



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): Betty and James Hollin  
First Last  
 Mailing Address: 7495 Sequoia Street NE  
Brooks OR 97305  
City State Zip  
 Phone: N/A  
Home Work Other

**RECEIVED**

MAY 16 2013

WATER RESOURCES DEPT  
 SALEM, OREGON

## PROPERTY BUYER INFORMATION

Applicant(s): Reiter Affiliated Companies, LLC  
First Last  
 Mailing Address: 730 South A. Street  
Oxnard CA 93030  
City State Zip  
 Phone: 805-982-7332 James R. Pingel  
Home Work Other

## PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Marion Township: 6 South Range: 2 West Section: 14, 15

Tax Lot Number(s): 062W1400100

Street address of water right property: 7495 Sequoia St., NE Salem, OR 97305

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

Application #: G 12606 Permit #: G 12181 Certificate or Page #: 85732

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

Name of individual completing this form: Meagan Masten Phone: 541-317-5505

Signature: Meagan Masten Date: 5/14/2013

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



747 SW Mill View Way  
Bend OR 97702  
Phone 541.317.5505  
Fax 541.317.5507

www.hurley-re.com

Daniel C. Re  
Christopher D. Hatfield  
Elizabeth A. Dickson  
Gary R. Johnson  
Brian J. MacRitchie  
Ryan P. Correa  
Robert A. Stout  
Alan N. Stewart  
Linda A. Ratcliffe  
Meagan E. Masten

James V. Hurley  
(1934-2012)

May 15, 2013

**VIA FEDERAL EXPRESS: 7997 6587 1705**

Oregon Water Resources Department  
725 Summer Street, NE  
Suite A  
Salem, OR 97301-1266

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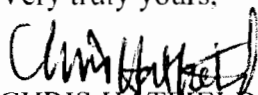
**RE: Certificate Nos. 85732 and 85733**

Greetings:

I represent Reiter Affiliated Companies, LLC, and I am submitting Certificates of Water Right Ownership Update regarding the above-referenced Certificates. In reviewing the Updates, you may notice that the applicant is identified as Reiter Affiliated Companies, LLC, although the current holder of the property in fee on the last date of records is identified as Reiter Affiliated Companies, **Inc.** The Ownership Updates are correct in that Reiter is a limited liability company instead of a corporation and I am in the process of re-recording the deed to reflect the correct name of the owner.

If you have any questions regarding this matter, please contact me.

Very truly yours,

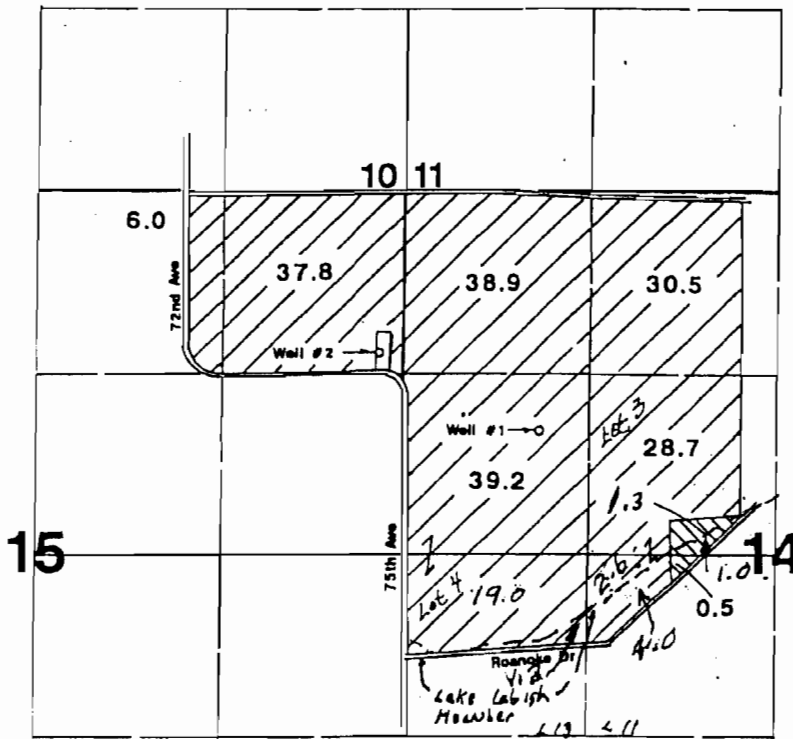
  
CHRIS HATHFIELD  
CDH/jem

T.6S., R.2W., W.M.

