



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): Richard M. Braden, Trustee Braden Survivor's Trust Dated March 16, 1992  
First Last  
 Mailing Address: PO Box 1032  
Hughson CA 95326  
City State Zip  
 Phone: 209-883-4063  
Home Work Other

## PROPERTY BUYER INFORMATION

Applicant(s): Padre Properties, LLC  
First Last  
 Mailing Address: PO Box 1032  
Hughson CA 95326  
City State Zip  
 Phone: 209-883-4063  
Home Work Other

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

County: Josephine Township: 39S Range: 8W Section: 35  
 Tax Lot Number(s): 300

Street address of water right property: 2789 Holland Loop Road

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

Application #: \_\_\_\_\_ Permit #: \_\_\_\_\_ Certificate or Page #: 75327

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

Name of individual completing this form: Sarah Liljefelt Phone: 503-281-4100

Signature: *Sarah Liljefelt* Date: 2/19/14

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

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STATE OF OREGON  
COUNTY OF JOSEPHINE  
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

ALVIN AND EDITH V. PHILLIPS  
CAVE JUNCTION, OREGON 97523

confirms the right to use the waters of SUCKER CREEK, a tributary of the ILLINOIS RIVER, for IRRIGATION of 34.0 ACRES, DOMESTIC, AND STOCK.

This right was confirmed by decree of the Circuit Court of the State of Oregon for JOSEPHINE County. The decree is of record at Salem, in the Order Record of the WATER RESOURCES DIRECTOR, in Volume 1, at Page 252 and Volume 3, at Page 396. The date of priority is 1857.

The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 0.68 CUBIC FOOT PER SECOND, and the use of water for irrigation purposes shall be confined to the season April 1 to October 31 of each year, or its equivalent in case of rotation, measured at the point of diversion from the source.

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

SW $\frac{1}{4}$ NE $\frac{1}{4}$	9.23 ACRES
SE $\frac{1}{4}$ NE $\frac{1}{4}$	0.20 ACRES
SE $\frac{1}{4}$ NW $\frac{1}{4}$	4.97 ACRES
NE $\frac{1}{4}$ SW $\frac{1}{4}$	1.30 ACRES
NW $\frac{1}{4}$ SE $\frac{1}{4}$	18.30 ACRES

all as projected within BRIGGS DLC 40  
SECTION 35  
TOWNSHIP 39 SOUTH, RANGE 8 WEST, W.M.

This certificate describes that portion of the water right confirmed by Certificate 38310, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered DEC 01 1997, approving Transfer Application 6642.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

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 and is subject to all other conditions and limitations contained in said decree.

WITNESS the signature of the Water Resources Director,  
affixed DEC 01 1997.

/s/ MARTHA O. PAGEL

Martha O. Pagel, Director

Recorded in State Record of Water Right Certificates numbered 75327.

