



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.

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### PROPERTY SELLER INFORMATION

Applicant(s): Theodore Nixon MAY 13 2013  
First Last  
 Mailing Address: 761 DAYS Creek Rd  
Days Creek OREGON 97429  
City State Zip  
 Phone: 541-825-3669  
Home Work Other

### PROPERTY BUYER INFORMATION

Applicant(s): Michael Nixon  
First Last  
 Mailing Address: 233 Pickett Lane  
Canyonville OREGON 97417  
City State Zip  
 Phone: 541-839-6239 541-670-1191  
Home Work Other

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

County: Douglas Township: 30 S Range: 4 W Section: 10  
 Tax Lot Number(s): 8

Street address of water right property: 761 DAYS Creek Rd Days Creek Oregon 97429

Water Right Information (attach copy of water right permit or certificate & final proof map): cert 47601

Application #: S-54327 Permit #: 40673 Certificate or Page #: Book 557 Page 901

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

Name of individual completing this form: Michael Dale Nixon Phone: 541-839-6239 home  
541-670-1191 cell

Signature: Michael Dale Nixon Date: 4-16-13

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

Beginning at a point 367.6 feet North of the Southeast corner of the Andrew Thomas Donation Land Claim No. 48, this point being the intersection of the East-West center line of Section 10 Township 30 South of Range 4 West of the Willamette Meridian, and the East side of Donation Land Claim #48, thence East 237.2 feet along said center line, thence North 191.0 feet; thence West 117.9 feet, thence North 350.5 feet, thence West 119.3 feet to the East line of Donation Land Claim #48, thence South 541.5 feet along the East side of Donation Land Claim #48, to the point of beginning, containing 2 acres more or less, and situated in Lot 8 Section 10 Township 30 South of Range 4 West of the Willamette Meridian.

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*None*

WARRANTY DEED

Know all men by these presents, that we, Joseph H. Gray Jr.  
and Nancy Gray, husband and wife grantors, of  
Barstow State of California in consideration  
of Ten (\$10.00) Dollars, to us  
paid by THEODORE DANERON and ANN MARIE NIXON, husband and wife,  
of Barstow State of California

have bargained and sold, and by these  
presents do grant, bargain, sell and convey unto THEODORE D. NIXON  
and ANN MARIE NIXON, husband and wife, grantees, their heirs and assigns  
all the following bounded and described real property, situated in  
the County of Douglas, State of Oregon:

Beginning at a point 367.6 feet North of the South-  
east corner of the Andrew Thomas Donation Land Claim  
No. 48, this point being the intersection of the East-  
West center line of Section 10, Township 30 South of  
Range 4 West, of the Willamette Meridian, and the East  
side of Donation Land Claim No. 48, thence East 237.2  
feet along said center line, thence North 121.0 feet  
thence West 117.9 feet, thence North 359.5 feet, thence  
West 119.3 feet to the East line of Donation Land Claim  
No. 48, thence South 541.5 feet along the East side of  
Donation Land Claim # 48, to the point of beginning, and  
situated in Lot 8, Section 10, Township 30 South of  
Range 4 West of the Willamette Meridian.

ALSO all of the right, title and interest of the Sellers  
in and to that certain water easement dated October 6,  
1951 identified with Recorder's No. 129582 recorded in  
Vol. 199, page 218 of the Douglas County, Oregon Deed  
records.

Together with all and singular the tenements, hereditaments  
and appurtenances thereto belonging or in anywise appertaining  
and also all my estate, right, title and interest in and to  
the same, (including dower and claim of dower or curtesy and  
claim of curtesy).

To have and to hold the above described and granted pre-  
mises unto the grantees, their heirs and assigns forever.

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And the grantor above named does covenant to and with THEODORE D. NIXON and ANN MARIE NIXON, husband and wife, the above grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that the grantors will and their heirs and executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF,

the grantors above named, have hereunto set their hand and seal this 31st day of May 1969.

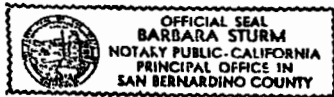
*Joseph H. Gray Jr.*  
Joseph H. Gray Jr.  
*Nancy Gray*  
Nancy Gray

STATE OF California )  
COUNTY OF San Bernardino ) ss

On May 31, 1969, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph H. Gray Jr. and Nancy Gray known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

*Barbara Sturm*  
Notary Public in and for said County and State.



BARBARA STURM, Notary Public  
in and for the State of California  
My Commission Expires Oct. 6, 1969

-2-

COMMERCIAL TITLE CO.  
P. O. Box 1325  
Roseburg, Oregon 97470

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File No. 400AL No. 74-14631

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

I, G. D. Mylenbeck, County Clerk and ex-officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was filed

OCT 29 1974 1:03 P.

and recorded in Volume 557 BOOK OF RECORDS  
at Page 900  
Records of Douglas County, Oregon.

G. D. Mylenbeck  
County Clerk

Mary J. Seal  
Deputy

Ma  
6

COMMERCIAL TRUST CO  
100 1st St  
Salem, Oregon 97301

BLO NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Theodore D. Nixon  
and Ann Marie Nixon  
761 Doug Court E. Rt. One Clatsop Co. 97139

Grantor's Name and Address

Michael Dale Nixon  
1461 Delta Inn  
235 Pocket Lane Cannonville UT 84707

Grantee's Name and Address

After recording, return to (Name and Address):  
Michael Dale Nixon  
235 Pocket Lane  
Cannonville UT 84707

Until requested otherwise, send all tax statements to (Name and Address):  
Michael Dale Nixon  
235 Pocket Lane  
Cannonville UT 84707

SPACE RESERVED  
FOR  
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Theodore D. Nixon and  
Ann Marie Nixon  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Michael Dale Nixon  
1461 Delta Inn  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Douglas County, State of Oregon, described as follows (legal description of property):

(SEE Attachment)

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): No exceptions

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 60,000. However, the actual consideration consists of or includes other property or value given or promised which is  the whole  part of the (indicate which) consideration. (The sentence between the symbols <sup>Ⓞ</sup>, if not applicable, should be deleted. See ORS 93.030.)

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

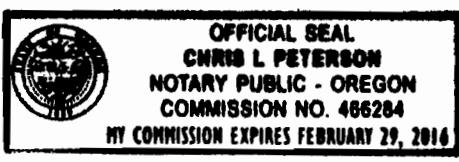
IN WITNESS WHEREOF, grantor has executed this instrument on 4-16-2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Theodore D. Nixon  
Ann Marie Nixon

STATE OF OREGON, County of Douglas ss.  
This instrument was acknowledged before me on April 16, 2013  
by Ann M Nixon and Theodore D Nixon  
This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

Chris Peterson  
Notary Public for Oregon  
My commission expires 2/29/2016



Beginning at a point 367.6 feet North of the Southeast corner of the Andrew Thomas Donation Land Claim No. 48, this point being the intersection of the East-West center line of Section 10 Township 30 South of Range 4 West of the Willamette Meridian, and the East side of Donation Land Claim #48, thence East 237.2 feet along said center line, thence North 191.0 feet; thence West 117.9 feet, thence North 350.5 feet, thence West 119.3 feet to the East line of Donation Land Claim #48, thence South 541.5 feet along the East side of Donation Land Claim #48, to the point of beginning, containing 2 acres more or less, and situated in Lot 8 Section 10 Township 30 South of Range 4 West of the Willamette Meridian.

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