



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

S-50215

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): Bette E. Hitch
First Last
 Mailing Address: A bar M Trailer Court, N. 4th St., Box 22 1/2
Parma Idaho 83660
City State Zip
 Phone: 208-722-5646
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Van Vliet Properties, LLC an Idaho limited liability company
First Last
 Mailing Address: 26257 Matthews Rd. **RECEIVED BY OWRD**
Parma Idaho 83660 **JAN 27 2014**
City State Zip
 Phone: 208-722-6545 **SALEM, OR**
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Malheur Township: 21 S. Range: 47 E. Section: 6, Govt Lot 1
 Tax Lot Number(s): 100

Street address of water right property: 2030 Brumback Road, Adrian, OR 97901

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

Application #: _____ Permit # S37701 Certificate or Page #: Page 52385

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

Name of individual completing this form: Malheur County Title Co. Phone: 541-889-7625


Signature: *Sharon L. Niles* Date: 6-10-13

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

S-50215

THIS SPACE RESERVED FOR RECORDER'S USE

MALHEUR COUNTY, OR **2013-2798**
 DST WD **06/10/2013 4:07:24 PM**
 Cnt=1 Pgs=2 **Total:\$52.00**



00017846201300027980020022

I, Deborah R. DeLong, County Clerk for Malheur County, Oregon certify that the instrument identified herein was recorded in the Clerk records.
 Deborah R. DeLong - County Clerk

After recording return to:
 Malheur County Title Company
 81 South Oregon St.
 Ontario, OR 97914

Until a change is requested all tax statements shall be sent to the following address:

Van Vliet Properties, LLC
26257 Matthews Rd.
Parma, ID 83660

File No.: 29884
 Date: June 10, 2013

STATUTORY WARRANTY DEED

BETTE E. HITCH, Grantor, conveys and warrants to VAN VLIET PROPERTIES, LLC, an Idaho limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

FML4
2147B
100

Map 21476 Tax Lot 100 Account No. 10700 Code 34

This property is free from liens and encumbrances, EXCEPT:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is (\$325,000.00) (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 SECTIONS ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AN 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10th day of June 2013

_____ Bette E. Hitch
 Bette E. Hitch

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STATE OF OREGON County of Malheur) ss

JAN 27 2014

On June 10th, 2013, personally appeared before me BETTE E. HITCH, who acknowledged to me that she executed the same as her voluntary act and deed.

SALEM, OR



Sharon L. Miles
 Notary Public for Oregon

My commission expires: 2/19/16

EXHIBIT 'A'

Land in Malheur County, Oregon, as follows:
In Twp. 21 S., R. 47 E., W.M.:
Sec. 6: **Government Lot 1**

SUBJECT TO:

The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied.

Regulations of the Big Bend and/or Riverside Irrigation District, within which the above property lies, including levies, assessments, water and irrigation rights and easements for ditches and canals.

The rights of the public in and to that portion of the premises herein lying within streets, roads and highways.

An easement for power lines created by instrument, including the terms and provisions thereof;
Recorded: August 15, 1988, as Instrument No. 88-20114, official records of Malheur County, Oregon
Favor of: Idaho Power Company

Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Snake River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

Governmental rights in connection with flood control and propagation of anadromous fish and public rights of fishing and recreational navigation in and to the water, bed and shoreline of the Snake River.

Ownership of the State of Oregon in and to that portion of the premises herein described lying below the high water mark of the Snake River as it now exists or at any time has existed.

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SALEM, OR

2013-2798
MALHEUR COUNTY, OREGON Page 2 of 2

STATE OF OREGON

COUNTY OF

MALHEUR

CERTIFICATE OF WATER RIGHT

This is to certify, That J.P. BRUMBACH

of Route 3, Box 3148, Adrian, State of Oregon 97901, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Snake River

a tributary of Columbia River for the purpose of irrigation of 21.6 acres

under Permit No. 37701 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from March 27, 1973 that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.54 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the Lot 1, Section 6, T21S, R47E, WM; 1460 feet South and 430 feet West from NE Corner Section 6.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-fortieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 4.0 acre-feet per acre for each acre irrigated during the irrigation season of each year