T-6642.LHN

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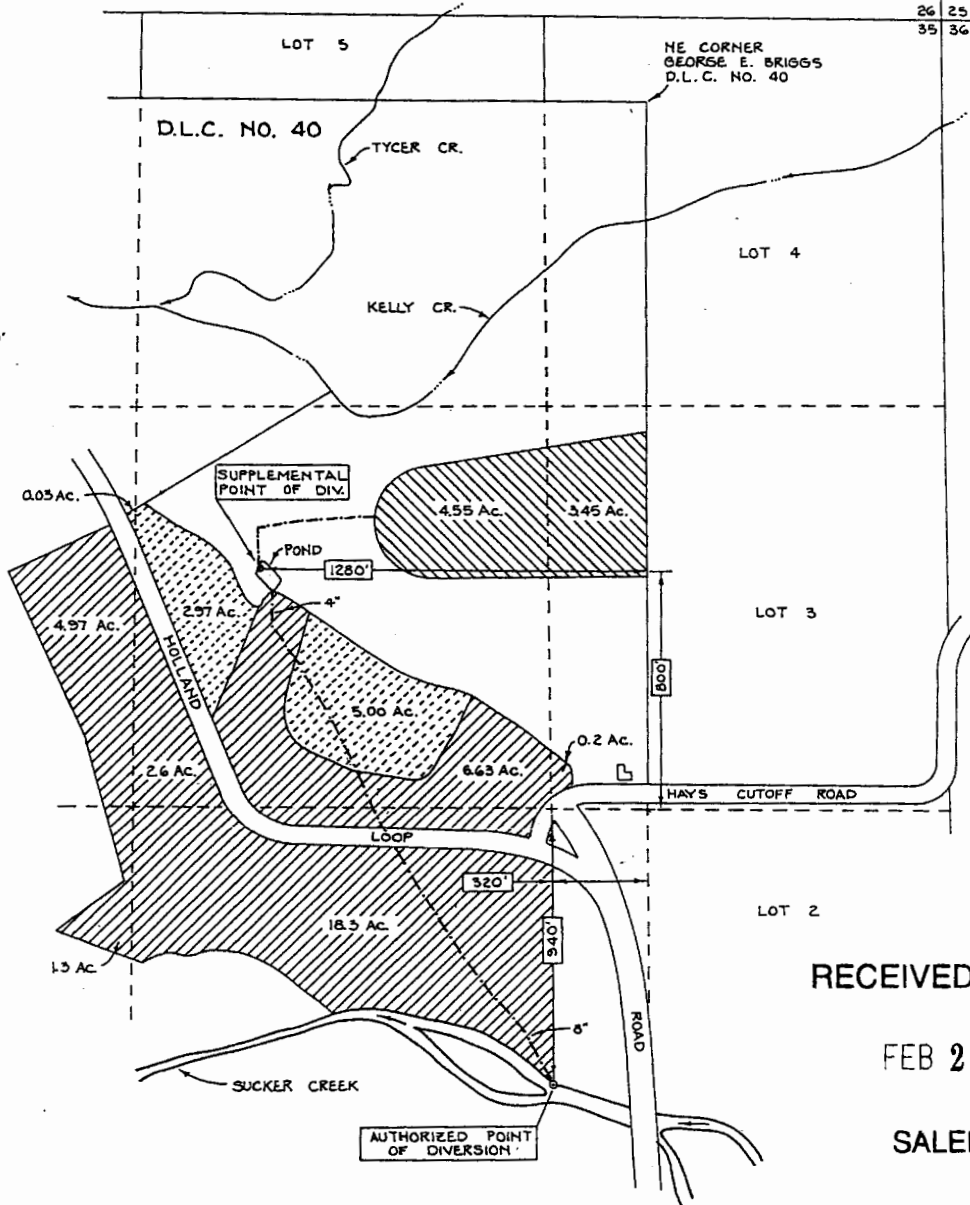
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SECTION 35, T. 39 S., R. 8 W., W.M.

NOV 18 1994

MAP PREPARED BY  
GARY D. WICKS, P.E., P.L.S.



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**NOTE:**

1. THIS PLAT WAS PREPARED FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF THE WATER RIGHT ONLY. THERE IS NO INTENT TO PROVIDE DIMENSIONS OR LOCATIONS OF PROPERTY OWNERSHIP LINES.
2. THIS PLAT IS BASED UPON THE FINAL PROOF SURVEY MAP PREPARED BY V. GARNER ON MAY 16, 1967 FOR TRANSFER NO. P-79 AND UPON WATER RIGHT CERTIFICATE NO. 38310.
3. APPLICANT'S PROPERTY:  
TAX LOT 300, MAP NO. 35-8-35.

**LEGEND:**

- AUTHORIZED PLACE OF USE THAT IS UNAFFECTED BY THIS TRANSFER APPLICATION
- EXISTING PLACE OF USE TRANSFER FROM (8.00 Acres)
- PROPOSED PLACE OF USE TRANSFER TO (8.00 Acres)
- APPROXIMATE LOCATION OF EXISTING UNDERGROUND PIPE

T-6642

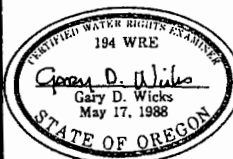
Revised 10-3-91

PROJECT NO.  
122-90-104

DRAWING NO.  
8-11,17

DATE  
March 21, 1990

SCALE  
1" = 400'



