



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

decree

Certificate of Water Right Ownership Update

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 FEB 17 2012
 WATER RESOURCES DEPT
 SALEM, OREGON

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): Mathew Perlot
First Last
 Mailing Address: P.O. Box 26
Riley OR 97758
City State Zip
 Phone: 541-493-2171
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Scott Abbe
First Last
 Mailing Address: 70223 Best Ln
Riley OR 97758
City State Zip
 Phone: 541-219-1719 541-493-1916
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Harney Township: 23 S Range: 26 E Section: 8

Tax Lot Number(s): 1300

Street address of water right property: _____

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

Application #: _____ Permit #: _____ Certificate or Page #: C 14036

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

Name of individual completing this form: Gina Abbe Phone: 541-493-1916

Signature: Gina Abbe Date: 2.10.12

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 HARNEY

WATER RESOURCES DEPT
SALEM, OREGON

CERTIFICATE OF WATER RIGHT

This Is to Certify, That **LUCY BAKER**
1515 Grove Street
of Boise, State of Idaho, has a right to the use of
the waters of Silver Creek
for the purpose of irrigation and stock

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for Harney County, and the said decree entered of record at Salem, in the Order Record of the STATE ENGINEER, in Volume 12, at page 298; that the priority of the right thereby confirmed dates from 1877;

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 1/60th of one cubic foot per second per acre irrigated from March 1 to April 30, and 1/80th of one cubic foot per second from May 1 to August 1; provided, that the total quantity diverted during the months of March, April, May, and June shall not exceed 2.5 acre-feet per acre.
A description of the lands irrigated under such right, and to which the water is appurtenant (or, if for other purposes, the place where such water is put to beneficial use), is as follows:

40 acres in NE SW
40 acres in NW SW
33 acres in SW SW
40 acres in SE SW
Section 8,
T. 23 S., R. 26 E., W. M.

And said right shall be subject to all other conditions and limitations contained in said decree.

The right to the use of the water for irrigation purposes is restricted to the lands or place of use herein described.

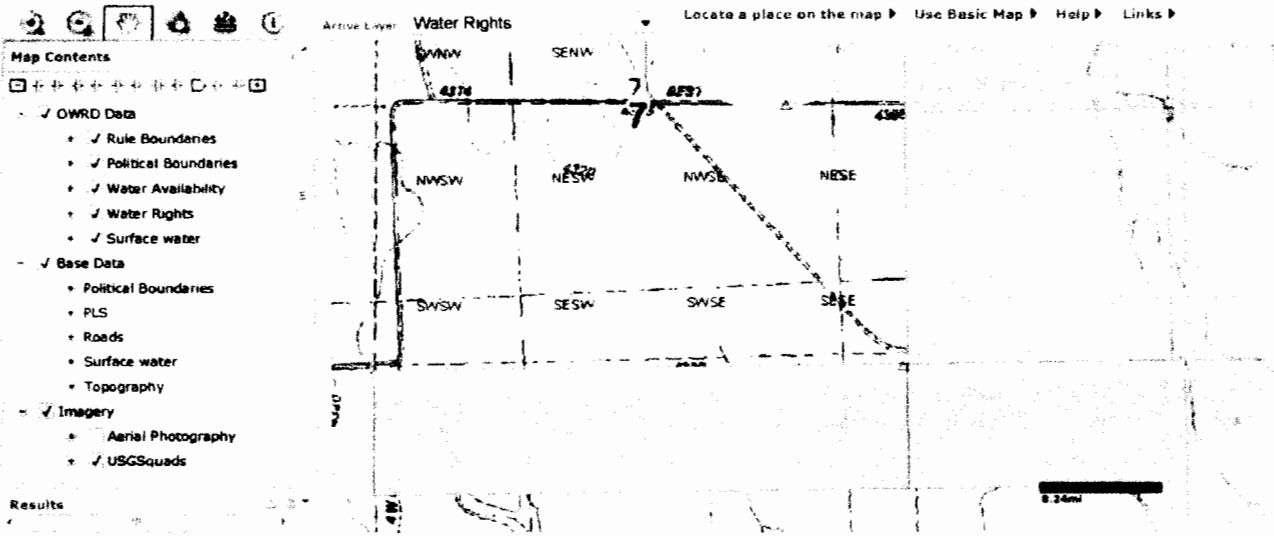
WITNESS the signature of the State Engineer,

affixed this 10th day
of November, 1941

CHAS. E. BRUCKLIN
State Engineer.

