



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

APPS
 G-10206
 S-3758
 S-61129
 S-24227
 R-24221
 R-61128

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): Gene Watson
First Last
 Mailing Address: 406037 Hwy 20 East
Burns Oregon 97720
City State Zip
 Phone: 541-573-2800 360-520-6690
Home Work Other

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MAY 14 2012

WATER RESOURCES DEPT
 SALEM, OREGON

PROPERTY BUYER INFORMATION

Applicant(s): Bo Thorenfeldt
First Last
 Mailing Address: 885 Hillsborough Blvd
Hillsborough Ca 94010
City State Zip
 Phone: 650-333-0594
Home Work Other

certs
 No folders
 49303
 49305
 15529
 49311

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Harney Township: _____ Range: _____ Section: _____

Tax Lot Number(s): Legal is attached as Exhibit "A"

Street address of water right property: Water Rights are attached as Exhibit "B"

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: Curt Blackburn Phone: 541-573-7206

Signature: [Signature] Date: May 2, 2012

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

Exhibit "B"

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WATER RESOURCES DEPT
SALEM OREGON

WATER RIGHTS:

<u>Primary Acres</u>	<u>Supp. Acres</u>	<u>Priority</u>	<u>Certificate</u>	<u>Source</u>
-	218.6	3/11/1981	\ 67666	2-wells
150	-	6/30/1914	\ 1818	Rock Creek
102.9	-	12/31/1887	\ 49303✓	Rock Creek
-	732.9	1/08/1981	\ 67684	Rock Creek Res.
400	332.9	10/24/1949 & 9/18/1950	\ 67674	Rock Creek Res.
77.3	-	12/31/1887	\ 49305✓	Rock Creek
90.4	-	12/31/1884	\ 15529✓	Cow Creek
<u>23.7</u>	-	3/12/1904	\ 49311✓	Rock Creek
844.30 (Total)	1284.4 (Total)			

RESERVOIR STORAGE RIGHTS:

<u>Acres Feet</u>	<u>Certificate</u>	<u>Priority</u>	<u>Source</u>
214.2	67673✓	10/09/1949	Rock Creek
157.8	67673	9/18/1950	Rock Creek
<u>258</u>	67683✓	1/08/1981	Rock Creek
630 (Total)			

EXHIBIT "A"

Land in Harney County, Oregon, as follows:

In Twp. 21 S., R. 33 E., W.M.:

Sec. 31: Lots 1, 2, 3 and 4, E $\frac{1}{2}$ W $\frac{1}{2}$, E $\frac{1}{2}$.

Sec. 32: W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$.

In Twp. 22 S., R. 33 E., W.M.:

Sec. 5: Lots 2, 3 and 4, S $\frac{1}{2}$ NW $\frac{1}{4}$.

Sec. 6: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$.

Sec. 16: S $\frac{1}{2}$ SW $\frac{1}{4}$.

Sec. 17: E $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$.

Sec. 20: E $\frac{1}{2}$ E $\frac{1}{2}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$.

Sec. 21: All.

Sec. 28: W $\frac{1}{2}$.

Sec. 29: All.

Sec. 30: E $\frac{1}{2}$, W $\frac{1}{2}$.

Sec. 31: Lots 1, 2, 3 and 4, E $\frac{1}{2}$ W $\frac{1}{2}$, E $\frac{1}{2}$, SAVE & EXCEPT highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded July 12, 1937, in Book 37, Page 547, Deed Records. ALSO, SAVE & EXCEPT that parcel conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded March 8, 1945, in Book 41, Page 608, Deed Records.

Sec. 32: All, SAVE & EXCEPT highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded February 9, 1937, in Book 37, Page 413, Deed Records. ALSO, SAVE & EXCEPT highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded February 16, 1937, in Book 37, Page 421, Deed Records.

Sec. 33: Beginning at the Southwest corner of said Sec. 33;
thence N. 01°35'06" E. along the West line of said Sec. 33, 1328.04 feet;
thence N. 01°35'48" E. and continuing along said West line of Sec. 33,
1428.42 feet to a fence line;
thence S. 56°20'45" E. along said fence line 140.49 feet;
thence S. 00°57'27" W. along said fence line 1143.97 feet to a fence corner
on the North side of State Highway 20 right of way;
thence S. S. 04°01'09" E. 101.01 feet to a fence corner on the South right of
way line of said State Highway 20 right of way;
thence S. 00°44'31" W. along said fence line 1433.28 feet to the South line
of said Sec. 33;
thence N. 89°56" W. 162.88 feet to the Point of Beginning. Save & Except
Highway 20 right of way.

