



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

Applicant(s): Tillamook People's Utility District

Mailing Address: 1115 Pacific Avenue, PO Box 433

Tillamook

Oregon

97141-0433

Phone: n/a

(503) 842-2535

n/a

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PROPERTY BUYER INFORMATION

FEB 05 2014

Applicant(s): Michele Ruby

Mailing Address: 3637 SW Spring Garden CT

Portland

OR

97219

Phone: 503.892.8898

503.550.4765

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Tillamook

Township: 4 South

Range: 10

Section: 33

Tax Lot Number(s): 700 on the Tillamook County Assessor's map 4S 10 33

Street address of water right property: n/a

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

Application #: WRS-9549

Permit #: WRS-6416

Certificate or Page #: 60843

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

Name of individual completing this form: Michele L. Ruby

Phone: 503.892.8898

Signature: Michele L. Ruby

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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PROPERTY SELLER INFORMATION

Applicant(s): Tillamook P.U.D.
First Last
Mailing Address: PO Box 433
Tillamook OR 97141
City State Zip
Phone: 503.842.2535
Home Work Other

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FEB 05 2014

PROPERTY BUYER INFORMATION

Applicant(s): Michele L. Ruby
First Last
Mailing Address: 3637 SW Spring Garden Ct.
Portland OR 97219
City State Zip
Phone: 503.550.4765
Home Work Other

WATER RESOURCES DEPT
SALEM, OREGON

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Tillamook Township: 4S Range: 10W Section: 33
Tax Lot Number(s): 00700

Street address of water right property: 37500 Hwy 101 S. Cloverdale OR 97112

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: Cindy Manning Phone: 503.821.2267

Signature: [Signature] Date: 10/31/2013

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

STATE OF OREGON
COUNTY OF TILLAMOOK
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

TILLAMOOK PEOPLE'S UTILITY DISTRICT
906 MAIN AVENUE
TILLAMOOK, OREGON 97141

confirms the right to use the waters of AN UNNAMED CREEK, a tributary of BIG NESTUCCA RIVER, for the purpose of GROUP DOMESTIC.

The right has been perfected under Permit 6416. The date of priority is MAY 28, 1924. The right is limited to not more than 0.03 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

NE 1/4 SE 1/4, SECTION 33, T 4 S, R 10 W, W.M.; 1900 FEET SOUTH AND 500 FEET EAST FROM CENTER NE 1/4, SECTION 33.

The right 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, and to which such right is appurtenant, is as follows:

NW 1/4 NE 1/4
SW 1/4 NE 1/4
SE 1/4 NE 1/4
SECTION 33
TOWNSHIP 4 SOUTH, RANGE 10 WEST, W.M.

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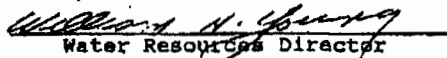
WATER RESOURCES DEPT
SALEM, OREGON

This certificate is issued to confirm a change in USE approved by an order of the Water Resources Director entered JANUARY 21, 1980, and supersedes certificate 7177, State Record of Water Right Certificates.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

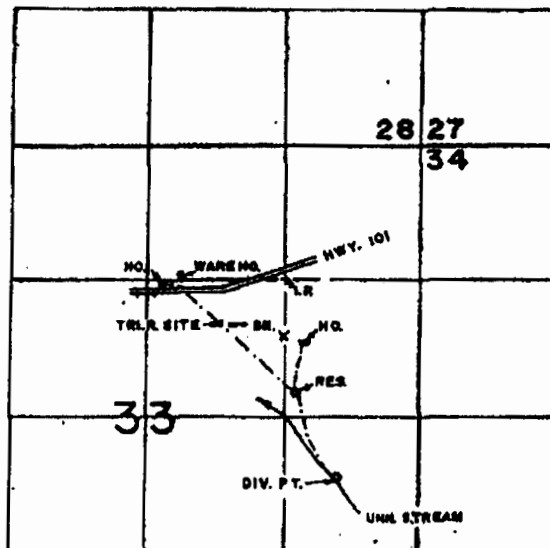
WITNESS the signature of the Water Resources Director, affixed this date APRIL 14, 1989.


Water Resources Director

Recorded in State Record of Water Right Certificates numbered 60843

T-2428.BE

T.4S.R.10W.W.M.



DIV. PT. LOC. 1100' S. & 500' E. FROM CEN. N.E. 1/4, SEC. 24

FINAL PROOF SURVEY
UNDER

TRANSFER NO. 2428

Application No. Permit No.
IN NAME OF

TILLAMOOK PEOPLE'S UTILITY DISTRICT

Surveyed FEB. 14, 1980, by R.G. MUCKEN

1980-N-1

REN

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SALEM, OREGON

T45 R10W Section 33



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WATER RESOURCES DEPT
SALEM, OREGON

Tax lots included in Place of Use for Certificate 68843

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2013

February 5, 2014 1:09:21 pm

Account # 223715
 Map # 4S1033-00-00600
 Code - Tax # 2201-223715
 Legal Descr See Record
 Mailing Name RUBY LAND COMPANY LLC
 Agent
 In Care Of
 Mailing Address 37955 FIR RIDGE RD
 SCIO, OR 97374

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Deed Reference # 2004-6560
 Sales Date/Price 07-22-2004 / See Record
 Appraiser ELIZABETH JEFFRIES