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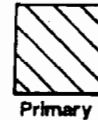
AUG 20 1997

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1" = 1320'

Area Irrigated



Supplemental

Well #1 located 1750'S & 1000'E from NW corner Section 14.  
Well #2 located 1140'S & 150'W from NW corner Section 14.

Final Proof Survey

Application #: G-12606      Permit #: G-12181

In Name Of

James and/or Betty Hollin

Surveyed on July 25, 1997 by JM Schuette

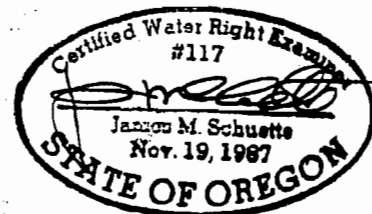
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*Amended by WRD staff 5-26-09 JWG*

THIS MAP WAS PREPARED FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF A WATER RIGHT ONLY AND IS NOT INTENDED TO PROVIDE LEGAL DIMENSIONS OR LOCATION OF PROPERTY OWNERSHIP LINES.



STATE OF OREGON  
 COUNTY OF MARION  
 CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

JAMES AND BETTY HOLLIN  
 7495 SEQUOIA ST NE  
 BROOKS OR 97305

confirms the right to use the waters of TWO WELLS in the LITTLE PUDDING RIVER Basin for IRRIGATION of 2.8 ACRES AND SUPPLEMENTAL IRRIGATION 207.9 ACRES (DEFICIENCY OF RATE).

This right was perfected under Permit G-12181. The date of priority is JULY 12, 1991. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 1.14 CUBIC FEET PER SECOND or its equivalent in case of rotation, measured at the wells.

The period of allowed use is March 1 through October 31 of each year.

The wells are located as follows:

Well	Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
1	6 S	2 W	WM	14	SW NW	4	1750 FEET SOUTH & 1000 FEET EAST FROM NW CORNER, SECTION 14
2	6 S	2 W	WM	15	NE NE		1140 FEET SOUTH & 150 FEET WEST FROM NW CORNER, SECTION 14

The amount of water used for irrigation, 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 for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

A description of the place of use to which this right is appurtenant is as follows:

IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
6 S	2 W	WM	14	SE NW	3		1.3
6 S	2 W	WM	14	SE NW	11		1.0
6 S	2 W	WM	14	NE SW	11		0.5

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**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. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or 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 at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.

SUPPLEMENTAL IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
6 S	2 W	WM	14	NE NW			30.5
6 S	2 W	WM	14	NW NW			38.9
6 S	2 W	WM	14	SW NW	4		39.2
6 S	2 W	WM	14	SE NW	3		28.7
6 S	2 W	WM	14	NE SW	11		4.0
6 S	2 W	WM	14	NE SW	3		2.6
6 S	2 W	WM	14	NW SW	4		19.0
6 S	2 W	WM	14	NW SW	13		1.2
6 S	2 W	WM	15	NE NE			37.8
6 S	2 W	WM	15	NW NE			6.0

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Measurement, recording and reporting conditions:

- A. The water user shall maintain the meter or measuring device 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.

This use of water shall be limited when it reduces the flow of water in Carnes Creek.

This right is limited to any deficiency in the available supply of any prior right existing for the same land.

In the event of a request for a change in point of appropriation, an additional point of appropriation or alternation of the appropriation facility associated with this authorized diversion, the quantity of water allowed herein, together with any other right, shall not exceed the capacity of the facility at the time of perfection of this right.

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 water level elevation in the wells 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.