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**WATER RESOURCES DEPT
SALEM OREGON**

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MAY 14 2012

Grantor:
Gene E. Watson,
40637 Hwy 20 East
Burns, OR 97720

**WATER RESOURCES DEPT
SALEM, OREGON**

RECORDER'S INFORMATION:

HARNEY COUNTY, OR **2012-0565**
DEED WD **05/07/2012 03:36 PM**
Cnt=1 Pgs=4 **Total: \$51.00**

Grantee:
Bo Thorenfeldt
885 Hillsborough Blvd.
Hillsborough, CA 94010



00003624201200005650040049

I, Maria Iturriga, County Clerk for Harney County,
Oregon certify that the instrument identified herein was
recorded in the Clerk records.

Maria Iturriga, CCC, Harney County Clerk

Until a change is requested, all
tax statements shall be sent to:
Bo Thorenfeldt
885 Hillsborough Blvd.
Hillsborough, CA 94010

After recording return to: AmeriTitle, 111 W. Washington, Burns, OR 97720

STATUTORY WARRANTY DEED

GENE E. WATSON, Grantor, conveys and warrants to BO THORENFELDT, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

**See Exhibit A attached hereto and
by this reference incorporated herewith**

SUBJECT TO AND TOGETHER WITH:

**See Exhibit B attached hereto and
by this reference incorporated herewith**

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 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, CHAPTER 424, OREGON LAWS 2009.

The true consideration for this conveyance is \$1,800,000.00.

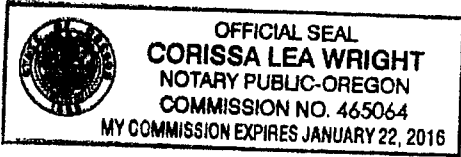
Dated this 4th day of May, 2012.

Gene E. Watson
GENE E. WATSON

State of Oregon)
County of Harney) ss

The foregoing instrument was acknowledged before me this 4th day of May, 2012, by GENE E. WATSON.

Corissa Lea Wright
Notary Public for Oregon
My commission expires: Jan 22, 2016



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WATER RESOURCES DEPT
SALEM, OREGON

Exhibit A
(Legal Description)

Land in Harney County, Oregon, as follows:

In Twp. 21 S., R. 33 E., W.M.:

Sec. 31: Lots 1, 2, 3 and 4, E1/2W1/2, E1/2.

Sec. 32: W1/2, W1/2SE1/4.

In Twp. 22 S., R. 33 E., W.M.:

Sec. 5: Lots 2, 3 and 4, S1/2NW1/4.

Sec. 6: Lots 1 and 2, S1/2NE1/4.

Sec. 28: E1/2.

Sec. 30: E1/2.

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**WATER RESOURCES DEPT
SALEM, OREGON**

**Exhibit B
(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. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
4. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties.
5. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
6. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
7. Reservation of minerals, in deed from Union Central Life Insurance Company, a corporation, as to an undivided one-half interest therein
Recorded: January 25, 1939
Book/Page: 38/333, Deed Records.
8. Reservations, including the terms and provisions thereof, in deed from Harney County, Oregon, recorded December 6, 1946, in Book 44, Page 567, Deed Records, reserving a right for a right of way for county roads. (Affects the S1/2SE1/4 of Sec. 30, Twp. 22 S., R. 33 E., W.M.)
9. Reservations, including the terms and provisions thereof, contained in Patent recorded October 21, 2003, Instrument No. 20032102, Deed Records.
10. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: The United States of America
Recorded: December 9, 2003
Instrument No.: 20032403, Harney County Deed Records.

STATUTORY WARRANTY DEED (*Watson to Thorenfeldt*) - Page 4 of 4
240012/d2/01May12/scd

Y TURRI ROSE LLP
ATTORNEYS AT LAW
P.O. BOX "B"
ONTARIO, OR 97154
(541) 889-0368

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**WATER RESOURCES DEPT
SALEM, OREGON**

Grantor:
Gene E. Watson,
40637 Hwy 20 East
Burns, OR 97720

Grantee:
Bo Thorenfeldt
885 Hillsborough Blvd.
Hillsborough, CA 94010

Until a change is requested, all
tax statements shall be sent to:
Bo Thorenfeldt
885 Hillsborough Blvd.
Hillsborough, CA 94010

After recording return to: AmeriTitle, 111 W. Washington, Burns, OR 97720

RECORDER'S INFORMATION:

HARNEY COUNTY, OR **2012-0566**
DEED WD **05/07/2012 03:38 PM**
Cnt=1 Pgs=5 **Total: \$56.00**



00003625201200005660050052

I, Maria Iturriaga, County Clerk for Harney County,
Oregon certify that the instrument identified herein was
recorded in the Clerk records.

Maria Iturriaga CCC, Harney County Clerk

STATUTORY WARRANTY DEED

GENE E. WATSON, Grantor, conveys and warrants to BO THORENFELDT, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

**See Exhibit A attached hereto and
by this reference incorporated herewith**

SUBJECT TO AND TOGETHER WITH:

**See Exhibit B attached hereto and
by this reference incorporated herewith**

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 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, CHAPTER 424, OREGON LAWS 2009

The true consideration for this conveyance is \$2,400,000.00.

