)

Personally appeared, before me, the above named BARBARA J.
CROSTHWAITE and acknowledged the foregoing instrument to be her voluntary act and
deed.


Notary Public for Oregon
My commission expires: 12-19-06