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

21.6 acres Lot 1
Section 6
Township 21 South, Range 47 East, WM

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described and is subject to minimum flows established by the Water Policy Review Board with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed

this date. September 27, 1984

/s/ William H. Young
Water Resources Director

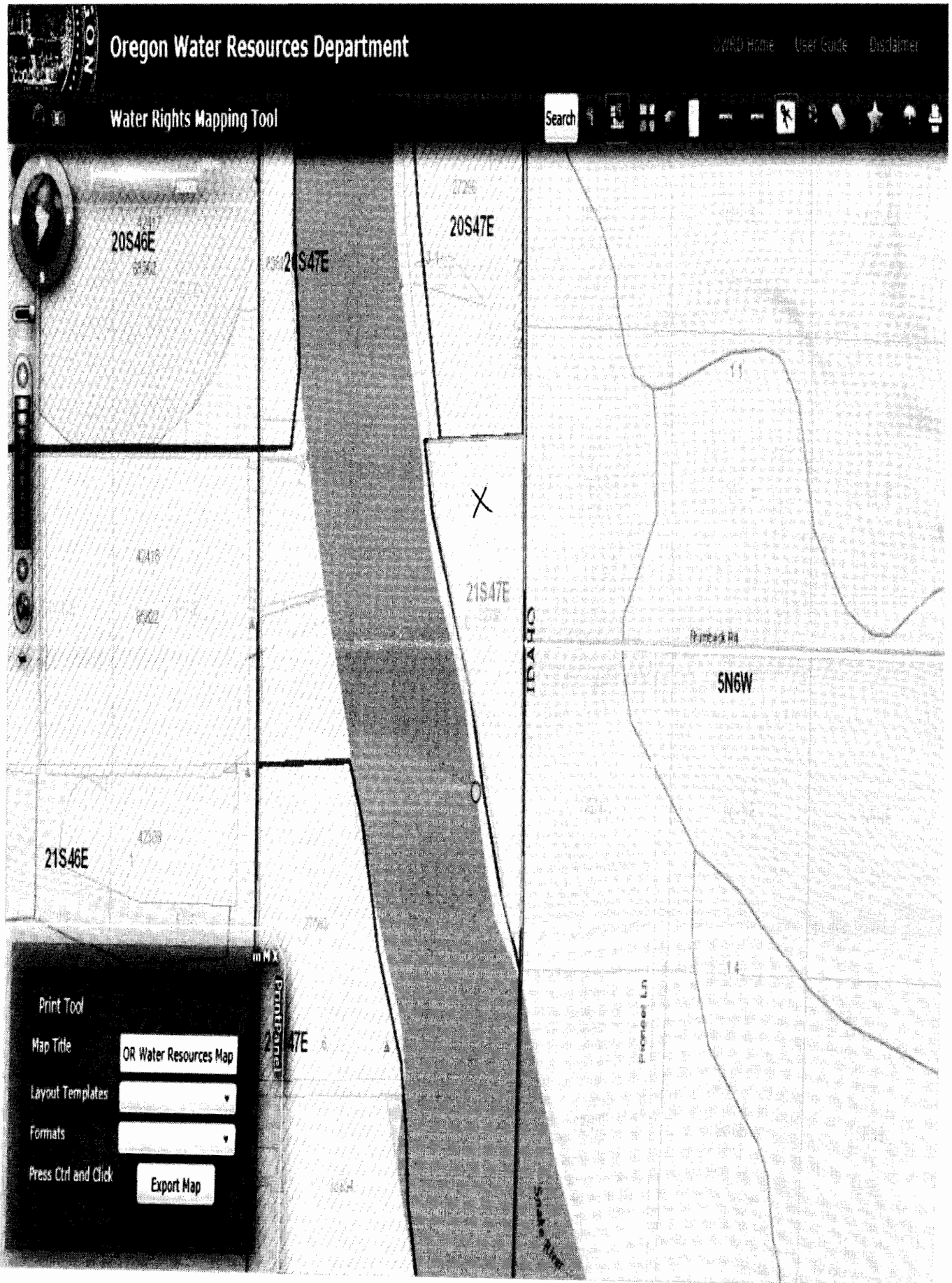
Recorded in State Record of Water Right Certificates, Volume 47, page 52385

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http://apps.wrd.state.or.us/apps/gis/wr/Default.htm?snp_id=104787

6/7/2013

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