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WATER RESOURCES DEPT
SALEM OREGON

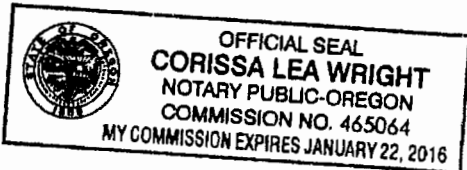
Dated this 4 day of May, 2012.

Gene E. Watson
GENE E. WATSON

State of Oregon)
) ss
County of Harney)

The foregoing instrument was acknowledged before me this 4th day of May, 2012, by GENE E. WATSON.

Corissa Lea Wright
Notary Public for Oregon
My commission expires: JAN. 22, 2016



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WATER RESOURCES DEPT
SALEM, OREGON

Exhibit A
(Legal Description)

Land in Harney County, Oregon, as follows:

In Twp. 22 S., R. 33 E., W.M.:

- Sec. 16: S1/2SW1/4.
- Sec. 17: E1/2NE1/4, NW1/4NE1/4, W1/2, SW1/4SE1/4.
- Sec. 20: E1/2E1/2, SW1/4NE1/4.
- Sec. 21: All.
- Sec. 28: W1/2.
- Sec. 29: All.
- Sec. 31: Lots 1, 2, 3 and 4, E1/2W1/2, E1/2, SAVE AND EXCEPT highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded July 12, 1937, in Book 37, Page 547, Deed Records. ALSO, SAVE & EXCEPT that parcel conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded March 8, 1945, in Book 41, Page 608, Deed Records.
- Sec. 32: All, SAVE & EXCEPT highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded February 9, 1937, in Book 37, Page 413, Deed Records. ALSO, SAVE & EXCEPT highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded February 16, 1937, in Book 37, Page 421, Deed Records.
- Sec. 33: Beginning at the Southwest corner of said Sec. 33;
thence N. 01°35'06" E. along the West line of said Sec. 33, 1328.04 feet;
thence N. 01°35'48" E. and continuing along said West line of Sec. 33,
1428.42 feet to a fence line;
thence S. 56°20'45" E. along said fence line 140.49 feet;
thence S. 00°57'27" W. along said fence line 1143.97 feet to a fence corner
on the North side of State Highway 20 right of way;
thence S. S. 04°01'09" E. 101.01 feet to a fence corner on the South right of
way line of said State Highway 20 right of way;
thence S. 00°44'31" W. along said fence line 1433.28 feet to the South line
of said Sec. 33;
thence N. 89°56" W. 162.88 feet to the Point of Beginning. Save & Except
Highway 20 right of way.

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**Exhibit B
(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. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
4. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties.
5. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
6. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
7. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: Charles Books
Recorded: November 23, 1914
Book/Page: "X"/243, Deed Records. (Affects the SW 1/4 of Sec. 32, Twp. 22 S., R. 33 E., W.M.)
8. Reservation of minerals, in deed from First Church of Christ, Scientist, in Boston Massachusetts, a body corporation, as to a full interest therein
Recorded: February 18, 1950
Book/Page: 52/104, Deed Records. (Affects the SW1/4 of Sec. 32, Twp. 22 S., R. 33 E., W.M.)
9. Reservation of minerals, in deed from the State of Oregon, as to a full interest therein
Recorded: February 3, 1953
Book/Page: 56/236, Deed Records. (Affects the NW1/4 of Sec. 32, Twp. 22 S., R. 33 E., W.M.)
10. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: Idaho Power Company, a corporation
Recorded: March 12, 1962
Book/Page: 71/62, Deed Records. (Affects the N1/2S1/2 of Sec. 31, N1/2S1/2 of Sec. 32, Twp. 22 S., R. 33 E., W.M.)

11. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: Pacific Power & Light Company, a corporation
Recorded: March 27, 1980
book/Page: 112/7, Deed Records.
12. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: U.S. West Communications, a Colorado corporation
Recorded: February 24, 1993
Instrument No.: 930282, Deed Records. (Affects Sections 20, 29 and 32, Twp. 22 S., R. 33 E., W. M.)
13. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: Telephone Utilities of Eastern Oregon, Inc., dba PTI Communications
Recorded: February 13, 1997
Instrument No.: 970281, Deed Records. (Affects Lots 3 and 4, Sec. 31, Twp. 22 S., R. 33 E., W.M.)
14. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein
As granted to: Centurytel of Eastern Oregon, Inc., dba Centurytel
Recorded: August 31, 1998
Instrument No.: 981585, Deed Records. (Affects the SE1/4 of Sec. 32, Twp. 22 S., R. 33 E., W.M.)

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