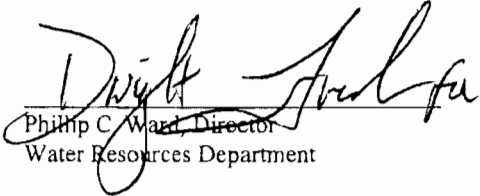
This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

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

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

Issued AUG 21 2009

  
Phillip C. Ward, Director  
Water Resources Department

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SALEM, OREGON

**LEGEND**

**LINE TYPES**

TAX LOT BOUNDARY	OLD PROPERTY LINE
ROAD RIGHT-OF-WAY	VACATED RIGHT-OF-WAY
RAILROAD	RAILROAD RIGHT-OF-WAY
STREAM, LAKE, ETC.	STREAM, LAKE, ETC.
TAX LOT BOUNDARY	NEW BOUNDARY
SUBDIVISION BOUNDARY	PARTITION PLAT BND.
TAX CODE BOUNDARY	EASEMENT

**SYMBOL TYPES**

FILE	(Symbol)
CONTROL POINTS	(Symbol)
SURVEY MONUMENTS	(Symbol)
OLD CORNERS	(Symbol)
SECTION	1/4 SEC 1/4 SEC 1/4 SEC
	(Symbol) (Symbol) (Symbol)

**NUMBERS**

TAX CODE NO.  
000 00 00 0

AREAS - ALL AREAS EXCEPT  
ANY PORTION THAT MAY LIE  
WITHIN THE INDICATED PUBLIC  
RIGHT OF WAY.

TICK MARKS - WHEN A TICK MARK IS  
INDICATED ON THE EXTENSION OF  
A LINE THE DIMENSION GOES  
TO THE TICK MARK. GENERALLY THIS  
IS USED WHEN DIMENSIONS GO INTO  
PUBLIC RIGHT OF WAYS.

