



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

RECEIVED BY OWRD

Applicant(s): Jackson & Wendy Archer

First

Last

AUG 24 2012

Mailing Address: 65358 HWY 74

IONE

City

OR

State

97843

Zip

SALEM, OR

Phone: 541-422-7324

Home

Work

Other

## PROPERTY BUYER INFORMATION

Applicant(s): GRACE-MERCY MINISTRIES, A MONTANA NONPROFIT CORPORATION SOLE, d/b/a

First

Last

SONSHINE FARMS

Mailing Address: PO BOX 534

HEPPNER

City

OR

State

97836

Zip

Phone: \_\_\_\_\_

Home

Work

Other

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

County: Morrow Township: 1N Range: 23 Section: 6601

Tax Lot Number(s): 6601

Street address of water right property: 65358 HWY 74, IONE, OR 97843

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

Application #: \_\_\_\_\_ Permit #: \_\_\_\_\_ Certificate or Page #: 132

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

Name of individual completing this form: Jackson L. Archer Phone: 541-252-0281

Signature: [Signature] Date: 8/14/2012

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

STATE OF OREGON

WATER DIVISION NO. 2 COUNTY OF MORROW.

CERTIFICATE OF WATER RIGHT

(For Rights which have been confirmed by the Courts).

This is to Certify, That WM. M. DANIELS,  
of #264 Yamhill St., State of Oregon, has a right to the use of  
the waters of WILLOW CREEK, tributary to the Columbia River, in Morrow County,  
Oregon,

for the purpose of irrigation, (during the irrigation season)

and that said right has been confirmed by decree of the Circuit Court of the State of  
Oregon for Morrow County, and the said decree entered of record at Salem,  
in the Order Record of the Board of Control of the State of Oregon, in Volume 1, at  
page 73 ; that the priority of the right hereby confirmed dates from 1906;

that the amount of water to which such right is entitled and hereby confirmed for the  
purpose aforesaid, is limited to an amount actually beneficially used for said pur-  
pose, and shall not exceed 0.52 cubic feet per second.

A description of the lands irrigated under such right, and to which the water  
hereby confirmed is appurtenant, or, if for other purposes, the place where such water  
is put to beneficial use, is as follows:

Nine (9) acres in SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ; twenty-two (22) acres in NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; Sec. 34,  
Tp. 1 N. R. 23 E., W. M., in Morrow County, Oregon.

Ch. in pt. of div. -  
Sp. Or. Vol. 8, p. 438

RECEIVED BY OWRD

AUG 24 2012

SALEM, OR

The right to the use of the water aforesaid hereby confirmed is restricted to the  
lands or place of use herein described.

WITNESS the seal and signature of the Board  
of Control, affixed this 29th day  
of November . 19 11.

BOARD OF CONTROL

(Seal of Board of Control)

By JOHN H. LEWIS,  
State Engineer, President

Attest:

M. B. Wann,  
Secretary

Recorded in State Record of Water Right Certificates, Volume 1, page 132.



00018851201200307200020022

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



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

Grace-Mercy Ministries  
65358 Hwy 74  
Tone, OR 97843  
After Recording Please Return to:  
MID-COLUMBIA TITLE COMPANY  
P.O. BOX 290  
BOARDMAN, OR 97818

note 8438

## STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, JACKSON LEE ARCHER AND WENDY LYNN ARCHER, Grantor herein, does hereby grant, bargain, sell, convey and warrant unto GRACE-MERCY MINISTRIES, a Montana Nonprofit Corporation Sole d/b/a/ SONSHINE FARMS, Grantee, the following described tract of land in the County of Morrow, and State of Oregon, more particularly described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO.

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: 2012-2013 Morrow County Taxes, a lien not yet due and payable.

THE TRUE AND ACTUAL CONSIDERATION IS \$615,000.00.

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 AUGUST, 2012

JACKSON LEE ARCHER

WENDY LYNN ARCHER

STATE OF OREGON  
COUNTY OF MORROW

This instrument was acknowledged before me this 14 day of August, 2012 by JACKSON LEE ARCHER AND WENDY LYNN ARCHER.

Notary Public for the State of OREGON  
My Commission Expires: June 7, 2014



RECEIVED BY OWRD

AUG 24 2012

SALEM, OR

**EXHIBIT "A"**  
**Legal Description**

**A parcel of land located in Township 1 North, Range 23, East of the Willamette Meridian, in the County of Morrow and State of Oregon, further described as follows:**

Section 34: The Northeast Quarter; the Northeast Quarter of the Southeast Quarter.

**EXCEPTING THEREFROM** a parcel of land lying in the Northwest Quarter of the Northeast Quarter and being a portion of the following described property:

That tract of land which was conveyed by that certain deed to Martha M. Dismore, recorded in Book 44, Page 172 in Morrow County Deed Records; the said parcel being described as follows:

Beginning at a point on the Westerly right of way line of the Oregon-Washington Highway, which point is 30 feet distant from (when measured at right angles to) the center line of said highway at Engineer's Station 723-54.2; said point also being 346.30 feet South and 1,549.80 feet West of the Northeast corner of said Section 34; thence North 52° 23' 00" West a distance of 209.00 feet to the railroad right of way fence; thence South 24° 07' 00" West along said right of way fence a distance of 102.80 feet; thence continuing along said railroad right of way fence South 8° 56' 00" West a distance of 158.30 feet; thence South 52° 23' 00" East a distance of 126.80 feet to the Westerly right of way line of said highway at a point which is opposite and 30 feet distant from Engineer's Station 725-86.9; thence along said Westerly right of way line on a 550.87 foot radius curve right (the long chord of which bears North 30° 19' 00" East a distance of 139.99 feet) a distance of 140.40 feet; thence continuing along said right of way line North 37° 37' 00" East a distance of 100 feet to the point of beginning.

RECEIVED BY OWRD

Subject to:

AUG 24 2012

1. Unpatented mining claims whether or not shown by the Public Records.
2. 2012-12 Morrow County taxes, a lien not yet due and payable.
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 Reservation and Easements, including the terms and provisions thereof, as disclosed in Quit Claim deed by and between Union Pacific Railroad Company, as Grantor, and Jackson L. Archer and Wendy L. Archer, as Grantees, on September 29, 1995 as Microfilm No. M-46155, Morrow County Microfilm Records.

SALEM, OR

The title to the reserved mineral interest noted above has not been examined beyond the original reservation and the noted interest may have been further transferred assigned or hypothecated in whole or in part.

5. Easement Deed and Agreement, including the terms and provisions thereof, by and between Jackson L. Archer and Wendy L. Archer, as Grantors, and Union Pacific Railroad Company, as Grantee, recorded September 29, 1995, as Microfilm No. M-46156, Morrow County Microfilm Records.
6. Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative, Inc., recorded October 5, 1999, as Microfilm No. M-59504, Morrow County Microfilm Records.