Prop Class 559 MA SA NH Unit
 RMV Class 509 06 01 500 20311-1

Situs Address(s)	Situs City
ID# 1 37400 HWY 101 S	COUNTY

Code Area	AV	RMV	MAV	RMV Exception	CPR %
2201 Land		180,560		Land	0
Impr.		58,750		Impr.	0
Code Area Total	82,444	239,310	96,270		0
Grand Total	82,444	239,310	96,270		0

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Irr Class	Irr Size
2201	1	D		F-1	Farm Site	100	A	1.00	SFM		
2201	1	F		F-1	Farm Use Zoned	100	A	1.00	SP3		
2201	0	D		F-1	Farm Use Zoned	100	A	21.30	SP3		
2201	1	F		F-1	Farm Use Zoned	100	A	7.00	SP4		
2201	1	F		F-1	Farm Use Zoned	100	A	6.50	SP5		
2201	1	F		F-1	Farm Use Zoned	100	A	16.50	SP6		
2201					OSD - AVERAGE	100					
Grand Total								53.30			0.00

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
2201	1	1981	910	M S Other Improvements		102	0		36,270
2201	2	1981	952	Class 5, Double Wide		100	1,782	R - 298243	25,540
Grand Total							1,782		61,810

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
2201		SPECIAL ASSESSMENT:									
		■ BIG NESTUCCA DRAINAGE	Amount	98.00				Year	2013		
		■ FIRE PATROL SURCHARGE NW	Amount	47.50				Year	2013		
		■ FIRE PATROL NORTHWEST	Amount	31.82	Acres	31		Year	2013		
		■ SOLID WASTE	Amount	12.00				Year	2013		
		NOTATION(S):									
		■ FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083									
		■ DUAL FIRE PATROL ADDED 2013									

MS Account(s): 2201-R-298243

Comments: 1/24/06 Adjusted RMV to reflect PTO. Moved 31 acres to code 22.00 due to fire patrol. KF 4/27/10 Tabled Imps.LM
 4/8/13 Farm re-appraisal. Updated inventory and added photos. EJ.

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TILLAMOOK County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2013

February 5, 2014 1:15:25 pm

Account # 258456
Map # 4S1033-00-00700
Code - Tax # 2201-258456

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name RUBY, MICHELE L

Deed Reference # 2012-702

Agent

Sales Date/Price 02-10-2012 / \$195,000.00

In Care Of

Appraiser GARY BARGER

Mailing Address 3637 SW SPRING GARDEN CT
 PORTLAND, OR 97219

Prop Class 101 **MA** **SA** **NH** **Unit**
RMV Class 101 06 01 022 6586-1

Situs Address(s)	Situs City
ID# 1 37500 HWY 101 S	COUNTY

		Value Summary				
Code Area	AV	RMV	MAV	RMV Exception	CPR %	
2201 Land		76,900		Land 76,900	78.5	
Impr.		112,320		Impr. 112,320		
Code Area Total	148,540	189,220	0	189,220		
Grand Total	148,540	189,220	0	189,220		

		Land Breakdown									
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Irr Class	Irr Size
2201					LANDSCAPE - AVERAGE	100					
2201	1	R		F-1	Market	108	S	0.00			
2201					OSD - AVERAGE	100					
Grand Total								0.00			0.00

		Improvement Breakdown								
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV		
2201	1	1935	133	One and 1/2 story	102	1,622		100,760		
2201	2	1935	300	Farm Bldg	102	4,633		11,560		
Grand Total							6,255	112,320		

		Exemptions/Special Assessments/Potential Liability									
Code Area	Type										
2201		SPECIAL ASSESSMENT:									
		■ SOLID WASTE									
		Amount	12.00	Acres	0	Year	2013				

Comments: 12/7/10 Added RMV PCA. KF 5/22/12 Reviewed act, updated inventory and RMV. Moved to MA 6, NH 022. Remains utility for 2012/13. KF 6/7/13 Property is now assessable. GB

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WATER RESOURCES DEPT
 SALEM, OREGON

TILLAMOOK County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2013

February 5, 2014 1:16:25 pm

Account # 223680 Map # 4S1033-00-00501 Code - Tax # 2200-223680 Legal Descr See Record Mailing Name LASLEY, JAMES G & MARY K Agent In Care Of Mailing Address 37355 HWY 101 S CLOVERDALE, OR 97112	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # See Record Sales Date/Price See Record Appraiser UNKNOWN
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Prop Class 640 **MA** **SA** **NH** **Unit**
RMV Class 640 06 01 600 8135-1

Situs Address(s)	Situs City
ID# 37355 HWY 101 S	COUNTY

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
2200 Land		8,860		Land	0
Impr.		0		Impr.	0
Code Area Total	5,756	8,860	5,710		0
Grand Total	5,756	8,860	5,710		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Irr Class	Irr Size
2200	0	R		F	Designated Forest Land	100	A	12.00	OB		
Grand Total								12.00			0.00

Improvement Breakdown										Trended
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS	Acct #	RMV
Grand Total										0

Code Area		Exemptions/Special Assessments/Potential Liability						
Type								
2200								
SPECIAL ASSESSMENT:								
■ FIRE PATROL SURCHARGE NW		Amount	47.50			Year	2013	
■ FIRE PATROL NORTHWEST		Amount	18.75	Acres	12	Year	2013	
NOTATION(S):								
■ FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362								

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