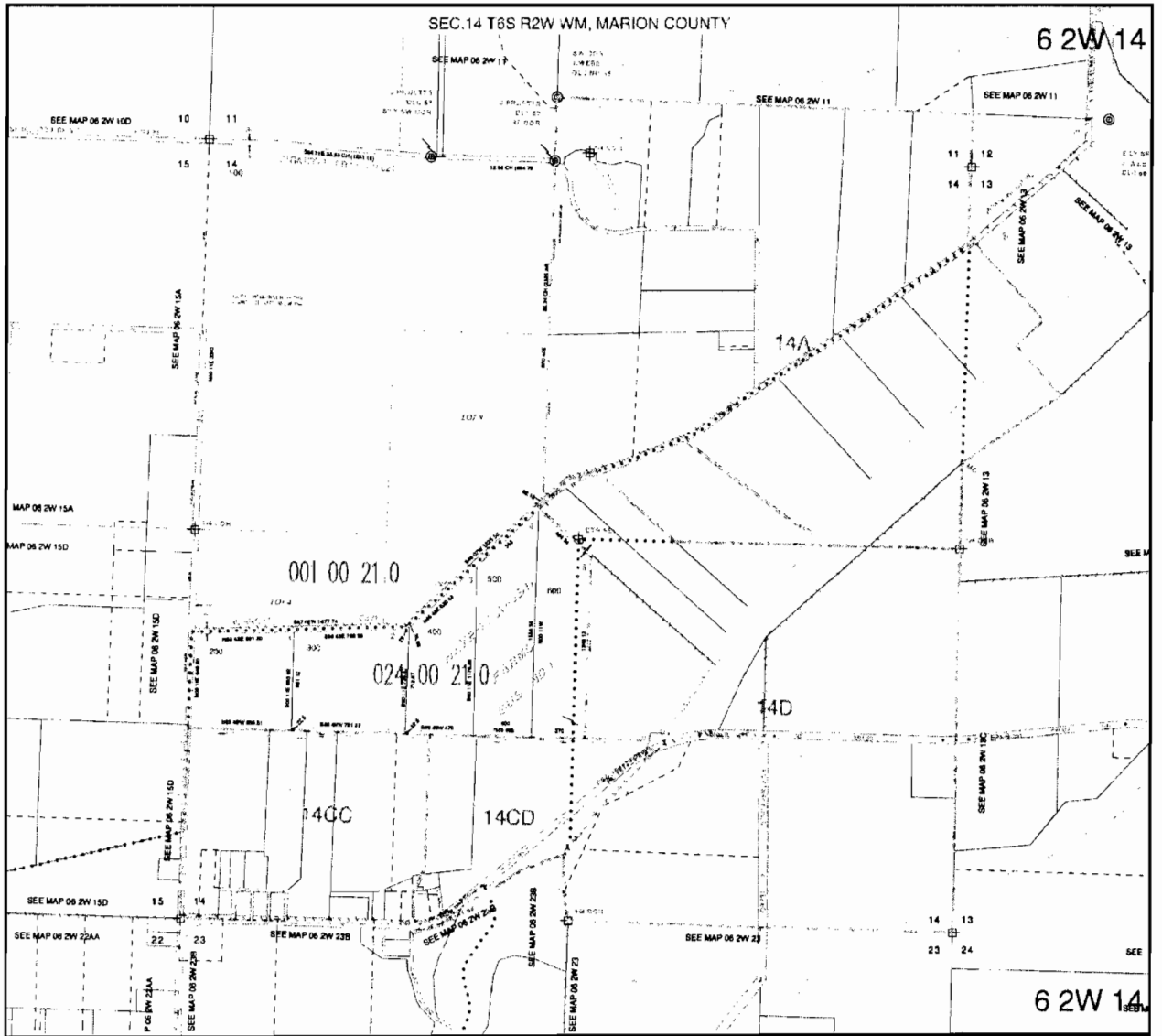
1800

ARROWS ARE USED WITH DIMENSIONS  
IN AREAS OF GREATER COMPLEXITY.

**NOTICE:** This map was  
created for Assessor's  
Office use ONLY.



SCALE 1" = 400'  
Plot file created: September 30, 1998



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**LEGEND**

**LINE TYPES**

TAX LOT BOUNDARY	OLD PROPERTY LINE
ROAD RIGHT-OF-WAY	VACATED RIGHT-OF-WAY
RAILROAD	RAILROAD RIGHT-OF-WAY
STEAK, LANE, ETC. TAX LOT BOUNDARY	STEAK, LANE, ETC. NON-BOUNDARY
SUBDIVISION BOUNDARY	PARTITION PLAT BOUNDARY
TAX CODE BOUNDARY	EASEMENT

**SYMBOL TYPES**

FILE	⊙	
CONTROL POINTS	▲	
SURVEY MONUMENTS	+	
GLN OWNERS		
SECTION	1/4 SEC	1/16 SEC
	⊕	⊕

**NUMBERS**

TAX CODE NO.  
000 00 00 0

ACREAGE - ALL ACREAGES EXCEPT ANY PORTION THAT MAY LIE WITHIN THE INDICATED PUBLIC RIGHT OF WAY.

TICK MARKS - WHEN A TICK MARK IS INDICATED ON THE EXTENSION OF A LINE, THE DIMENSION GOES TO THE TICK MARK. GENERALLY THIS IS USED WHEN DIMENSIONS GO INTO PUBLIC RIGHT OF WAYS.

ARROWS ARE USED WITH DIMENSIONS IN AREAS OF GREATER COMPLEXITY.

