



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): Liane Larsen
First Last

Mailing Address: c/o R. Kent Gardner, 176 E. Oneida St.
Preston ID 83263
City State Zip

Phone: (208) 852-2531
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Randolph F. & Cynthia M. Peters
First Last

Mailing Address: 704 Gem Avenue
Nyssa OR 97913
City State Zip

Phone: 850-602-0054
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Malheur Township: 19 S Range: 47 E Section: 28

Tax Lot Number(s): 100

Street address of water right property: 349 Columbia Avenue, Nyssa, OR 97913

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

Application #: _____ Permit #: _____ Certificate or Page #: _____

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

Name of individual completing this form: Malheur County Title Company Phone: 541-889-7625
Debbie Jerman

Signature: *Debbie Jerman* Date: 8-2-13

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

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SALEM, OR

S-69291

S-50369

Cent 66601

STATE OF OREGON
COUNTY OF MALHEUR
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

LIANE M. LARSEN
349 COLUMBIA AVENUE
NYSSA, OREGON 97913

confirms the right to use the waters of SNAKE RIVER, a tributary of COLUMBIA RIVER, for IRRIGATION OF 29.1 ACRES.

This right was perfected under Permit 50369. The date of priority is MARCH 9, 1988. This right is limited to 0.58 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

LOT 1 (NE 1/4 NW 1/4), SECTION 28, T 19 S, R 47 E, W.M.; 357 FEET SOUTH AND 2300 FEET EAST FROM THE NW CORNER OF SECTION 28.

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-FORTIETH of one cubic foot per second (or its equivalent) and 4.0 acre-feet for each acre irrigated during the irrigation season of each year.

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

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

LOT 1 (NE 1/4 NW 1/4) 23.3 ACRES
NW 1/4 NW 1/4 5.8 ACRES
SECTION 28
TOWNSHIP 19 SOUTH, RANGE 47 EAST, W.M.

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 confirmed herein may be made only at times when sufficient water is available to satisfy all prior rights, including rights for maintaining instream flows.

WITNESS the signature of the Water Resources Director, affixed
AUGUST 12, 1991.

/s/ WILLIAM H. YOUNG

William H. Young

Recorded in State Record of Water Right Certificates numbered 66601.

69291.DSM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Malheur County Title Company, Inc.
81 South Oregon Street
Ontario, OR 97914

Until a change is requested all tax statements shall be sent to the following address:

Randolph F. Peters & Cynthia M. Peters
704 Gem Ave.
WISSA OR 97913

File No.: 29989 E
Date: July 29, 2013

MALHEUR COUNTY, OR 2013-3593
DST WD 08/02/2013 4:05:22 PM
Cnt=1 Pgs=5 Total:\$67.00



00018938201300035930050052

I, Deborah R. DeLong, County Clerk for Malheur County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Deborah R. DeLong - County Clerk

Ray

STATUTORY WARRANTY DEED

LIANE LARSEN, as to an undivided 50% interest; THEODORE A. MAZAC, TIMOTHY A. MAZAC AND TRUDY I. MAZAC, as to an undivided 13.33% interest each; and MILTON SANDERS, as to an undivided 10% interest, all as tenants in common, Grantor, conveys and warrants to, RANDOLPH F. PETERS AND CYNTHIA M. PETERS, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Account No.: 09673 Code No.: 29 Map No.: 194728 Tax Lot No.: 100

FML4
1947C
1000

This property is free from liens and encumbrances, EXCEPT:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is \$135,000.00 (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 SECTIONS ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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SALEM, OR

Dated this _____ day of July, 2013.

Liane Larsen
By R. Kent Gardner, attorney in fact

Milton Sanders
By R. Kent Gardner, attorney in fact

STATE Of _____ County of _____)ss

On July _____, 2013, personally appeared before me R. Kent Gardner known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney in fact of Liane Larsen and Milton Sanders, and acknowledged to me that he subscribed the names of Liane Larsen and Milton Sanders thereto as principal and his own name as attorney in fact.

Notary Public for _____

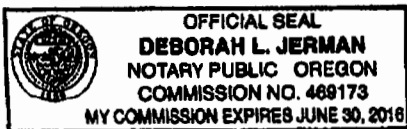
My commission expires: _____

Theodore A. Mazac, by Timothy A. Mazac

Theodore A. Mazac
By Timothy A. Mazac, attorney in fact

STATE OF OREGON)
) ss.
COUNTY OF MALHEUR)

On July 31, 2013, personally appeared before me, a Notary Public, Timothy A. Mazac as attorney in fact of Theodore A. Mazac and acknowledged that he subscribed the name of Theodore A. Mazac thereto as principal and his own name as attorney in fact.



Deborah L. Jerman

Notary Public for Oregon
My Commission Expires: 6-30-16

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MALHEUR COUNTY, OREGON RECEIVED BY OWRD

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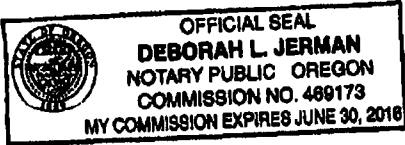
2013-3593

SALEM, OR

Trudy I. Mazac
Trudy I. Mazac
By Timothy A. Mazac, attorney in fact *attorney in fact*

STATE OF OREGON)
) ss.
COUNTY OF MALHEUR)

On July 31, 2013, personally appeared before me, a Notary Public, Timothy A. Mazac as attorney in fact of Trudy I. Mazac and acknowledged that he subscribed the name of Trudy I. Mazac thereto as principal and his own name as attorney in fact.

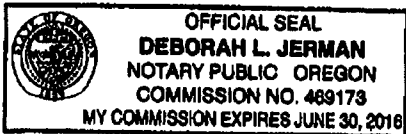


Deborah L. Jerman
Notary Public for Oregon
My Commission Expires: 6-30-16

Timothy A. Mazac
Timothy A. Mazac

STATE OF OREGON)
) ss.
COUNTY OF MALHEUR)

On July 31, 2013, personally appeared before me, a Notary Public, Timothy A. Mazac who acknowledged to me that he executed the same as his voluntary act and deed.



Deborah L. Jerman
Notary Public for Oregon
My Commission Expires: 6-30-16

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EXHIBIT "A"

Land in Malheur County, Oregon, as follows:

In Twp. 19 S., R. 47 E., W.M.:

Sec. 28: Govt. Lot 1 and that portion of the NW1/4 NW1/4 described as follows:

Beginning at the Northeast corner of said NW1/4 NW1/4;

thence West along the North line of said Sec. 28, 412 feet;

thence South 650 feet;

thence East 412 feet to the East line of said Sec. 28;

thence North along the East line of said NW1/4 NW1/4 of Section 28, 650 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to the Public for a roadway along the North boundary of said parcel by instrument recorded Sept 4, 1918, in Book 5, Page 381, L&A, Malheur County.

SUBJECT TO:

Taxes for the fiscal year 2013-14, a lien not yet due and payable.

The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied.

The rights of the public in and to that portion of the premises herein lying within streets, roads and highways.

Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Snake River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

Governmental rights in connection with flood control and propagation of anadromous fish and public rights of fishing and recreational navigation in and to the water, bed and shoreline of the Snake River.

Ownership of the State of Oregon in and to that portion of the premises herein described lying below the high water mark of the Snake River as it now exists or at any time has existed.

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MALHEUR COUNTY, OREGON

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