



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

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WATER RESOURCES DEPT
SALMON, 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

Silove Creek Ranches, LLC

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): 1302

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 #: C14039

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

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

Signature: Elena 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 HARNAY

CERTIFICATE OF WATER RIGHT

This Is to Certify, That W. L. BEST

of Surtex, State of Oregon, has a right to the use of
the waters of Silver Creek and Curry Springs for Tract #1; Chickahominy Creek
for Tract #2
for the purpose of irrigation and stock

and that said right has been confirmed by decrees of the Circuit Court of the State of Oregon for
Harnay County, and the said decrees 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 for Tract #1; 1905 for Tract #2;

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:

TRACT #1

40 acres in NE¹/₄ NW¹/₄
40 acres in NW¹/₄ NW¹/₄
40 acres in SW¹/₄ NW¹/₄
40 acres in SE¹/₄ NW¹/₄
Section 8,
T. 23 S., R. 26 E., W. M.

TRACT #2

25 acres in NE¹/₄ NE¹/₄
15 acres in NW¹/₄ NE¹/₄
40 acres in SW¹/₄ NE¹/₄
40 acres in SE¹/₄ NE¹/₄
Section 9,
T. 23 S., R. 25 E., W. M.

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

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, 1947

CHAS. E. STRICKLIN
State Engineer.

Recorded in State Record of Water Right Certificates, Volume 12, page 14039.

READ AND APPROVED:

Scott Abbe

DATED: 1-3-12



PRELIMINARY TITLE REPORT

READ AND APPROVED

DATED: _____

STEVE TURNER RANCHES
P.O. BOX 31
POWELL POINT, OR 97153

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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Policy or Policies to be issued:	Liability	Premium
STANDARD OWNER'S POLICY	\$1,200,000.00	\$2,400.00
Proposed Insured: SCOTT W. ABBE GINA C. ABBE		
STANDARD LENDER'S POLICY	\$600,000.00	\$100.00
Proposed Insured: OLD WEST FEDERAL CREDIT UNION		
STANDARD LENDER'S POLICY	\$300,000.00	\$100.00
Proposed Insured: FARM SERVICE AGENCY		
	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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EXHIBIT "A-1"

WATER RESOURCES DEPT
SALEM, OREGON

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

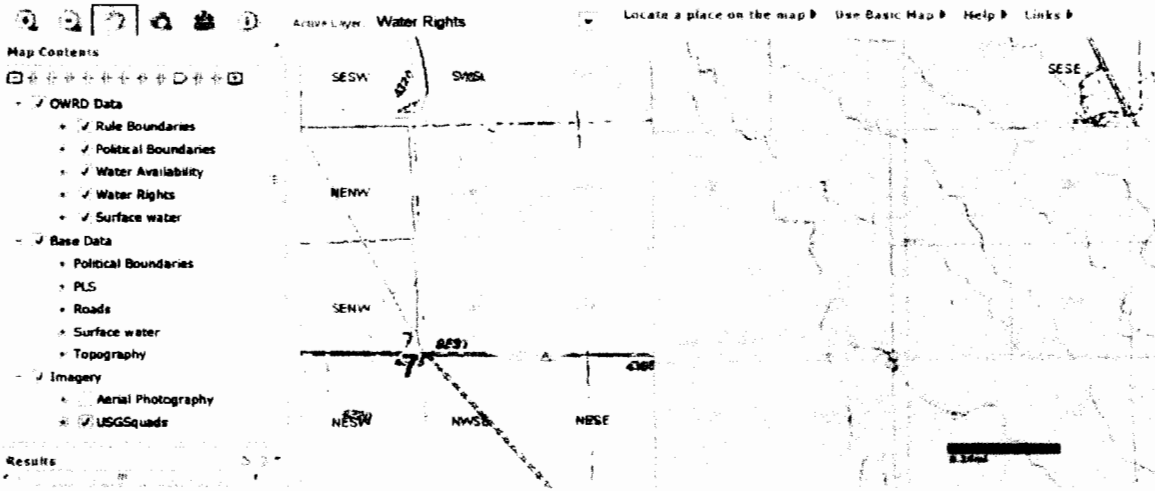
Location:	Type:	Source:	Acres:	Priority:
Section 7-Twp 23S-R26E	Permit #G13381	Well	124	1997
Section 8-Twp 23S-R26E	Cert. #C14039	Silver Cr.	160	1877
	Cert. #C14036	Silver Cr.	153	1877
Section 11-Twp 23S-R26E	Permit #G12698	Well	160.6	1994

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

Oregon Water Resources Web Mapping Application (beta)



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