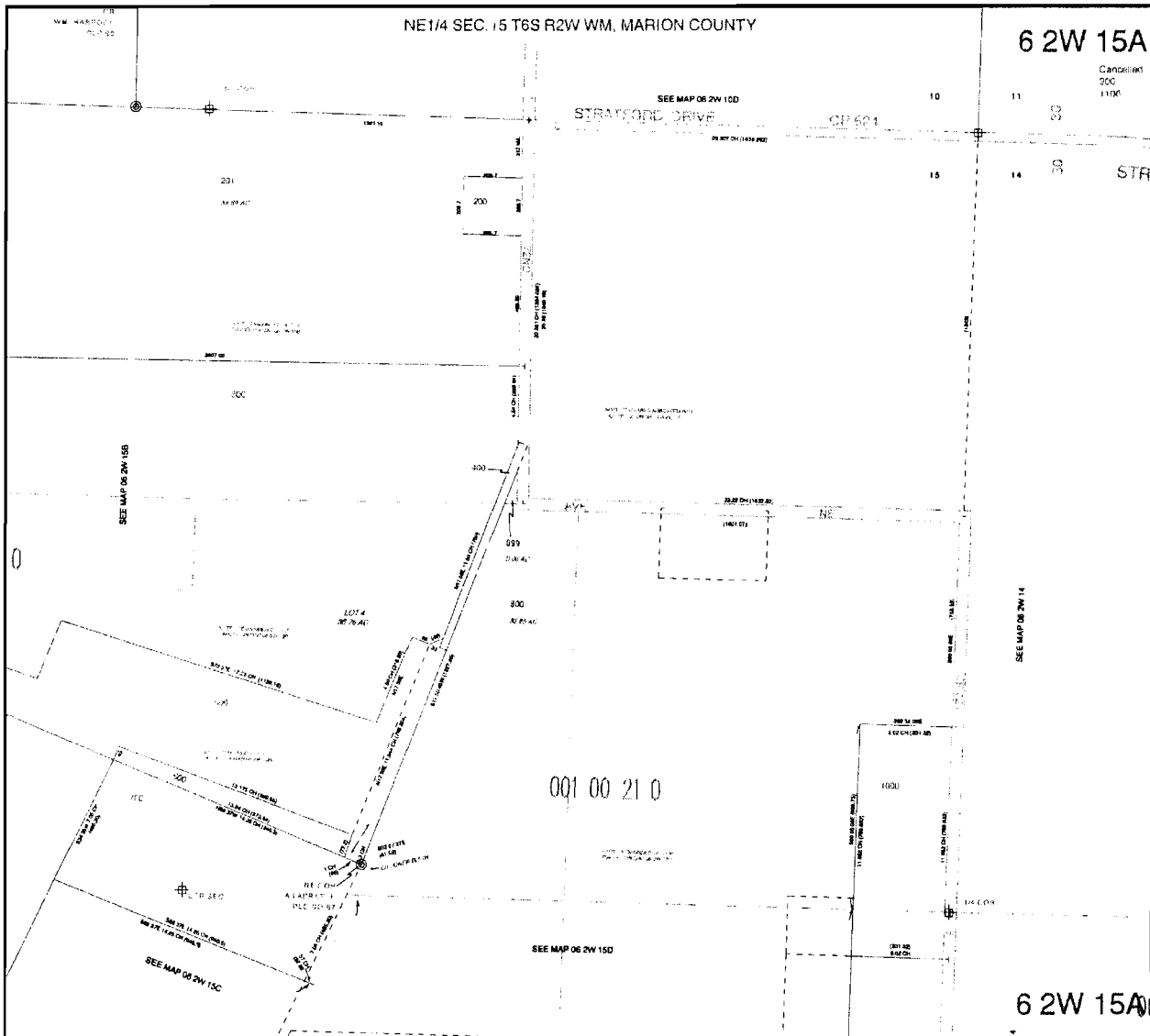
**NOTICE:** This map was created for Assessor's Office use ONLY.