PLAT OF WATER RIGHT TRANSFER AND SUPPLEMENTAL USE APPLICATION  
LOCATED IN  
GEORGE E. BRIGGS D.L.C. NO. 40  
SECTION 35, T. 39 S., R. 8 W., W. M.  
JOSEPHINE COUNTY, OREGON

PREPARED FOR:  
**M. PETE & JEAN JENSEN**  
P.O. Box 969  
Cove Junction, Oregon 97523  
TEL. 592-2045

PREPARED BY:  
**GARY D. WICKS, P.E., P.L.S.**  
CIVIL ENGINEER & LAND SURVEYOR  
962 S.E. "N" STREET  
GRANTS PASS, OREGON 97526-3250  
TEL. 479-3436



After recording return to:  
Padre Properties, LLC  
1800 Sperry Rd.  
Hughson, CA 95326

Until a change is requested all tax statements  
shall be sent to the following address:  
Padre Properties, LLC  
1800 Sperry Rd.  
Hughson, CA 95326

File No.: 7151-1593184 (JA) ED  
Date: July 02, 2010

THIS SPACE RESERVED FOR RECORDER'S USE

JOSEPHINE COUNTY OFFICIAL RECORDS  
ART HARVEY, COUNTY CLERK **2010-008786**  
DED-BSD  
Cnt=1 Pgs=5 Stn=3 TMORRIS 07/16/2010 10:02 AM  
\$25.00 \$11.00 \$15.00 \$8.00 \$5.00 Total:\$64.00



00253318201000087860050053

I, Art Harvey, County Clerk, certify that the within document  
was received and duly recorded in the official records of  
Josephine County.

CA

### STATUTORY BARGAIN AND SALE DEED

Richard M. Braden, Trustee of The Braden Survivor's Trust Dated March 16, 1992, Grantor,  
conveys to Padre Properties, LLC, Grantee, the following described real property:

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The true consideration for this conveyance is **\$0.00**. (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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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APN: R331091

Bargain and Sale Deed  
- continued

File No.: 7181-1893184 (1A)  
Date: 07/02/2010

Dated this 9 day of July, 2010.

The Braden Survivor's Trust

By:   
Richard M. Braden Trustee

STATE OF California      )  
  )ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Richard M. Braden, Trustee of The Braden Survivor's Trust Dated March 16, 1992.

*See Attached  
Notary*

Notary Public for California  
My commission expires:

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Stanislaus }

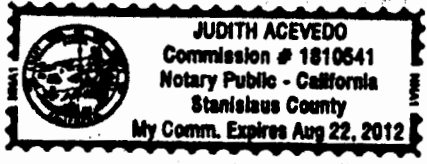
On 7/9/10 before me, Judith Acevedo/Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Richard M. Bracken  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
Signature Judith Acevedo  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

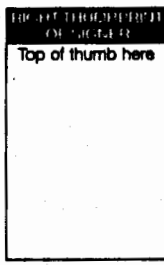
Title or Type of Document: Statutory Bargain and Sale Deed

Document Date: 7/9/10 Number of Pages: 5 (including Ack)

Signer(s) Other Than Named Above: \_\_\_\_\_

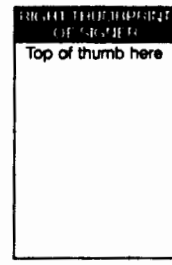
**Capacity(ies) Claimed by Signer(s)**

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

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**EXHIBIT "A"**

**PARCEL 1:**

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON. LESS AND EXCEPT THE FOLLOWING: COMMENCING 900 FEET SOUTH OF THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 900 FEET; THENCE EAST 350 FEET, MORE OR LESS, TO THE TOP OF THE WEST BANK OF MILLER CREEK; THENCE SOUTHERLY, ALONG THE TOP OF THE WEST BANK OF MILLER CREEK TO A POINT DIRECTLY EAST OF THE TRUE POINT OF BEGINNING; THENCE WEST TO THE TRUE POINT OF BEGINNING.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES, CREATED BY INSTRUMENTS RECORDED APRIL 7, 1970, VOLUME 268, PAGE 557 AND VOLUME 268, PAGE 559, DEED RECORDS OF JOSEPHINE COUNTY, OREGON.

