



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): John / MARLINDA FLYNN
Mailing Address: 67117 CONDON HILL HAPPNER OR 97836
Phone: (541) 676 9202 (541) 980-2253

PROPERTY BUYER INFORMATION

Applicant(s): Horatio Burns
Mailing Address: 63131 Rhea Creek PO Box 1510 Big Timber MT 59011
Phone: 541-676-0009

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: MORROW Township: 2S Range: 24 Section: _____
Tax Lot Number(s): 1700

Street address of water right property: 63120 Rhea Creek Rd, Zone, OR 97843

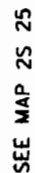
Water Right Information (attach copy of water right permit or certificate & final proof map):

Application #: R 45281 Permit #: R 5342 Certificate or Page #: 42263 and 42262
Will all the lands associated with this water right be owned by the buyer? ☐ Yes ☒ No

Name of individual completing this form: Krista A. Price Phone: _____

Signature: Krista A. Price Date: 3/15/13

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



subject
property

Revised
6/10/2011, DBJ

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MCTC 82661

Until a change is requested all tax statements should be sent to Grantee at the following address:

Horatio W. Burns

P.O. BOX 1510

BIG TIMBER, MT 59011

After Recording Please Return to:

MID-COLUMBIA TITLE COMPANY

P.O. BOX 290

BOARDMAN, OR 97818

MORROW COUNTY, OREGON

D-WD

Cnt=1 Stn=1 TC

\$10.00 \$11.00 \$15.00 \$10.00

2013-31783

03/15/2013 03:05:35 PM

\$46.00



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I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Bobbi Childers - County Clerk



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, JOHN F. FLYNN AND MARLINDA P. FLYNN, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto HORATIO W. BURNS, Grantee, the following described tract of land in the County of Morrow, and State of Oregon, more particularly described as follows:

Parcel 1 of Partition Plat 2000-4, in the County of Morrow and State of Oregon.

TO HAVE AND TO HOLD the granted premises unto the said Grantees, its heirs and assigns forever.

And the Grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any, and that they will, and their successors heirs executors and administrators shall Warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as stated below:

THE TRUE AND ACTUAL CONSIDERATION IS \$1,000,000.00.

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 14 day of MARCH, 2013

JOHN F. FLYNN

MARLINDA P. FLYNN

STATE OF OREGON
COUNTY OF MORROW

This instrument was acknowledged before me this 11 day of March, 2013 by JOHN F. FLYNN AND MARLINDA P. FLYNN.

Notary Public for the State of OREGON
My Commission Expires:



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Subject to:

1. Reservations and conditions, contained in Patents or Deeds, including the terms and provisions thereof, including, but not limited to, any vested and accrued water rights for mining, agriculture, manufacturing or other purposes, rights to ditches, canals and reservoirs used in connection with such water rights, established or constructed by the authority of the United States or said mineral reservations that may have been reserved in Deeds from Northern Pacific Railroad Company, and rights of the proprietor of a vein or lode, to extract and remove his ore therefore should the same be found to penetrate or intersect the premises hereby granted, as provided by law.
2. The rights of the public in roads and highways.
3. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Farm Use Land. If the land has become disqualified for the special assessment under the statute, an additional tax, interest and penalties thereon may be levied for the years in which the land was subject to the special land use assessment.
4. Mineral Reservations, including the terms and provisions thereof, as contained in Deed from R.S. Thompson and Gwendolyn Thompson, recorded April 27, 1955, in Book 59, Page 192, Morrow County Deed Records.
5. Mineral Reservations, including the terms and provisions thereof, as contained in Deed from Paul Webb Jr. and Kathryn Webb, recorded March 9, 1962, in Book 67, Page 391, Morrow County Deed Records.
6. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded January 10, 1991, as Microfilm No. M-36111, Morrow County microfilm Records.
7. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded December 19, 1996, as Microfilm No. M-49720, Morrow County microfilm Records.
8. Agreements and Agreement for Easement, including the terms and provisions thereof, recorded March 23, 2000, as Microfilm No. M-2000-665, Morrow County Microfilm Records.
9. Statement of Water Rights as disclosed on the recorded Plat.
10. Disclaimer Statement, including the terms and provision thereof, recorded April 1, 2008, as Microfilm No. M-2008-21546, Morrow County Microfilm Records.
11. Any Mobile Home situated on said premises, is subject to registration as provided for by Oregon Law.

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