SCALE 1" = 200'  
Plotfile created June 21, 2006

NE1/4 SEC. 15 T6S R2W WM, MARION COUNTY

6 2W 15A



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SALEM, OREGON





Betty L. Hollis  
 PO Box 2305  
 Salem, OR 97308  
 Grantor's Name and Address

Reiter Affiliated Companies, Inc.  
 730 South A Street  
 Oxnard, CA 93030  
 Grantee's Name and Address

After recording return to:  
 Reiter Affiliated Companies, Inc.  
 730 South A Street  
 Oxnard, CA 93030

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Reiter Affiliated Companies, Inc.  
 730 South A Street  
 Oxnard, CA 93030

Escrow No. 01-137285  
 Title No. 0740626  
 BSD r.02012

consideration \$1.00

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

Betty L. Hollis and Pioneer Trust Bank, N.A., Trustee for the James T. Hollis Family Trust,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Reiter Affiliated Companies, Inc.,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, situated in the County of MARION, State of Oregon, described as follows, to wit:

Exhibit "A"

Beginning at a point on the north side of a County Road, 29.54 chains North 19' East from the Southwest corner of Section 14, Township 6 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence North 18' East along the Section line 31.46 chains to a gum barrel; thence West 23.22 chains; thence North 8' West 20.35 chains; thence East to the Southwest corner of Section 11, in Township 6 South, Range 2 West of the Willamette Meridian; thence South 86°31' East 23.23 chains; thence East 12.95 chains to the West line of lands owned by Sylvia Brizey; thence South 35.16 chains to the North side of a County Road; thence South 47°46' West 22.19 chains along the North side of said County Road; thence South 88°44' West 20.05 chains to the place of beginning; being situated in Section 14 and 15, in Township 6 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon.

A 740626/137285

THIS SPACE RESERVED FOR RECORDER'S USE

REEL 3456 PAGE 204  
 MARION COUNTY  
 BILL BURGESS, COUNTY CLERK  
 12-21-2012 11:07 am.  
 Control Number 329796 \$ 56.00  
 Instrument 2012 34047185

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Grantor conveys the above-described real property and improvements located thereon in "AS IS" condition. Grantees accept this deed and acknowledge that Grantor has made no representations or warranties concerning the property. Grantor has advised Grantees to have the Property inspected by professional inspectors and Grantees have conducted every inspection of the Property that they desire to make and accept the Property in its present condition with every defect, including material defects

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1 and other consideration. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration.

To Have and to Hold the same unto grantees and grantor's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 90.930, 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.

In Witness Whereof, the grantor has executed this instrument this 15<sup>TH</sup> day of DECEMBER, 2012, as a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Betty J. Hollin  
Betty J. Hollin

Pioneer Trust Bank, N.A., Trustee for the James T. Hollin  
Family Trust

BY: William C. Davis  
William Davis, Trust Officer

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WATER RESOURCES DEPT  
SALEM, OREGON

State of Oregon  
County of MARION

This instrument was acknowledged before me on December 18, 2012 by William Davis as Trust Officer for Pioneer Trust Bank, N.A., Trustee for the James T. Hollin Family Trust.

Lorraine Hansen  
(Notary Public for Oregon)

My commission expires March 27, 2013



State of Washington  
County of Lewis

This instrument was acknowledged before me on 12/17, 2012 by Betty I. Hollin.

Lorna J. Martin  
(Notary Public)

My commission expires 2/1/2015



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SALEM, OREGON

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LEGAL DESCRIPTION

"EXHIBIT A"

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Exhibit "A"

Beginning at a point on the north side of a County Road, 29.54 chains North 19' East from the Southwest corner of Section 14, Township 6 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence North 19' East along the Section line 31.46 chains to a gun barrel; thence West 23.22 chains; thence North 8' West 20.35 chains; thence East to the Southwest corner of Section 11, in Township 6 South, Range 2 West of the Willamette Meridian; thence South 86'31' East 23.23 chains; thence East 12.95 chains to the West line of lands owned by Sylvia Brixey; thence South 35.16 chains to the North side of a County Road; thence South 47'46' West 22.19 chains along the North side of said County Road; thence South 88'44' West 20.05 chains to the place of beginning; being situated in Section 14 and 15, in Township 6 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon.

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SALEM, OREGON

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Reference: Title Order No. 0740626  
Escrow No. 01-137285

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**REEL: 3456**

**PAGE: 204**

**December 21, 2012, 11:07 am.**

CONTROL #: 329796

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 56.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

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SALEM, OREGON

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