**PARCEL 3:**

A TRACT OF LAND SITUATED IN DONATION LAND CLAIM NO. 40 IN TOWNSHIP 39 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID DONATION LAND CLAIM NO. 40, 2763 FEET SOUTH OF THE NORTHWEST CORNER OF SAID DONATION LAND CLAIM NO. 40; THENCE EAST 1504.5 FEET; THENCE NORTH 50°43' EAST 300 FEET; THENCE NORTH 15°33' WEST 464 FEET; THENCE NORTH 26°23' WEST 620.5 FEET; THENCE NORTH 59° EAST 1300 FEET TO THE CENTER OF KELLY CREEK; THENCE NORTHEASTERLY ALONG SAID CREEK TO THE EAST LINE OF SAID DONATION LAND CLAIM NO. 40; THENCE SOUTH 2087.8 FEET TO THE NORTHWEST CORNER OF LOT 2 IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE WEST 312.84 FEET; THENCE SOUTH 2640 FEET TO THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 40; THENCE WEST 1438.8 FEET TO THE SOUTHWEST CORNER OF SAID DONATION LAND CLAIM NO. 40; THENCE NORTH 1782 FEET; THENCE WEST 1656.8 FEET; THENCE NORTH 471 FEET TO THE POINT OF BEGINNING IN JOSEPHINE COUNTY, OREGON. EXCEPTING THEREFROM THAT PART LYING WEST OF THE ILLINOIS RIVER. EXCEPTING THAT PART LYING SOUTHERLY OF THE CENTERLINE OF SUCKER CREEK. LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND IN DONATION LAND CLAIM NO. 40 IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF DONATION LAND CLAIM NO. 40, A DISTANCE OF 2763 FEET SOUTH OF THE NORTHWEST CORNER OF SAID DONATION LAND CLAIM NO. 40; THENCE EAST 1504.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 50°43' EAST 300 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN VOLUME 314, PAGE 835, JOSEPHINE COUNTY DEED RECORDS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID DESCRIBED TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 21°44' WEST 90 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE 1070 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN VOLUME 231, PAGE 29, JOSEPHINE COUNTY DEED RECORDS; THENCE SOUTH ALONG THE WEST LINE OF SAID DESCRIBED PARCEL 809 FEET, MORE OR LESS, TO THE CENTERLINE OF SUCKER CREEK; THENCE WESTERLY ALONG THE CENTERLINE OF SUCKER CREEK, TO THE EAST LINE OF GOVERNMENT LOT 10; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 10, A DISTANCE OF 490 FEET, MORE OR LESS, TO THE EASTERLY BANK OF THE EAST FORK OF THE ILLINOIS RIVER; THENCE NORTHWESTERLY ALONG SAID EAST BANK TO A POINT WEST OF THE TRUE POINT OF BEGINNING; THENCE EAST 470 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. ALSO

TL 1100  
TL 1400

TL 302

First American Title Insurance Company of Oregon

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LESS AND EXCEPT A TRACT OF LAND SITUATED IN DONATION LAND CLAIM NO. 40 IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID DONATION LAND CLAIM NO. 40 A DISTANCE OF 2763 FEET SOUTH OF THE NORTHWEST CORNER OF SAID DONATION LAND CLAIM NO. 40; THENCE EAST 1504.5 FEET; THENCE NORTH 50°43' EAST 300 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 15°33' WEST 464 FEET; THENCE NORTH 26°23' WEST 620.5 FEET; THENCE NORTH 59° EAST 350 FEET; THENCE SOUTH 21°44' EAST 1200 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 89° WEST ALONG AN EXISTING FENCE LINE 213 FEET; THENCE SOUTHWESTERLY ALONG AN EXISTING FENCE LINE TO THE TRUE POINT OF BEGINNING. LESS AND EXCEPTING ANY PORTION LYING WITHIN HOLLAND LOOP ROAD.

