

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.

PRC	OPERTY SELLER INFORMATION	
Applicant(s): Of Red Est	tate UC	
Mailing Address:	K foreclosuse	L.ast
·	•	
City	State	Zip
Phone:		HECEIVED BY OWAD
PD	OPERTY BUYER INFORMATION	RECEIVED BY OWNE
Applicant(s): Integrity	4	NOV 0 8 2015
Mailing Address: 3 25 44	FREITAS AD NE	SALEM, OF
Albany	OR	97323
Phone: 54/- 936-66	26	Zip
Home	Work	Other
PROPERTY DES	SCRIPTION (attach additional pages i	f necessary):
County: Live Townsh	nip: 105 Range: 03	Section: J
	9 1050300300	
•	39189 Highee	
	f water right permit or certificate & final pr	
Application #: 6 8945 P	Permit #: \\ \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ate or Page #:
Will all the lands associated with this	water right be owned by the buyer?	Pes (No
Name of individual completing this for	m. Bild MacHay	Phone: <u>591-740-</u> 2736
Signature: Mor	//ate:	11/6/12
Please be sure to attach a c	copy of your property deed or legal d	escription of the property.

STATE OF OREGON

COUNTY OF LINN

CERTIFICATE OF WATER RIGHT

THIS IS TO CERTIFY, that

LARRY MCLAUGHLIN
CHARLOTTE MCLAUGHLIN
of RT 2 BOX 207 ALBANY OR 97321
has a right to the use of the waters of A WELL in the
SANTIAM RIVER basin for the purpose of
IRRIGATION.

The right has been perfected under Permit G 8254. The date of priority is SEPTEMBER 11, 1978. The right is limited to not more than 0.170 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the well. The well is located in the

LOT 2, NW 1/4 SW 1/4, Section 3, T 10 S, R 03 W, WM; 190 FEET SOUTH & 680 FEET EAST FROM W1/4 CORNER, SECTION 3

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, 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.

The right shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right, and to which such right is appurtenant, is as follows:

ACRES 1/4 1/4 LOT SECTION TOWNSHIP RANGE, WM

primary 13.60 SW NW 3 10 S 03 W

Total: 13.60 acres.

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SALEM, OR

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.

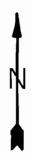
WITNESS the signature of the Water Resources Director, affixed this date, JANUARY 7, 1988.

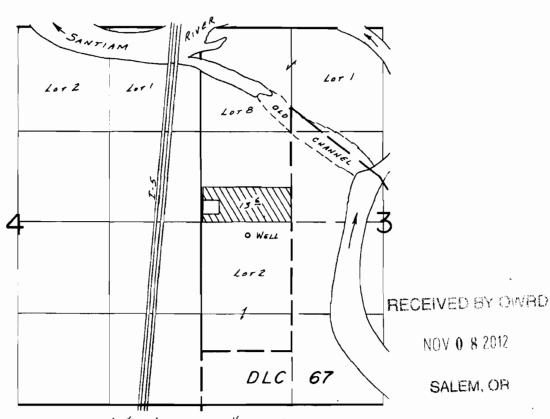
/S/ WILLIAM H. YOUNG

Water Resources Director

Recorded in State Record of Water Right Certificates number 56544 G 8945

T. 10., R.3W., W.M.





WELL LOC : 1905, \$ 680 E. FROM W 1/4 COR. SEC. 3.

SCALE: 1"= |320"

FINAL PROOF SURVEY

UNDER

Application No. 9:8945 Permit No. 9:8254.... IN NAME OF

LARRY & CHARLOTTE McLAUGHLIN

Surveyed .Mgv.15... 19.86., by .B.W.BISHOP

11/5/86 BWB

PTS 19868



After recording return to: Integrity Investments, LLC 37544 Freitag Road NE Albany, OR 97322

Until a change is requested all tax statements shall be sent to the following address: Integrity Investments, LLC 37544 Freitag Road NE Albany, OR 97322

File No.: 7091-1971508 (SC) Date: October 11, 2012 LINN COUNTY, OREGON 2012-15828
D-BS
Cnt=1 Stn=1 COUNTER 10/12/2012 03:14:21 PM
\$15.00 \$11.00 \$15.00 \$19.00 \$10.00 \$70.00

00188149201200158280030030

 Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk



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STATUTORY BARGAIN AND SALE DEED

SALEM, OF

OR Real Estate, LLC, an Oregon limited liability company, Grantor, conveys to **Integrity Investments, LLC**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$195,000.00**. (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 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 this 12 day of October , 2017.

Bargain and Sale Deed - continued

File No.: **7091-1971508 (SC)**Date: **10/11/2012**

OR Real Estate, LLC, an Oregon limited liability company

By: Randell Leach, EVP, Chief Credit

Officer

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STATE OF Oregon

))ss.

County of Linn

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Notary Public for Oregon

My commission expires: 16/19/2015



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Page 2 of 3

Bargain and Sale Deed - continued

File No.: **7091-1971508 (SC)**Date: **10/11/2012**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Linn, State of Oregon, described as follows:

PARCEL I:

Beginning at a point which is 31.19 chains North of the Southwest corner of Section 3, Township 10 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; running thence East 706.98 feet; thence South 331.31 feet; thence West 708.24 feet to a point 26.17 chains North of the Southwest corner of Section 3, Township 10 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; thence North to the place of beginning.

PARCEL II:

Beginning on the West line of and North 0° 34' East, 34.17 chains from the Southwest corner of Section 3, Township 10 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; and running thence North 0° 34' East along the West line of said Section 3, a distance of 150.0 feet; thence East 276.00 feet to a 1/2 inch rod; thence North 0° 34' East, 213.0 feet to a 1/2 inch iron rod; thence West 276.0 feet to the West line of said Section 3; thence North 0° 34' East along said West line, 33.0 feet; thence East, 1,306.41 feet to the West line of the Milton Hale Donation Land Claim No. 67, in said Township and Range; thence South 0° 02' East along the West line of said Donation Land Claim No. 67, a distance of 396.0 feet to a 1/2 inch iron rod; thence West, 1,310.53 feet to the point of beginning. EXCEPT 2 rods on the West side for a road on the above described property.

PARCEL III:

Beginning at a point which is 26.17 chains North of the Southwest corner of Section 3, Township 10 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; running thence East, 1320 feet to the East line of the lands conveyed by William H. Rhodes to Eber H. Rhodes by deed recorded on June 14, 1911 in Book 97, Page 265, Deed Records for Linn County, Oregon; thence North 32 rods; thence West 20 chains; thence South to the point of beginning.

EXCEPTING THEREFROM 2 rods on the West side for road purposes.

FURTHER EXCEPTING THEREFROM the above property the following described parcel; Beginning at a point which is 31.19 chains North of the Southwest corner of Section 3, Township 10 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; running thence East 706.98 feet; thence South 331.21 feet; thence West 708.24 feet to a point 26.17 chains North of the Southwest corner of Section 3, Township 10 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; thence North to the place of beginning.

NOTE: This legal description was created prior to January 1, 2008

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Page 3 of 3

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SALEM, OF