Recorded in State Record of Water Right Certificates, Volume 12, page 14036

Oregon Water Resources Web Mapping Application (beta)



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WATER RESOURCES DEPT
SALEM, OREGON

READ AND APPROVED:

Scott Abbe

DATED: 1-3-12



PRELIMINARY TITLE REPORT

READ AND APPROVED

DATED: _____

STEVE TURNER RANCHES
P.O. BOX 31

POWER OF ATTORNEY APPROVED:
POWER OF ATTORNEY, OR 97753

Attn: *Scott Abbe*

DATED: 1-3-12

December 27, 2011

Report #4

Escrow Number : BU0020332

Escrow Officer: Cori Wright

Title Number : 0020332

Title Officer : STAN R. FALLEY

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SALEM, OREGON

Policy or Policies to be issued:
STANDARD OWNER'S POLICY
Proposed Insured: SCOTT W. ABBE
GINA C. ABBE

Liability Premium
\$1,200,000.00 \$2,400.00

STANDARD LENDER'S POLICY
Proposed Insured: OLD WEST FEDERAL CREDIT UNION

\$600,000.00 \$100.00

STANDARD LENDER'S POLICY
Proposed Insured: FARM SERVICE AGENCY

\$300,000.00 \$100.00

Underwriter Remittance \$260.00

We are prepared to issue 2006 ALTA title insurance policy(ies) of CHICAGO TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

Land in Harney County, Oregon, as follows:

- In Twp. 23 S., R. 26 E., W.M.:
- Sec. 7: NE¼.
- Sec. 8: W¼.
- Sec. 18: Lot 1, NE¼NW¼, N¼NE¼.

Vestee:

SILVER CREEK CATTLE RANCHES, LLC fka SILVER CREEK CATTLE RANCHES OF OREGON, LLC

Dated as of December 15, 2011 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS:

- 1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- 2) Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
- 3) Unpatented mining claims, easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- 4) Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements

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SALEM, OREGON

EXHIBIT "A-1"

WATER RIGHTS & IRRIGATION EQUIPMENT
Abbe

All fixtures (including trade fixtures), supplies, equipment and inventory used for the production of water on the Real Property or for the irrigation or drainage thereof, whether now owned or hereafter acquired, and whether now existing or hereafter arising, and all proceeds (including insurance proceeds) from the sale or other disposition of any of such Property. Said fixtures, supplies, equipment and inventory include, but are not limited to, the following:

Water Rights as assessed by the Oregon Department of Water Resources

Location:	Type:	Source:	Acres:	Priority:
Section 7-Twp 23S-R26E	Permit #G13381	Well	124	1997
Section 8-Twp 23S-R26E	Cert. #C14039	Silver Cr.	160	1877
	Cert. #C14036	Silver Cr.	153	1877
Section 11-Twp 23S-R26E	Permit #G12698	Well	160.6	1994

Irrigation Equipment

Well #1 - 75 hp US Electrical motor S/N 6327A-2082128R176M with a deep-well turbine pump
1,000' +/- buried PVC mainline, terminating at a pivot center
7 Tower Valley pivot with low pressure heads

Well #2 - 150 hp US Electrical motor S/N G04-BF 77A-M C1 with a deep-well turbine pump
5,000' +/- buried PVC mainline with valves
6 - standard 1/4 mile wheel line move laterals w/ 5' wheels and self leveling sprinkler heads
Miscellaneous connectors and hoses