+2  
301

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

APN: R323512 and R3235122 and P142806 and R331091

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NINDRIDGE

BOOK 20

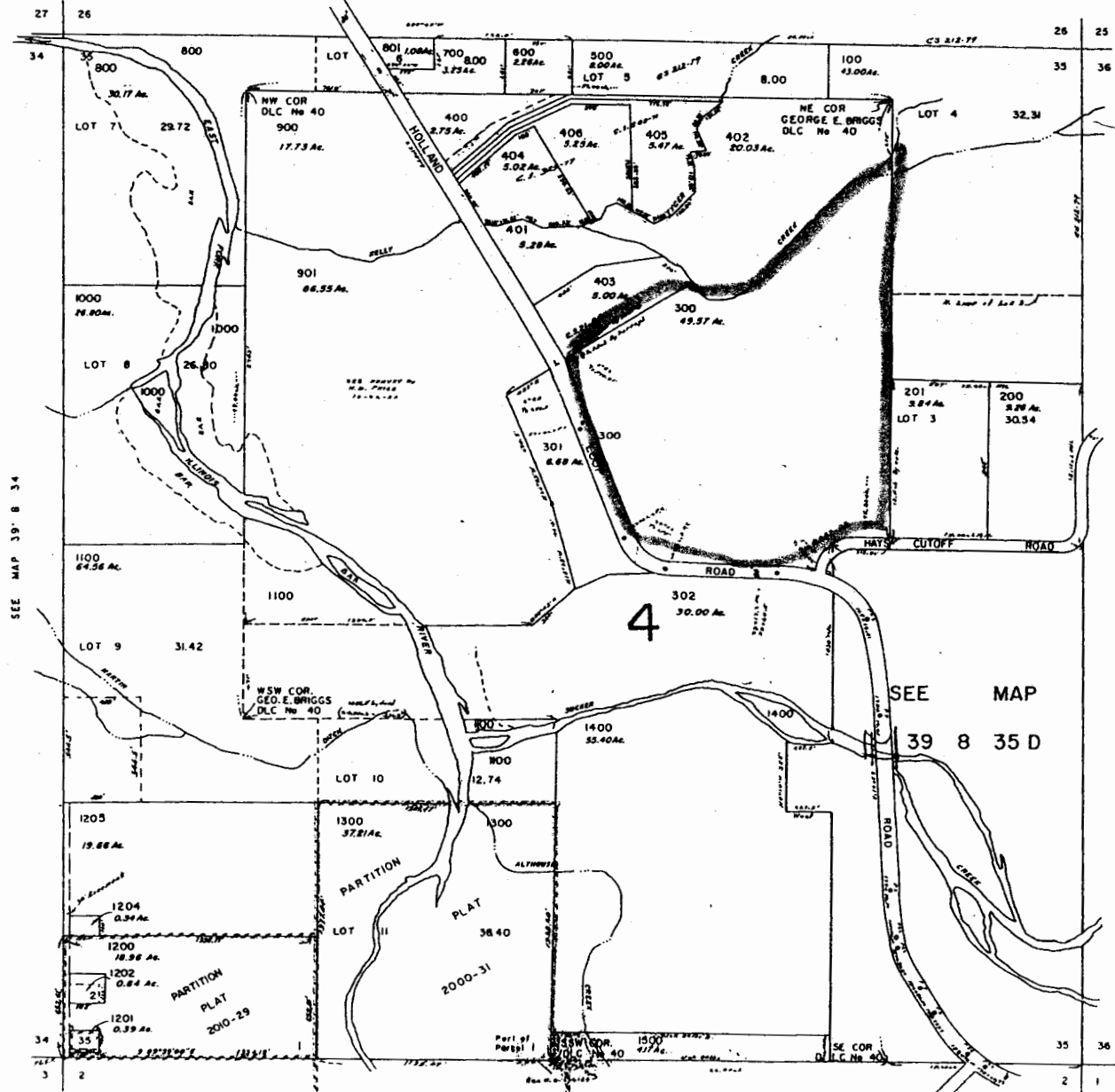
SECTION 35 T.39S. R.8W. W. M.  
JOSEPHINE COUNTY

39 8 35  
& INDEX

This map was prepared for  
assessment purpose only.

1" = 400'

SEE MAP 39 8 26



SEE MAP 39 8 34

SEE MAP 39 8 36

SEE MAP  
39 8 35 D

SEE MAP 40 8 2

CANCELLED T.  
1203  
1501  
800-80  
800-61  
1101-40  
302-30  
1100-30  
1200-30

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*Handwritten signature*  
09-12-14

39 8 35